

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS

December 21, 2023

Celeste Nielsen called the meeting to order at 7:07 p.m. in the Ottawa City Council Chambers.

Roll Call

Present: Celeste Nielsen, Bill Stevenson, Melissa Hulse and Dan Bittner. Chairman Charlie Sheridan arrived at 7:15p.m. Also present was city staff member Matt Stafford.

Meeting

The meeting was called to order by Celeste Nielsen at 7:07 p.m. It was moved by Bill and seconded by Melissa that the minutes of the previous meeting be approved. The motion passed unanimously.

Ms. Nielsen then recounted the city ordinance provisions for granting zoning variances, per Section 118-19(g)(3) of the city zoning ordinance (see attached). She noted that there were two items for consideration by the board.

Property: Zoned A-2 (Single and Two Family Residential) Lot 1 in Block 21 in State's Addition in the City of Ottawa, LaSalle County, Illinois. Commonly known as 504 W. Superior St., owned by Carri Ann Fessler.

Applicant: Carri Ann Fessler

Review: Carri Ann Fessler requested a front yard setback variance to construct an addition to her home on the north side of Superior Street. She plans on correcting/replacing the current addition attached to the house and extending to include the front porch.

Action: It was moved by Dan Bittner to approve a front yard setback variance to allow for the construction of a home addition 1 foot from the City right-of-way at 504 W. Superior Street with the condition that the City right-of-way be verified with a survey or at minimum, the front property pins be located to establish the north right-of-way line on Superior Street. Melissa Hulse seconded the motion and it passed unanimously.

Property: Zoned C-5 (Secondary Central Business District) The South 35 ft. of Lot 10, all of Lot 11, and the South 95 ft. of Lot 12 & part of the vacated alley 11-33-3 all in Block 66 in State's Addition in the City of Ottawa, LaSalle County, Illinois. Commonly known as 901 LaSalle St. owned by the American Legion Home

Applicant: American Legion, represented by Tom Shea

Review: American Legion requested a sign ordinance variance to allow an 11 square foot LED message board.

Action: It was moved by Bill Stevenson to approve a variance to the sign ordinance requirements to allow an 11 square foot LED message board sign in C-5 (Secondary Central Business District) at 901 LaSalle St. 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 Dan Bittner and ended at 8:05 p.m.

Respectfully submitted,

Melissa Hulse

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.