

MINUTES OF THE OTTAWA PLAN COMMISSION
MEETING
JULY 24, 2019

Vice Chairman John Stone called the meeting to order at 7:00 PM in the Ottawa City Council Chambers.

ROLL CALL

Present: McConville, Reagan, Burns, Stone, Sesto, Volker (7:15)

Absent: Etscheid, Barron, Buiting

Others: Doug Carroll of Carroll Planning, LLC

MINUTES OF PREVIOUS MEETING

Moved by Deb Reagan and seconded by Deb Burns that the June 3, 2019 minutes be approved as published.

DEVELOPMENT REPORT

Doug Carroll informed the Plan Commission of development related items voted on by the City Council at their June 18, 2019 meeting.

OLD BUSINESS

None

NEW BUSINESS

- 1. Public Hearing - Lagom Real Estate, LLC is requesting a rezoning of the property located at 504 W. Main Street, Ottawa, IL 61350.*

Scott Richmond, of Ariano, Hardy, Ritt Attorneys, 200 McDonald Rd., Suite 200, South Elgin, IL 60177, representing Lagom Real Estate, LLC owner of 504 W. Main Street, presented the rezoning request. Mr. Richmond indicated they came through the process at the City's request. In the future his client intends to build a new store. Vice-Chairman Stone asked planner Carroll why this was zoned D to begin with. Discussion ensued about possible historical uses of the site. McConville asked about the size of future building, Mr. Richmond responded his client was not sure at this time. Moved by Burns that the OPC concurs with the finds of fact as outlined in the Staff report and recommends to the City Council the rezoning of the property located at 504 West Main Street, Ottawa, IL from D (Commercial and Light Industrial) to C-3 (Special Business).

Seconded by McConville.

Ayes: McConville, Reagan, Burns, Stone, Sesto

Nayes: None

Motion Carried.

2. *Public Hearing - MasTec (Lessee) requests a conditional use permit in order to construct a personal wireless facility located at 1594 N. 30th Rd, Ottawa, IL 61350.*

Vice-Chairman Stone indicated the applicant has asked for a continuance. Stone opened the public hearing and asked for a motion. Moved by Reagan to continue the public hearing until the July 22, 2019 OPC meeting.

Seconded by Burns.

Ayes: McConville, Reagan, Burns, Stone, Sesto

Nayes: None

DISCUSSION

The OPC and planner Carroll discussed the IL 71 rezonings and lawfulness of a rezoning moratorium. Planner Carroll indicated the City Attorney questioned the legality of moratoria on specific areas. Reagan indicated the need to update the Comprehensive Plan in general. Stone recommended a workshop with the Council. Burns concurred the last joint workshop was productive. The OPC asked planner Carroll to set something up for later in the year. More discussion ensued regarding Ottawa changing into a tourist destination and further the need to update the comprehensive plan.

Reagan asked about C-3 ordinance language as it related to building height and not antennae height.

More discussion occurred regarding the need for the OPC to have updated ordinances and the necessary ordinances.

Being no further business, the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Douglas Carroll, AICP
Carroll Planning, LLC