

**MINUTES OF THE OTTAWA PLAN COMMISSION
MEETING
January 22, 2018**

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

ROLL CALL

Present: Barron, Burns, Carrol, Etscheid, Sesto, Stone, Volker

Absent: Buiting, Reagan

Others: Commissioner Ganiere, City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

Moved by John Stone, second by Todd Volker September 25, 2017 minutes be approved as published.

NEW BUSINESS

a. *Heritage Harbor Ottawa Resort requesting a conditional use of a planned unit development in Heritage Harbor Ottawa; Port Place East and Port Place West including preliminary and final plat located on Port Place, legally described as: being a resubdivision of lots 8 through 12 and lots 47 through 50 in West Peninsula Unit 1 at Heritage Harbor Ottawa of the fractional southwest quarter of section 8, township 33 north, range 4 east of the third principal meridian, all in LaSalle County, Illinois.*

Tom Heimsoth described the proposed project as follows: re-plat of 9 lots to 14 lots, called Port Place. The infrastructure is installed except a couple additional services. Developer is Kevin Donovan with financial backing. Heritage Harbor will handle sales and marketing. Age targeted community but open to all. Not a lot of local people moving into the resort. Visited a show this past weekend, people want out of Illinois. Starved Rock Country needs to be the place, need to capture the opportunity. Kevin Donovan stated the following: 2-bedroom to 3-bedroom units, attached or detached garage, 1000 to 2,000 square feet. \$250,000 to \$350,000. Duplexes held back to create a pocket park. Will plant mature trees 15 to 25 feet tall. Start construction right away.

Todd Volker: how did you gauge the market? – Kevin: spoke with locals and toured several resorts

Brent: Should the alley go through? Tom: this was part of the original design could be an interesting discussion.

Brent: garbage location? – Tom: centralized location or small vendor.

Moved by John Stone that OPC recommend that the City Council approve the conditional use of a planned unit development in Heritage Harbor Ottawa; Port Place East and Port Place West including preliminary and final plat including staff report.

Seconded by Jackie Etscheid

Ayes: Debbie Burns, Doug Carrol, Jackie Etscheid, Curt Sesto, John Stone, Todd Volker

Nays: None

b. *Lanis Simpson requesting a zoning amendment from A-2 (Single and Two-Family residential) to C-3 (Special Business) at 1200 West Madison Street legally described as lot 10 in block 7 in Sanger Addition to the City of Ottawa, Illinois situated in the City of Ottawa, County of LaSalle, State of Illinois, subject to the general real estate taxes for the year 1981*

and subsequent years, and subject further to all easements, covenants and restrictions of record.

Ginger, on behalf of owner Lanis Simpson presented the property. Bought in 1981, as a commercial business, since then it's mostly been an auto repair shop. Currently renting to Brett Miller under a rent to own contract. Recently been made aware this is residential. Request be zoned back to commercial. Talked to neighbors, nobody has an issue.

Debbie B: why rezone. Ginger: wants Brett's business to continue

Debbie: look at uses under C-3, any use can happen. Not necessarily want the uses under zoning classification.

The existing use can continue as non-conforming.

Brett Miller: nothing in front of sidewalk/City property

Tom Vandervort, 1205 W. Jefferson: lived in the house since 1971 seen all types of business.

No problem with the business now. Parking is tight. Auto body shop in 1970's.

Moved by Debbie Burns that the OPC recommend that the City Council deny A-2 (Single and Two-Family residential) to C-3 (Special Business) at 1200 West Madison Street
Seconded by Doug Carrol.

Ginger Simpson-Govero withdrew the request.

Motion died.

There being no further business, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Tami L. Huftel

Tami L. Huftel
City Planner

TO: Members of Plan Commission
FROM: Tami L. Huftel
DATE: January 18, 2018
REQUEST: Heritage Harbor Ottawa requests conditional use for a planned unit development including preliminary and final plat for Port Place East & West
CURRENT ZONING: C-3 Special Business
COMPREHENSIVE PLAN: River Valley Conservation District

DISCUSSION:

The applicant requests a conditional use permit for a planned unit development including the preliminary and final plat for Port Place East and West. This is a re-subdivision of lots 8-12 and 47-50 in West Peninsula Unit 1.

- Port Place East, located on the east side of Port Place currently has four lots. They are proposing six lots.
- Port Place West, located on the west side of Port Place currently has five lots. They are proposing eight lots.

