

**DIXON ZONING BOARD OF APPEALS MEETING
CITY HALL COUNCIL CHAMBERS
December 22, 2016
4:30 P.M.**

The Zoning Board of Appeals met in Council Chambers of City Hall, 121 West Second Street on December 22, 2016 at 4:30 p.m. The meeting was called to order with the following members Present: Ames, Higby, Hvarre, Gorman, and Smith. Absent: Nelson and Chairman Mezo.

Ed Higby stood in as acting Chairman in Bob Mezo's absence.


Motion was made to approve the minutes of the August 27, 2015 meeting as submitted.

**PETITION FOR VARIANCE
1600 S. ILLINOIS ROUTE 26 (S. GALENA AVE.)
PETITIONER: DIXON EQUITY GROUP, LLC.**

Gary Gehlbach, representing the Petitioner, verified where the sign is located and that the lot it sets on will be developed soon and the sign needs to be expanded to allow room for signage to accommodate the new tenants. He explained the ordinance states ten (10) feet above grade is what is required, but to allow for four (4) new tenants a variance of no less than four (4) feet is needed.

Motion was made by Hvarre and seconded by Ames to approve the request for a sign variance to expand the bottom edge of the existing sign to include 4 new panels at the address commonly known as 1600 South Illinois Route 26/South Galena Avenue in the City of Dixon, Illinois. Petitioner: Dixon Equity Group, LLC. Gehlbach then requested the motion be changed to indicate the 4 foot allowance. Hvarre then added to the motion, the sign will be no less than four feet above grade. Voting Yea: Hvarre, Smith, Ames, Gorman and Acting Chairman Higby. Voting nay: None. Motion carried: 5-0.

With no old or new business, meeting was adjourned at 4:40pm.


Jane Haws, Secretary