

**DIXON ZONING BOARD OF APPEALS MEETING  
CITY HALL COUNCIL CHAMBERS  
JULY 23, 2015  
4:30 P.M.**

The Zoning Board of Appeals met in Council Chambers of City Hall, 121 West Second Street on July 23, 2015 at 4:30 p.m. The meeting was called to order with the following members Present: Ames, Higby, Hvarre, Nelson and Chairman Mezo. Absent: Gorman and Smith.

Motion was made to except the minutes of the April 23, 2015 as submitted.

**PETITION FOR VARIANCE  
704 NORTH GALENA AVENUE  
PETITIONER: KALEEL CLOTHING & PRINTING**

Paul Shiaras gave a brief reminder that because this petition is for more than the 50% setback allowed the Zoning Board must vote no, but can voice opinions to be recorded in the minutes to present to the City Council for consideration.

Mezo explained the petition is for an addition to the former Oil Spot building for selling clothes. He stated the petitioner is asking for a setback of 5 foot on the rear of the lot to the east.

Hvarre questioned whether they will be closing the entrance on the Galena Avenue side and if so this would change their address to McKenney and the 5-foot setback would be allowed. Mark Kaleel said they will be using the McKenney side for the entrance. Paul said that is correct and the Galena address is why the variance is needed.

Higby commented that the City wants to move ahead and he sees nothing wrong with allowing this to bring new businesses to town.

Motion was made by Hvarre and seconded by Higby to approve the variance for a 5-foot rear setback to build an addition to the existing building at the property commonly known as 704 North Galena Avenue, Dixon, Illinois. Petitioner: Kaleel Clothing & Printing. Voting yea: None. Voting nay: Hvarre, Ames, Nelson, Higby and Chairman Mezo. Motion lost: 0-5.

Nelson at this time stated that he encourages the council to approve this petition and all agreed.

**New Business**

Nelson nominated Bob Mezo for Chairman for 2015 through 2016, motion was seconded by Higby. Bob accepted the nomination.

Jane Haws announced the new members of the Zoning Board as David Ames, Ed Higby, Geoff Smith and Pat Gorman, with Smith and Gorman being absent. Mezo welcomed the new members and expressed his thanks to Marion Younger for her services.

Meeting adjourned 4:46 pm.

