

DIXON CITY PLAN COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
DECEMBER 16, 2010 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, December 16, 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: Corken, Scriven, Seagren, Yount, Weitzel, Van Matre and Chairman Houck. Absent: Marx and Lawton.

Motion was made and seconded to approve the minutes of November 18, 2010.

Oath to testify was given.

PETITION TO VACATE  
1230 VAN BUREN STREET  
PETITIONER: TIMOTHY GROVE

Tom Murray, representing the petitioner Timothy Grove, explained Grove has owned the property and maintained it for 36 years, the alley is not used and is requesting to vacate 80 feet from Van Buren Street going east.

With no questions, motion was made by Weitzel and seconded by Van Matre to approve the Petition to Vacate 80 feet of an alley running between two properties known as 1230 Van Buren and 1124 Woodlawn Street, Dixon, Illinois. Petitioner: Timothy Grove. Voting yea: Scriven, Corken, Seagren, Yount, Weitzel, Van Matre and Chairman Houck. Voting nay: None. Motion carried: 7 – 0.

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

Gary Gehlbach, representing the petitioner, requested from the City Council to have this petition sent back to the Plan Commission to take a closer look at the traffic issues from the November meeting. He stated Pastor Ken Smith, New Life, has discussed the parking issue with Chief Langloss and asked him to explain. Pastor Smith said after speaking with Langloss it was decided to have two 15-minute parking spaces that would be located on the south side of Fifth Avenue for pick-up and drop-off of children. Smith explained pick-up and drop-off would be scheduled so only 2 to 3 cars would arrive an hour and would only be allowed to park for the 15 minutes.

Corken asked what the maximum number of children they can have at one time. Korrena Sutton, Franklin Grove, assistant director at the center, stated the state regulates how many children per square foot are allowed per room no matter what the license is for. Sutton commented on the size of rooms and what would be allowed in each and said the total maximum children would be 23.

Scriven asked about the outside facilities that were questioned at the last meeting. Pastor Smith said after this is approved he will be applying for a fence permit to build a fence that will create a safe outdoor area.

Andrew Bollman, representing Don Sneek and Marjorie Hartsen, refreshed their concerns from the last meeting and added the 23 maximum children could be 23 in the morning and a different 23 in the afternoon generating lots of traffic. Bollman reminded that this will make for increased traffic in an area that is already busy.

After general discussion a motion was made by Scriven and seconded by Corken 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. Voting yea: Scriven, Corken, Seagren, Yount, Weitzel, Van Matre and Chairman Houck. Voting nay: None. Motion carried: 7-0.

PETITION FOR SPECIAL USE  
805 WEST FIRST STREET  
PETITIONERS: RYAN ATHERTON AND DIXON PADS SHELTER

Gary Gehlbach, representing the petitioners, briefly explained the petition and the need of the new location for the PADS Center. Marion Wilson, representing PADS, discussed the operations of the shelter and answered the general questions regarding meals, children and when people are there.

Gehlbach stated this is a two-part petition, the LM District Zoning does not provide a provision for emergency shelters, so we need to ask for an amendment and then grant the Special Use for the PADS Shelter.

Anita Shore, 712 West First Street, Dixon, stated she is in favor of the PADS Shelter but has some questions concerning the effect on the neighborhood and safety. Wilson said sex offenders, drugs and alcohol are not allowed.

Seagren asked if the Fire Marshall needs to inspect before it can open, Wilson said yes.

Van Matre asked if some one is there at all times, Wilson said the manager lives there and when he needs to leave, volunteers from area churches come and stay until he returns.

After a general discussion a motion was made by Seagren and seconded by Weitzel to amend the LM Zoning (Section 6-11-2(B)) permitting emergency shelter/mission as a Special Use, and upon approval a Special Use be granted at the property commonly known as 805 West First Street, Dixon, Illinois for the Dixon PADS Shelter. Petitioners: Ryan T. Atherton and Dixon PADS Shelter. Voting yea: Scriven, Corken, Seagren, Yount, Weitzel, Van Matre and Chairman Houck. Voting nay: none. Motion carried: 7-0.

OLD BUSINESS

Tom handed everyone a preliminary draft of a proposed wind ordinance and said to look it over, bring it back to the next meeting and we will begin to fine tune it. It was agreed.

Meeting adjourned at 7:00 pm.

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Jane Haws, Secretary