

CITY OF OTTAWA
301 West Madison Street
Ottawa, Illinois 61350

REPORT OF THE MEETING OF THE
CITY OF OTTAWA ZONING BOARD OF APPEALS
February 16, 2012

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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 February 16, 2012 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:

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Lot 3 in Block 9 in Green's Addition, in the City of Ottawa, LaSalle County, Illinois, commonly known as 819 Chapel Street, owned by Philip and Jennifer Edgcomb, for the purpose of a request to construct a garage more than 50% of the principal structure and rear and side yard setback variances.

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

Philip Edgcomb appeared before the Board to request a side yard setback, west side, and rear yard, south side, setback variance and a lot coverage more than 50% of square footage variance. Mr. Edgcomb explained that he wants to replace the existing garage with a larger garage of 24' by 30' to accommodate his cars. The foundation would be 2' off the property lines to allow for a 1' overhang with the eaves trough still within his property line. Mr. Edgcomb noted that the garage would have a hip roof with eaves on all sides.

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 variances.

Zoning Ordinance: Sec. 2-F-4

It was moved by Jim Conness 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 2' in from the property line on the south and west property lines and allow a 1' over hang. Motion Passed.

Meeting adjourned at 7:20 pm.

Respectfully submitted,

Jim Conness
Recording Secretary
Zoning Board of Appeals