

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS
August 20, 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, John Stone, Dan Bittner and Earl Lecki.

Meeting

The meeting was called to order by Chairman Sheridan at 7:00 p.m. It was moved by John Stone and seconded by Earl Lecki that the minutes of the July meeting be approved. The motion passed unanimously.

Chairman Sheridan the recounted the city ordinance provisions for granting zoning variances, per Section 118-19, G, 3 of the city zoning ordinance (see below). Chairman Sheridan noted that there was one item for consideration.

Actionable Item

Property: Lot 8 in block 7 in Highland Park Addition in the City of Ottawa, La Salle County, Illinois, commonly known as 528 Sixth Avenue, owned by Edward and Carol Thorsen.

Applicant: Edward Thorsen, requesting variances from the sideyard setback ordinance (Ottawa, Illinois Municipal Code, Sec. 4-A-4C) and the Detached Accessory Structure ordinance (Ottawa, Illinois Municipal Code, Sec. 2-F-4).

Review: Mr. Thorsen discussed a garage project with the board, noting its location and proximity to the lot line.

Action: John Stone moved to recommend to the city council to allow a sideyard setback variance at 528 Sixth Avenue, permitting the garage to be built no closer than three feet to the existing lot line; and to also allow a variance to the detached accessory structure ordinance to permit the garage to be built up to 1,200 square feet. The motion carried unanimously.

Having no further business in front of it, Todd Volker moved to adjourn the meeting; the motion was seconded by John Stone, and the meeting ended at 7:35 p.m.

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.