

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
AUGUST 25, 2011 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, August 25, 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, Marx, Scriven, Seagren, Yount, Whaley, Weitzel and Chairman Houck. Absent: Lawton.

Motion was made and seconded to approve the minutes of July 28, 2011.

Oath to testify was given.

PETITION FOR SPECIAL USE
124 EAST BOYD STREET
PETITIONERS: DAVID & ANITA JACKSON, TIMOTHY & KIRSTEN CRAWFORD

Gary Gehlbach represented the petitioners and stated Tim & Kirsten Crawford own Crawford Realty and are purchasing 124 E. Boyd St, located east of the YMCA. He said the property is currently zoned R-3, Multi-Family Residential and a special use is to allow for the purpose of offices for their business. Gehlbach explained this use is a low-density type of use and would be less than a multi-family should it be used as that. He stated the parking issues have been addressed with 2 in the garage, 6 available on the apron, which can be expanded, making for 8 off-street parking spaces and 2 or 3 three on street. He passed out copies of a letter from the YMCA indicating their support of the petition and also offered the use of 2 parking spaces if needed.

Tim Crawford gave a brief overview of the type of business it is and stated they are not in the office much and sometimes it is even locked. He said the most that is there at one time is 3 on average. He feels parking is not a concern and it would not make it any worse than it already is. Crawford commented on signage and said there will be no lights and signage will follow regulations.

Marx asked where people enter the building. Crawford said from the side/rear door.

Tina Coffey, 208 E. Boyd St., stated she was asked to speak on behave of the opposing neighbors. She handed out a petition that was signed by many of the neighbors. Coffey commented that other than the YMCA, all else is zoned residential. She stated that 13 children live in the second block over and the added traffic could cause a safety concern. Coffey said this use is inconsistent with neighboring properties and the riverfront plans. She commented that the main issues are with traffic, noise, visual impact and signage in residential area.

Gehlbach reminded that the petitioners are not asking for a re-zone, only a special use and this use would cause less traffic than multi-family should 2 families move in and should not be burdened with YMCA issues.

Coffey stated the entire neighborhood is against this and business is not wanted in this residential area.

Seagren made comments on the parking issues that are already there, Whaley commented on concerns of parking, Weitzel expressed sympathy with the concerns of increased traffic and commented on the amount of objectors. Houck stated that 2 families could move in and have 4 or more cars without a special use.

After general discussion, a motion was made by Weitzel and seconded by Scriven to approve the Petition for Special Use to allow for business and professional offices at the address commonly known as 124 East Boyd Street, Dixon, Illinois. Petitioners: David E. Jackson, Anita G. Jackson, Timothy Crawford and Kirsten Crawford. Voting Yea: Scriven, Marx, Corken and Chairman Houck. Voting Nay: Seagren, Whaley and Weitzel. Abstaining: Yount. Motion carried: 4 – 3.

PETITION FOR SPECIAL USE & AMENDMENT TO CLASSIFICATION
1701 EYELET ROAD
PETITIONERS: MATTHEW & CHERYL MOELLER

Andrew Bollman represented the petitioners and stated they are in a purchase agreement to purchase the property and need a special use to operate their business, Center Stage Dance Studio. Bollman stated the property is currently zoned LM, Light Manufacturing and will need to amend the code to include School: Dance under the special use provisions. He commented there is parking for 30, signage is minimal and this use will be less demanding than other businesses in the area.

Houck questioned if they are currently using the building. Moeller said they were asked to leave their downtown location and needed to make accommodations for some 250 families that attend their dance school and the owners gave permission to move in.

Motion was made by Yount and seconded by Whaley to approve the Petition to amend the LM, Light Manufacturing Special Use Section of 6-11-2-B by adding “School: Dance”, and upon approval, a Special Use be granted for a dance studio at the address commonly known as 1701 Eyelet Road, Dixon, Illinois. Petitioners: Matthew Moeller and Cheryl Moeller, d/b/a Center Stage Dance Studio. Voting Yea: Scriven, Marx, Corken, Seagren, Yount, Whaley, Weitzel and Chairman Houck. Voting Nay: none. Motion carried: 8 – 0.

Meeting adjourned at 7:00 p.m.

Jane Haws, Secretary