

DIXON CITY PLAN COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
JANUARY 27, 2011 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, January 27, 2011 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, Seagren, Yount, Weitzel and Chairman Houck. Absent: Marx and Scriven.

Motion was made and seconded to approve the minutes of December 16, 2010.

Oath to testify was given.

PETITION TO APPROVE RE-PLAT  
PART OF 202 NORTH COURT  
PETITIONER: SAUK VALLEY BANK & TRUST AS TRUSTEE & RICHARD KELLY

David Badger representing the Petitioners explained the property is located behind Ace Hardware and runs to North Court. Badger said part of the property is under contract to sell to Richard Kelly and needs to be divided into two parts, Lot 1 being sold to Kelly and Lot 2 being retained by Sauk Valley Bank & Trust. Motion was made by Seagren and seconded by Corken to approve the Re-Plat of Subdivision of a Part of Lot 16, 202 North Court, Dixon, Illinois. Petitioners: Richard Kelly and Sauk Valley Bank & Trust Company as Trustee. Voting yea: Lawton, Corken, Seagren, Yount, Weitzel and Chairman Houck. Voting nay: None. Motion carried: 6-0.

PETITION TO RE-ZONE  
RE-PLAT OF 202 NORTH COURT  
PETITIONERS: SAUK VALLEY BANK & TRUST AS TRUSTEE & RICHARD KELLY

David Badger explained this is Lot 1 of the previous re-plat petition and the petitioners are requesting the property's zoning change from B-1 to B-2 so it can be used for the same purposes as the current Ace Hardware business is. Badger stated the business wants to re-locate a part of the business to this property and some of the uses in the current zoning would not allow this type of use. Badger said B-2 is all around and Lot 2 will stay as B-1 zoning. Motion was made by Yount and seconded by Weitzel to approve the re-zoning of the approved re-plat of subdivision of a part of Lot 16, 202 North Court, Dixon, Illinois to B-2, General Business. Petitioners: Richard Kelly and Sauk Valley Bank & Trust Company as Trustee. Voting yea: Lawton, Corken, Seagren, Yount, Weitzel and Chairman Houck. Voting nay: None. Motion carried: 6-0.

PETITION TO VACATE EXISTING PLAT AND APPROVE RE-PLAT  
TOWNHOMES OF RIVERSHORE  
PETITIONERS: ADEL A. MOBARAK, HVARRE HOLDINGS, LLC AND RIVERSHORE  
DEVELOPMENT, LLC.

Emily Vivian represented the petitioners and explained the re-plat is needed: 1) to correct the mistakes of the original plat and, 2) to separate it into 3 plats to make it more marketable. Vivian stated the secondary mortgage market makes it hard to get financing the way the plat is now. Ted Hvarre gave a brief overview of the progress of the buildings and explained the sections would be Rivershore West Condominiums, Riverview Estates and Riverside Townhomes.

Chairman Houck questioned the status of the PUD and asked if the layouts would stay the same. Vivian stated the footprints will remain the same. Hvarre added this is to clean up the paper work.

Motion was made by Corken and seconded by Yount to vacate the existing plat of subdivision of Townhomes of Rivershore and approve three separate final plats, Rivershore West Condominiums, Riverview Estates and Riverside Townhomes. Petitioners: Adel A. Mobarak, Hvarre Holdings, LLC and Rivershore Development, LLC. Voting yea: Lawton, Corken, Seagren, Yount, Weitzel and Chairman Houck. Voting nay: None. Motion carried: 6-0.

#### OLD BUSINESS

Tom asked if there are any concerns or questions on the ordinance handed out at the last meeting and suggested it remain on the agenda for further discussion. John said he feels the setbacks are very restrictive. Tom said he will look at other community's information and send this to everyone and discuss at the next meeting.

#### NEW BUSINESS

Tom said the Plan Commission is down two members and this makes it difficult to meet quorum and if anyone knows of someone that would consider being on the commission to contact the Building Office.

Meeting adjourned at 6:15 pm.

---

Jane Haws, Secretary