

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
SEPTEMBER 27, 2012 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, September 27, 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 minutes of August 23, 2012.

Oath to testify was given.

PETITION FOR APPROVAL OR RE-PLAT OF SUBDIVISION,
VACATION OF PUBLIC ALLEY
AND COMPLETION OF PUBLIC ROADWAY.

Lots 21 thru 26 and 38 thru 40 between College and Jackson Avenues

Petitioners: Willey Realty Trust and Dixon Habitat for Humanity

Gary Gehlbach representing the petitioners stated the property is now overgrown with trees and concrete debris from prior use of Eller Willey Block Company. He explained the re-plat is for 6 lots to provide for 6 new homes. He asked that the alley be vacated and said the alley has never been improved. He said he has spoken to Commissioner Kuhn to consider the completion of the pavement over the next 4 or 5 years. Gehlbach commented on the importance of these lots to Habitat for Humanity, the last of the homes on Cropsey Avenue have been finished and this will allow for 6 new homes and also is a good opportunity to clean up this area.

Yount questioned how close these houses will be to the railroad tracks. Gehlbach said he wasn't sure, but stated the other houses are as close as these will be. He said suggestions of a possible fence have been discussed. Corken commented there are no other fences in the area now.

Motion was made by Seagren and seconded by Weitzel to approve the Re-Plat of Subdivision of Lots 21 thru 26 and 38 thru 40, the vacation of the alley between College and Jackson Avenues and to extend the surface of Jackson Avenue northerly, all of E.C. Parson's Hill Crest Addition, Dixon, Illinois. Petitioners: Willey Realty Trust and Dixon Habitat for Humanity, Inc. Voting Yea: Weitzel, Marx, Corken, Seagren, Scriven, Schuler, Yount, Whaley and Chairman Houck. Voting Nay: None. Motion Carried: 9-0.

PETITION FOR RE-ZONE

Lots 21 thru 26 and 38 thru 40 between Jackson and College Avenues

Petitioners: Willey Realty Trust and Dixon Habitat for Humanity

Gary Gehlbach explained this is self explanatory, the property is currently zoned LM, Light Manufacturing and the petitioners are requesting it be changed to R-1, Single Family Residential.

Motion was made by Corken and seconded by Scriven to approve the Petition for Rezone of Lots 21 thru 26 and 38 thru 40 between College and Jackson Avenues from LM, Light Manufacturing to R-1, Single Family Residential. Petitioners: Willey Realty Trust and Dixon Habitat for Humanity, Inc. Voting Yea: Weitzel, Marx, Corken, Seagren, Scriven, Schuler, Yount, Whaley and Chairman Houck. Voting Nay: None. Motion carried: 9-0.

PETITION FOR SPECIAL USE

319 S. Peoria Ave.

Petitioner: Community State Bank of Rock Falls

Elio Montenegro, owner of Genesis Healthcare in Sterling, explained the property has a Special Use that is specific to law offices and he needs a new Special Use for their offices. He said they provide health care and services to seniors who are homebound, their offices are currently in Sterling and they would like to move to Dixon. He said they have 3 full-time employees and 40 part-timers, most of the work is done electronically and by phones so part-timers rarely need to come to office, they are sent their assignments.

Motion was made by Weitzel and seconded by Whaley to approve the Petition for Special Use to be granted to Genesis Healthcare to house its office at the address commonly known as 319 S. Peoria Avenue, Dixon, Illinois. Petitioner: Community State Bank of Rock Falls. Voting Yea: Weitzel, Corken, Seagren, Scriven, Schuler, Yount, Whaley and Chairman Houck. Voting Nay: None. Abstaining: Marx. Motion Carried: 8-0.

NEW BUSINESS

Chairman Houck welcomed Doug Schuler, new member.

Meeting adjourned at 6:20 pm.

Jane Haws, Secretary