

CITY OF OTTAWA  
301 West Madison Street  
Ottawa, Illinois 61350

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

September 15, 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 September 15, 2011 at 7:00 pm in Council Chambers, Ottawa, IL. Members present were Charles Sheridan, Dan Bittner, John Stone 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

The West 25 feet reserve South 31-1/2 feet of Lot 5 & the North 18 feet Lot 6 in Block 2 in Highland Park Addition, in the City of Ottawa, LaSalle County, Illinois, commonly known as 430 Park Avenue owned by Michael McGinnis, for the purpose of a request for a side yard setback variance & to build a structure more than 50% greater than the principal structure to construct a garage.

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

Mike McGinnis appeared before the Board to request a side yard setback variance and a lot coverage more than 50% of square footage variance. Mr. McGinnis explained that he wants to replace the existing garage that is 18' by 20' with a larger garage of 24' by 30' to accommodate his cars and work shop. The foundation would be 2' off the property line to allow for a 1' overhang with the eaves trough still within his 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. 2-F-4

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 2' in from the property line on the south property line and allow a 1' over hang. Motion Passed.

## II

Lot 4 in Williams' Subdivision of the South part of Block 1 & the North part of Highland Park in the town of South Ottawa, in the City of Ottawa, LaSalle County, Illinois, commonly known as 402 Sunnyside Avenue owned by Brian Allen, 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.

Brian Allen appeared before the Board to request a side yard setback and a back yard setback variance to replace his existing garage with a new garage in the same location.

The new garage would be 20' by 20' in dimension.

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 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 with the foundation being 2' in from the rear property line and 3' in from the side property line and allow a 1' over hang. Motion Passed.

## III

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.

No one appeared to speak on the variance.

It was moved by John Stone and seconded by Dan Bittner to table this variance request to next month.

Motion Passed.

Meeting adjourned at 7:20 pm.

Respectfully submitted,

Jim Conness

Recording Secretary

Zoning Board of Appeals