

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING
July 14, 2014

Acting Chairperson Debbie Burns called the meeting to order at 7:00 PM in the Ottawa City Council Chambers.

ROLL CALL

Present: Buiting, Burns, Ganiere, Howarter, Reagan, Volker

Absent: Barron, Perry, Stone

Others: City Planner Tami Huftel

OLD BUSINESS

- a. *Public hearing for Mueller Funeral Home /Arthur Mueller for a zoning amendment from A-2 to C-3 at 750 First Avenue Ottawa, Illinois and the parcel directly east. Legally described as: commencing at a point 319 ½ feet north of the southwest corner of the northwest quarter of section 13, township 33 north, range 3 east of the third principal meridian, thence east 165 feet, thence south 120 feet, thence west 165 feet to the west line of the said quarter section, thence north along the west line of said quarter section 120 feet to the point of beginning; situated in LaSalle County, Illinois; and that part of the southwest quarter of the northwest quarter of section 13 in township 33 north, range 3, east of the third principal meridian, described as follows: commencing at the southwest corner of the northwest quarter of said section 13 and running thence east along the south line of said quarter section, 20 rods, thence north parallel with the west line of said quarter section, 23 rods, thence west parallel with the south line 20 rods, thence south along the west line of said quarter section 23 rods to the place of beginning, excepting therefrom the north 180 feet of the west 165 feet thereof, also excepting at that part conveyed to the State of Illinois by instrument recorder 29 December, 1987 as documented no. 87-14339. Art Mueller described the two parcels up for rezoning by showing members an aerial. One parcel has a home and the other one is located directly behind the home, which is the remaining grass area of funeral home's parcel. He explained the home would be torn down to build a parking lot. Art explained in most cases the current parking lot is acceptable but a few times, it is not enough. Reagan expressed concerns with landscaping, 10% green space, and drainage. Art stated he has to go through design review committee. Tami asked if neighbors had any concerns (no one was present); the neighbor to the north concerned with drainage and access. Being no further comment, it was moved by Ganiere and seconded by Volker that the OPC recommend the City Council approve the request for a zoning amendment from A-2 to C-3 at 750 First Avenue Ottawa, Illinois and the parcel directly east per staff report with the conditions that drainage and 10% green space be looked at. Motion carried unanimously.*

Acting Chairperson Burns adjourned the meeting at 7:15 pm.

Respectfully submitted,

Tami Huftel
City Planner

Staff Report:

MEMO TO: Plan Commission

FROM: Tami Huftel, City Planner

DATE: June 20, 2014

SUBJECT: Zoning Amendment for Mueller Funeral Home

REQUEST: A-2 (Single-Family and Two Family) to C-3 (Special Business District)

LOCATION: 750 First Avenue and the parcel behind

COMPREHENSIVE PLAN: Traditional Residential

DISCUSSION:

The applicant is requesting to rezone 750 First Avenue and the parcel directly behind this to C-3, the same classification as Mueller Funeral Home. The intent is to tear down the house and expand their parking lot.

ANALYSIS:

Findings:

Section XIX of the City of Ottawa Zoning Ordinance states the Plan Commission shall submit an advisory report to the City Council. 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;*

The subject site is currently zoned A-2 (Single and Two Family Residential) which is intended for single family and two-family residential district.

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 the uses and the zoning of the properties surrounding the subject parcel:

North: A-2 (Single and Two-family Residential)

South: A-2 (Single and Two-family Residential) & C-3 (Special Business District)

West: A-2 (Single and Two-family Residential) & C-3 (Special Business District)

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

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

The property in the front is suitable for the existing zoning classification as it has a home. The rear is vacant.

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

With the Funeral Home and other commercial parcels in the area in addition to being along a major roadway, transitioning these lots to commercial would be appropriate.

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*

There hasn't been any new development in this area in quite some time.

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

The Comprehensive Plan Future Land Use Map identifies the subject site as Traditional Residential which can implies a mix of uses. Therefore, this proposed rezoning fits the comprehensive plan.

It appears the requested rezoning is in compliance with the criteria identified in the City of Ottawa Zoning Ordinance. As always, Staff recommends Plan Commission discussion and public comment.

RECOMMENDATION:

Staff recommends the zoning amendment of 750 First Avenue and parcel behind to C-3 (Special Business District) be approved.