

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS

April 15, 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, Todd Volker, Vince Kozsdiy, Earl Lecki 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 Vince Kozsdiy and seconded by Todd Volker that the minutes of the previous meeting be approved. The motion passed unanimously.

Mr. Sheridan the 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.

Item 1

Lot 12 in Block 12 in Green's Addition in the City of Ottawa, La Salle County, Illinois, commonly known as 620 Congress Street.

Applicant: Timothy Gaspar

Review: Mr. Gaspar discussed his garage project. A larger, new garage will be built chiefly on the site of the existing garage.

Action: Vince Kozsdiy recommended that two variances needed for the project be given by the city council. The first is to allow Mr. Gaspar to build his garage beyond the limit of 900 square feet and over 50% of the principal structure and the second is to allow rear and side yard setbacks. It was recommended by Mr. Kozdisy and seconded by Earl Lecki that the garage be built to a size not exceeding 960 square feet which is 60 square feet over the limit of 900 square feet and is also 45% over the allowable 50% of principal structure provision. The motion passed unanimously

It was also recommended by Mr. Kozsdiy and seconded by Mr. Volker to recommend granting the needed setbacks for the project: to allow a rearside setback at 3' and a sideyard setback at 2'6". The motion passed unanimously.

Having no further business in front of it, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

TODD 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.