

**MINUTES OF THE OTTAWA PLAN COMMISSION  
NOVEMBER 26, 2018**

Chairman Brent Barron called the meeting to order at 7:00 p.m. in the Ottawa City Council Chambers.

**ROLL CALL**

Present: Barron, Buiting, Reagan, Sesto, Stone

Absent: Burns, Carroll, Etscheid, Volker

Others: City Planner Tami Huftel

**MINUTES OF PREVIOUS MEETING**

Moved by John Stone and second by Debby Reagan October 22, 2018 minutes be approved as published. Debby requested the staff report be attached to the minutes.

**NEW BUSINESS**

- a. *Heritage Harbor Ottawa requests a conditional use permit for a planned unit development including final plat for Pinnacle Point, legally described as THAT PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 8, AND PART OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, LASALLE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF OUTLOT "A" IN VILLAS AT HERON'S LANDING AT HERITAGE HARBOR OTTAWA.....*

Tom Heimsoth stated this project was before the commission last month. Kevin Donovan updated the commission: this phase is 5 acres, lots of 3 sizes 40-foot wide, 58-foot wide and 1/3 to 1/2 acre lots. Pool, park and open space in the center. This will be the premier development. John Stone question fire truck turning. Tom: the engineers have checked that. Brent asked about the floodplain. Kevin: development is out of the floodplain. Debby asked what outlots B & D will be used for. Kevin: ramp to the harbor and stairs to the river.

Being no further business, Moved by John Stone that OPC recommend that the City Council approve the conditional use for a planned unit development including final plat for Pinnacle Point at Heritage Harbor.

Seconded by Mike Buiting.

Ayes: Brent Barron, Mike Buiting, Debby Reagan, Curt Sesto, John Stone

Nays: None

Motion Carried.

- b. *Review and recommendation of the preliminary and final plat for Anthony Place.*

Jeff Crane- one of the owners of GC Crane presented the development. This will be a 4-story building, 56 independent senior living, 42 1-bedroom (670 square feet) and 14 2-bedroom. 55 and older.

Parking: 25 spaces under the building and 21 spaces in a surface lot. Entered into an agreement with the bank to purchase a portion of the property. Wanted to buy all the property but the bank wanted to keep the drive-thru facility. One property manager and one maintenance man who may be shared between two facilities. Recently completed a two story in Yorkville, behind the Jewel on Route 47.

Also, one in Glendale Heights which is a similar project. Trash room off Clinton Street. Will be picked up twice a week. Main door on Clinton Street at the corner of Clinton and Jefferson Street.

John Stone concerned with old hospital locating on this property. Soil boring, Phase 1 and Phase 2 environmental studies have been completed. Brent concerned no outdoor green space. Suggest roof top garden. Jeff Crane- will give it some consideration. Awarded federal tax credits from Illinois

Housing Development Authority. This is not section 8 housing. 30%, 50% and 60% of median income to qualify. Already have a list of people. Jeff Crane originally they were approached to develop in Heritage Harbor. Unfortunately they couldn't get enough grant points so Tom introduced them to City Officials. They fell in love with Ottawa and wanted to develop here. Tom Heimsoth:

surprised and pleased to see them here tonight. This is a good development. This will be developed just like any market rate product. Jeff: anticipate ground breaking in February taking 8 to 12 months for construction. Project is not tax exempt.

Being no further business, Moved by John Stone that OPC recommend that the City Council approve the preliminary and final of Anthony Place.

Seconded by Curt Sesto

Ayes: Brent Barron, Mike Buiting, Curt Sesto, John Stone

Nays: None

Abstain: Debby Reagan

Motion Carried.

It was noted no meeting in December.

There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

*Tami L. Koppen*

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City Planner