

## Minutes of the Ottawa Zoning Board of Appeals

March 16, 2023

Chairman Charlie Sheridan called the meeting to order at 7:05 p.m. in the Ottawa City Council Chambers.

### Roll Call

Present: Vince Kozsidy, Charlie Sheridan, Celeste Nielsen and Melissa Hulse. Also present was Mathew Stafford, Building Official of the City of Ottawa.

### Meeting

The Meeting was called to order by Chairman Sheridan at 7:05 p.m. It was moved by Melissa Hulse and seconded by Vince Kozsidy that the minutes of the previous meeting be approved. The motion passed unanimously.

Mr. Sheridan then recounted the city ordinance provisions for granting zoning variances, per Section 118-19(g)(3) of the City's Zoning Ordinance (see attached). He noted that there was one item on the agenda for consideration of the board.

### Property:

Zoned A-2 (Single and Two Family Residential). The South 26 feet of the East 55 feet of Lot in Block 23 & the East 55 feet of Lot 7 in Block 23 of Day's Addition in the City of Ottawa, LaSalle County, Illinois, commonly known as 731 Catherine Street, owned by Tommie Keefer for the request of a rear yard setback variance to construct an addition to the existing home.

### Applicant:

Tommie Keefer was present and provided testimony along with her daughter Patty Wagner.

### Review:

Petitioners explained they were requesting a variance to construct a bedroom addition onto the existing home, which will be 4 feet from the west property line. They explained that after having a survey completed, they realized they actually had more room for placement of the home addition and were amending their original request to allow for the addition to be four feet from the west property line rather than 3 feet. They were unsure on the exact size of the addition and had not completed construction drawings as of the time of the meeting, but said the structure would be at least 4 feet from the west property line. Zoning members reviewed the survey and pictures provided by the petitioner and asked questions regarding the project.

### Action:

It was moved by Vince Kozsidy to amend the petitioners original written request based on testimony and the survey presented, and to recommend allowing the construction of an addition to the existing home no less than 4 feet from the west/rear property line, contingent on approval of building plans by the City's building official. The new addition is to be even with the existing face of home on the Allen Street side. Celeste Nielsen seconded the motion and it passed unanimously.

Having no further business in front of the Committee, Celeste Nielsen moved to adjourn the meeting, the motion was seconded by Vince Kozsidy, and ended at 7:30 p.m.

Respectfully submitted,

Mathew Stafford