

DIXON CITY PLAN COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
June 22, 2017 – 6:00 P.M.

The Dixon Plan Commission met on June 22, 2017 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

Chairperson Whaley called the meeting to order with the following members present: Corken, Lawton, Schuler, Scriven, Yount, Van Matre and Chairperson Whaley. Absent: Aurand, Seagren, Shaw and Weitzel.

Motion was made and seconded to approve the minutes of the May 25, 2017 meeting.

PETITION FOR SPECIAL USE  
203 EAST EVERETT STREET  
EMERGENCY SHELTER  
PETITIONER: DIXON PADS SHELTER

Gary Gehlbach, representing the petitioner, explained the house was donated to the Dixon PADS Shelter, is currently zoned B-1 and has been used as residential. He said the structure is sound and the water has been turned off so there is no water damage. He explained the Petitioners are asking for a text amendment to the B-1 ordinance to allow an emergency shelter/mission as a Special Use and once approved a Special Use be granted. He continued by stating the location is great with the easy accessibility to businesses.

Marion Younger, Dixon PADS Shelter treasurer, said the house on First Street houses men upstairs and women and children downstairs. This house will be for women and children only allowing for more room. Younger also stated that a maximum of 16 people is all that will be allowed. Schuler questioned the layout – Younger said there are 6 bedrooms upstairs, 2 full bathrooms, and two blocks from the park. Yount shared her traffic concerns on such a busy corner and commented on a possible fence – Younger said they have plans to replace the fence. Van Matre asked about the funding and a time frame – Younger said they have the funds, community donations and churches reaching out to them to help, she said they are taking bids and will need to do the whole house.


Terra Lorenzen, Executive Director of the shelter, addressed the lead paint issues that were questioned by Whaley. She said they will need to hire a company to clean the interior of dust and change out upstairs doors. Younger also commented the exterior will need to be sided. Lorenzen said she is looking forward to the space. Whaley asked about the parking, she commented that with the driveway and a fire hydrant that there is possibly room for 2 parking spaces now – Lorenzen said that they hope to add a small lot for parking next to the driveway. Whaley again commented on the lead issue and explained a little of her past experience with dealing with lead – Lorenzen said there is lead dust on the floors, the upstairs doors and on the exterior of the house.

Beverly Eykamp, 509 Marclare Street, expressed her understanding of the need, but is concerned on the location and the safety of the children. She also expressed her concerns on the parking and lead paint issues.

James Smith, owner of nearby properties, said he is in favor of the PADS Shelter but questions whether this is a good location for it, and felt it will take a lot of money to fix it up.

A motion was made by Corken and seconded by Schuler to approve the petition to amend the B-1 zoning ordinance (Section 6-11-2(B) to allow emergency shelter/mission as a Special Use, and upon approval, a Special Use be granted for the address commonly known as 203 West Everett Street, Dixon, Illinois for an emergency shelter/mission. Petitioner: Dixon PADS Shelter. Voting Yea: Lawton, Corken, Scriven, Schuler, Yount and Van Matre. Voting Nay: Whaley. Motion carried 6-1.

With no new business, the meeting adjourned at 6:29 pm.

  
Jane Haws, Secretary