

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS
October 19, 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, and John Stone (via telephone connected for the full duration of the meeting). 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 Tom Aussem and seconded by John Stone that the minutes of the September 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 attached). Chairman Sheridan noted that there were three items for consideration.

Item 1

Property: Lot 3 in Block 11 in Highland Second Addition to Ottawa, La Salle County, Illinois, commonly known as 508 Second Avenue, owned by Steve and Annette Thrush.

Applicant: Steve and Annette Thrush.

Review: Mr. Thrush discussed his project, removing an old garage and replacing it with a larger garage. His project requires a rear yard setback variance (City of Ottawa, La Salle County, Illinois Municipal Code Sec. 4-A-4b) and a side yard setback variance (Ottawa, Illinois Municipal Code, Sec. 4-A-4C).

Action: Upon hearing applicant testimony and general discussion of the project and its impacts, the board approved the variance. Tom Aussem moved to grant both the rear yard setback and side yard setback variances, with the stipulation that the new garage have a minimum of four (4) feet setback from the rear and side property lines. The motion was seconded by Todd Volker and passed unanimously.

Item 2

Property: Lot 1 in Block 2 in Bach Eichelkraut subdivision in the City of Ottawa, La Salle County, Illinois, commonly known as 1125 Charles Street.

Applicant: Marcella Bailey.

Review: Upon hearing applicant testimony and general discussion of the project and its impacts, the board approved the variance. Ms. Bailey wishes to construct a fence in her front yard and required a fence ordinance variance (Ottawa, Illinois Municipal Code, Sec. 22-126-

1D). The property is a corner lot facing the city garage property on Superior Street. Tom Aussem moved that the variance be granted with the stipulation that the six (6) foot vinyl privacy fence be placed along Superior Street, with a 4-1/2 foot picket fence in line with the front of the house and connecting to the Superior Street privacy fence. The motion was seconded by John Strong and passed unanimously.

Item 3

Property: Lot 7 in Block 4 in Glover's Addition in the City of Ottawa, La Salle County, Illinois, commonly known as 319 Marcy Street.

Applicant: Allen Prodehl.

Review: Mr. Prodehl discussed a fencing project for his property and requested a fence ordinance variance (Ottawa, Illinois Municipal Code, Sec. 22-126-1D). The fencing will run the length of the side of his property, with a small height adjustment for screening a small elevated deck). The fencing replaces existing fencing.

Action: A motion was made by Todd Volker to grant the variance with the following stipulation, that the fence remain six (6) feet in height, and be allowed to reach eight (8) feet through the length of the deck. The motion was seconded by Tom Aussem and passed unanimously.

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