

DIXON CITY PLAN COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
FEBRUARY 23, 2012 – 6:00 P.M.

The Dixon Plan Commission met on Thursday, February 23, 2012 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: Weitzel, Lawton, Marx, Scriven, Yount, Whaley and Chairman Houck. Absent: Corken, Seagren and Schuler.

Motion was made and seconded to approve the minutes of August 25, 2011.

PETITION FOR REZONE  
413 WEST EVERETT STREET  
PETITIONER: RUSSELL CHILDERS

Tom Murray represented the petitioner and stated there are three separate parcels in the 300 block of West Everett, much of which is vacant. He explained the property to the west of 413 West Everett Street extends approximately 200 feet and the partial property to the north, about 1/3 of an acre, the petitioner, Russell Childers, currently holds a 30 year lease with option to buy and Childers is planning on exercising. Murray stated this is a major business thoroughfare, with businesses to the east, west and across the street. He said the home doesn't utilize itself for purpose of a residence and Childers believes it would be best utilized if the zoning were changed. Murray explained Childers would like to use it for an accounting or tax business in the location and by zoning it commercial he can provide for the parking that is required.

Discussion followed on verifying the exact location of the properties and what the properties are next to it and behind it.

Houck asked about the possibility that two of the properties are currently zoned R-2 and not R-1 and suggested that the motion be amended to correct this.

Motion was made by Weitzel and seconded by Yount to approve the Petition to Rezone .252 acres west of and .036 acres north of and including 413 West Everett Street, Dixon, Illinois, from R-1 & R-2 respectively to B-1, Limited Neighborhood Business. Petitioner: Russell Childers.

Marx asked if there were any neighbors present that have anything to say about these proceedings and a question was asked concerning what this would do to the surrounding properties and the type of businesses that would be allowed. Houck explained the property could be used for any permitted use under the B-1 zoning and went on to read the uses as provided in the zoning ordinance.

Vote was called. Voting yea: Weitzel, Lawton, Marx, Scriven, Yount, Whaley and Chairman Houck. Voting nay: None. Motion carried: 7-0.

#### NEW BUSINESS

Houck informed of a new member, Doug Schuler, and reminded everyone of the open meeting requirements.

Motion was made and seconded to adjourn the meeting at 6:25 pm.

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Jane Haws, Secretary