

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS
May 21, 2020

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

Roll Call

Present: Charlie Sheridan, Todd Volker, Dan Bittner. Will Stevenson, and Earl Lecki; joining by Zoom call was John Stone.

Meeting

The meeting was called to order by Chairman Sheridan at 7:00 p.m. It was moved by Todd Volker and seconded by Earl Lecki 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 was one item for consideration.

Item 1

Property: The North half of Lot 7 in Block 2 Sec 2-33-3 in Leland's Second Addition in the City of Ottawa, La Salle County, Illinois, commonly known as 904-1/2 W. Marquette Street.

Applicant: Jake Cook

Review: The Board heard evidence with regard to the applicant's request for a side yard setback (Ottawa, Illinois Municipal Code, Sec. 4-A-4C) in order to build a new garage. The board discussed the project and heard concerns of neighbor Susan Thompson.

Action:

John Stone moved that the board recommend a side yard setback variance for the project, with these stipulations: that the garage be sited no closer than three feet from the property line, that the applicant have the property surveyed, and that the building be no larger than 30' x 40'.

The motion was seconded by Dan Bittner and unanimously approved.

With no further business before it, Dan Bittner moved that the ZBA be adjourned. This was seconded by Earl Lecki and passed unanimously. The meeting was concluded at 7:40 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.