

MINUTES OF THE OTTAWA ZONING BOARD OF APPEALS
April 21, 2016

Chairman Charlie Sheridan called the meeting to order at 7:02 PM in the Ottawa City Council Chambers.

Roll Call

Present: Charlie Sheridan, Tom Aussem, Dan Bittner, Todd Volker, and John Stone

Meeting

It was moved by John Stone, and seconded by Todd Volker, that the minutes of the previous (March 2016) meeting be approved, with the amendment to the minutes, of adding the name "Aaron Battistelli" to the meeting roll call. All ayes were received and the motion carried.

Chairman Sheridan opened the meeting and recounted the city ordinance provisions for granting zoning variances, per Section 118-19, G, 3 of the city zoning ordinance. Chairman Sheridan noted that there were four items for board consideration.

Item 1

Property: The East 42 feet of the South 60 feet of Lot 14 & Lot 13 in Block 33 in State's Addition in the City of Ottawa, La Salle County, Illinois, commonly known as 206 E. Washington Street.

Applicant: Owner Robert Cokley.

Review: The Board heard evidence with regard to the request of Mr. Cokley for a sideyard setback variance (Ottawa, Illinois Municipal Code, Sec. 4-A-4C) to construct a garage.

Action: It was moved by John Stone to grant the variance, and the motion was seconded by Tom Aussem. The motion passed unanimously.

Item 2

Lot 6 in Hitt's Addition in the City of Ottawa, La Salle County, Illinois, commonly known as 116 Swanson Street.

Applicant: Owner Rebecca Farrell, requesting a frontyard setback (Ottawa, Illinois Municipal Code Sec. 4-A-4a)

Review: Applicant desires to build a new front porch and stairs in front of the main structure.

Action: It was moved by Todd Volker to grant the variance, with the condition that the porch and stairs not exceed a distance of 13 feet from the main structure; motion was seconded by Tom Aussem and unanimously approved.

Item 3

Lot 11 & the North half of the West 150 feet of Lot 9 East of the East line on Catherine Street in Hess' Subdivision in the City of Ottawa, La Salle County, Illinois, commonly known as 1136 Catherine Street.

Applicant: Owner Jennifer Marshall, seeking a sideyard setback variance (Ottawa, Illinois Municipal Code, Sec. 4-A-4C).

Review: The board discussed the siting of a proposed new garage on this property.

Action: Dan Bittner moved to grant the variance, with the new garage maintaining a two-foot distance from the lot line with a one-foot maximum gutter overhang. The motion was seconded by Tom Aussem and unanimously approved.

Item 4

Lot 62 in Autumnwood Subdivision Phase III in the City of Ottawa, La Salle County, Illinois, commonly known as 2040 Northlake Drive.

Applicant: Owner Paul Craig seeking a variance from the Fence Ordinance to allow a six-foot fence on a corner lot.

Review: The board learned project details and asked questions of the applicant.

Action: It was moved by Tom Aussem to grant the variance, with the stipulation that the fencing (a) be placed up to 18-feet maximum to the west from the southwest corner of the house in line with the south side of the house, (b) then from that point south to the south lot per the drawing, (c) from that point east along the south lot line to the corner of the lot at the east lot line per the drawing, d) from the corner of the lot north along the east lot line to a point in line with the south side of the house, e) at that point, return west to the corner of the house per the drawing.

The motion was seconded by John Strong and unanimously approved.

Having no further business in front of it, a motion was made by Dan Bittner to adjourn; the motion was seconded by John Strong, and the board adjourned at 7:45 p.m.

Respectfully submitted,

TODD VOLKER
ZBA Secretary