

The Zoning Board of Appeals of the City of Ottawa, Illinois conducted a Public Hearing on Thursday, April 20<sup>th</sup>, 2017 at 7:00 P.M. in the Council Chambers at City Hall, 301 West Madison Street, Ottawa, Illinois to hear requests for variances from the Zoning Ordinance for the following described property:

## I

**Lots 4 & 5 except the South 53.5 feet of said Lot 5 in Block 19 in Glover's Second Addition in the City of Ottawa, LaSalle County, Illinois, commonly known as 619 Adams Street owned by Elizabeth Rice, for the purpose of a request for a side yard setback variance needed for a new garage.**

## II

**Lot 1 except the South 5 feet thereof in Block 1 in Goetsch's Second Addition in the City of Ottawa, LaSalle County, Illinois, commonly known as 601 7<sup>th</sup> Avenue owned by William and Sara Troccoli, for the purpose of a request for a variance from the Fence Ordinance.**

Meeting was attended by Charlie Sheriden, Chairman of the Zoning Board of Appeals of the City of Ottawa (ZBAO); Vincent Kozsdiy, Acting Secretary ZBAO; ZBAO Member, Todd Voelker; ZBAO Member, Tom Aussem; ZBAO Member Aaron Battistelli. Also present: Elizabeth J. Rice, 619 Adams St. Ottawa, IL; William R. Troccoli, 601 7th Ave., Ottawa, IL as well as Michael Sutfin, City of Ottawa Building and Zoning Official. A quorum was met and Sheriden called the Meeting to order at 7:06 P.M. Sheriden recited aloud the guidelines establishing the parameters for the granting of zoning variances. Sheriden called for a Motion for acceptance of the Minutes of the previous ZBAO meeting; Motion made by Kozsdiy, Second by Aaron Battistelli, Motion carried unanimously.

Sheriden asks Petitioner Elizabeth J. Rice to present her case to the ZBAO (Rice Petition attached hereto and incorporated herein the ZBAO Minutes as Exhibit "A"). Rice recounts statements contained in Petition. Sheridan points out issues relating to distances/dripline issues. Rice agrees to modify Petition to accommodate suggested changes. Sutfin has no objections for the City. Sheriden calls for Motion in support of revised Rice Petition. Aussem Motions for the granting of a variance of the north side yard setback for the new garage foundation location of two feet (2') with a eve dripline of twelve inches (12") South from the North property line where the garage is to be constructed. Motion second by Voelker, Motion carried unanimously. Sheriden informs Petitioner Rice that the ZBAO decision is only advisory opinion to the City Council and instructs Petitioner to attend the next City Council Meeting on May \_\_\_\_, 2017 when the matter will come to a vote by the City Council. Petitioner Rice acknowledges the Sheriden recommendation.

Sheriden asks Petitioner William R. Troccoli to present his case to the ZBAO (Troccoli Petition attached hereto and incorporated herein the ZBAO Minutes as Exhibit "B"). Troccoli recounts statements contained in Petition. ZBAO Member Aussem points out issues relating to distances/50% see through view/four and six foot height restrictions as well as lack of sidewalk, all affecting the ZBAO decisions. When questioned by Sheriden, Sutfin has no objections for the City and while agrees with the statements by Aussem indicated that in the past the City has

looked at each such Petition for a six foot (6') fence in similar situations on a case by case basis. Sheriden calls for Motion in support of Troccoli Petition. Battistelli Motions for the granting of a variance requested for the installation of a six foot (6') fence as requested in the Troccoli Petition. Motion second by Voelker. Sheriden calls for vote, Members Kozsdiy, Voelker, Battistelli vote Aye, Aussem votes Nay. Motion carries three to one (3-1). Sheriden informs Petitioner Troccoli that the ZBAO decision is only advisory opinion to the City Council and instructs Petitioner to attend the next City Council Meeting of May \_\_\_\_, 2017 when the matter will come to a vote by the City Council. Petitioner Troccoli acknowledges the Sheriden recommendation.

All business as shown on the ZBAO Public Hearing of Thursday, April 20<sup>th</sup>, 2017 having been completed and no further new business presented Sheriden calls for a Motion to Adjourn. Motion made by Kozsdiy, Second by Voelker. Motion carries unanimously. Meeting Adjourned at 7:45 P.M.

Respectfully submitted this 30<sup>th</sup> day of April 2017 by Acting Secretary, Vincent Kozsdiy, in the Absence of Secretary Todd Voelker.