

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING July 25, 2022

Vice Chairman John Stone called the meeting to order at 6:02 PM in the Ottawa City Council Chambers. Chairman Barron arrived at 6:03 PM

ROLL CALL - Present: Barron, Stone, McConville, Ruiz, Hughes, Mangold. Absent: Burns, Sesto, Volker Others: City Planner Doug Carroll

MINUTES

Stone made the motion to approve the minutes from the June 27, 2022 meeting. Seconded by McConville. Barron noted the need to change to Stone adjourning the meeting not Barron as Barron was absent.

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

Nays: None

Motion Carried.

OLD BUSINESS

NEW BUSINESS

1. *Public hearing to consider a request from McKinley Investors Limited Partnership to allow a warehouse and storage facility as a conditional use in the C-3 (Special Buseiness) zoning district for property located at 1590 1st Avenue (South Towne Mall).*

Barron opened the public hearing. Marty Graff, the applicant, appeared before the Plan Commission and explained the application is to use 55,000 square feet for storage. Lotz Trucking Group is the lessee the space and will store potassium permanganate for Carus Chemical.

Barron asked how much of the 55,000 square feet is for storage. Graff said 47,000. Barron asked if the previous water damage had been remediated. Graff stated it had. Barron asked about the condition of the parking lot since the City is recommending truck traffic enter from IL 23. Graff stated it is not designed for truck traffic but they get it figured out.

Cory Peruba of Carus Chemical explained potassium permanganate will be stored and that is used as a water additive. Stone asked about documentation regarding hazardous material. Peruba noted it can burn skin and irritate lungs. It is classified as an oxidizer so it can burn

hotter than normal materials but the fire suppression system at South Towne Mall is more than sufficient because of the amount of water it pumps.

McConville asked about how many trucks and hours. Peruba stated between 8:00 am-5:00 pm. Ryan Peterson of Lotz trucking said 5 truck would be the maximum.

Some discussion occurred about the timing of trucks and when they would arrive. Peterson stated they would direct drivers on where to go and when to be there. Kevin Kuntz of Lotz truck stated 99% of the trucks will be theirs so they will be able to direct them accordingly.

Susan Dariff, lives behind Mall, asked about timing of trucks. Peterson stated the trucks will operate during business hours but he can't guarantee there won't be a truck once in a while that is late. He noted he lives in the neighborhood on Cassidy. Dariff is hoping the property will be better taken care of. She also noted there is a parking lot light that is unlit. Graff stated he will take care of it. Dariff asked how it would be stored. Peruba said it will be stored in drums and totes and will not be opened at the site. Dariff stated she had no problem with the use.

William Casey, lives by Sigan, stated he is in favor of the use. Wants the tax dollars.

Vick Ackler (sp?) lives next door to the south and wants the property cleaned up. Graff stated he would.

Stone stated he would like to require no overnight truck parking, no sea container storage, no idling.

Barron asked about screening the property on the east and south side of the building. Graff asked what exactly are you looking for. Barron stated to work with the City. Graff said he would improve the screening. Carroll stated he would recommend limiting the screening to the east side as it relates to the impact of the conditional use request. McConville suggested the City look code enforcement for the overgrown weeds and trees on the south side of the building.

Being no further discussion, Stone made the motion to concur with he findings of fact as outlined in the Staff Report and recommend approval of a conditional use permit for warehouse/storage at 1590 1st Avenue subject to the following stipulations:

- 1. Business hours are 7:00am-5:00pm.***
- 2. Truck traffic is directed to use IL 23.***
- 3. No overnight truck parking.***
- 4. Storage of only chemicals in Ex. C (attached).***
- 5. No SEA container storage.***
- 6. No truck idling.***
- 7. Screening on the east side of the building within 2 years.***

Seconded by Hughes.

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

Nayes: None

2. *Consideration of a final plat of Heritage Harbor Unit 1 at Heritage Harbor Ottawa Planned Unit Development.*

Tom Heimsoth of Heritage Harbor introduced himself and offered some comments on the development. Heimsoth then introduced Kevin Donovan who went into detail on the proposed development. Barron asked about the street name Magnolia Lane and asked that it be changed because there is a Magnolia Street in Ottawa already. Heimsoth agreed.

General discussion about the whole Heritage Harbor development ensued.

Being no further discussion Hughes mad the motion to recommend approval of the final plat for Harbor Village Unit 1 at Heritage Harbor Ottawa Planned Unit Development subject to changing the street name of Magnolia Avenue.

Seconded by Mangold.

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

Nayes: None

3. *Election of Chairperson, Vice Chairperson, and Secretary.*

Carroll explained this should be done in April when new Plan Commission members are appointed. Discussion occurred about the last time an election was held and what the role of each position is. Discussion occurred about who wants to be considered. Barron said he is fine either way. Stone stated he is trying to get off boards and is not interested in the chairperson position. Mangold asked McConville if she was interested. McConville stated she was not. Hughes said she would be interested in a position.

McConville nominated Barron as Chairperson, Stone as Vice-Chairperson, and Hughes as Secretary.

Seconded by Ruiz.

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

Nayes: None

Being no further business, Barron adjourned the meeting at 7:54 PM.

Respectfully submitted,
Douglas Carroll, AICP
Carroll Planning, LLC