

**DIXON ZONING BOARD OF APPEALS MEETING
CITY HALL COUNCIL CHAMBERS
APRIL 22, 2010
4:30 P.M.**

The Zoning Board of Appeals met in Council Chambers of City Hall, 121 West Second Street on April 22, 2010 at 4:30 p.m. With the unexpected absence of Chairman Mezo, the meeting was called to order with the following members present: Smith, Friel, Wilson and Nelson. Absent: Kuhn and Chairman Mezo.

**PETITION FOR VARIANCE
1011 IDLEWILD DRIVE
PETITIONER: JOHN HAGEDORN AND/OR WES LOVE**

Wes Love explained a variance is needed to build a garage on an existing slab that is currently 2 foot from the property line, which requires him to ask for a 5-foot variance.

Paul Shiaras reminded the Board this variance is more than 50% of the required setback, so their vote must be no, but they can make comments to recommend approval.

Jim Smith asked if there have been any objections from the neighbors. Love said no.

Paul asked if the property is for sale. Love stated he plans to sell once the garage is built.

A motion was made by Nelson and seconded by Smith to approve a 5-foot setback variance for the construction of a garage at the property commonly known as 1011 Idlewild Drive, Dixon, Illinois. Petitioner: John Hagedorn or Wes Love. Voting yea: None. Voting nay: Nelson, Wilson, Smith and Friel. Motion lost.

At this time Nelson, Wilson and Friel all stated they would recommend to the City Council to approve the variance. Smith agreed unless there are neighbors that disapprove.

A motion was made to adjourn the meeting at 4:45 p.m.

Jane Haws, Secretary