

DIXON CITY PLAN COMMISSION
COUNCIL CHAMBERS – CITY HALL
MAY 25, 2017 – 6:00 P.M.

The Dixon Plan Commission met on May 25, 2017 at 6:00 p.m. in the Council Chambers of City Hall, 121 West Second Street.

Chairperson Whaley called the meeting to order with the following members present: Aurand, Corken, Lawton, Shaw, Yount and Chairperson Whaley. Absent: Schuler, Scriven, Seagren and Weitzel.

Motion was made and seconded to approve the minutes of the June 23, 2016 meeting.

PETITION FOR REZONE
413 WEST EVERETT STREET
REZONE FROM B-1 TO B-2
PETITIONER: RUSSELL E. CHILDERS

Thomas Murray was present to represent the petitioner. He explained the petition is for a rezone that would allow for a billboard sign on the small vacant lot that at one time was a railroad. He stated the lot is not big enough to build on and is suitable for the billboard sign. He said the sign has space for 22 different ads, 1 of which could be for government use, each ad would run for 15 seconds. He commented that the sign will not blink or flash, just slides from ad to ad. He said the sign is 13.1 feet wide by 7.6 feet high and will be 6 feet off the ground on a concrete pad. He said the property is hilly and not conducive.

Whaley reminded that the petition is for a rezone from B-1 to B-2. Paul Shiaras commented the zoning change would allow for any use that is permitted in the B-2 zoning now and in the future. He said a billboard is a permitted use in a B-2 zoning. Shiaras also stated that any permitted use in the B-2 zoning could go in there if they can make the size work.

Aurand asked if someone were to buy the lot behind this lot, which is zoned residential, could it be rezoned to B-2. Shiaras said it would remain residential unless a request was made for a change and it would come to the Plan Commission for approval.

Shaw expressed concerns of the high school traffic and whether the sign will be distracting to young drivers.

Corken said she has driven past the lot a few times and also talked to teachers about whether they felt it would be distracting. Comments were the sign would be no more distracting than alcohol, cell phones, friends in the car or music. Corken said the police department had no issues with the sign either. Corken also commented that there are other digital signs in town.

Shaw commented the location is not a good choice and the sign would be better if it were outside of the city.

Lawton also felt it will be distracting to traffic and not a good location.

Marcy Sanford, 407 Upham Place, said her backyard will face the sign and is concerned about the lights shining in her windows and preventing sleep. She asked if it shuts off at night. She presented a neighborhood petition from others that are opposed to the sign as well. Gerald Coplien, business owner of sign, stated there are no plans of the sign being turned off and doesn't feel it will shine on her house, he said he pays special attention to the installation and if it shines in houses. He also said the sign has a dimmer option and at night it will decrease to 3%.

Whaley again reminded the petition is for a zoning change and it might set a precedence for more billboards in the city if approved.

Shaw stated that if we approve the change we are endorsing the billboard.

Similar discussion followed and a motion was called.

A motion was made by Aurand and seconded by Corken to approve the petition for rezone of the property located at 413 West Everett Street, Dixon, Illinois from B-1, Limited Neighborhood Business, to B-2, General Business. Petitioner: Russell E. Childers. Voting Yea: Corken. Voting Nay: Lawton, Shaw, Yount, Aurand and Chairperson Whaley. Motion lost: 1-5.

NEW BUSINESS

Meeting schedule for May 2017 – April 2018 was approved by all.

Josie Whaley was nominated for chairperson for another year, all approved.

Meeting adjourned at 6:40 pm.



Jane Haws, Secretary