

City of Dixon – Plan Commission
City Hall Council Chambers
July 27, 2023 - 6:00 pm

The Dixon Plan Commission meeting was called to order by Chairperson Whaley on July 27, 2023 at 6:00 pm in the Council Chambers of City Hall, 121 W Second Street.

Roll Call – Commission members present: Aurand, Lawton, S. Englund, Wiggins, Whitcombe, J. Englund, Reglin and Chairperson Whaley. Commission members absent: Gates and Seagren. City of Dixon Staff present: Tim Shipman, Building Official and Joe Bay, Code Enforcement Officer.

Chairperson Whaley asked for changes or corrections to the minutes that were presented from the February 23rd, 2023 meeting. After hearing none, Member Whitcombe motioned that the minutes be accepted as presented. Member Aurand seconded the motion. All voted Yea, motion carried.

Public Comment – None

Old Business - None

PETITION FOR SPECIAL USE
94 S. Peoria Ave
Petitioner: Replays Arcade (Robert Lewis)

Chair Whaley asked if there was anyone in the audience to represent the petition. Robert Lewis, owner of Replays Arcade was present along with his daughter, who will work at the arcade. The Public hearing was called to order. Owner, Robert Lewis stated that this petition for special use is to allow an Amusement Center in a Central Business District. Lewis reviewed his business plan and fielded questions related to noise, staffing on both levels and congestion of sidewalks due to bicycles. Chair Whaley closed the Public Hearing. A motion was made by member Wiggins and seconded by Member Whitcombe to approve the petition as presented. Voting Yea: Aurand, Lawton, Wiggins, Whitcombe, S. Englund, Reglin, J. Englund and Chair Whaley. Voting Nay: None. Motion carried.

PETITION FOR SPECIAL USE
1751 S. Galena Ave
Petitioner: Casey’s Retail Company, Arc Design Resources & Dixon Land Group LLC

Chair Whaley asked if there was anyone in the audience to represent the petition. Lauren Downing, Project manager with Arc Design Resources was present. The Public Hearing was called to order. Downing presented information contained in the special use petition to allow a convenience store with fuel sales at 1751 S. Galena, Dixon IL 61021. Downing fielded questions related to traffic studies performed in the area, if there was potential to add more diesel fuel pumps and if they planned to keep the current Casey’s open. Discussion ensued. A motion was made by Member J. Englund and seconded by Member Wiggins to approve the petition as presented. Voting Yea: Aurand, Lawton, Wiggins, Whitcombe, S. Englund, Reglin, J. Englund and Chair Whaley. Voting Nay: None. Motion carried.

PETITION FOR ANNEXATION AND ZONING OF OVERLOOK GARDENS PROPERTIES
(EXCEPT 1676 OVERLOOK DR, 780 EVELYNN ROSE LANE AND 1698 KIMBERLY JO
COURT) as R-2 Two-Family Residential District
Petitioner: Property owners of Overlook Gardens properties Except Coley, Couperus and Beck

Chair Whaley called the Public Hearing to Order. Tim Shipman, Building Official presented the petition and fielded questions related to Annexations and zoning. Tim explained this was a formality of the annexation agreement from 2006. A motion was made by Member Whitcombe and seconded by Member

Aurand to approve the petition as presented. Voting Yea: Aurand, Lawton, Wiggins, Whitcombe, S. Englund, Reglin, J. Englund and Chair Whaley. Voting Nay: None. Motion carried.

Chair Whaley called for a motion to adjourn. A motion was made by Member Whitcombe and seconded by Member Wiggins to adjourn the meeting. Chair Whaley declared the meeting adjourned at 6:38 pm.

Recorded by: Heather McCarter, Secretary