

DIXON CITY PLAN COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
NOVEMBER 29, 2012 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, November 29, 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, Marx, Schuler, Scriven, Seagren, Yount, Weitzel, Whaley and Chairman Houck. Absent: Lawton.

Motion was made and seconded to approve the corrected version of the minutes of September 27, 2012.

PETITION FOR SPECIAL USE  
928 EAST RIVER ROAD  
LEE COUNTY ANIMAL CONTROL FACILITY  
PETITIONER: FIRST NATIONAL BANK OF ROCHELLE

Chris Henkel, Lee County Zoning Officer, presented a copy of the proposed facility. Teri Zinke, Animal Control, along with Henkel gave a review of the proposed facility explaining the layout of the building and the usage. Henkel said the aerials show the city zoning and the properties surrounding the property. Henkel said there would be a total of 12 kennels with a walled off area for the dogs. Zinke explained the graph shows the number of dogs that are picked up and adopted for a one-year period. Zinke said Dixon is the biggest area where dogs are picked up and explained this property is more convenient than where the dogs are housed now at River Ridge Vet Clinic. Henkel talked about the surrounding property uses and said the building is completely insulated to aid with noise.

Houck asked according to the chart if the most number of dogs at one time is six. Henkel said yes and that was due to one owner relinquishing them. Weitzel asked if there will be any outdoor kennels. Zinke said no, the dogs will be taken outside one at a time. Corken asked how close the closest house is; Henkel said by measuring across the aerial the closest is 350 feet.

Bob Shomaker, 256 Deer Chase, said he feels animal control does a great job but feels it is too close to a subdivision. He presented a petition with 76 names from people living in the subdivision opposing the facility, due to the noise. He feels this is an inadequate location for this type of facility at this time.

Tom Shaw, 100 Ravine Ave., brought a large aerial view showing the business on each side and the location of the river. He showed where his property is located and stated he has lived there 16 years and noise is an issue. He said the noise carries up the hill. Shaw said he has tried to sell his house and the noise from this area has prevented it from selling.

Beth Wilson, Sauk Valley Properties, stated she had the Shaw home listed and when showing the house, the buyers backed out because of the noise in the backyard. Wilson said she feels this will affect the sale of homes in this area. Wilson stated that barking dogs make the list of seven things that kill a sale.

Gary Cator, 117 Fox Trot, stated he is very concerned with the noise. He commented on a dog the barks at night that is 1 to 2 blocks from his home and he could easily hear it. He said he feels the better location would be the old vet clinic on Route 2.

Larry Smith, owns the property next door, stated concerns about people dropping dogs off and leaving them outside the building and also expressed concerns about the smell.

Weitzel asked if there is a covenant in the subdivision that does not allow dogs. Shaw said dogs are allowed, but they don't bark 24/7 and there is a limit of 3.

Zinke explained that this is not a shelter, this is a dog facility. Dogs are kept here until their owners are found. Zinke also said dogs are not dropped off, dogs are picked up. Zinke explained the state requires them to clean twice a day, so there would be no room for smell.

Marx questioned the drain troughs on the drawing. Henkel said it is a flushing system and goes to the city sewer.

Dennis Considine opposes because of the overall picture for the city's recreational development and this is an area that can be developed as we go forward with plans of a walk way and bike way and other recreation. He stated that once this facility is allowed, it would be difficult to ask the County to leave the area.

Motion was made by Marx and seconded by Scriven to approve the petition for Special Use at the property commonly known as 928 East River Road, Dixon, Illinois to allow for an Animal Control Facility for the County of Lee. Petitioner: First National Bank of Rochelle. Voting Yea: None. Voting Nay: Weitzel, stating his concern of barking, Marx, Corken, giving apology to animal control and feels there is a better place, Seagren, Scriven, Schuler, Whaley and Chairman Houck. Abstaining: Yount. Motion lost: 0-8.

PETITION FOR SPECIAL USE  
629 PALMYRA ROAD  
LEE COUNTY C-3 DISTRICT FOR RECYCLING  
PETITIONER: KREIDER SERVICES

Jeff Stauter, CEO of Kreider Services, explained the gift of the property and the intentions of building a new structure to expand the recycling services. He handed out a pamphlet to explain their services, and talked about traffic issues.

After general discussion a motion was made by Whaley and seconded by Corken to approve the petition for Special Use at the property commonly known as 629 Palmyra Road, Dixon, Illinois located in the Lee County C-3 General Business District for the recycling of electronic, traditional and food scrap materials. Petitioner: Kreider Services. Voting Yea: Weitzel, Marx, Corken, Seagren, Scriven, Schuler, Yount, Whaley and Chairman Houck. Voting Nay: None. Motion carried: 9-0.

PETITION FOR SPECIAL USE  
141 NORTH COURT  
PRIVATE RECREATION BUSINESS  
PETITIONER: CONNIE SPENCER

Tom Suits, attorney for Petitioner, explained the petitioner Connie Spencer is a certified Kettlebell and Kick Boxing Technician and was renting a space from Kris Brantley in the old Kline's Building and is in need of more space. Kris Brantley also owns this property and has given a letter showing his support. Suits stated the surrounding properties are businesses with some residential and the property is now zoned R-3 and this is an allowable special use. Suits explained her hours of business and stated the greatest number of participants is 25 and all parking is in the rear of the building.

Discussion followed to clarify parking, the entrance to the building and what Kettlebell is.

Motion was made by Weitzel and seconded by Scriven to approve the petition for Special Use at the property commonly known as 141 North Court, Dixon, Illinois for the purpose of operating a "Private Recreation" business in the leased portion of the building. Petitioner: Connie Spencer. Voting Yea: Weitzel, Marx, Corken, Seagren, Scriven, Schuler, Yount, Whaley and Chairman Houck. Voting Nay: None. Motion carried: 9-0.

With no new or old business, meeting adjourned at 6:50 pm.

Jane Haws, Secretary