





Statement of Materials Stored on Premises

The Petitioner plans to implement a packaged Freon refrigeration system for the ASRS expansion facility. The Freon will be contained within packaged units which combine the evaporator, condenser and compressor within one cabinet . No external Freon tanks will be required within that coolant system. The amount of Freon to be used will be determined at a later date, based on vendor recommendations and final system design. In the alternative, a traditional ammonia-based coolant system will be utilized in which case the petitioner will notify the city and seek all applicable regulatory permits.

The Petitioner plans to utilize several nitrogen tanks on site for purposes of reducing the oxygen levels within the automated expansion facility. Nitrogen will generated on demand by the refrigeration system. Nitrogen will be stored in tanks for purposes of providing a buffer reserve to handle conditions of load exceeding production capacity (not as a general storage tank for which the nitrogen is delivered from an outside vendor). The Petitioner anticipates a 48" dia. x 14' tall nitrogen tank and three 36" dia. x 4.5' tall tanks required for the production of the nitrogen. The exact location amount of tank capacity will be determined at a later date, based on final system design. The Petitioner acknowledges that an oxygen reduction fire prevention system is subject to regulatory approval and could be replaced by conventional sprinkler system if required, in which case nitrogen would not be utilized.

The Petitioner will utilize a variety of cleaning and maintenance products used at the existing facility and used universally at cold storage facilities. Because these materials are not stored as product for sale or distribution, nor used in any manufacturing process, the Petitioner believes these materials are not being "housed" on site as part of the Petitioner's business; nevertheless, in response to Item #10 the Petitioner has checked all of the boxes that may be applicable. The Petitioner will make available to the City for review upon request a Safety Data Sheet log of all materials and products used at the facility for cleaning and maintenance.

Description of Proposed Expansion

Americold is a world leader in temperature controlled warehousing and logistics. Americold continues to drive the cold storage supply chain industry toward greater innovation and efficiencies, including through the development of freezer warehouses utilizing an automated storage and retrieval system (ASRS) to carry out food product storage and order fulfillment quickly, safely, and precisely. ASRS facilities are the new standard in cold storage warehousing.

Americold owns and operates a cold storage facility in the City of Rochelle that has more than 11 million cubic feet of sub-zero freezer storage capacity. Cold storage is a growth industry and Americold sees an opportunity to expand its pallet storage capacity through a significant investment and expansion of its Rochelle facility by adding a new state of the art ASRS freezer building. The investment in Rochelle will allow Americold to receive, store and transport more food product for its customers.

By adding an ASRS building that is integrated with the existing manually-operated freezer buildings, Americold can address operations and logistical challenges that are unique to the cold storage industry. The existing building in Rochelle is a typical cold storage warehouse where product is loaded and retrieved by manually-operated forklifts on 4 vertical pallet positions on 20' high racks. The height, and therefore the capacity, of a conventional facility is limited by the reach of a forklift. A major benefit of an ASRS building over a conventional facility is that the automated delivery and retrieval system conveys pallets vertically higher and deeper into each rack. The Rochelle facility ASRS building will have vertical pallet positions on racks exceeding 120'. This will significantly expand the Rochelle facility's pallet storage and retrieval capabilities and increase its warehousing capacity.

Not only does the ASRS increase a facility's capacity, the automated pallet retrieval system improves efficiencies, provides more accurate tracking, and reduces operational costs. The automated system minimizes aisle space while maximizing pallet positions per square foot of building footprint. Because of the rack height, an ASRS facility can handle more pallets on a smaller footprint. The reduced footprint is anticipated to yield tremendous energy cost savings. A cold storage warehouse is a giant insulated freezer, and a freezer functions by the removal of heat. Because most heat gain occurs through a building's roof, the reduced footprint significantly reduces the facility's energy costs.

The 136 foot ASRS building will connect to the existing building at the south end of Americold's property. The expansion opportunity site at the south end of the existing building is the only rational and feasible location for an expansion due to the internal configuration of the existing cold storage facility. The ASRS system has to function with existing operations. The south end of Americold's property is vacant land adjacent to I-88 and identified on the City of Rochelle's official zoning map as the "Americold Phase 2" area.