

Notice of Rescheduled Meeting

Notice is hereby given that the regular scheduled Ottawa Plan Commission set for Monday, August 22, 2016 at 7:00p.m. has been rescheduled to Monday, August 29, 2016 in the Ottawa City Hall Council Chambers, 301 West Madison Street, Ottawa, Illinois.

AGENDA

OTTAWA PLAN COMMISSION
City Council Chambers
301 West Madison Street
Ottawa, Illinois
RESCHEDULED MEETING
August 29, 2016
7:00 p.m.

I. ROLL CALL

II. MINUTES OF PREVIOUS MEETING (MARCH 28, APRIL 25, JUNE 27, 2016)

III. OLD BUSINESS:

a.

IV. NEW BUSINESS:

- a. MLC Irrevocable Trust #020812 requests a zoning amendment from B multi-family to C-3 Special Business for property located at 620 West Madison Street, legally described as East half of lots 9 and 14, except the west 20 feet of said lot 9 and 14, in block 95 to States Addition, LaSalle County, Illinois.
- b. TMC ILLINOIS 2, LLC / CVS requests a zoning amendment from A-2 to C-3 and a conditional use for a drive-thru facility located 1621 Paul Street (Brown) 110 E. Norris (Family Video), 1625 Paul Street (Howard), 1618 Columbus (American Trust #2020), 1626 Columbus Street (Grundy Trust #1487), and Alley, legal descriptions below.
- c. Heritage Harbor Ottawa requests a conditional use for a Planned Unit Development including preliminary and final plat for Heritage Harbor West Peninsula Unit 1A and Unit 6 along Waterside Way, legal descriptions below.
- d. Informal discussion on future plans at Heritage Harbor Ottawa.

Legal Descriptions:

- TMC ILLINOIS 2, LLC:
 - i. # 1 - **1621 Paul Street (Brown)**: LOT 6 IN BLOCK 4 IN RAILROAD ADDITION TO OTTAWA;
 - ii. # 2 - **110 E. Norris (Family Video)**: TRACT 1: LOT 12 AND THE WEST 1.4 FEET OF LOT 13 IN BLOCK 4 IN RAILROAD ADDITION TO THE CITY OF OTTAWA; TRACT 2: THE EAST 50 FEET OF LOT 13 IN BLOCK 4 IN RAILROAD ADDITION TO THE CITY OF OTTAWA; TRACT 3: LOT 11 IN BLOCK 4 IN RAILROAD ADDITION TO THE CITY OF OTTAWA; TRACT 4: LOT 10 IN BLOCK 4 IN RAILROAD ADDITION TO THE CITY OF OTTAWA;
 - iii. # 3 - **1625 Paul Street (Howard)**: THE EAST 110 FEET OF LOT 5 IN BLOCK 4 IN RAILROAD ADDITION TO OTTAWA;
 - iv. # 4 - **1618 Columbus (American Trust #2020)**: THE SOUTH 20 FEET OF LOT 4 AND ALL OF LOT 7 IN BLOCK 4 IN RAILROAD ADDITION TO OTTAWA, IN THE CITY OF OTTAWA;
 - v. # 5 - **1626 Columbus Street (Grundy Trust #1487)**: LOT 3, THE NORTH 40 FEET OF LOT 4 AND THE WEST 30 FEET OF LOT 5, ALL IN BLOCK 4 IN RAILROAD ADDITION TO THE CITY OTTAWA, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS BY WARRANTY DEED DATED JULY 1, 1974 AND RECORDED SEPTEMBER 10, 1974 AS DOCUMENT NO. 607292 FOR ROAD PURPOSES;
 - vi. # 6 – **Alley**: THAT PART OF THE 20 FOOT EAST-WEST ALLEY IN BLOCK 4 IN RAILROAD ADDITION TO OTTAWA, LYING WEST OF PAUL STREET AND EAST OF THE WEST LINE OF LOT 10 EXTENDED, TOGETHER WITH THAT PART OF THE 20 FOOT NORTH-SOUTH ALLEY LYING SOUTH OF THE NORTH LINE OF LOTS 4 AND 5 EXTENDED; ALL SITUATED IN LASALLE COUNTY, ILLINOIS.

