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

September 24, 2012

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 September 20, 2012 at 7:00 p.m. in Council Chambers, Ottawa, Illinois. Members present were Charles Sheridan, John Stone, Todd Volker, & Dan Bittner.

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 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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Lots 12 and #3 in Block 4 in Mason's Second Addition, in the City of Ottawa, LaSalle County Illinois, commonly known as 402 Maryland Avenue, owned by Mike Lamie, for the purpose of requesting a variance to allow an accessory structure to be built in the front yard. Section 2-F-3.

The Chairman asked if there was anyone present to speak on the ordinance. Michael Lamie appeared before the Board to request the variance. He explained that his front door actually faces Howard Street and if he had a Howard Street address, the garage would be located in the side yard. The City's Building Official confirmed the side yard position.

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.

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Lots 4-6 and the SE ¼ Section 14 Lot 10 Block 6 in College Hill Subdivision, in the City of Ottawa, LaSalle County, Illinois, commonly know ass 406 View Street, owned by Bruce and Kelly Davis, for the purpose of a request for a variance to build a garage more than 50% of the principal structure. Section 2-F-4.

The Chairmen asked if there was anyone present to speak on the ordinance. Mrs. Kelly Davis the homeowner, appeared before the Board to request a variance from the zoning ordinance that requires assessory structures to be less than 50% of the footprint of the house. The proposed garage is 24'x24' the size of a standard two car garage. The house is approximately 34'x 28'. The lot is narrow and deep and the entrance for the new garage would be off the alley.

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 Dan Bittner 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,

John Stone, acting secretary
Zoning Board of Appeals

