

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
APRIL 26, 2012 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, April 26, 2012 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

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

Motion was made and seconded to approve the minutes of February 23, 2012.

Oath to testify was given.

PETITION TO REZONE
1315 FRANKLIN GROVE ROAD
PETITIONERS: AIRPORT OFFICE & STORAGE, LLC &
AGP PROPERTIES, LLC

Chairman Houck abstained and asked Kevin Marx to administer this petition. Marx asked if anyone is present to represent the petitioners. Gary Gehlbach explained the petitioner will be purchasing the building and intend to use the building for office space and a possible church. The current zoning is LM, Light Manufacturing and the property has always been used for offices. Gehlbach said this is an easy one; the rezoning to B-2, General Business would allow for the use of offices and the church is an option.

Marx questioned paragraph 6 of the petition regarding the zoning of the surrounding properties described as Central Business District. Gehlbach apologized and said it is a typo and should be B-2, General Business.

With no further questions, a motion was made by Yount and seconded by Scriven to approve the Petition to Re-Zone the property commonly known as 1315 Franklin Grove Road, Dixon, Illinois from LM, Light Manufacturing to B-2, General Business. Petitioners: Airport Office & Storage, LLC and AGP Properties, LLC. Voting Yea: Weitzel, Lawton, Marx, Corken, Seagren, Scriven, Yount and Whaley. Voting Nay: None. Abstaining: Chairman Houck. Motion Carried: 8-0.

COUNTY PETITION FOR SPECIAL USE
ANIMAL CONTROL FACILITY
SECTION 33, DIXON TOWNSHIP
PETITIONERS: RTS BUSINESS HOLDINGS, INC.
& LEE COUNTY BY CHRIS HENKEL

Chris Henkel, Lee County Zoning introduced himself and Teri Zinke, Animal Control Coordinator and passed out handouts for the proposed facility. Henkel and Zinke proceeded to explain each page. The handout described the duties performed by Lee County, showed photographs of the building, aerial views showing property lines and zoning classifications, interior layout, allowable uses under C-3 General Business, a bar chart showing information on kenneled dogs and a pie chart indicating location of calls made in 2011. Zinke stated the average dogs a month in the kennel is 4 1/2. Zinke said only dogs are picked up, cats are only picked up if injured. Zinke explained all is internal, the dogs are only taken outside to go bathroom and are taken outside on leash, and there are no runs. Zinke said the current facility is out on Rt. 2 and is not convenient.

Weitzel asked about the building being metal and the soundproofing. Henkel said he has been there numerous times, it is fully insulated and lined, heated and is a very fine building. Henkel said expenditures have kicked in since the Clinic has moved further out on Rt. 2. Henkel said the part of the building closest to the house has no windows or doors; it is 25 to 26 feet from the house and are willing to insulate more and be a good neighbor. Henkel said this would cheapen costs and a savings of \$10,000.00 a year could be possible.

Seagren questioned about the use of a vet and whether the animals are taken to the vet. Zinke replied they are still looking into it, but might have to take to the vet for treatment. It was also said possible staff would have to be hired to care for the animals on Saturdays and Sundays.

Objectors:

Frank Mekeel, co-owner of Dixon Builders Supply, stated his business has been open for 22 years, they bought this location for the river frontage and because there was room for expansion, the land in the back could be used to build a house or apartments. Mekeel commented that Henkel promises to be good neighbors, but when he retires and some one new takes over, it might change. Mekeel concluded by saying he felt this is not a good fit and there should be better locations.

Dawn Shippert began by handing out a copy of the County's noise ordinance. Shippert explained she and her husband Ed are opposed of this facility. She said they are outdoor people and are concerned of the noise and smell when entertaining people. She commented on the building being 26 feet from their bedroom window and what if they can't open their windows because of the noise and smell. She presented a petition signed by neighbors, friends and acquaintances. Shippert reminded that Henkel said the large rear doors would not be open, but wondered if on a day of 100 degrees, would the doors not be opened for air. She also said you cannot make a metal building sound proof and feels there has to be a better place for this facility than next door to a residence. She requested support in not issuing this special use, which was followed by a round of applause.

Greg Witzleb, member of the County Board, stated his concerns on the sound proofing and said it will be an echo chamber and barking could be heard through the rear doors. He state the 26 feet distance is a concern, he wouldn't want it by his house and didn't think anyone else would either. He also questioned how this would affect the property value.

Motion was made by Seagren and seconded by Scriven to approve the Petition for Special Use at the property located on the north side of East River Road, approximately 150 feet west of Shop Road, Section 33, Dixon Township; real estate index number: 07-02-33-227-025, for the purpose of an Animal Control Facility. Petitioners: RTS Business Holdings, Inc. and Lee County by Chris Henkel.

Weitzel stated his heart goes out to the Shipperts, he lives next door to a barker and it wakes him up every morning.

Voting Yea: None. Voting Nay: Weitzel, Lawton, Marx, stating the building appears to be ideal, but problematic with the County Noise Ordinance; Corken, agreeing with Marx; Seagren, agrees with noise problem, Scriven, Yount, Whaley and Chairman Houck. Motion lost: 0-9.

New Business

Schedule of Meeting Dates for Fiscal Year 2012 – 2013 unanimously approved.
Chairperson for Fiscal Year 2012 – 2013, unanimously approved, Tom Houck.

Meeting adjourned at 6:58pm.

Jane Haws, Secretary