

CITY OF OTTAWA  
301 West Madison Street  
Ottawa, Illinois 61350

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

October 20, 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 October 20, 2011 at 7:00 pm in Council Chambers, Ottawa, IL. Members present were Todd Volker, Dan Bittner, John Stone and Jim Conness.

Todd Volker 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

Day's Addition except the North 6-1/2 feet of the West 60 feet in Lot 2 Block 10 & the West 60 feet of Lot 3 in Block 10, in the City of Ottawa, LaSalle County, Illinois, commonly known as 116 E. Campbell Street owned by Frank & Penny Barnes, for the purpose of a request for a side yard setback variance to construct a carport.

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

Frank Barnes appeared before the Board to request a variance for a side yard setback to construct a lean-to off roof over his drive way for his car. Mr. Barnes explained that the structure over the drive way would be tied into the house and extend to one foot from the west property line. There will be gutters on the attached structure and the drainage would be on his 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. 4-B-4c

It was moved by John Stone 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 the foundation being minimum 1' in from the property line on the west property line and allow a 1' over hang. Motion Passed.

## II

Lot 1 in Interstate Commerce Center in the City of Ottawa, LaSalle County, Illinois, commonly known as 910 E. Stevenson Road owned by Petsmart Distribution Center, for the purpose of a request for a variance to install a security fence.

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

Geno Faciana appeared before the Board to request a variance to install a six foot security fence on the property. The fence would be along the north side of the property near the employee parking lot encompassing a short section on the east side at the north end and on the west side at the north end. The six foot fence would be black hollow aluminum with a alternation spear design.

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-G-2

It was moved by Dan Bittner and seconded by Jim Conness 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

Lots 5, 6, 7 & Out-lot A in North Ottawa Business Park in the City of Ottawa, LaSalle County, Illinois, commonly known as 707 Dayton Road owned by B & B Electronics, for the purpose of a request for a side yard setback variance to construct a building.

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

Rich Wheller appeared before the Board to request a variance for a side yard setback to construct a building at the B & B Electronics property west side property line. Mr. Wheeler noted that the new building would be built on the west side of the main building. The Zoning requirement is a 50 ft. setback and Mr. Wheeler is requesting a 20 ft. set back from the west property line. Progress Drive is the road way at the west 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 variance.

Zoning Ordinance: Sec. 7 – E - 1

It was moved by John Stone and seconded by Jim Conness 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

Lots 2 & 3 in Block 17 in Day's Addition, in the City of Ottawa, LaSalle County, Illinois, commonly known as 613 First Avenue owned by Robin Howard, for the purpose of a request for a rear yard setback variance to construct a garage.

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

No one appeared to speak on the variance.

It was moved to table this variance request to next month.

Motion Passed.

V

Lot 42 in the West Peninsula Unit 1 at Heritage Harbor Ottawa, in the City of Ottawa, LaSalle County, Illinois, commonly known as 13 Cottage Green owned by Bobby and Kristin Turner, for the purpose of a request for a side yard setback variance to construct an addition.

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

Chris Luke, partner in Illini Building Co. representing the owners Bobby and Kristin Turner, appeared before the Board to request a variance for a side yard setback to install a three seasons room on a deck at the south side of the house. the deck edge is currently 6ft – 1 in. from the property line and Mr. Luke is requesting to move it to 5 ft. – 1in. from the property line, having the deck be 3ft. into the setback.

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: 4 – A - 4C

It was moved by John Stone 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 based on previous meeting agenda of September Zoning Board of Appeals meeting.

Motion Passed.

Meeting adjourned at 7:50 pm.

Respectfully submitted,

Jim Conness  
Recording Secretary  
Zoning Board of Appeals