

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
MARCH 25, 2010 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, March 25, 2010 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

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

Motion was made and seconded to approve the minutes of February 25, 2010.

Oath to testify was given.

Petition for Approval of Preliminary Plat
Lots 4 & 5 – Dixon Tollway Subdivision
Petitioner: SJS Realty Services for Chicago Land Trust Co.

Marc Siegel, SJS Realty Services, gave a brief summary of the plats and the need for the re-plat of Lots 4 & 5 to accommodate the hopeful development of a future retail establishment.

Paul Shiaras commented the City has asked for a 20 feet dedication for future widening of Bloody Gulch Road and building in the original lot would not work and moving the lot line to the east would accommodate this new development.

With no questions, a motion was made by Weitzel and seconded by Scriven to approve the Preliminary Plat of the Re-Plat of Lots 4 & 5 in Dixon Tollway Subdivision. Petitioner: SJS Realty Services for Chicago Land Trust Co. Voting yea: Houck, Scriven, Lahey, Corken, Yount, Weitzel, Van Matre and Chairman Marx. Voting nay: None. Motion Carried: 8 – 0.

Petition for Approval of Final Plat
Lots 4 & 5 – Dixon Tollway Subdivision
Petitioner: SJS Realty Services for Chicago Land Trust Co.

Motion was made by Corken and seconded by Weitzel to approve the Final Plat of the Re-Plat of Lots 4 & 5 in Dixon Tollway Subdivision. Petitioner: SJS Realty Services for Chicago Land Trust Co. Voting yea: Houck, Scriven, Lahey, Corken, Yount, Weitzel, Van Matre and Chairman Marx. Voting nay: None. Motion Carried: 8 – 0.

OLD BUSINESS

Kevin opened the discussion regarding a Wind Energy System Ordinance by asking Paul for some background information. Paul said he had looked at a lot of other ordinances, most of which were county and dealt mostly with the large wind systems, and felt the Sterling Ordinance is the closest to what we would be looking for and suggested that we look through it. Kevin asked if there have been more inquiries on commercial or residential use. Paul said more residential and the concern being people putting towers in backyards and not having something in place for regulations. Paul said Trirong Khuntangta, Touch of Thai, is present because he would like to put one on his rooftop. Louise asked if her lot was large enough, could she put one up. Paul said according to Sterling's Ordinance, if you put up a 35' tower, you would need 35' plus 5', which would be 80' from every direction of the tower for fall zone. Paul said the average city lot probably wouldn't be large enough.

John questioned if the distance would be limited according to height and if placed on a garage roof, would the garage height be part of the total height. John gave an overview of information he gathered from Internet research he did and commented he also has an interest in putting one up.

Louise suggested having someone give a presentation. Questions were asked about noise and Tom said he felt the point to an ordinance would be to protect the public from concerns such as noise and the possibility of it falling onto their property and we should address these concerns.

Jim Valenti, Grand Detour, gave a brief talk with general information on the different sizes and types that are available, he stated they are virtually silent, some are attractive, and the size that would be used in the downtown area would probably have a span of about 48". Jim explained more on the different types of energy that is available, some of the technical details and what the benefits would be to businesses.

Tom said the focus should not be on the technical details and Kevin felt the concerns should concentrate on appearance, noise and safety and suggested that after this discussion to bring it back to the next meeting and decide how to go about codifying the requirements we would want to integrate.

With no other suggestions, the meeting was adjourned at 6:40 p.m.

Jane Haws, Secretary