

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING April 27, 2020

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

ROLL CALL - Present: Barron, McConville (via video conference), Burns (via video conference), Ruiz, Sesto, Hughes, Volker (via video conference). Stone and Mangold phoned in later in the meeting. Absent: none. Others: City Planner Doug Carroll of Carroll Planning, LLC, Kevin Bressendorf of the Computer Spa.

MINUTES OF PREVIOUS MEETING: Approval of the corrected minutes from the November 25, 2019 meeting. Moved by Sesto, seconded by Burns.

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Sesto, Volker.

Nays: None

Motion Carried.

Approval of the January 27, 2020 minutes. Moved by McConville, seconded by Sesto.

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Sesto, Volker.

Nays: None

Motion Carried.

Approval of the February 24, 2020 minutes. Moved by Sesto, seconded by McConville.

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Sesto, Volker.

Nays: None

Motion Carried.

OLD BUSINESS

- 1. Continuation of a public hearing to consider a rezoning request from R (Rural) to D (Commercial/Light Industrial) for property located at 1780 North 2753rd Road, Ottawa, IL 61350.*

Chairman Barron opened the public hearing. Dave Richman, petitioner, explained he moved to Ottawa 6 years ago and purchased the home next to the YMCA. Richman gave some history of the subject property and explained his goal is to allow his wife to use the space for her antiques business. He understands this would be allowed in the C commercial districts. Richman said his son races NASCAR and wants to use the larger building for a private garage. He continued there are 3 other buildings and he would like to allow self-storage and outdoor storage for campers, RV's, and boats. This is why he is requesting the D zoning as those are allowed as a conditional use in D.

Burns asked if the Green Street project would alter the subject site. Carroll stated he is not aware of any.

McConville asked how the petitioner would handle traffic and parking. Richman explained they planned to construct a parking lot on the east side of the property. McConville asked about landscaping. Richman said he has already begun to clean up the property and his goal is to take down the barb wire fence and install landscaping.

Ruiz asked about where the self storage would be. Richman expressed that it would potentially be in the southeast part of the property. He also explained the self storage would not be near Canal Road.

Burns expressed concerns with some of the uses in D zoning and perhaps the Plan Commission can address it in a future meeting. Volker concurred.

McConville made the motion to recommend approval of the rezoning request from R (Rural) to D (Commercial/Light Industrial) for property located at 1780 North 2753rd Road, Ottawa, IL 61350. Seconded by Volker.

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Sesto, Volker.

Nays: None

Motion Carried.

NEW BUSINESS

1. *Public hearing to consider a conditional use permit for a drive thru for MCK properties, LLC, for property located at 101 E. Canal Street, Ottawa, IL 61350.*

Chairman Barron opened the public hearing. DeWayne Cronkright of MCK properties spoke on his own behalf. He noted the drive thru has not been used in over a year and is why he must seek the conditional use. Barron asked about hours of operation. Cronkright responded they are looking at 6:00 am to 6:00 pm. Barron asked about having an outdoor speaker. Cronkright responded they would have one. Decibel level will be similar to McDonald's and Jimmy John's. Cronkright the sound will be directional. Barron expressed the possibility of early morning impact on nearby residential uses. The menu board and speaker will be facing southeast. Volker asked if Cronkright has operated a coffee shop before and about lighting. Cronkright responded he operates Jeremiah Joe's in Ottawa. He does not plan on providing additional lighting.

McConville expressed concern with traffic. Cronkright explained he has worked with a drive thru menu board company and they helped him situate the menu board to allow the most stacking and allows for an order being placed, a car waiting, and one picking up. He also explained the inside is important in how efficient he can be in fulfilling orders so there are less cars waiting. Barron asked how many cars can be stacked. Cronkright responded about 7. He also restated the need for more efficiency on the inside. He estimated 25 cars in an hour.

Burns made the motion to agree with the findings of fact as outlined in the Staff report and recommend approval of the conditional use permit for a drive thru 101 E. Canal Street, Ottawa,

IL 61350. Seconded by McConville. Stone joined the meeting by phone. Mangold also joined by phone.

Sesto thanked Cronkright for his well thought out plan.

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Sesto, Volker, Stone, Mangold.

Nays: None

Motion Carried.

2. Public hearing to consider a rezoning from D (Commercial and Light industrial) to C-3 (Special Business) and conditional use request for a church from Harvest Baptist Church for property located at 420 E Stevenson Rd., Ottawa, IL 61350.

Chairman Barron opened the public hearing. Attorney Robert Eschbach stated he is representing Harvest Baptist and with him is Pastor Paul Robinson. Eschbach explained their application stated a church is a conditional use in the C-3 and is why they are requesting such.

