

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
AUGUST 13, 2009 – 6:00 P.M.
SPECIAL MEETING

The Dixon Plan Commission met on Thursday, August 13, 2009 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

Chairman Marx called the meeting to order with the following members present: Houck, Lahey, Seagren, Weitzel, Scriven, Govig, Yount and Chairman Marx. Absent: Corken and Lawton.

Motion was made and seconded to approve the minutes of May 12, 2009.

Oath to testify was given.

PETITION FOR SPECIAL USE
222 NORTH PEORIA AVENUE
PETITIONER: J.D. WESLEY, INC. AND ORVAL L. GEARHART JR.

John Niklas, Wendy's franchise owner, displayed a board showing preliminary site plans for a proposed fast food restaurant with a drive through window that the petitioner is hoping to construct. He explained the building will have two windows, such as the one's at McDonalds, one to receive payment and one to deliver food orders. Niklas stated he was the franchise owner of the Wendy's that had been there in the past but had to close after Route 2 was renovated and limited his parking. He commented an estimated 70% of the business would be through the drive-up windows and these are crucial to the success of the business. Niklas said all traffic to the restaurant would enter and exit on Peoria Avenue and Boyd Street; no traffic would be on Everett Street. Chairman Marx commented on the drive-up being the purpose for the Special Use.

Brian Seagren asked Paul Shiaras if he has seen the site plans. Shiaras stated no. Seagren expressed concern on traffic stopping on Peoria heading south to enter the lot, possibly causing a back up.

Tom Houck questioned Shiaras if the City Engineer would approve the proposed curb cuts. Shiaras said yes and added he would need to see more, such as drainage, lighting and landscaping which would all affect the site. Shiaras also commented that having not seen the site plan until now he did not see how the site plan could be approved as shown on the board.

With no objectors, Marx stated with the current zoning, he is not uncomfortable with moving forward with the special use for the drive through. He said the location doesn't merit a lot of consideration because of other restaurants next door. Shiaras questioned Marx if he did not want to see the final site plan if the special use is approved. Marx answered that is correct as long as it meets the letter of the law. Shiaras made it clear that this actual site plan is not approved. He also read the definition of fast food restaurant to verify that the special use is not for a drive through, but for a fast food restaurant.

Motion was made by Seagren and seconded by Scriven to approve the petition for Special Use to allow for a fast food restaurant at the property whose address is 222 North Peoria Avenue, Dixon, Illinois. Petitioners: J.D. Wesley, Inc., and Orval L. Gearhart, Jr. Voting yea: Lahey, Houck, Weitzel, Govig, Yount and Chairman Marx. Voting nay: Seagren and Scriven. Motion carried: 6-2.

NEW BUSINESS

Chairman Marx commented that the Plan Commission is down two members and suggestions should be given to the Mayor to fill these positions.

John Weitzel suggested the possible discussion of rental inspections, the type of program that Sterling is trying to enforce, at the next meeting.

With no further discussion, meeting adjourned at 6:25 pm.

Jane Haws, Secretary