

CITY OF OTTAWA
301 West Madison Street
Ottawa, Illinois 61350



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

August 18, 2011

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 August 18, 2011 at 7:00 pm in Council Chambers, Ottawa, IL. Members present were Charles Sheridan, Dan Bittner, 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 8 Block 49 in State's Addition, in the City of Ottawa, LaSalle County, Illinois, commonly known as 1012 Pine Street owned by Sandra Apfel, for the purpose of a request for a front setback variance to build a deck.

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

Sandra Apfel appeared before the Board to request a front yard setback to build a deck on the front of here house. The deck would not protrude closer to the front property line more than the neighbors house to the west. Sandra Apfel request is for a 6' set back to build an 8' deep deck with a short railing around the deck.

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.4 A

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

The South half of the East half of the South 1/3 of Block 76 excepting the East 20 feet thereof in State's Addition, in the City of Ottawa, LaSalle County, Illinois, commonly known as 1002 West Jefferson Street owned by Paul Havelka, for the purpose of request for a side yard setback variance to build a garage.

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

Brad Hawk represented Paul Havelka in requesting a variance for a side yard set back to build a garage west of the existing house on the property.

Mr. Hawk stated that the request is for a 2'- 6" setback from the west property line to the new garage. Mr. Hawk stated that the distance between the house and garage would be about seven or eight feet. Mr. Hawk didn't have the correct dimensions for the property and the house and garage dimension on his drawing.

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: 2. F. 4

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 stipulation that Mr. Brad Hawk submit to the Ottawa Building Inspector dimensions for the property to show the house and garage are within the approval of the Building Inspector. Motion passed.

III

Lots 6, 7, & 8 in Block 4 in Hitt's Subdivision of Lot 28 in Ottawa City Addition, in the City of Ottawa, LaSalle County, Illinois, commonly known as 106 St. James Street owned by Gary Ceresa, for the purpose of request for a variance from the Fence Ordinance and multiple setback variances.

This variance had been tabled from the previous Zoning meeting.

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

Mr. Gary Ceresa appeared before the Board to request a setback variance and a variance from the Fence Ordinance. Mr. Ceresa had started building a work shed at the back of his property without a permit and it was found that his fence is 1 ½ ' onto City of Ottawa property into the alley. Mr. Ceresa removed the fence from the area he was building his work shed and set the building on what he thought was the property line, without a setback from the property line.

Mr. Ceresa explained that he had talked to Ottawa Councilman Dale Baxter about purchasing 2' of property from the City of Ottawa further into the alley at the back of his property.

Dale Baxter spoke to the Board acknowledging that he had talked to Mr. Ceresa about purchasing 2' of property from the City of Ottawa to build his work shed. Mr. Baxter would not have a problem with selling the 2' of property, however Mr. Baxter stated that the decision would have to come from the whole Ottawa City Council.

Chairman asked if there was anyone present to oppose the appeal. Don Brown appeared before the Board in opposition to the Zoning Variance. Mr. Brown had stated that there is very little room in the alley now for garbage trucks and narrowing the alley would cause the trucks to be on his property.

The Board noted that the building foundation would need to be setback at least one foot from the legal property line to allow for the over hang of the building. This would cause Mr. Ceresa to purchase 2 ½ 'from the City of Ottawa alley.

The Board suggested to Mr. Ceresa to move his building inside his property line since there is only 3 outside walls up and the building is on posts not on a concrete slab.

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

It was moved by Jim Conness 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 not approve the request for the variance. Motion Passed

Meeting adjourned at 7:50 pm.

Respectfully submitted,

Jim Conness
Recording Secretary
Zoning Board of Appeals