

REPORT OF THE MEETING OF THE
CITY OF OTTAWA ZONING BOARD OF APPEALS
March 22, 2012

Mayor Robert Eschbach
City Council Members
City of Ottawa
Ottawa, IL. 61350

Gentlemen:

A meeting of the Ottawa Zoning Board of Appeals was held on Thursday March 22, 2012 at 7:10 pm in Council Chambers, Ottawa, IL. Members present were Charles Sheridan, John Stone, Todd Volker and Jim Conness.

Charles Sheridan chaired the meeting.

It was moved and seconded that the minutes of the last meeting be approved.
Motion passed.

The chairman noted that the Zoning Board of Appeals only recommends to the city council, and recommended to any one appearing before this board to also attend the next city council meeting. The Chairman also read the five standards for variances to those appearing before the board.

Concerning the request for an appeal from the Zoning Ordinance for the following described properties:

I

Lot 6 in Block 2 in Railroad Addition, in the City of Ottawa, LaSalle County, Illinois, commonly known as 312 Nebraska Street, owned by James Thompson, for the purpose of a request for a side yard setback variances to replace a carport.

The Chairmen asked if there was anyone present to speak on the ordinance.

James Thompson appeared before the Board to request a side yard setback variance. Mr. Thompson is requesting to enclose his existing car port and build a garage. The new foundation will be ditch poured in from the east side property line 1'. The one foot setback will allow for eaves troughs within the property line.

Chairman asked if there was anyone present to oppose the appeal. No one appeared before the Board in opposition.

The Board members discussed the ordinance and the variances.
Zoning Ordinance: Sec. 4-B-4c

It was moved by John Stone and seconded by Todd Volker that all the standards A thru E of Section 18 Part G number 3 were read and discussed by the board and the board recommends to the City Council to approve the request for the variance with the foundation being one foot in from the property line on the east property line.
Motion Passed.

II

Lot 14 in Windsor Estates Subdivision Unit 5, in the City of Ottawa, LaSalle County, Illinois, commonly known as 1515 James Court, owned by Robin and Annette Walters, for the purpose of a request for a rear yard setback variance to construct an addition.

The Chairmen asked if there was anyone present to speak on the ordinance.

Robin and Annette Walters appeared before the Board to request a rear yard setback variance to build a new attached addition to their house. The variance requested is for the rear setback, west side, to be reduced from 25 feet to 15 feet.

Chairman asked if there was anyone present to oppose the appeal. No one appeared before the Board in opposition.

The Board members discussed the ordinance and the variance.
Zoning Ordinance: Sec. 4-B-4b

It was moved by Todd Volker and seconded by John Stone that all the standards A thru E of Section 18 Part G number 3 were read and discussed by the board and the board recommends to the City Council to approve the request for the variance.
Motion Passed.

III

Lot 3 in Block 11 in Green's Addition, in the City of Ottawa, LaSalle County, Illinois, commonly known as 739 Pearl Street, owned by Duane and Amy Duncan, for the purpose of a request for a side yard setback variance to construct an addition to the existing accessory structure.

The Chairmen asked if there was anyone present to speak on the ordinance.

Duane Duncan appeared before the Board to request a side yard setback variance. Mr. Duncan explained that he wants to build a 9' by 20' addition to his existing 19 ft. by 29 ft. garage. Mr. Duncan is requesting a setback of 1'-9" from the property line to the new foundation. This will be in line with the current structure.

Chairman asked if there was anyone present to oppose the appeal. No one appeared before the Board in opposition.

The Board members discussed the ordinance and the variance.
Zoning Ordinance: Sec. 2-F-4

It was moved by Jim Conness and seconded by John Stone that all the standards A thru E of Section 18 Part G number 3 were read and discussed by the board and the board recommends to the City Council to approve the request for the variance.
Motion Passed.

IV

The East 58.7 feet of Lot 10, Lot 11 , and the West 50 feet of Lot 12 in Block 5 in Canal Trustees Subdivision of State's Addition...in the City of Ottawa, LaSalle County, Illinois, commonly known as 113 W. Michigan Street, owned by John Groesbeck, for the purpose of a request for a variance from the Sign Ordinance.

The Chairmen asked if there was anyone present to speak on the ordinance.
John Groesbeck appeared before the Board to request a variance from the Sign Ordinance. Mr. Groesbeck explained that he is requesting to install a free standing sign exceeding the 50 sq. ft. per face or 100 sq. ft. total area, and the height requirement of 25 ft. The new sign will include signage for two business's, one being The Pharmacy Stop new building, the other being Century 21 Real Estate. The existing Century 21 sign will be removed and combined with the new sign. The new sign would be 27 foot in height and 223.42 total sq. ft. of signage.

Chairman asked if there was anyone present to oppose the appeal. No one appeared before the Board in opposition.

The Board members discussed the ordinance and the variance.
Zoning Ordinance: Sign Ordinance

It was moved by John Stone and seconded by Todd Volker that all the standards A thru E of Section 18 Part G number 3 were read and discussed by the board and the board recommends to the City Council to approve the request for the variance.
Motion Passed.

Meeting adjourned at 7:45 pm.

Respectfully submitted,

Jim Conness
Recording Secretary
Zoning Board of Appeals