

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
JUNE 27, 2013 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, June 27, 2013 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

Acting Chairman Marx called the meeting to order with the following members present: Schuler, Scriven, Seagren, Yount, Weitzel, Whaley and Acting Chairman Marx. Absent: Corken, Lawton and Houck.

Motion was made and seconded to approve the minutes of the May 23, 2013 meeting.

**PETITION FOR TEXT AMENDMENT AND SPECIAL USE
TEXT AMENDMENT AND SPECIAL USE FOR GOVERNMENT ANIMAL CONTROL
FACILITY IN GM, GENERAL MANUFACTURING ZONING, LOCATED IN THE LEE
COUNTY BUSINESS PARK, LOTS 6 AND 7.
PETITIONER: LEE COUNTY ANIMAL CONTROL**

Chris Henkel and Teri Zinke of Lee County explained this is the same facility that has been presented before with a new location in the Lee County Business Park and said they feel this is the perfect location for the facility. A brief discussion followed on the type of building and pictures of the proposed building were passed around for viewing.

Motion was made by Whaley and seconded by Scriven to approve the petition to add a Special Use for Animal Control Facility under GM Zoning, (Section 6-11-3B), and to grant said Special Use for property located in the Lee County Business Park Phase 2, Lots 6 & 7, Dixon, Illinois. Petitioner: Lee County Animal Control. Voting yea: Weitzel, Seagren, Scriven, Schuler, Yount, Whaley and Acting Chairman Marx. Voting nay: None. Motion carried: 7-0.

NEW BUSINESS

An open discussion on the possible appropriate zoning for a Special Use amendment for an emergency shelter/mission for women and children only. Gary Gehlbach began by explaining the two things they needed to look into; the safety issues with Chief Shipman, and to ask the Mayor for the opportunity to address this commission on the need of another shelter. He said he has spoken with Chief Shipman and Paul Shiaras regarding the safety aspects of having a shelter, including the existing shelter. Generally speaking, if the shelter would house 16 persons or less, it sounds pretty doable. Gary wanted just general thoughts on where this might fit in terms of zoning.

Marx asked Josie Whaley to share some of the research she did online regarding shelters. Whaley said she checked on what other cities require: square footage requirements, no bunk beds are allowed, defining the temporary shelter, what the time frame is and the Plan Commission regulates what the temporary means. She said the shelters are not allowed near parks, schools or churches. Whaley said there is a lot of information out there and that her concern is the term temporary. If this is a temporary shelter, it needs to be defined as such. She also expressed her concerns on who is allowed to stay in these shelters in terms of criminal records or drug users, etc. Gary commented they are given 6 months and a mentor to help them with job searching skills.

Questions were asked regarding the background screening and if the people are turned down until this is finished. Younger said it takes 2 or 3 days for a background check and they are turned away. A question

was asked if they had considered asking the long timers to leave so others could come and stay. Younger said the men are on the first floor and the women are on the second floor.

Marx said the zoning would totally depend on where and what it is and the present zoning would be a secondary issue. He said he feels it would be more of a case-by-case answer. He feels it would be more important what the actual situation is rather than the current zoning. Others agreed. Gary talked about the time involved in bringing this to the Plan Commission and Marx suggested to maybe consult with the Chair or a couple of members to see how they feel the reaction might be.

Marx gave a brief summary of the feelings of the Commission agreeing to deal with this zoning on a case-by-case situation. Gary said the Commission can make as many conditions as needed and asked that we consider the needs of the homeless.

Meeting adjourned at 6:40 pm.

Jane Haws, Secretary