

REPORT OF THE MEETING OF THE
CITY OF OTTAWA ZONING BOARD OF APPEALS
April 24, 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 April 24, 2012 at 7:10 pm in Council Chambers, Ottawa, IL. Members present were Charles Sheridan, John Stone, Todd Volker, Steve Walsh, Dan Bittner 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 9 of the Final Plat of Ottawa Centre, in the City of Ottawa, LaSalle County, Illinois, commonly known as the corner of Veterans Drive & West Stevenson Road, owned by Koch Ottawa LLC, 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.

Gene Anderson, representing Koch Development, appeared before the Board to request a variance from the Sign Ordinance. Mr. Anderson explained that Koch Development is building a new building that will support a Radio Shack store. The building is to be built on W. Stevenson Road. They would like to have three signs on the building. The front of the building will face East, with a 36.2 sq. ft. sign. The north facing side will have a 48.9 sq. ft. sign, and the side facing west will have a 20.25 sq. ft. sign. The allowable sign sq. ft. is 60. Koch Development is asking for 105.35 sq. ft., 45.35 sq. ft. over the allowable.

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.

II

That part of the NW ¼ of the SW ¼ of Section 36 Township 34 N Range 3 East of the Third Principal Meridian..., in the City of Ottawa, LaSalle County, Illinois, commonly known as 2900 Columbus Street, owned by Bill Walsh Automotive Group, for the purpose of a request for a green space variance.

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

Bill Walsh Jr., representing Walsh Automotive Group, appeared before the Board to request a Variance from the Green Space Ordinance. Walsh Automotive Group is planning on construction at the site of the old Value City building and lot. Walsh is requesting a set back variance along IL Rt. 23 from 100 feet to 80 feet, leaving 20 feet of green space on private property, and along Etna Road from 90 feet to 70 feet adjacent to the intersection and tapering to 60 feet going east on Etna Road. This would leave 10 feet of green space on private property.

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 – G - 2

It was moved by Steve Walsh and seconded by Dan Bittner 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 compliance with the City Landscape agreement.

Motion Passed.

III

All of Lot 3, the East 35 feet of Lot 4, and the East 35 feet except the south 10 feet of Lot 5, in Block 82 in State's Addition in the City of Ottawa, LaSalle County, Illinois, owned by the City of Ottawa, for the purpose of request for setback variances.

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

Dave Noble appeared before the Board to request setback variance for the City of Ottawa to build a salt storage facility. The storage facility is planning on being built at the Street Department facility on Jackson Street. The building would be about 60 ft. by 50 ft. The walls of the building would be 9 ft. concrete with a fabric cover at a height of 25' – 7" high. Salt will be loading from the South end of the building. Set backs required are front at 50 ft. and side at 20 ft. the City is requesting variance from the 50 ft. to 10 ft. for the front setback and from 20 ft. to 5 ft. for the side setback. The two sides will be setback from the maintenance building on the west side and from the alley on the east side.

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. 7 – E - 1

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