

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS
March 16, 2017

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

Roll Call

Present: Charlie Sheridan, Tom Aussem, Todd Volker, John Stone, Vince Kozsdiy and Aaron Battistelli. Also present was city staff member Mike Sutfin.

Meeting

The meeting was called to order by Chairman Sheridan at 7:00 p.m. It was moved by John Stone and seconded by Tom Aussem that the minutes of the previous meeting be approved.

Chairman Sheridan recounted the city ordinance provisions for granting zoning variances, per Section 118-19, G, 3 of the city zoning ordinance (see attached). Chairman Sheridan noted that there were two items for consideration.

Item 1

Property: The East 74.5 feet of Lot 12 in Block 1 in Lawndale Addition in the City of Ottawa, La Salle County, Illinois, commonly known as 240 Lawndale Avenue owned by Rich and Debbie Jessen.

Applicant: Rich and Debbie Jessen.

Review: Mr. Jessen discussed his project, removing an old garage and replacing it with a larger garage that will be attached to his house. His project requires a rear yard setback variance (City of Ottawa, La Salle County, Illinois Municipal Code Sec. 4-A-4b) and a variance to exceed the maximum building area on a lot (City of Ottawa, La Salle County, Illinois Municipal Code Sec. 4-A-5).

Action: Upon hearing applicant testimony and general discussion of the project and its impacts, the board approved the variance. The motion to grant the rear yard setback variance was made by John Stone, it was seconded by Vince Kozsdiy, and it passed unanimously. The motion to grant the building area variance was made by Aaron Battistelli and seconded by Tom Aussem, and it passed unanimously.

Item 2

Property: The North 100 feet of the East 125.19 feet of block 2 in Champlin's Addition in the City of Ottawa, La Salle County, Illinois, commonly known as 1861 Chestnut Street.

Applicant: Michael Pufahl

Review: Upon hearing applicant testimony and general discussion of the project and its impacts, the board approved the variance. Mr. Pufahl wishes to add a storage shed to his yard and requested a rear yard setback variance (Ottawa, Illinois Municipal Code Sec. 4-A-

4b) for this purpose. The motion to grant the variance with the stipulation of placing the shed no closer than three feet to the lot line was made by John Stone, it was seconded by Aaron Battistelli, and it passed unanimously.

Having no further business in front of it, Chairman Sheridan adjourned the meeting 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.