

**MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS**  
**September 19, 2019**

Chairman Charlie Sheridan called the meeting to order at 7:00 PM in the Ottawa City Council Chambers.

**Roll Call**

Present: Charlie Sheridan, John Stone, Dan Bittner, Earle Lecki, Vince Kozsdiy, Bill Stevenson

**Meeting**

The meeting was called to order by Chairman Sheridan and was moved by John Stone and seconded by Dan Bittner that the minutes of the previous meeting be approved.

Chairman Sheridan recounted the city ordinance provisions for granting zoning variances, per Section 118-19, G, 3 of the city zoning ordinance. Chairman Sheridan then noted that there were four items for consideration (see attached).

**Item 1**

The North 100 feet of the West 55.5 feet of the East 111 feet except the East 2 feet of Lot 24 in Ottawa City Addition of the Re Subdivision of Lots 21-25 in the City of Ottawa, LaSalle County, Illinois, commonly known as 1307 Illinois Avenue owned by Kevin Cook for the purpose of a side yard & rear set back variance request to construct a new detached garage.

Applicant: Kevin Cook

Review: Applicant request a side yard & rear set back variance to add a detached garage. As noted on Kevin Cook's notes and sketch dated 8-12-19.

Action: Upon hearing applicant testimony and general discussion of the project and its impacts, the board approved the variance for side yard setback from 5' to 3' (2') and rear yard setback from 5' to 4' (1'). The motion to grant the variance was moved by Vince Kozsdiy and second was made by Earle Lecki and it passed unanimously.

**Item 2**

Lot 179 in Tomahawk Terrace Forth Addition in the City of Ottawa, LaSalle County, Illinois, commonly known as 1418 Chippewa Drive owned by Josiah Stebbins for the purpose of a request of a variance to allow a accessory structure in the front yard.

Applicant: Josiah Stebbins

Review: Applicant request a accessory structure in the front yard. His home is a corner lot at Chippewa & Hiawatha Drive as noted on Josiah Stebbins sketch dated 8-25-19. Due to a corner lot, this home has two front yards. The applicant has placed a 10'x16'

accessory structure on the front yard on Hiawatha Drive without any city knowledge or permission.

**Action:** Upon hearing applicant testimony and general discussion of the project and its impacts, a motion of denial was made by Vince Kozsdiy and second by Bill Stevenson, the motion to deny the request was passed unanimously. The applicant has up to 45 days to remove the structure from today's date of 9-19-19.

With no further business before us, Dan Bittner moved that the ZBA be adjourned. This was seconded by Vince Kozsdiy and passed unanimously. The meeting was concluded at 7:30 p.m.

Respectfully submitted,

John Stone  
Acting ZBA Secretary

## **ZBA Variance Considerations**

### Section 29 G,3 Standards for Variances

The Zoning Board of Appeals shall not recommend a variance from the regulations of this ordinance unless it shall make written findings based on evidence presented to it in each specific case that all the standards for hardships set forth are met.

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district wherein the property is located.
- b. The plight of the owner is due to unique circumstances such that the enforcement of this Ordinance would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.
- c. The variance, if granted, will not be a substantial detriment to adjacent property.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property and improvements in the neighborhood in which the property is located, and will not overcrowd the land or create undue concentration of population.