

DIXON CITY PLAN COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
AUGUST 27, 2015 – 6:00 P.M.

The Dixon Plan Commission met on August 27, 2015 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

Chairman Houck called the meeting to order with the following members present: Corken, Lawton, Scriven, Seagren, Yount, Weitzel, Whaley and Chairman Houck. Absent: None.

Motion was made and seconded to approve the minutes of the May 28, 2015 meeting.

PETITION TO REZONE  
LOTS 31 THROUGH 51  
COUNTRY CLUB ESTATES – PHASE II  
PETITIONERS: EDWIN YINGLING, BRUCE KELLER  
AND HVARRE HOLDINGS, LLC.

Gary Gehlbach, representing the petitioners, explained that Country Club Estates is currently zoned R-1, Single Family Residential, and that Ted Hvarre would like the City to change the zoning to include single family attached structures (R-2 Zoning).

Hvarre passed out a layout of the project to all members. Hvarre stated water lines currently reach to the development area, while sewer lines do not. Each home will have a septic field, as the City does not have current or future plans to extend the sewer lines in that direction.

Motion was made by Scriven and seconded by Whaley to approve the petition to rezone Lots 31 through 51 in Country Club Estates – Phase II in the City of Dixon. Petitioners: Edwin Yingling and Bruce Keller, trustees of the Timbercreek Trust Number 84 and Hvarre Holdings, LLC, an Illinois limited liability company. Voting Yea: Weitzel, Lawton, Corken, Seagren, Scriven, Schuler, Yount, Whatley and Chairman Houck. Voting Nay: None. Motion carried: 9-0.

With no old or new business, meeting adjourned at 6:15 pm.

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Jane Haws, Secretary