

City of Dixon
Plan Commission
Council Chambers – City Hall
March 22, 2018 – 6:00 pm

The Dixon Plan Commission meeting was called to order by Chairperson Whaley on March 22, 2018 at 6:03 pm in the Council Chambers of City Hall, 121 W Second Street.

Roll call - Commissioners present: Aurand, Corken, Seagren, Shaw, Van Matre, Yount, and Chairperson Whaley.

Commissioners absent: Lawton and Scriven.

Chairperson Whaley asked for changes or corrections to the minutes that were presented from the February 22, 2018 meeting. After hearing none, Commissioner Corken motioned that the minutes be accepted as presented. Commissioner Yount seconded the motion. Chairperson Whaley called for a vote, all voted Yea, motion carried.

There was one item of old business discussed. The Commission questioned why a recent request for a property to be rezoned R-1 Single Family Residential and annexed into the City of Dixon was not first referred to the plan commission. Building Official Shiaras distributed and explained a response from City Attorney, Rob LeSage that stated that under 65 ILCS 5/7-1-47, the corporate authorities of a municipality are authorized to provide by ordinance that, when territory is annexed, the territory automatically is classified to the highest restrictive zoning providing principally for residential use under such municipality's zoning ordinance. The City of Dixon has adopted this rule via Section 6-8-3 of the Zoning Ordinance. The highest restrictive zoning classification providing principally for residential use under the City of Dixon's Zoning Ordinance is R-1. In the event a petitioner to annex to the City of Dixon requests R-1 zoning, by application of the above, no action is required by the Plan Commission as the property is automatically zoned R-1 upon annexation. If the petitioner requests other zoning, that request would be referred to the Plan Commission for a public hearing and recommendation in the usual manner.

PETITION FOR ANNEXATION & ZONING
Empty lot property on North Lincoln Avenue
Petitioner: City of Dixon Veterans Park

Chairperson Whaley presented the information contained in the petition. Building Official Shiaras shared information that the Veterans Commission Group have started making plans to begin fundraising to use the lot to house a museum. Discussion ensued. A motion was made by Commissioner Yount seconded by Commissioner Seagren to approve the petition for annexation and zoning of the vacant lot property located on North Lincoln Avenue, Dixon, Illinois, presently zoned R-2 Residential Two-Family and upon approval the property be zoned B-1 Limited Neighborhood Business. Petitioner: City of Dixon Veterans Park. Voting Yea: Aurand, Corken, Seagren, Shaw, Van Matre, and Whaley. Voting Nay: Yount. Motion carried.

As there was no further business to discuss, Chairperson Whaley called for a motion to adjourn. A motion was made by Member Seagren and seconded by Member VanMatre to adjourn the meeting. Chairperson Whaley declared the meeting adjourned at 6:23 pm.

Recorded by: Sharri Miller, Secretary