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REPORT OF THE MEETING OF THE CITY OF OTTAWA ZONING BOARD OF APPEAL

June 28, 2013

Mayor Robert Eschbach
City Council Members
City of Ottawa
Ottawa, Illinois 61350

Gentlemen:

A meeting of the Ottawa Zoning Board of Appeals was held on Thursday June 25, 2013 at 7:00 p.m. in Council Chambers, Ottawa, Illinois. Members present were Charles Sheridan, John Stone, Todd Volker, Steve Walsh & Vince Kozsdiy.

Charles Sheridan was voted to chair the board.

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 anyone 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:

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Lot 5 in Block 3 in Hitt's Subdivision of Lot 28 in Ottawa City, in the City of Ottawa, in LaSalle County commonly known as 116 St. James Street.

The Chairman asked if there was anyone present to speak on the ordinance. Steven Atwood appeared before the Board to request the variance. Mr. Atwood explained and showed an aerial view of his lot. The lot is very narrow and with the house and garage

in place the backyard only measures 44'x22'. He asked to be allowed to install an 18' round pool that would not accommodate the 5' foot setbacks in the zoning ordinance. (Zoning Ordinance Section 2-F-4—swimming pools are considered an assessor 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 variance. 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.

II

That part of vacated Center Street (NKA Walnut Street), In North Ottawa Addition, lying south of Second Street (NKA Joliet Street), north of a line 20 feet north of the centerline of the west bound track of the former Chicago, Rock Island & Pacific Railroad, east of Block 7 in said North Ottawa Addition and west of block 8 in said North Ottwaa Addition, with bearings referenced to the Illinois State Plane Coordinate System, East Zone NAD 83 (2011), more particularly described as follows: Beginning at a recovered Iron pipe located at the northwest corner of said Block 8 in North Ottawa Addition; thence South 00 degrees 02 minutes 08 seconds West 95.58 feet along the west line of the said block 8 to a line 20 feet north of the centerline of the west bound track of the former Chicago, Rock Island & Pacific Railroad; thence northe 89 degrees 43 minutes 40 seconds west 66.00 feet along said line 20 feet north of the centerline of the westbound track of the former Chicago, Rock Island & Pacific Railroad to the esta line of the said Block 7 in North Ottawa Addition; thence North 00 degrees 02 minutes 08 seconds east 95.61 feet along said east line to the northeast corner of said Block 7; thence South 89 degrees 56 minutes, 07 seconds easta 66.00 feet along the south line of the said Second Street (NKA) Joliet Street) to the POINT OF BEGINNING, containing 6318 square feet, more or less; situated in the City of Ottawa, County of LaSalle, State of Illinois.

The Chairmen asked if there was anyone present to speak on the ordinance. Mr. Glenn Rauh stepped forward to explain his reason for asking for a variance. Mr. Rauh intends to build a one story equipment building for an IV Cellular tower he intends to build on the site at a later date. Where the proposed 312 square foot building is to be located only allows for 3' front yard setbacks and 6' side yard setbacks. (Zoning ordinance secton 7-E-1.) Asked if he could relocate the building he explained that this location was the only place it could be on the lot. The front yard setbacks are suppose to be 50' but the lot is only 95' deep. The side yard setbacks are suppose to be 20' but the lot is only 66' wide.

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 variance. 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 7:25 p.m.

Respectfully submitted,

Steve Walsh, acting secretary
Zoning Board of Appeals