

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS
January 21, 2016

Chairman Charlie Sheridan called the meeting to order at 7:05 PM in the Ottawa City Council Chambers.

Roll Call

Present: Charlie Sheridan, Tom Aussem, Vince Kozsdiy, Dan Bittner, Todd Volker

Absent: Aaron Battistelli, John Stone

Meeting

It was moved by Vince Kozsdiy, and seconded by Tom Aussem that the minutes of the previous (October 2015) meeting be approved as written. All ayes were received and the motion carried.

Chairman Sheridan opened the meeting and recounted the city ordinance provisions for granting zoning variances, per Section 118-19, G, 3 of the city zoning ordinance. Chairman Sheridan noted that there were two items for board consideration.

Item 1

Property: Lot 5 in Block 10 in Champlin Addition in the City of Ottawa, La Salle County, Illinois, commonly known as 1719 Sycamore Street.

Applicants: Owner Mike Rudel

Review: The Board heard evidence with regard to the request of Mr. Rudel for a sideyard setback variance (Ottawa, Illinois Municipal Code, Sec. 4-A-4C) to construct a garage. Mr. Rudel appeared before the board and stated that his garage had burned down, and that he desired to build a replacement garage upon the same foundation as the prior one. His garage had been built directly upon the property line. Mr. Rudel noted that the neighboring property owner had no objection. The testimony elicited discussion about the overall public values of maintaining the longstanding ZBA denial of allowing construction directly upon property lines, and about the present and future difficulties that granting such variances would create across the city. The Board suggested a remedy to Mr. Rudel of moving the project one foot within the property line.

Action: It was moved by Vince Kozsdiy to deny applicant's petition for a sideyard setback variance to build a garage upon the existing slab on the existing property line; motion seconded by Tom Aussem. The motion carried unanimously

Action: It was moved by Vince Kozsdiy to approve a one-foot sideyard setback variance (Ottawa, Illinois Municipal Code, Sec. 4-A-4C) to build a 14' x 22' garage one foot off the existing property line, as shown on applicant's drawings, with the garage to have a 6" overhand eaves and gutter. The motion was seconded by Tom Aussem, and was carried unanimously.

Item 2

Property: Lot 2 in Block 3 in Price Subdivision in the City of Ottawa, La Salle County, Illinois, commonly known as 1519 Clark Street.

Applicant: Bob Harding

Review: The Board heard evidence with regard to the request of Mr. Harding for a sideyard setback variance to construct a garage addition to his house. Mrs. Harding presented testimony in favor of the request and answered specific questions of the zoning board of appeals. The Board finds and determines that the testimony satisfied each of the standards for variance as contained in Ottawa, Illinois Municipal Code, Sec. 4-A-4C, which standards are attached hereto.

Action: A motion was made by Vince Kozsdiy to accept the variance as presented, with the east side of the garage built as per the drawings submitted by the applicant. Tom Aussem seconded the motion and the motion passed unanimously.

Having no further business in front of it, a motion was made by Todd Volker to adjourn; the motion was seconded by Tom Aussem, and the board adjourned at 7:45 p.m.

Respectfully submitted,

TODD VOLKER
ZBA Secretary