

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS
May 17, 2018



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, Dan Bittner and Vince Kozsdiy. 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 Vince Kozsdiy and seconded by John Stone that the minutes of the April meeting be approved. The motion passed unanimously.

Chairman Sheridan then recounted the city ordinance provisions for granting zoning variances, per Section 118-19, G, 3 of the city zoning ordinance (see below). Chairman Sheridan noted that there was one item for consideration.

Actionable Item

Property: All of that part of Outlot 1 in Hitt's Subdivision of Lot 28 in Ottawa City Addition in Ottawa, La Salle County, Illinois, commonly known as 1237 Island Avenue.

Applicant: Owner Arturo and Ruth Tomas.

Review: The project architect discussed a new house construction project for the site, plans for which have caused the owner to request a front yard setback variance (City of Ottawa, Illinois Municipal Code Sec. 118-4-A-4a).

Action: Upon hearing applicant testimony and general discussion of the project and its impacts, the board approved the variance. Vince Kozsdiy moved to recommend a front yard variance be granted, with the stipulation that the structure's foundation be no closer than two feet from the property line and with the structure's roof overhang to be no more than 18 inches from the structure's vertical wall. The motion was seconded by Tom Aussem and passed unanimously.

Having no further business in front of it, Dan. Bittner moved to adjourn the meeting; the motion was seconded by Tom Aussem, and the meeting ended at 7:45 p.m.

Respectfully submitted,

TODD D. 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.