

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING June 1, 2020

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

ROLL CALL - Present: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Mangold, Stone (via video conference), Volker (via video conference). 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 April 27, 2020 meeting. Moved by Sesto, seconded by Burns.

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

Nays: None

Motion Carried.

OLD BUSINESS

1. *Public hearing to consider a rezoning request from Financial Plus Credit Union to rezone properties located at 511 W. Jackson Street, 829 Walnut Street, 823 Walnut Street, 815 Walnut Street, and 516 W. Jefferson Street, Ottawa, IL 61350 from B (Single Family, Two Family, and Multi-Family Residential) to C-3 (Special Business).*

Barron opened the public hearing. Tim O'Donnell, President of Financial Plus Credit Union (FPCU), explained FPCU has purchased the properties in the block and would like to expand their operations to construct a 2 story building on the site. Barron asked about the traffic pattern in the future plan. O'Donnell answered the drive thru entrance will be moved to the east side of the alley, the west site of the site will be employee parking. Hughes asked about car stacking in the drive thru. O'Donnell said it will be basically the same stacking as it is now. He indicated the biggest difference there will be more parking within the site. McConville asked about the alley. O'Donnell explained they have a petition in to the City to vacate the alley. Hughes asked about C-2 zoning and indicated it allows banks so why is this C-3. Planner Carroll explained uses allowed in C-2 are also allowed in C-3.

McConville made the motion to recommend approval of the rezoning request from C-2 (General Business) to C-3 (Special Business) for property located at 511 W. Jackson Street, 829 Walnut Street, 815 Walnut Street, and 516 W. Jefferson Street, Ottawa, IL 61350. Seconded by Mangold.

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

Names: None
Motion Carried.

NEW BUSINESS

1. *Public hearing to consider a text amendment to Chapter 118-7 :D Commercial and Light Industrial District” of the City of Ottawa Municipal Code.*

Barron opened the public hearing. He explained this came up because of our last meeting and the consideration of a rezoning on canal road and some of the uses allowed in D.

Planner Carroll expressed the Plan Commission noted at the canal road rezoning there were some uses in the D district that are of an intense nature. Carroll explained based on Plan Commission discussion he would anticipate changing the district language and bring it back for discussion.

Barron questioned if we change the D zoning language are we setting ourselves up for future issues. Carroll explained it is within the City’s rights to change zoning ordinance language.

Burns referenced Carroll’s Staff report and asked whether he is suggesting the Plan Commission restricts uses in C-1, C-2, C-3 so they are not be allowed in the D District. Carroll stated he wanted the Plan Commission to discuss it. He referenced when the C-4, C-5, and C-6 districts were written they did not allow uses from other districts but are pyramidal within them selves where uses in C-4 are allowed in C-5 and uses in C-5 are allowed in C-6. Carroll explained D currently allows C-1, C-2, C-3 uses and wondered whether that is best for the City.

McConville asked about dwelling units listed as a conditional use in the D district. Carroll explained this wasn’t proposed language that is the existing language. Barron asked about a storage unit request that had a dwelling unit. Carroll explained we could draft language where residential is an accessory use.

Barron continued the public hearing until the June 22, 2020 Plan Commission meeting.

DISCUSSION

Carroll explained Teska will be the consultant to update the comprehensive plan.

Being no further business, Barron adjourned the meeting at 7:30 PM.

Respectfully submitted,
Douglas Carroll, AICP
Carroll Planning, LLC