

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
NOVEMBER 18, 2010 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, November 18, 2010 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: Lawton, Scriven, Seagren, Yount, Weitzel and Chairman Houck. Absent: Corken and Marx.

Motion was made and seconded to approve the minutes of August 26, 2010.

Oath to testify was given.

PETITION FOR SPECIAL USE
909 NORTH OTTAWA AVENUE
PETITIONERS: COMMUNITY STATE BANK OF ROCK FALLS/DIXON
AND REBECCA BRADLEY

Doug Lee, representing the petitioner Rebecca Bradley, explained the property is currently vacant and the bank is involved due to a recent foreclosure. Lee stated the property is currently zoned R-3 and was previously used as a business. Lee said the petitioner is a message therapist and plans on using the building for her business with the option to lease other space as professional offices. Lee stated the original petition requested the Special Use run with the land, but after speaking with Bob Branson that request has been withdrawn.

Questions concerning the amount of customers at one time, hours of operation and signage were asked. Rebecca Bradley commented she has been a therapist four years and proposed hours are 9:00am to 4:00pm with occasional evenings as needed. She said she currently is alone and only one or two customers would be there at a time. Bradley stated signage would be something small on the building or mailbox.

Motion was made by Seagren and seconded by Scriven to approve the Petition for Special Use at the property commonly known as 909 North Ottawa Avenue, Dixon, Illinois that will allow for the use of professional offices. Petitioners: Community State Bank of Rock Falls – Dixon and Rebecca Bradley. Voting yea: Scriven, Lawton, Seagren, Yount, Weitzel and Chairman Marx. Voting nay: none. Motion carried: 6-0.

PETITION FOR SPECIAL USE
503 SOUTH OTTAWA AVENUE
PETITIONER: NEW LIFE

Gary Gehlbach represented the petitioners and introduced Ken and Diane Smith and stated Ken is the Pastor of the church. Gehlbach said the church is located on the corner of Fifth Street and S. Ottawa and has been a church for decades. He explained the petitioners are requesting a special use to provide for a childcare center and will be primarily a drop off service only. Gehlbach also stated this service would not impact the neighboring community with noise or traffic issues and this service will allow for the expansion of the mission of the church. Gehlbach said outdoor activity would be at Dement Park a short block to the east.

Attorney Andrew Bollman, representing Marjorie Hartson and Donald Sneek of 114 East Fifth Street, immediately west of the property. Bollman stated their concerns are the increase in traffic and the amount

of employees. Bollman commented that Miss Hartson has sensitive hearing and the businesses that are currently surrounding her bother her and even though she loves children, this noise would also bother her and would hurt her enjoyment of her property. Bollman said they are also concerned this will impact the value and market ability of their property should the need to sell come about. Bollman stated they are also concerned with the creek that runs along the back of the property and showed concerns for the potential danger to the children.

Questions were asked regarding the length of time the church has been there and the number of children that would be there. Ken Smith said the church has been there since the 1950's and the childcare license allows for 44 children, but initially would be only 6 children. Smith stated the children would be playing in the yard next to it and the church also owns the house to the south. Smith also commented there would be no parking issues because the only traffic would be for dropping off and picking up.

Gehlbach showed a petition that was signed by everyone in the surrounding area stating his or her approval of the childcare center. Bollman commented that these people do not own his clients property and are not there on a daily basis.

Questions were asked concerning the amount of employees for 44 children, the added traffic and the main entrance for drop off. Smith said the drop off will be on Fifth Street and they have never had a complaint about the church and the day care will be the same.

Motion was made by Weitzel and seconded by Scriven to approve the Petition for Special Use at the property commonly known as 503 South Ottawa Avenue, Dixon, Illinois that will allow for the use of a child care center. Petitioner: New Life.

Houck expressed his concerns with traffic and Seagren agreed.

Voting yea: Scriven, Lawton and Weitzel. Voting nay: Seagren, Yount and Chairman Houck. Motion tied: 3-3.

OLD BUSINESS WIND TURBINE ORDINANCE

Tom said he feels the Sterling Ordinance is very good and said a few things could be changed or taken out. Tom commented that at this time we could use this ordinance from Sterling and tweak it. Tom said the concerns being in public safety and setbacks. Tom suggested drafting a document, keeping it on the agenda and fine tune as we go. After general discussion, all agreed.

Before the meeting adjourned, Gary Gehlbach asked if he requested the City Council to send the petition for the child care center back to the Plan Commission with a plan to address the parking problems if this would help with these concerns. Tom said if there would have been a plan for dropping off and picking up it would have helped. Gary asked to have it in the minutes that he will request the City Council to refer it back.

Meeting adjourned at 6:55 pm.

Jane Haws, Secretary