

**MINUTES OF THE OTTAWA PLAN COMMISSION  
SPECIAL MEETING  
March 6, 2017**

Chairman Brent Barron called the special meeting to order at 5:00 p.m. in the Ottawa City Council Chambers.

**ROLL CALL**

Present: Barron, Burns, Carroll, Etscheid, Howarter, Reagan, Stone, Volker

Absent: Buiting, Howarter

Others: Commissioner Tom Ganiere and City Planner Tami Huftel

**OLD BUSINESS**

*a. The public hearing on a proposed amendment to Section 118-2 of the City of Ottawa Municipal Code, Zoning Ordinance; adding a section pertaining to Historic Inns*

Committee of the whole will work on a proposed ordinance.

Commission discussed the list of topics and included; licensing & inspection, statute, health department, alcohol usage, enforcement, outside and inside for events.

First meeting is Monday, March 13, 2017 at 5:30PM.

Chairman Brent Barron continued the public hearing until the regular meeting on March 27, 2017.

**b. Continuation of the Public Hearing** – *Heritage Harbor Development requests a conditional use of a planned unit development in Heritage Harbor Ottawa Villas at Herons Landing including final plat located on Leeward Way, legally described as: being a subdivision of part of the fractional southeast quarter of section 8 and the fractional northeast quarter of section 17, township 33 north, range 4 east of the third principal meridian, all in LaSalle County, Illinois.*

Tom Heimsoth presented the Villas at Herons Landing plan. Continuation of Heron's Landing about half way down the peninsula. Same homeowners association, pool and docks; deeper lots; nicer looking streetscape; no garages; parking on the street; allowed permanent residents. Brent asked about storage options and traffic bumps. Tom stated they are in search of land for boat storage and self storage. No traffic bumps, doesn't like them. Roadway 22' wide, 18' parking. That itself is traffic calming stated Doug Carroll. Brent requests access in the middle to the riverwalk.

There being no further discussion it was moved by John Stone that the OPC recommend the City Council approve the conditional use of a planned unit development in Heritage Harbor Ottawa Villas at Herons Landing including final plat located on Leeward Way.

Seconded by Todd Volker

Ayes: Brent Barron, Debbie Burns, Doug Carroll, Jackie Etscheid, Debby Reagan, John Stone, Todd Volker

Nays: none

Motion carried.

**c. Continuation of the Public Hearing** – *Heritage Harbor Development requests a conditional use of a planned unit development in Heritage Harbor Ottawa Harbor Inn Cottages Landing II including preliminary plat located on Great Loop East, legally described as: being a subdivision of part of the fractional southeast quarter of section 8 and the fractional northeast quarter of section 17, township 33 north, range 4 east of the third principal meridian, all in LaSalle County, Illinois.*

Tom Heimsoth presented the plan. Units will be smaller than existing cottages. Sold to boaters and families; half the units will have lofts. Second homes, vacation rental HHO will manage.

Build two models now, rest after boating season. Working on architecture; each will have a deck or porch. Brent asked about parking. Tom – parking spots will be dedicated for each unit.

There being no further discussion it was moved by John Stone that the OPC recommend the City Council approve the conditional use of a planned unit development in Heritage Harbor Ottawa Harbor Cottages including preliminary plat including the condition units are not to be a permanent residence consistent with the other development.

Seconded by Todd Volker

Ayes: Brent Barron, Debbie Burns, Doug Carroll, Jackie Etscheid, Debby Reagan, John Stone, Todd Volker

Nays: none

Motion carried.

There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Tami L. Huftel  
City Planner