Stone expressed no concerns but wanted to make sure there would be enough parking. Pastor Robinson stated the current parking situation on site is adequate and they would have to grow significantly to need more parking. There is room to the north for additional parking.

There were no additional comments.

Stone made the motion to agree with the findings of fact and recommend approval of the rezoning from D to C-3 and the conditional use for a church at property located at 420 E. Stevenson Rd., Ottawa, IL 61350. Seconded by Sesto.

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Sesto, Volker, Stone, Mangold.

Nays: None

Motion Carried.

3. Public hearing to consider a rezoning request from James Polancic and Gary Miller to rezone property located at 0 N. Walnut Street, Ottawa, IL 61350 from A-2 (Single and Two Family Residential) to C-2 (General Business).

Barron opened the public hearing. Jim Polancic and Gary Miller were present and explained they wanted to put in a parking lot on an empty lot to the north of their existing building (Polancic's Meats). Ruiz expressed he thought it was a great idea and was in favor. Stone asked about landscaping and buffering. Polancic explained they would do landscaping. Barron asked about drainage. Polancic explained it drains to the south towards their existing property. Barron asked about screening. Planner Carroll explained this would trigger a Design Review Committee review and landscaping and drainage would be addressed.

There were no other comments.

Volker made the motion to agree with the findings of fact outlined in the Staff report and recommend approval of the rezoning of 0 Walnut Street from A-2 to C-2. Seconded by Burns.

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Sesto, Volker, Stone, Mangold.

Nayes: None
Motion Carried.

4. Public hearing to consider a rezoning request from Financial Plus Credit Union to rezone properties located at 823 Walnut Street and 516 W. Jefferson Street, Ottawa, IL 61350 from B (Apartment) to C-3 (Special Business).

The public hearing was opened and continued to the June 1, 2020 meeting.

5. Consideration of the UAW Office Building Project Planned Unit Development Final Plat located at 0 E. Center Street, Ottawa, IL 61350.

Jack Novotney of IMEG spoke on behalf of the applicant. He explained this is an office building and noted everything is in order with the City. Barron asked about size. An applicant representative said 10,000 square feet. Barron asked about full time employees. An applicant representative said there will be about 4.

McConville asked for clarification on square footage and how many stories. It will be 1 story and about 10,000 square feet.

There were no other questions.

McConville made a motion to recommend approval of the UAW Final Plat. Seconded by Burns.

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Sesto, Volker, Stone, Mangold.

Nayes: None

Motion Carried.

6. Consideration of the Final Plat of West Peninsula Unit 1B at Heritage Harbor Ottawa Planned Unit Development.

Kevin Donovan spoke (remotely) on behalf of the applicant. He explained this is more of a housekeeping measure. Previously, the lots were extended to the water and included the harbor walk. Instead the applicant wishes to put the harbor walk into an outlot to allow the HOA to take care of ownership, maintenance, and liabilities. Tom Heimsoth of Heritage Harbor explained the original plat had a mistake in that the harbor walk was located over private land. He indicated putting it in an outlot allows it to be accessed by the public. Barron asked if this was the only location in the development where this mistake occurred. Heimsoth explained the only other place is at the Boathouse area and this is next on the agenda.

There were no other questions.

Stone made the motion to recommend approval of the Final Plat of West Peninsula Unit 1B at Heritage Harbor. Burns Seconded.

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Sesto, Volker, Stone, Mangold.

Nayes: None

Motion Carried.

7. Consideration of the Preliminary and Final Plat of Boathouse at Heritage Harbor Ottawa Planned Unit Development.

Kevin Donovan spoke on behalf of the applicant. He explained the lots are increasing in number from 8 to 12. Donovan expressed the middle lots will be similar in size to Heron's Landing. Barron asked about home size on the 30' wide lots. Donovan answered 1700-1800 square feet without a finished basement and add an additional 900 square feet with a finished basement. One story will be 900 square feet with an additional 800 square feet of finished basement. The 40' lots could accommodate a 1500 square foot ranch with a finished basement and would be close to 3000 square feet. Donovan explained this plat will also create the harbor walk in an outlot. Barron asked about whether density has gone up or down with the replatting. Heimsoth answered based on market and product types the density has gone down from 700 plus to approximately 650.

There were no further questions.

Hughes made the motion to recommend approval of the Preliminary and Final Plat of Boathouse at Heritage Harbor Planned unit Development. Seconded by Ruiz.

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Sesto, Volker, Stone, Mangold.

Nays: None

Motion Carried.

Being no further business, Barron adjourned the meeting at 8:45 PM.

Respectfully submitted,
Douglas Carroll, AICP
Carroll Planning, LLC