

**CHANNAHON PLANNING AND ZONING COMMISSION  
MEETING**

**June 26, 2013**

Chairperson Karen Ciarlette called the meeting to order at 6:06 pm.

Ms. Ciarlette led the Pledge of Allegiance.

Ms. Ciarlette asked for a Roll Call.

Commissioners present: Karen Ciarlette, James Proffitt, Jeff Simon, and Chantal Host

Also present was Director of Community Development Mike McMahon, Village Attorney David Silverman, Trustee Missey Schumacher, and Village Administrator Joe Pena

**Approval of the May 13, 2013 Minutes**

Ms. Host made a motion to approve the May 13, 2013 meeting minutes. Seconded by Mr. Proffitt.

**VOTE: ALL AYES**

**MOTION CARRIED**

**Ordinance to Amend Special Use Ordinance 649 in regard to a Preliminary Planned Unit Development and a proposed gravel and stone mining operation – Public Hearing**

Ms. Ciarlette asked Mr. McMahon to make a statement about the status of the project and the agenda item.

Mr. McMahon stated that this agenda item is a continuation from the May 13, 2013, PZC Meeting Agenda. At that time, the Commissioners felt they needed more time to review the information that was presented and to consider the testimony given by the public therefore no action was taken and the item continued until this meeting.

Since that May 13<sup>th</sup> PZC meeting, the Village engaged the services of Gordon Stevens with Patrick Engineering to review various documents to include the draft ordinance, Ordinance #649, Ketone's mining plan, and a 2001 Groundwater Study in order to prepare a report that:

- Formulates an opinion to the potential adverse impacts this type of mining may have on groundwater and water wells in the area.
- Formulates an opinion on the potential adverse impacts on groundwater of a lake being constructed.
- Provide mining industry best management practices that could be included in the amended SUP.

In a draft report dated June 25, 2013, Mr. Stevens made the following opinions and provided suggestions to the amending ordinance:

- Based on the information provided, sand and gravel surface mining will not likely negatively impact water levels in the aquifer and the shallow water wells. As a safety measure, the shallow aquifer should be tested annually for the life of the mining activities.
- Contamination of the groundwater by mining activities is unlikely. However, to add further protection a number of steps can be taken to include providing a Stormwater Pollution Prevention Plan (SWPPP) and Spill Prevention, Control and Counter measures Plan (SPCC).
- The SWPPP should be submitted to the Village for review and approval.
- The original groundwater testing wells be reinstalled and testing to resume once mining activities begin.
- The section discussing the 10-acre per year limit be strengthened and reinforced.
- Mining and open pit setback language needs to be clarified and strengthened.
- Recommended to include a 10 to 20 foot setback from the lake or pit edge to the western berm's toe to all for vehicular traffic during later stages of mining operation.
- A permanent safety shelf be considered along the margins of the lake with a 10-1 slope.
- Alternative safety alarms on moving equipment with obstructed rear views should be utilized such as strobe lighting or infrared light devices to detect objects during mining to reduce noise levels. Any such device would have to be approved by the Mine Safety and Health Administration.

Chairperson Ciarlette opened the floor to the approximately 20 members of the public that attended the meeting. Similar to the Public Hearing on May 13, 2013, members of the public wanted assurance that their water wells will not be affected by mining and if they are requesting the Village take an active role in assisting the residents in working with the mining operator to correct their problems. Additionally, residents had concerns with noise, hours of operation, dust, weed and grass mowing, and truck traffic.

Mr. Steven's was in attendance and answered a number of questions posed to him. He did comment that if the mining operation did use a lot of water and started drawing down the shallow aquifer, more than one person's well would be affected.

A member of the audience wanted assurance that if wells go bad the Village would assist them.

Mr. McMahon commented that if a large number of well water issues arose, the Village would take action to find the cause.

The PZC discussed the following suggestions for the Village Board of Trustees to consider.

- Require mining be a "wet operation" and no "dewatering" to construct the proposed lake or pits.
- Limit the hours of the stone crusher to 6:00 a.m. to 6:00 p.m.
- Require a time table to complete mining and begin the housing development.
- Have the mining operator's contact information available at the Village.
- Assign one person from the Village as a point of contact for water well issues.
- Retain a consultant to assist with mining and water well issues.
- Remove commercial on Bluff Road.
- Water sampling and testing be done quarterly.
- Require un-mined and un-farmed land to be mowed.

After the discussion ended, Ms. Ciarlette asked for a motion.

Mr. Simon made the motion to recommend approval to the Village Board and submit its Finding of Facts. Seconded by Ms. Host. Ms. Ciarlette asked for a roll call.

**VOTE: ALL AYES**

**MOTION CARRIED**

**Adjournment**

Ms. Ciarlette asked for a motion to adjourn.

Ms. Host made a motion to adjourn the meeting. Seconded by Mr. Simon.

**VOTE: ALL AYES**

**MOTION CARRIED**