

# MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS

August 17, 2023



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, Michelle 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 Celeste Nielsen and seconded by Earle Lecki 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 1 in Final Plat of the 411-431 Main Street Subdivision in the City of Ottawa, LaSalle County, Illinois. Commonly known as 433 W. Main Street, owned by First Federal Savings Bank for the request of a variance from the Sign Ordinance.

**Applicant:** Dena M. Weber, Chief operating Officer.

**Review:** request is to add a new illuminated sign Cabinet (8' x 5') and a full color electronic message center sign (8' x 4') to both sides of the existing free-standing sign. The sign ordinance requires that total sign area shall not exceed 50 S.F. per side or 100 S.F. total. The proposed combined size of the two cabinet signs is approximately 72 S.F. per face. Exceeding the requirement by approximately 22 feet per side. The sign ordinance also requires that message center signs shall not exceed one-half the area of the principal sign identifying the business. The proposed electronic sign is 32 S.F., while the proposed principal sign is 40 S.F. The proposed electronic sign is 80% of the size of the principal sign. The existing free-standing sign is located on the north side of the Bank's property, which is currently zoned D (Commercial, Office, Light Industrial) by the City of Ottawa.

**Action:** It was moved by Celeste Niesen to approve a variance to the sign requirements to allow an electronic sign and primary sign to exceed the 50 S.F. total area requirement to allow an electronic sign and primary sign to exceed the 50 S.F. total area per side on the existing pole sign (total sign area to be 72 S.F.), and as a component of the total sign area, the electronic sign is allowed to exceed the 50% requirement of the primary sign (primary sign will be 40 S.F. and electronic sign will be 32 S.F.) at the property located at 433 West Main Street. Earle Lecki seconded the motion, and it passed 4 approved 1 opposed.

Having no further business in front of it, Celeste Nielsen 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.