

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS
April 16th, 2020

Roll Call

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

Meeting

The meeting was called to order by Chairman Sheridan at 7:00 p.m. It was moved by Earle Lecki and seconded by Bill Stevenson 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 Stone then noted that there was one item for consideration (see attached).

Item 1

The West 15 feet of Lot 13 and all of lots 14 & 15 in Williams Subdivision of the South part of Block 1 and the North part of Highland Park in the City of Ottawa, La Salle County, Illinois, commonly known as 705 Center Place owned by Mathew and Courtney Miller for a variance from the Fence Ordinance.

Applicant: Mathew and Courtney Miller

Review: Applicant original request was a variance to have a 0' front yard setback instead of the 12% of front yard setback for a new 6' high privacy fence on the south property line. The house is fronted and addressed off of Center Place but Center Street borders the house on the south side. The Owner requested a variance for the fence to be located on the south property line

Action: Upon hearing applicant testimony and general discussion of the project and its impacts, the board approved the variance for a 0' front yard setback on the south property line. The motion to grant the variance was Bill Stevenson and second was made by Dan Bittner and it passed unanimously.

With no further business before it, Earle Lecki moved that the ZBA be adjourned. This was seconded by Dan Bittner and passed unanimously. The meeting was concluded at 7:20 pm.

Respectfully submitted,

Earle Lecki
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.