

**City of Dixon Plan Commission
City Hall Council Chambers
February 23rd, 2023
6:00 pm**

Meeting Minutes

The meeting was called to order at 6:00p.m. Roll call was taken and members present included Spencer Aurand, Greg Gates, Stephanie Englund, Chair Josie Whaley, Thomas Whitcombe and Jeremy Englund. Tracey Lawton, Brian Seagren, and Seth Wiggins were absent.

Greg Gates motioned to approve minutes from November 29th, 2022 and Thomas Whitcombe seconded. Chair Whaley asked for public comment, hearing none she recognized there was no old business.

Petition for Approval of a Preliminary Plat of Subdivision, Re-Zoning, and
Planned Unit Development
1000 Taylor Ct Dixon, IL 61021
Petitioner: Hvarre Holdings LLC

Chair Whaley presented the information contained in the petition and asked if there was anyone in the audience to represent the petition. Ted Hvarre of Hvarre Holdings LLC was present.

Public Hearing was called to order at 6:12pm. Chair Whaley asked Ted Hvarre to present. Ted spoke of the past tenants of the property located at parcel id 070805458004 1000 Taylor Ct and how it was zoned R-1. He is asking for a re-zoning to R-3 moderate density. He showed a picture of the proposed subdivision and discussed that the property would be rentals with a market value price point. All units would be handicap accessible, have parking spaces, no garages and drive up mail boxes would be present. He discussed the different options, ie the 20) detached stand alone “tiny - homes”, 1) 4-unit town home rental structure and (10) five unit townhome rental structures. He mentioned there would be a private community building with a small kitchenette, meeting room and fitness equipment. He noted the property would create 74 new addresses. Ted stated the roads would be private so they wouldn’t create any more burden on the city

however there would be public access. He talked about the retention ponds, green spaces and sidewalks/walking paths around entire development. Ted stated the property would eventually, when fully established, employ around 4 people. Mowing, plowing, and maintenance would be done by them. Units will be all electric. Electric car charging stations are possible at some point. Ted talked about the green space that will be left undisturbed as the entire development will take up less than 1/3 of the size of the parcel. Ted talked about the need for more affordable and move in ready rentals in the City and how this property will be available to anyone of legal rental age. The property will be developed in 2 phases. Ted mentioned that the Sewer lift station was close and that water access is no issue. He mentioned Com Ed has an easement. Storage units on the property were discussed in lieu of garages for those who felt it necessary. Public hearing was closed at 6:46pm.

The commission had a discussion. Chair Whaley read through the Finding of Facts and they discussed them and that they were met. Stephanie Englund motioned to refer the petition to council for approval. This motion was seconded by Greg Gates. Vote was taken and motion carried 6-0.

Motion was made by Greg Gates for adjournment and seconded by Spencer Aurand. Meeting was adjourned at 6:53pm.

Meeting minutes recorded by Suzy McGlynn