

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

January 17, 2014

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 January 16, 2014 at 7:00 pm in Council Chambers, Ottawa, IL. Members present were Charles Sheridan, John Stone, Dan Bitner, Aaron Battistelli and Vince Kozsdiy .

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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The North 62 feet of Lot 8 and the North 62 feet of Lot 9, except the West 30 feet of Lot 9 all in Block 6 in Hess's Second Addition, in the City of Ottawa, LaSalle County, Illinois, commonly know as 1637 West Madison Street, Owned by Matt McAlpine for the purpose of request for a rear yard setback varience to construct a garage addition.

Owner Matt McAlpine appeared before the board.

This request had been tabled at the previous meeting held on December 19, 2013 due to concerns of visibility obstruction for the traffic on Madison Street at the intersection with Boyce Memorial Drive.

The City Engineer and Building Official had performed a test to determine adequate visibility and had no concerns.

The Board members discussed the Ordinance Section B.4.b.

Chairman asked if there was anyone present to oppose the appeal. No one appeared before the Board in opposition.

It was moved by John Stone and seconded by Dan Bitner that the request for variance be approved with the proviso that the portion of the concrete driveway that was west of the west side of the garage be removed back even with the west side of the garage to discourage parking cars there. This is to prevent blockage of visibility for the drivers on Madison Street as discussed earlier. The rear yard set back for the garage addition will match the back of the existing house at 7'-6" instead of the code mandated 15'-3". All other standards being met.

Motion passed.

Meeting adjourned at 7:20 pm.

Respectfully submitted,

Charles Sheridan
Chairman
Zoning Board of Appeals