

City of Dixon  
Zoning Board of Appeals  
Council Chambers – City Hall  
February 22, 2018 – 4:30 pm

The Dixon Zoning Board of Appeals meeting was called to order by Chairperson Mezo on February 22, 2018 at 4:32 pm in the Council Chambers of City Hall, 121 W Second Street.

Roll call - Commissioners present: Higby, Chairperson Mezo, Nelson, and Smith.  
Commissioners absent: Ames, Gorman, and Hvarre.

A motion was made by Commissioner Nelson and seconded by Commissioner Smith to approve the minutes of the December 22, 2016 meeting. All voted Yea, motion carried.

There was no old business discussed.

PETITION FOR VARIANCE  
320 Custer Ave  
Petitioner: Dixon Habitat for Humanity

Chairperson Mezo stated that the petition for variance in front of the commissioners was asking for a side yard variance and a backyard variance for a property at 320 Custer Avenue that Habitat is going to erect. They are requesting a backyard setback of 22 feet and a side yard South setback of 20 feet as permitted by the zoning ordinance. Representative for the petitioner, Jim Dixon, stated that Habitat already has three house facing Clark Street and even though they have slightly different porches and things, it would all look the same, so they would like to vary it and face this house on corner toward Custer. This change makes the side yard become the back yard. A neighbor, Jennifer Groll, posed a question wondering if this change would reduce the value of her home. Building Official Shiaras commented that if this house would have been positioned the other way on the lot, the reduction would have been even greater than this request and made it even closer to her home. Chairperson Mezo stated that he could not answer that question, but he would believe that it would be more about the upkeep of the home. A motion was made by Commissioner Higby and seconded by Commissioner Nelson to approve the petition for variance of the property located at 320 Custer Avenue, Dixon, Illinois. Voting Yea: Higby, Nelson, Smith, and Mezo. Voting Nay: None. Motion carried.

The schedule of meetings for fiscal year 2018-2019, beginning May of 2018 was presented. A motion was made by Commissioner Smith and seconded by Commissioner Higby to approve the schedule as presented. All voted Yea, motion carried.

Chairperson Mezo suggested that the group receive documents electronically. The consent form was distributed for review. A motion was made to receive notifications and information electronically via email by Commissioner Smith and seconded by Commissioner Higby. All voted Yea, motion carried. Chairperson Mezo asked everyone in attendance to complete the consent form.

As there was no further business to discuss, Chairperson Mezo called for a motion to adjourn. A motion was made by Member Smith and seconded by Member Higby to adjourn the meeting. Chairperson Mezo declared the meeting adjourned at 4:41pm.

Recorded by: Sharri Miller, Secretary