

City of Dixon Plan Commission
City Hall Council Chambers
February 24, 2022 6:00 p.m.

MEETING MINUTES

Meeting was called to order and roll call was taken at 6:02p.m, those in attendance included Spencer Aurand, Greg Gates, Brian Seagren, Kathy Yount, Seth Wiggins, Chairperson Josei Whaley, Thomas Whitcombe and Jeremy Englund. Eric Ferguson and Tracey Lawton were both absent. Approval of previous meeting minutes from 01.27.22 were motioned for approval by Thomas Whitcombe and seconded by Jeremy Englund. Public comment opened at 6:05p.m., it was announced that item H should be struck from the agenda. Hearing no other public comments, it was closed at 6:05p.m. There was no old business to discuss and all new business was related to the agenda.

- A. Tim explained the Final plat approval for Presidential Plaza/Dixon Equity Group from 1 parcel to 2. Tim explained the location and discussion ensued. Item was approved for recommendation to council, motioned by Spencer Aurand and seconded by Greg Gates. Motion approved 8-0.
- B. Regarding the Petition for Annexation, Zoning and Approval of Administrative Subdivision of Land from Jerry L. Ferguson, Larry G. Clayton and Connie A. Clayton affecting PIN 18-08-10-301- 002 and PIN 18-08-15-100-001. Public hearing opened at 6:39p.m. and closed at 7:04 p.m., during this time Rob Lesage and Danny Langloss Jr. spoke of plan in how to create thriving rural communities, they discussed the rules of annexation agreements and zoning. They discussed the Proposed Facts & Findings. Wiley Fox asked a question and praised the City for their hard work. Proposed Facts & Findings were motioned for approval by Greg Gates and seconded by Seth Wiggins. The motion to recommend the petition to council was initiated by Greg Gates and seconded by Brian Seagren. Motion carried 8-0.
- C. Regarding the petition for Annexation, Zoning and Administrative Approval of Subdivision of Land from Hummel Family Farms, LLC, an Illinois limited liability company affecting PIN 18-08-09-400-015. Public hearing opened at 7:10p.m. and closed at 7:24p.m. During that time Rob Lesage explained the current property neighbors, and discussed the Proposed Facts & Findings. Motion to accept the Proposed Facts & Findings was initiated by Seth Wiggins and seconded by Spencer Aurand. The motion to recommend petition to council was made by Jeremy Englund and seconded by Thomas Whitcombe. Motions carried 8-0.
- D. Petition for Annexation and Zoning of Land from Wayne R. Hummel, individually and as trustee of the Wayne R. Hummel Trust under Declaration dated October 5, 2020. Affects PIN 18-08-09-400-002. Public hearing opened at 7:27p.m. and closed at 7:36p.m, in that time Rob Lesage spoke and explained the Proposed Facts & Findings. Proposed Facts & Findings were motioned for approval by Seth Wiggins and seconded by Jeremy Englund. Motion to recommend petition to council for approval was made by Greg Gates and seconded by Spencer Aurand. Motion carried 8-0.

