

DIXON ZONING BOARD OF APPEALS MEETING
CITY HALL COUNCIL CHAMBERS
September 27, 2012
4:30 P.M.

The Zoning Board of Appeals met in Council Chambers of City Hall, 121 West Second Street on September 27, 2012 at 4:30 p.m. The meeting was called to order with the following members Present: Younger, Hvarre, Nelson and Chairman Mezo. Absent: None.

Motion was made to approve the minutes of the August 23, 2012 as submitted.

PETITION FOR VARIANCE
202 East Fellows Street
Petitioner: Sauk Valley Islamic Organization

Chairman Mezo reviewed the petition and explained the Zoning Board only has power to vote on ½ of the required setback and since the petitioners are asking for more, the vote will have to be no and it will go to the City Council for final decision. Michael Downey, attorney for the Petitioner, said the addition would be built to within 3 feet of the east lot line and the front and back would be symmetrical to the existing building.

Orville Gearhart expressed concerns of the addition devaluing the surrounding properties. He stated this is a residential area, it was designed that way and doesn't feel this is necessary at this time. John Jacobs, contractor, stated the addition would be used as a multi-purpose room and it should add value to the property.

Terry Buckaloo, 215 E. Fellows, said he agrees with Orville, it is a residential area and it will devalue surrounding properties. Julie Buckaloo commented there are five single-family homes on the other side of street.

Dr. Adna Muhsin explained they have made many improvements to the building and it looks nicer than ever. He stated everything would remain the same, the addition would make it more comfortable.

Charles Kerr expressed concerns on some existing trees and whether they would need to be removed or severely pruned. Dr. Muhsin said the trees are behind the property.

Motion was made by Nelson and seconded by Younger to approve a setback variance to allow for an addition onto the east portion of the building to within 3 feet of the east lot line at the property commonly known as 202 East Fellows Street, Dixon, Illinois. Petitioner: Sauk Valley Islamic Organization. Voting Yea: None. Voting Nay: Younger, Hvarre, Nelson and Chairman Mezo. Motion Lost: 0-4.

Meeting adjourned at 4:50 pm.

Jane Haws, Secretary

