

# MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS

December 15, 2022



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

## **Roll Call**

Present: Charlie Sheridan, Vince Kozsdiy, Celeste Nielsen, Melissa Hulse and Earle Lecki. 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 Earle and seconded by Celeste 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:** Zoned A-2 (Single and Two Family Residential) Lot 6 in Block 18 in Green's Addition in the City of Ottawa, LaSalle County, Illinois. Commonly known as 709 Congress Street, owned by Carol Wahlstrom for the request of a side yard setback variance to construct a garage.

**Applicant:** Carol Wahlstrom represented by Cliff Baker of "Morton Buildings".

**Review:** Cliff Baker requested a variance to Construct a detached 12' x 20' garage 1'-0" from the west property line in the side yard replacing an existing dilapidated shed 10'-6" x 18'-0" which is 1'-6" from the property line. Members Sheridan, Nielsen & Kozsdiy all stated that they would agree to the original 1'-6" setback but not the 1'-0" setback requested. Mr. Baker agreed to the 1'-6" setback.

**Action:** It was moved by Vince Kozsdiy to approve variance to allow the placement of a 12' x 20' detached garage 1'-6" from the side (west) property line located at 709 Congress Street. Celeste Nielsen seconded the motion and it passed unanimously.

Having no further business in front of it, Melissa Hulse moved to adjourn the meeting; the motion was seconded by Earle Lecki, and ended at 7:20 p.m.

Respectfully submitted,

Earle Lecki

## **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.