

ORDINANCE 01-110 Passed: December 10, 2001

APPROVING A SPECIAL USE PERMIT FOR AN ANIMAL SLAUGHTERING/MEAT PACKING FACILITY ON PROPERTY ZONED "HI" HEAVY INDUSTRIAL, LOCATED AT 108 HARVESTORE DRIVE.

WHEREAS, Luc Van Damme of Cavel International has filed a petition with the City Clerk of the City of DeKalb, Illinois, for a special use permit allowing an animal slaughtering/meat packing facility on property zoned "HI" Heavy Industrial, located at 108 Harvestore Drive, DeKalb; and,

WHEREAS, the DeKalb Plan Commission held a public hearing and reviewed the request on November 28, 2001, and recommended approval of the special use permit by a vote of 4-1 (Rubin opposed); and,

WHEREAS, the Plan Commission concluded in their recommendation that the approval of the requested special use permit would cause the existing facility to lose its legal nonconforming status and be thereafter subject to the terms of the special use permit ordinance and the Unified Development Ordinance sections pertaining to special use permits; now,

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL of the City of DeKalb, Illinois as follows:

Section 1. That a Special Use Permit allowing an animal slaughtering/meat packing facility on property zoned "HI" Heavy Industrial, located at 108 Harvestore Drive, be approved conditional upon the following:

1. The engineering site plan for the subject property will be completed in substantial compliance with the submitted concept plan, hereto attached as Exhibit "A", and is revised to comply with all applicable UDO requirements for site plans.
2. Any change to the design and/or operation of the pretreatment facility is to be approved by the DeKalb Sanitary District.
3. The proposed pre-cast concrete building additions are constructed to substantially comply with the appearance proposed in the attached building elevation drawing, hereto attached as Exhibit "B".
4. The property is to be landscaped along the length of both the north and west property lines, along the northern 240 feet of parking-area pavement on the east side of the building, and along the western 240 feet of the south property line; these landscaped areas are to be planted and maintained to include one (1) tree and four (4) shrubs for every thirty (30) lineal feet along the referenced property lines in a manner consistent with the landscaping requirements

set forth in Article 12.04 of the UDO. A landscape plan demonstrating compliance with this requirement is to be provided with the site improvement plan for Staff approval.

5. One (1) ground sign shall be permitted for this property, provided it is constructed as a monument-style sign not to exceed ten (10) feet in height nor one hundred (100) square feet in area. The base of the sign shall be landscaped so as to be screened from view; the base and landscaping shall be designed with materials/elements that are sympathetic to the building design and other landscaping required elsewhere on the property.
6. No activity or use associated with the operation of this slaughtering/meat packing facility shall be openly visible from the outside; all activities are to be contained on the subject property within the proposed building, with the exception of the maneuvering of vehicles on the paved driveways/loading zones, as indicated on the site plan.
7. Any expansion of the refrigerated coolers or the "hotbox" storage area, presently measured at approximately 1,350 square feet and 517.5 square feet, respectively, or any other improvements that result in an increase in operational capacity of the facility's animal slaughtering/meat packing uses shall require an amendment to the special use permit, including a public hearing before the DeKalb Plan Commission and approval by the DeKalb City Council.
8. Any expansion of the principal building or any improvements to the subject property that do not increase the operational capacity of the facility's animal slaughtering/meat packing uses shall not require an amendment to the special use permit nor a public hearing prior to construction, provided that all proposed site and building improvements meet all applicable Unified Development Ordinance (UDO) and building code requirements.

Section 2. That all provisions of the Unified Development Ordinance shall remain in full force and effect, and this Ordinance shall take effect upon its passage and approval according to law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a regular meeting, held on the 10th day of December, 2001, and approved by me as Mayor on the same day. First and second reading on December 10, 2001. Roll call vote 6-1. Aye: Small, Kapitan, Knowlton, Conboy, Baker, Sosnowski. Nay: Povlsen.

ATTEST:

DONNA S. JOHNSON, City Clerk

GREG SPARROW, Mayor