

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
AUGUST 23, 2012 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, August 23, 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, Lawton, Marx, Yount, Weitzel, Whaley and Chairman Houck. Absent: Scriven, Seagren and Schuler.

Motion was made and seconded to approve the minutes of April 26, 2012.

Oath to testify was given.

PETITION FOR TEXT AMENDMENT
SPECIAL USE FOR OFFICE AND STORAGE FACILITY
UNDER B-1 ZONING
PETITIONERS: SHERMAN RESTAURANT GROUP, INC.
AND DIXON HABITAT FOR HUMANITY, INC.

Gary Gehlbach representing the petitioners recognized Chris Gehlbach, Jim Dixon and Skip Thompson all with Habitat for Humanity. Gehlbach explained the property is not large enough for hardly any uses and Habitat, though they currently have a trailer, needs a place to store equipment and an office. The proposal is to eventually construct a facility approximately 48' x 28'. Gehlbach said to do this a Special Use needs to be added to the B-1 Zoning that allows office and storage facility for an organization that provides housing opportunities. Gehlbach explained the second petition is asking for the Special Use to use the property for this use. Gehlbach said they are also asking that the time frame be waived until Habitat has the resources to build.

Corken asked if the trailer would be placed on it now, Gehlbach said no, the trailer would not be placed there.

Marx expressed his concern as to what the building will look like. Thompson stated it will be similar in looks to a residential 3 car garage; 2 overhead doors, 1 small door, siding, shingles, etc.

Motion was made by Marx and seconded by Corken to approve the Petition for text amendment of the City Zoning Ordinance to include a Special Use under B-1 Zoning for the following: Office and Storage facility for an organization qualified under the Internal Revenue Code 501(C)(3) that provides housing opportunities. Petitioners: Sherman Restaurant Group, Inc and Dixon Habitat for Humanity, Inc. Voting Yea: Weitzel, Lawton, Marx, Corken, Yount, Whaley and Chairman Houck. Voting Nay: None. Motion Carried: 7 – 0.

PETITION FOR SPECIAL USE
924 WEST FIRST STREET
PETITIONERS: SHERMAN RESTAURANT GROUP, INC.
AND DIXON HABITAT FOR HUMANITY, INC.

A motion was made by Whaley and seconded by Lawton to approve the Petition for Special Use to construct an office and storage building for an organization that provides housing opportunities at the address commonly known as 924 West First Street, Dixon, Illinois. Petitioners: Sherman Restaurant Group, Inc and Dixon Habitat for Humanity, Inc. Voting Yea: Weitzel, Lawton, Marx, Corken, Yount, Whaley and Chairman Houck. Voting Nay: None.

Meeting adjourned at 6:12 p.m.

Jane Haws, Secretary