

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS

November 21, 2019



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

Roll Call

Present: Charlie Sheridan, Todd Volker, Vince Kozsdiy, John Stone, Earl Lecki, Will Stevenson and Dan Bittner. Also present was city staff member Matt Stafford.

Meeting

The meeting was called to order by Chairman Sheridan at 7:00 p.m. It was moved by Will Stevenson and seconded by Vince Kozsdiy 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 zoning ordinance (see attached). He noted that there were three items for consideration by the board.

Item 1

Property: Lot 18 in Block 2 in Schomas' Addition in the City of Ottawa, La Salle County, Illinois, commonly known as 1500 W. Jackson St.

Applicant: Chris and Becky Jones

Review: Ms. Jones explained her desire for a variance, wishing to construct a garage accessory structure on the property which is more than 50% of the size of the primary structure (Ottawa, Illinois Municipal Code, Sec. 118-2-F-4). The garage would be 250 feet over the allowable size.

Action: Vince Kozsdiy moved that the ZBA recommend the owner's request for a variance be approved, with the project allowed to exceed the square footage allotted for the auxiliary building up to 250 feet above the currently permitted size. The motion was seconded by Will Stevenson and passed unanimously.

Having no further business in front of it, John Stone moved to adjourn the meeting; the motion was seconded by Vince Kozsdiy, and ended at 7:45 p.m.

Submitted,

TODD VOLKER
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.