- E. Regarding the petitions for Annexation and Zoning of Land and for the Approval of a Preliminary and Final Plat of Subdivision from Dixon Land Group, LLC, an Illinois limited liability company. Affecting PIN 18-08-09-100-024, PIN 18-08-09-100-03, PIN 18-08-09-100-025, PIN 18-08-09-100-026 and PIN 18-08-09-100-027. Public hearing was opened at 7:47p.m and closed at 8:06p.m. Rob Lesage spoke of the Proposed Facts & Findings. He explained the surrounding sites and discussed the vision of a “suburban style business park” and talked of the importance of a water management storm water detention area. Proposed Facts & Findings were motioned for approval by Seth Wiggins and seconded by Brian Seagren. The motion to recommend to council for B-2 zoning was made by Brian Seagren and seconded by Spencer Aurand. The motion to council to approve the submitted prelim and final plats of subdivision was made by Brian Seagren and seconded by Thomas Whitcombe. Motions carried 8-0.
- F. Regarding the petition for Annexation, Zoning and Administrative Approval of Subdivision of Land from Celia Fulfs Marin, as Trustee under the provisions of a Trust Agreement dated July 8, 2012 and known as the FULFS FAMILY TRUST, Mae Fulfs McClernon, as Trustee under the provisions of a Trust Agreement dated August 28, 1977 and known as the MAE FULFS MCCLERNON REVOCABLE TRUST, and KAY FULFS CAYLER (Request for General Business (B-2 zoning). Affects PIN 18-08-8-276-002 and PIN 18-08-09-200-011. Public hearing opened at 8:16p.m. and closed at 8:42p.m, during that time Rob Lesage spoke of the proposed Facts & Findings, he described the properties around both pins. David Blaine and Ted Hvarre both commented. Proposed Facts & Findings were motioned for approval by Seth Wiggins and seconded by Greg Gates. The motion to recommend the petition to council was made by Seth Wiggins and seconded by Greg Gates. Motion carried 8-0.
- G. Regarding petition for Annexation, Zoning and Administrative Approval of Subdivision of Land from THE CHICAGO TRUST COMPANY, N.A., not personally, but solely as Trustee of the Phyllis Louise Wissing Holt Trust under the Richard W. Wissing Trust dated September 25, 1996, and RODNEY H. PIERCEY, not personally, but solely as Trustee of the Norma J. Wissing Revocable Trust dated September 25, 1996. Affecting PIN 18-08-08-300-003, PIN 18-08-08-400-006 and PIN 18-08-08-400-008. Public hearing opened at 8:46p.m. and closed at 9:15p.m., during that time Rob discussed the Proposed Facts & Findings and described properties around the pins. Jerry Hatfield asked what kind of companies were allowed in this zoning and asked what it would do to traffic on Bloody Gulch Rd, Danny Langloss Jr spoke of grants that have been and will be applied for regarding roads in said area, and Ted Hvarre added supporting comment. David Blaine voiced concerns regarding safety on Bloody Gulch Rd. During discussion we were reminded that development won’t happen all at once. Proposed Facts & Findings were motioned for approval by Seth Wiggins and seconded by Brian Seagren. The motion to recommend petition to council was made by Jeremy Englund and seconded by Spencer Aurand. Motions carried 8-0.
- ~~H. Petition for text amendment amending Section 6-10-3(d) of the City’s Zoning regulations~~

- I. Regarding the petition from Goodfellows of Lee County for Text Amendment for 704 S Lincoln Avenue and the petition from Goodfellows of Lee County for Special Use for 704 S Lincoln Ave. Public hearing opened at 9:26p.m. and closed at 9:36p.m. During that time Tim Shipman spoke of the property being a good fit for Goodfellows and the Facts & Findings. Clara Harris spoke of Goodfellows mission, their hours, how they are a 501C3, and the oldest nonprofit in the area accepting donations by apt only – preventing parking issues as this question was asked by Brian Seagren. Motion to approve the Proposed Facts & Findings was made by Seth Wiggins and seconded by Greg Gates. The motion to recommend petition for text amendment to council was made by Thomas Whitcombe and seconded by Seth Wiggins. The motion to refer petition for Special Use to council was motioned by Tom Whitcombe and seconded by Spencer Aurand. Motions carried 8-0.
- J. Regarding petition from Habitat for Humanity Inc for Re-zone for 713 JayDee Avenue. Public hearing opened at 9:45p.m and closed at 9:48 p.m., Tim spoke of the Proposed Facts & Findings. Seth Wiggins motioned for approval of the Proposed Facts & Findings and Thomas Whitcombe seconded. Motion to recommend petition to council was done by Kathy Yount and seconded by Thomas Whitcombe. Motions carried 8-0.
- K. Regarding petition from Hvarre Holdings LLC for Preliminary and Final Plat of Washington Point Subdivision. Ted Hvarre spoke regarding his vision for the subdivision. Brenda Sharkee asked questions regarding what would happen with current fence and size/height of potential houses. Ted spoke of his price range and size for houses and plan for fence. Discussion happened regarding the benefits to the City, Hvarre Holdings and the school district if this passed. Discussion ensued. Tom Whitcombe motioned for recommendation to council and Greg Gates seconded his motion. Motion carried 8-0.
- L. Regarding Petition from Hvarre Holdings LLC for Zoning Amendment for Washington Point Subdivision. Public hearing opened at 10:20p.m. and closed at 10:20p.m. Facts & Findings were discussed. Proposed Facts & Findings were motioned for approval by Seth Wiggins and seconded by Spencer Aurand. Motion to recommend petition to council was done by Brian Seagren and seconded by Seth Wiggins. Motions carried 8-0.
- M. Adjournment was motioned by Thomas Whitcombe at 10:25p.m. and seconded by Kathy Yount. Motion carried 8-0.

Minutes recorded by Suzy McGlynn, secretary