

DIXON CITY PLAN COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
FEBRUARY 25, 2010 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, February 25, 2010 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: Corken, Houck, Lawton, Scriven, Seagren, Yount and Chairman Marx. Absent: Lahey and Weitzel.

Motion was made and seconded to approve the minutes of August 13, 2009 Special Meeting.

Oath to testify was given.

PETITION FOR REZONE  
423 SOUTH DEMENT AVENUE  
PETITIONER: NANCY L. LILLYMAN

Andrew Bollman, attorney for the petitioner, stated the petitioner owns the Dixon Monument Company that is located at this address and is currently a non-conforming use under the zoning of R-2 and the rezoning to B-1 would make this property conform to the current zoning in place and possibly make the business more marketable.

Marx stated the property doesn't appear to be in current use and asked if she is attempting to sell it as a going concern or a storefront type of retail establishment. Bollman explained it is only the first 50 feet and if she was to sell, it will stay the type business as it is.

Marx questioned the future use of the property if the City would grant the petition. Marx commented under the B-1 zoning there are a numerous amount of businesses that could make use of this property in the middle of a residential area. Bollman said if Nancy would sell, she intends to sell it as a monument business itself and not an auto parts store or other business.

Houck questioned Paul about parking requirements and the size of the lot. Paul explained the parking would be according to the use. Paul also commented that Nancy may not intend to do that, but any future owner could do any of the permitted uses and due to the size of the lot, some of the permitted uses would be difficult.

Motion was made by Corken and seconded by Scriven to approve the petition for rezoning of the property commonly known as 423 South Dement Avenue, Dixon, Illinois, from R-2, Two-Family Residential to B-1, Limited Neighborhood Business. Petitioner: Nancy L. Lillyman. Voting yea: Houck, Scriven, Lawton, Corken, Seagren and Yount. Voting nay: Chairman Marx. Motion carries: 6 – 1.

Marx commented that his nay vote is for concern of what the future use might be if it were to be sold.

## NEW BUSINESS

Kevin asked Paul about the Wind Turbine discussion. Paul said there is a growing concern about wind turbines and suggested at the next month's meeting an hour is set aside to look at other cities ordinances. Paul commented that at present there is nothing to allow it and people are calling with interest in installing these and suggested this might be a good time to get something in place.

After no further discussion, meeting was adjourned at 6:12 pm.

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Jane Haws, Secretary