

DIXON CITY PLAN COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
June 23, 6:00 P.M.

The Dixon Plan Commission met on June 23, 2016 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

Madam Chair Whaley called the meeting to order with the following members present: Corken, Houck, Seagren, Shaw, Yount, Weitzel, Aurand and Madam Chair Whaley. Absent: Lawton, Schuler and Scriven.

Motion was made and seconded to approve the minutes of the May 26, 2016 meeting.

Madam Chair Whaley took a moment to welcome new members Peter Shaw and Spencer Aurand to the Plan Commission.

COUNTY REZONE SPECIAL USE PETITION  
603 ROCK ISLAND ROAD  
ASPHALT PLANT  
PETITIONER: MARTIN & COMPANY EXCAVATING

Ryan Byrnes of Martin & Company was present to speak. Ryan handed out booklets that showed what the Asphalt Plant would look like and explained how it works and what they are proposing. He said they have a plant on Route 64 in Oregon, which is the same plant as in the booklet and is the same plant that they had a state permit for in 2010 and 2011, which allowed them to have a plant at this site. He said when people think of Asphalt Plant they think of black clouds and odors, that's how it was 25 years ago. He explained the flame does not come into contact with the oil, so there is no smoke. He continued to explain the pictures of the plant and what each part does. He said there is no dust and no smoke. He said they recycle old ground up road and mix with the oil. The old plants sprayed against the flame and that caused the smoke. The EPA about 15 years ago stopped this. He said they are not a refinery, and there is no smell, old plants had a smell. Storage silos store the mix at 300 degrees and held until loaded onto trucks. He said this will be a new plant.

Discussion began with Weitzel asking how many employees this will have. Ryan said they are a seasonal contractor, average would be 75-85. At one plant are 3 operators, 3 in quarry and 11-12 on paving crew and trucks that deliver to jobsites.

Yount asked how many trucks will run in and out in a day. Ryan said it depends on how close the jobs are. General rule of thumb is one hour per round. If you're talking 1600 tons, that would be 16 -17 trucks making 3 rounds a day. Yount expressed her concerns for the roads and if they can handle this amount of trucks. Ryan said the roads are rated to handle it. Shaw asked about the hours of operation. Ryan said April 15 to May 1 is when they start, and can run as late as December, 6:30am to 4pm, and we never run on Sundays.

Corken commented that she has spoken to Mr. Humphrey who is the South Dixon Road Commissioner in regards to the roads; he assured her that Bloody Gulch Road is not constructed for consistent heavy truck traffic. Corken also expressed her concern of the cost to repair these roads. Corken then talk about the time that was spent to develop the Future Land Use Map and said the Industrial Park was designed for this kind of work, and she wondered if this would be a better place for this. Ryan said the problem with having the plant there; they would need to haul the rock to the plant. Seagren said so the traffic will increase regardless.

Shaw asked what the noise difference would be from the rock crushing and the asphalt. Ryan said you would not hear the asphalt plant over the rock crushing. He said the rock and asphalt can be sold to anyone.

Aurand asked if having the plant in Dixon would reduce cost to the city for asphalt. Ryan said it would.

Seagren felt the big concerns that people have is that you are kind of painting a picture that this thing is going to be enclosed like with a dome over it and nothing is going to get out. How inclusive is it? Ryan said its like pumping gas and when you walk away you won't smell it.

Houck asked if this could be expanded. Ryan said there would be no benefit to add on.

Whaley asked if they would consider being annexed into the City. She expressed concerns that the City has no control, it's in the county and we have no say. You said you won't, and we can't enforce, so maybe this is something that should be considered.

Seagren asked what entrance will be used. Ryan said he is assuming it will be dictated to them in the permit, but would like to use both.

A question was asked if the road needs fixing will you fix it. Ryan said if it is our fault, he said he would like to be good neighbors.

Sheila Ames, Overlook Gardens, asked if there will be total containment of pollutants in a year, 0 emissions. Ryan says 99%, no smells. She stated her concern on traffic, 14 trucks have been counted in one half hour for the past year. Ryan says they are not their trucks. Sheila said but your trucks will add to this. She commented that this is a very unsafe road and feels more study should be down, she wants 0 emissions.

Marilyn Shippert, Squirrel Chase, said the State of Illinois declared all roads 73280, this road is not built to this, she has petitions signed by residents of Overlook Gardens, Fox Run Subdivision, and the trustees of South Dixon Township. The road is taking a beating. Concerned of the smell, traffic and pollution. The road commissioner has stated that the road is not built for this.

Judy Lee, Overlook Gardens, truck traffic is a problem. To turn onto Bloody Gulch Road you take your life into your own hands. If this zoning is approved, does this set precedence for other properties contiguous in the area.

Sandra Alcalá, South College, lives with an asphalt and seal coat business in her back yard and is living with the noise and asked about how this will affect our property value.

Bruce Forster, Pump Factory Road, how many trucks roll through the stop sign. They pull to corner and just roll through. This is a real problem. The amount of trucks increasing will be more.

Mayor Arellano addressed the Plan Commission explaining that he and Councilman Bishop visited the Oregon Plant to see it in action. He said they spoke to 3 residents and 1 business who stated they have no issues, just dust from trucks. He also commented on the smell, noise and was surprised at the smallness. He also commented on annexation in terms of the City purposes. Asphalt Plant is a Special Use for the city and we would have control and can prevent a lot. His main concern is not the smell or noise, Martin and Company appears to be a good neighbor, but trust and verify. He feels the trucks are a valid issue.

Corken commented on the fact that the quarry was there first, but the traffic is a concern.

Seagren talked about the land use map, he said the map plans for industry to go another way; the plan is a good one. He asked if this is the right place. He said the long term goals were worked on many years, should stick to the plan.

Shaw commented the lack of control for the city is a concern as is the traffic.

Seagren also commented that he doesn't know how people are notified of this, but he knows that people that live across the road were unaware of this, so people didn't know, so not all voices are here.

A motion was made by Houck and seconded by Seagren to approve the petition for rezone of the property located at 603 Rock Island Road, Dixon, Illinois from Ag-1, Agriculture District, Special Use to I-3, Heavy Industrial, Special Use. Petitioner: Martin and Company Excavating. Voting Yea: None. Voting Nay: Weitzel, Corken, Seagren, Shaw, Yount, Houck, Aurand and Madam Chair Whaley. Motion Lost: 0-8.

With no old or new business, meeting adjourned at 7:30pm.

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Jane Haws, Secretary