

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS

February 18, 2021



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

Roll Call

Present: Charlie Sheridan, Bill Stevenson, Tricia Flavel, and Dan Bittner. Also present was city staff member Matt Stafford.

Meeting

The meeting was called to order by Chairman Sheridan at 7:00 p.m. It was moved by Bill Stevenson and seconded by Tricia Flavel that the minutes of the previous meeting be approved. The motion passed unanimously.

Mr. Sheridan then recounted the city ordinance provisions for granting zoning variances, per Section 118-19(g)(3) of the city zoning ordinance (see attached). He noted that there was one item for consideration by the board.

Property: LOT 20 AND 21 IN BLOCK 1 IN BIRCH LAWN SUBDIVISION TO OTTAWA, SITUATED IN THE CITY OF OTTAWA, IN LASALLE COUNTY, ILLINOIS, commonly known as 1418 Birchlawn Place.

Applicant: Gary Windy Jr.

Review: Mr. Windy requested to rebuild his garage that was damaged by the derecho storm that hit Ottawa on August 10th, 2020. He requested to build the new garage at the same location as the existing one which is 2 feet from the west property line. He also requested to build the new garage larger with dimensions of 24' x 40' which exceeds the 900 square feet maximum by 60 square feet and exceeds the footprint of his house by more than 50%. He stated that his neighbor to the west was fine with the size and location of the proposed garage. No opposition to his request was presented.

Action: It was moved by Bill Stevenson to recommend a side lot line minimum distance variance (Ottawa, Illinois Municipal Code, Sec. 118-2(f)(2)c.), to allow construction of a 24' x 40' garage 2 feet from the side (west) property line with a maximum 12" eave overhang along the west side of the garage; and maximum area variances (Ottawa, Illinois Municipal Code, Sec. 118-2(f)(2)a.) to allow construction of this 960 square feet garage which is 83.9 percent of the footprint of the principle structure and 60 square feet more than the allowable area. Tricia Flavel seconded the motion and it passed unanimously.

Having no further business in front of it, Bill Stevenson moved to adjourn the meeting; the motion was seconded by Charlie Sheridan, and ended at 7:30 p.m.

Respectfully submitted,

DAN BITTNER

ZBA Variance Considerations

Section 118-19(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 alter the essential character of the neighborhood and 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.