Since this is a conditional use for a planned unit development. The following is the list of requirements from the Zoning Ordinance for Planned Unit Development. The Zoning Ordinance specifies the Plan Commission shall not recommend, nor shall the City Council grant a PUD unless it shall make findings based upon the evidence presented to it in each specific case that the conditions noted in the analysis have been met.

The following is an analysis in terms of the standards as outlined in the City of Ottawa Zoning Ordinance:

- 1 The PUD meets the requirements and standards of the PUD regulation.*

Heritage Harbor Ottawa is a great example of a planned unit development project.

- 2. The physical design of the PUD efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.*

The overall design of the subdivision utilizes the natural features, which included expansion of the harbor.

- 3. Open space areas and recreational facilities are provided.*

This particular unit does not have any open space. However when looking at the entire development they are providing open space and recreation facilities.

- 4. The modifications in design standards from the subdivision regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.*

Variances from subdivision and zoning ordinance will be listed on the preliminary plat, such as:

Port Place West

Lot 11&12 will allow a duplex unit

Setbacks

Front – 18’

Side – 5’, except lot 11&12

Rear – 2’

Port Place East

Lot 4&5 will allow a duplex unit

Setbacks

Front – 12’

Side – 5’, except lot 4&5

Rear – 2’

- 5. *The PUD is compatible with the adjacent properties and the neighborhood.*

Since this area was a marina, this development is compatible with the adjacent parcels.

- 6. *The PUD fulfills the objectives of any comprehensive plan and the planning policies of the City.*

The Comprehensive Plan Future Land Use Map identifies subject site as River Valley Conservation District. Purpose of this district is not to prevent growth, but to encourage growth that celebrates and is sensitive to the area’s natural assets. Land uses should not have a negative impact on Ottawa’s natural assets. Future development in the district should be fitting to and benefit from the natural surroundings. This project meets the objectives of the comprehensive plan.

RECOMMENDATION:

Staff recommends approval of the conditional use permit of the planned unit development including preliminary and final plat for Port Place East and West at Heritage Harbor Ottawa.

MEMO TO: Plan Commission
FROM: Tami Huftel, City Planner
DATE: January 17, 2018
REQUEST: Zoning Amendment; A-2 Single and Two-Family to C-3 Special Business
LOCATION: 1200 West Madison Street
COMPREHENSIVE PLAN: Traditional Neighborhood Residential

DISCUSSION:

The applicant requests the property at 1200 West Madison Street be zoned to C-3 Special Business to allow a repair shop. According to the Zoning Maps this property was designated Non-Conforming before the A-2 zoning classification. See the attached letter for additional information.

ANALYSIS:

The Plan Commission shall not recommend nor shall the City Council grant an amendment to alter the zoning district boundary lines unless it shall make findings based upon the evidence presented to it concerning the following matters:

1. *Existing use(s) and zoning of the property in question;*

Existing site is (A-2 single and two-family residential) zoning with a commercial structure.

2. *Existing use(s) and zoning of other lots in the vicinity of the property in question;*

When analyzing the impacts of this rezoning it is necessary to look at the surrounding property uses and their zoning. Below is a list of zoning surrounding the parcels:

North: A-2 (Single and Two-Family Residential) District

South: A-2 (Single and Two-Family Residential) District

West: A-2 (Single and Two-Family Residential) District

East: A-2 (Single and Two-family Residential) District

3. *Suitability of the property in question for uses already permitted under existing regulations;*

The property is not suitable for single or two-family as it's a commercial structure. However, the structure could be demolished and a home built. Not sure if that is feasible though.

4. *Suitability of the property in question for the proposed use;*

A commercial zoning classifications could be appropriate. The west side is a mix of residential and commercial. However, a body shop does not fit into this residentially zoned area.

5. *The trend of the development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last zoned; and*

The trend of development is predominantly residential with a mix of small commercial throughout the west side.

6. *The effect the proposed rezoning would have on the City's plans for future development.*

The Comprehensive Plan recommends the future land use of this area be Traditional Neighborhood Residential. According to the comprehensive plan traditional

neighborhood Residential states” land use designation is for the existing mature and historic neighborhoods in Ottawa that exemplify best practices in creating livable and walkable neighborhoods. These areas are intended to have a mix of land uses and mixed uses buildings woven together but predominately residential in use and character. They included reduced building setbacks, alley, a variety of street designs, more public open spaces, squares and greens, civic, and commercial uses in prominent location.

RECOMMENDATION:

Subject to any public comment, Staff recommends the rezoning of 1200 West Madison Street to C-3 (Special Business District) be denied.