

DIXON CITY PLAN COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
JUNE 24, 2010 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, June 24, 2010 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

In the absence of Chairman Marx, Acting Chairman Tom Houck called the meeting to order with the following members present: Corken, Lawton, Seagren, Yount, Weitzel and Houck. Absent: Scriven and Chairman Marx.

Motion was made and seconded to approve the minutes of April 22, 2010.

Oath to testify was given.

PETITION FOR RE-ZONE  
1231 NORTH GALENA AVENUE  
PETITIONER: TRAHRAEG CORPORATION

Doug Lee representing the Petitioner verified the common address of the property as 1231 North Galena Avenue also known as the Presidential Inn Hotel. Lee explained the re-zone would make the zoning more consistent with the current intended use of apartment/condo arrangements.

Questions were asked concerning how many condos there will be as opposed to the number of current hotel rooms. Marty Gearhart said there are currently 36 rooms and there will be 19 condos.

A motion was made by Yount and seconded by Corken to approve the Petition to Re-Zone the property commonly known as 1231 North Galena Avenue in Dixon, Illinois from B-2, General Business to R-4, High Density Multiple-Family. Petitioner: Trahraeg Corporation. Voting yea: Weitzel, Yount, Seagren, Lawton, Corken and Houck. Voting nay: none. Motion carried: 6-0.

OLD BUSINESS

WIND TURBINE ORDINANCE DISCUSSION

Tom mentioned the Wind Turbine Ordinance and that Chairman Marx will have a report to bring to the next meeting and discussion can continue at that time.

ELECTION OF CHAIRPERSON

Tom Houck was nominated at the April meeting, expressed his concern with his affiliation with Willet, Hofmann & Associates and stated he would need to abstain from voting on issues where they are involved as he has done in the past. After no objections, he accepted the position.

NEW BUSINESS

MEETING SCHEDULE FOR FISCAL YEAR 2010 – 2011

The meeting schedule for the fiscal year 2010 – 2011 was accepted by the five remaining members present and, unless there would be objections from any member not present, will stand approved.

DISCUSSION ON GOVERNING TREE HOUSES

John requested a discussion on tree houses and a possible need for an ordinance to regulate be placed on the agenda. Paul began the discussion by stating the definition of a tree house would be difficult to define, lots

could be called a tree house, no permit is required at this time to build one and the question of how to regulate would be difficult to answer. Paul said he has been to a seminar where 80 other Building Officials were present and only 3 regulated tree houses.

John stated he has an added concern and explained of a doctor in Idle Oaks that possibly might build a really nice tree house on a large lot and the City needs an ordinance to regulate this type of thing. John also commented that perhaps a tree house could somehow be tied to the ordinance that regulates playhouses. Paul said this would be a grey area, playhouses usually sit on the ground. Paul also used the example of the swing sets that have the houses built on them and said regulating tree houses would not be simple.

Louise commented that perhaps the complaint is not of the tree house but more of a privacy issue when children are in the playhouse how they can see in the neighbors back yards and some might consider that an invasion of privacy. Paul stated that he has only received one complaint in 14 years concerning a tree house and commented if a 5 foot setback were used, would this change the privacy issue, they would still be able to see over fences into backyards.

After more general discussion, Tom suggested to become familiar with the code addressing accessory buildings and bring back to the next meeting for further discussion.

At this time, Tom expressed his thanks and appreciation to Kevin Marx for his service as Chairman.

Meeting adjourned at 6:30 pm.

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Jane Haws, Secretary