

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS
December 17, 2020

Roll Call

Present: Charlie Sheridan, Todd Volker, Dan Bittner, Bill Stevenson, Vince Kozsdiy and Tricia Flavel. Also present, Matthew Stafford, City of Ottawa.

Meeting

The meeting was called to order by Chairman Sheridan at 7:00 p.m. Chairman Sheridan welcomed and introduced Ms. Tricia Flavel to the members of the zoning board. Ms. Flavel replaces departing John Stone, who served well and meritoriously on the ZBA.

It was moved by Bill Stevenson, 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 ordinances (see attached). Chairman Sheridan then noted that there were two items for consideration.

Item 1

Property: Lot 14 in Midwestern Subdivision in the City of Ottawa, La Salle County, Illinois, commonly known as 1217 Butternut Street.

Applicant: owners Edward and Julie Martin. Applicants requested a variance to allow an accessory structure in the front yard (Ottawa, Illinois Municipal Code, Sec. 2-F-4).

Review: It was determined that this address is a corner property fronting two streets. Owners wish to place a utility shed on the property and noted that they believe the hedges on the property provide sufficient screening. There were no resident objections.

Action: It was moved to recommend to the city council that a variance be granted to the Martins.

The motion was seconded by Tricia Flavel and was unanimously approved.

Item 2

Property: Sublots 4 & 6, excepting therefrom the North 120 feet of said Sublot 4 of Lot 1 in the Resubdivision of Lot 25 of Ottawa City Addition, in the City of Ottawa, La Salle County, Illinois. The street address is 1224 Ottawa Avenue.

Applicant: Owner Michael Olander, requesting a side yard setback (Ottawa, Illinois Municipal Code, Sec. 4-A-4C) to construct a garage.

Review: The garage at 1224 Ottawa Avenue was blown over in the September derecho, leaving but a concrete pad. Mr. Olander wishes to replace the original garage with a new garage which would be placed on the original pad, and with additional new footage extending into his yard.

Neighbor Steve Thrush was curious about the exact location of the garage and the property lines. Mr. Thrush is considering his own project in the area and needed clarity.

Discussion of their projects took place, with citizen participation from Miguel Heredia. There was agreement to formally locate the pins so that both would confident in the property line location.

Action: It was moved by Todd Volker to recommend to the city council to grant the variance, with the stipulation that the property lines be determined by running a string point-to-point between lot line pins on the east side of the 1224 Ottawa Avenue property to resolve questions about baseline location, and with the stipulation that there be a minimum of a 1' overhang for the garage. The motion was seconded by Charlie Sheridan and passed unanimously.

With no further business before it, Bill Stevenson moved that the ZBA be adjourned. This was seconded by Dan Bittner and passed unanimously. The meeting was concluded at 7:45 p.m.

Submitted,

TODD D. 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.