

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS
June 21, 2018



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

Roll Call

Present: Charlie Sheridan, 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 Charlie Sheridan and seconded by John Stone that the minutes of the June meeting be approved. The motion passed unanimously.

Chairman Sheridan the 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 were three items for consideration.

Actionable Item 1

Property: Lots 1 & 2 and the East half of Lot 3 in Block 2 and the West half of Lot 3 and the East 35 feet of Lot 4 in Hitt's Addition in Ottawa, La Salle County, Illinois, commonly known as 838-840 Hitt Street.

Applicant: Owner Dan Webb

Review: Owner explained his desire for a variance, wishing to construct a garage accessory structure on the property which is more than 50% of the size of the primary structure (Ottawa, Illinois Municipal Code, Sec. 2-F-4). In the course of the discussion, it was noted by the ZBA that the owner's property consisted of two distinct lots.

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 variance be granted with these stipulations: (1) it is necessary to join the lots under one PIN number, (2) and that the garage project to be in excess of 900 feet and past 50% of the size of the principal structure be allowed. The motion was seconded by Todd Volker and passed unanimously.

Actionable Item 2

Property: Part of the North half of Lot 5 in the Subdivision of the SW QTR of the NE Qtr of Section 14 Twp 33 North Range 3. . . in Ottawa, La Salle County, Illinois, commonly known as 600 Guthrie Street.

Applicant: Douglas and Jill Toussaint, with Jill Toussaint representing ownership.

Review: Owner explained her desire to construct a fence along Glover Street and requested a fence ordinance variance (Ottawa, Illinois Municipal Code, Sec. 22-126-1D) for the project.

Action: John Stone moved to recommend granting the variance, allowing a 6' white vinyl, 50% visibility fence along Glover Street, with the fence extending east from the building front. The motion was seconded by Vince Kozsdiy and passed unanimously.

Actionable Item 3

Property: Lot 1 in Block 5 in West End Addition in Ottawa, La Salle County, Illinois, commonly known as 119 Fern Street.

Applicant: Raymond Detert

Review: Owner explained his desire for a side yard setback variance (City of Ottawa, Illinois Municipal Code Sec. 118-4-A-4a) and a variance from the city requirement that ancillary structures be no larger than 50% of the lot's principal structure (Ottawa, Illinois Municipal Code, Sec. 2-F-4). in order to construct a garage addition.

Action: Vince Kozsdiy moved to recommend allowing petitioner's requests for a side yard setback variance for the garage addition project, noting the addition must match the existing garage's 2'6" setback, and allowing the petitioner's request for a variance to the city ordinance specifying that ancillary structures be no larger than 50% of the main structure. The motion was seconded by Todd Volker and passed unanimously.

Having no further business in front of it, Charlie Sheridan moved to adjourn the meeting; the motion was seconded by John Stone, 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.