

DRAFT

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING June 28, 2021

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

ROLL CALL - Present: Barron (via phone), McConville, Mangold, Stone, Sesto, Hughes, Ruiz.
Absent: Volker, Burns. Others: City Planner Doug Carroll of Carroll Planning, LLC

MINUTES OF PREVIOUS MEETING: Approval of the minutes from the May 24, 2021 meeting. Moved by McConville, seconded by Hughes.

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

Nays: None

Motion Carried.

OLD BUSINESS

NEW BUSINESS

1. Public hearings to consider to consider a request from Rich Gaul and John Murphy for a rezoning from C-3 (Special Business) to D (Commercial and Light Industrial) and a conditional use permit for a self storage facility for property located at 1501 Boyce Memorial Drive, Ottawa, IL 61350

Stone opened the public hearing. Rich Gaul introduced himself as the seller of the property. John Murphy introduced himself as the contract purchaser and introduced his son Phil Murphy. Murphy described their intention to develop the property for a self storage facility. This will be an expansion of the existing facility to the south. He stated they plan on building in phases with the first phase being at the corner of Boyce Memorial and Norris. They will leave the western portion of the property for future commercial.

Stone asked Carroll about some of the conditional uses in D zoning, particularly adult uses. Carroll stated if, as an example, adult uses were to petition for a conditional use the petitioner would have to come before the Plan Commission and Council. This conditional use request is for self storage units only.

Murphy noted the first phase will include the climate controlled buildings.

Stone clarified the only entrance will be on Boyce Memorial. Murphy confirmed.

Barron asked how the property reserved for future commercial will be accesses. Murphy stated access will be from within the development.

Barron asked about a residential manager on site. Murphy stated there will be none.

Stone asked about a timeframe. Murphy stated they would like to start in fall and would take about 6 months to construct.

Stone asked about lighting. Murphy stated they do not have pole lights but do have internal lighting.

Being no further discussion Mangold made a motion that the ***Plan Commission concur with the findings of fact as outlined in the Staff report and recommend to the City Council the rezoning of the property located at 1501 Boyce Memorial Drive from C-3 (Special Business) to D (Office, Research, and Light industrial).***

Seconded by Ruiz.

Ayes: Barron, Sesto, Hughes, Ruiz, Mangold, Stone. (McConville abstained)

Nays: None

Motion Carried.

Barron asked if petitioner is proposing any outside storage. Murphy stated there will be no outside storage. Barron asked about screening. Murphy stated there will be fencing and a gate.

Being no further discussion Mangold made a motion that the ***Plan Commission concur with the findings of fact as outlined in the Staff report and recommend to the City Council a conditional use for self storage facilities at 1501 Boyce Memorial Drive.***

Seconded by Hughes.

Ayes: Barron, Sesto, Hughes, Ruiz, Mangold, Stone. (McConville abstained)

Nays: None

Motion Carried.

DISCUSSION

Being no further business, Stone adjourned the meeting at 7:25 PM.

Respectfully submitted,
Douglas Carroll, AICP
Carroll Planning, LLC