

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS
September 17th, 2020

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

Roll Call

Present: Charlie Sheridan, John Stone, , Earle Lecki, Vince Kozsdiy, Bill Stevenson

Meeting

The meeting was called to order by Chairman Sheridan and was moved by John Stone and seconded by Vince Kozsdiy 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. Chairman Sheridan then noted that there were four items for consideration (see attached).

Item 1

Lot 1 of Kain Deer Timber Subdivision Phase 1 in the City of Ottawa, LaSalle County, Illinois, commonly known as 2614 Deer Ct owned by John & Callie Abernathy for a request for a variance from the Fence Ordinance.

Applicant: John & Callie Abernathy (Present for the applicant was Cindy Abernathy)

Review: Applicant requested a variance to add a 6' height, solid white vinyl partial fence (3-6' panels) to the northside of their residence Please reference the applicant's letter.

Action: Upon hearing applicant testimony and general discussion of the project and its impacts, the board approved the variance to add a 6' height, solid white vinyl partial fence (3-6' panels) to the northside of their residence inside their property line. The motion to grant the variance was moved by John Stone and second was made by Vince Kozsdiy and it passed unanimously.

With no further business before us, Earle Lecki moved that the ZBA be adjourned. This was seconded by Vince Kozsdiy and passed unanimously. The meeting was concluded at 7:26 p.m.

Respectfully submitted,

John Stone
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.