

**REPORT OF THE MEETING OF THE CITY OF OTTAWA ZONING BOARD  
OF APPEALS – held August 21, 2014**

Mayor Bob Eschbach  
City Council Members

Gentlemen:

A meeting of the Ottawa Zoning Board of Appeals was held on Thursday, August 21 at 7:00 p.m. in the Ottawa city council chambers. Members present were Dan Bittner, John Stone, Aaron Battistelli, Steve Walsh and Todd Volker.

Acting chairman John Stone opened the floor to new business, with two items on the agenda:

**Item 1**

Lot 5 & 6 in Block 16 in Green's Addition, in the City of Ottawa, La Salle County, Illinois, commonly known as 515 & 519 Congress Street, owned by Inga Carus and Peter Limberger. A variance request from the City of Ottawa's zoning ordinance for zero side lot setback between properties for the purpose to construct a garage to serve both lots. Additionally, a one foot setback on the south property line. Sect. 118-4. (b) (4) c., and Sect 118-4 (b) (4) b., respectively. A request for a two foot setback (from five foot) for a small addition on the house Sect. 118-4. (b) (4) c and a zero side lot variance Sect-118-4. (b) (4) c to construct a small wood storage shed.

It was moved by John Stone and seconded by Steve Walsh, to recommend approval of the variances on the condition that if the properties were ever to be sold separately a two-hour firewall be constructed in the matched garage, at the lot line point from the ground floor to the interior roof line, with this specific condition noted in the property deeds. The motion was approved by Bittner, Strong, Battistelli and Walsh; Volker abstaining.

**Item 2**

Lot 20 in Indian Village subdivision, in the City of Ottawa, La Salle County, Illinois, commonly known as 1413 Shawnee Lane, owned by Rodney and Marie Verdine, for the purpose of a request for a rear setback variance to construct an addition. The rear yard setback would be reduced from 25 feet to 15 feet. Sect 118-4 (b) (4) b.

Dan Bittner moved to recommend approval of the variance request, the motion was seconded by Aaron Battistelli and was approved by Stone, Walsh, Battistelli and Bittner; Volker abstaining.

Respectfully submitted,  
TODD VOLKER