- Heritage Harbor Ottawa:
 - vii. **UNIT 1A**: THAT PART OF OUTLOT "H" AND OUTLOT "I" IN WEST PENINSULA UNIT 1 AT HERITAGE HARBOR OTTAWA, BEING A SUBDIVISION OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON SEPTEMBER 26, 2008 AS DOCUMENT NUMBER 2008-21917 IN THE OFFICE OF THE LASALLE COUNTY RECORDER OF DEEDS, ALL IN LASALLE COUNTY, ILLINOIS, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE EASTERNMOST CORNER OF SAID OUTLOT "H", SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF MARINA UNIT 1 AT HERITAGE HARBOR OTTAWA ACCORDING TO THE PLAT RECORDED JUNE 15, 2009 AS DOCUMENT NUMBER 2009-15400 IN THE OFFICE OF THE LASALLE COUNTY RECORDER OF DEEDS; THENCE SOUTH 19°16'45" WEST ALONG THE SOUTHEASTERLY LINES OF SAID OUTLOT "H" AND SAID OUTLOT "I", 135.74 FEET TO TO THE SOUTHERNMOST CORNER OF SAID OUTLOT "I", ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WATERSIDE WAY, AS PLATTED IN SAID WEST PENINSULA UNIT 1 OF HERITAGE HARBOR OTTAWA; THENCE NORTH 70°43'15" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 48.00 FEET TO THE WESTERNMOST CORNER OF SAID OUTLOT "I"; THENCE NORTH 19°16'45" EAST, 92.00 FEET TO THE NORTHERNMOST CORNER OF SAID OUTLOT "I"; THENCE NORTH 70°43'15" WEST ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT "H", 155.48 FEET; THENCE NORTH 83°50'57" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT "H", 65.05 FEET; THENCE SOUTH 77°10'13" WEST ALONG SAID SOUTHERLY LINE, 56.37 FEET; THENCE SOUTH 71°28'57" WEST ALONG SAID SOUTHERLY LINE, 197.23 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, 15.70 FEET ALONG AN 81.50 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT WITH A CHORD BEARING OF SOUTH 76°59'59" WEST AND CHORD DISTANCE OF 15.67 FEET TO THE NORTHWESTERLY CORNER OF LOT 13 IN SAID WEST PENINSULA UNIT 1 AT HERITAGE HARBOR OTTAWA;

THENCE NORTH 7°05'31" WEST ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 13, 54.30 FEET TO THE NORTHERLY LINE OF SAID OUTLOT "H"; THENCE SOUTH 63°23'42" EAST ALONG SAID NORTHERLY LINE, 15.49 FEET; THENCE NORTH 71°28'57" EAST ALONG SAID NORTHERLY LINE, 175.04 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, 200.54 FEET ALONG A 304.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT WITH A CHORD BEARING OF SOUTH 89°37'09" EAST AND A CHORD DISTANCE OF 196.93 FEET; THENCE SOUTH 70°43'15" EAST ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT "H", 167.80 FEET TO THE POINT OF BEGINNING. CONTAINING 28,144 SQUARE FEET (OR 0.646 ACRES), MORE OR LESS.

- viii. **UNIT 6:** THAT PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN LASALLE COUNTY, ILLINOIS, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE EASTERNMOST CORNER OF OUTLOT "H" IN WEST PENINSULA UNIT 1 AT HERITAGE HARBOR OTTAWA, ACCORDING TO THE PLAT RECORDED ON SEPTEMBER 26, 2008 AS DOCUMENT NUMBER 2008-21917 IN THE OFFICE OF THE LASALLE COUNTY RECORDER OF DEEDS, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF MARINA UNIT 1 AT HERITAGE HARBOR OTTAWA ACCORDING TO THE PLAT RECORDED JUNE 15, 2009 AS DOCUMENT NUMBER 2009-15400 IN THE OFFICE OF THE LASALLE COUNTY RECORDER OF DEEDS; THENCE SOUTH 70°43'15" EAST ALONG SAID SOUTHWESTERLY LINE, 361.28 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, 22.91 FEET ALONG A 104.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT WITH A CHORD BEARING OF SOUTH 64°24'38" EAST AND A CHORD DISTANCE OF 22.86 FEET TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF OUTLOT "P" IN WEST PENINSULA UNIT 2 AT HERITAGE HARBOR OTTAWA, ACCORDING TO THE PLAT RECORDED ON APRIL 14, 2011 AS DOCUMENT NUMBER 2011-08649 IN THE OFFICE OF THE LASALLE COUNTY RECORDER OF DEEDS; THENCE SOUTH 19°16'45" WEST ALONG SAID NORTHEASTERLY EXTENSION AND ALSO SAID NORTHWESTERLY LINE, 133.98 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WATERSIDE WAY, AS PLATTED IN SAID WEST PENINSULA UNIT 2 AT HERITAGE HARBOR OTTAWA; THENCE FOLLOWING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 8.03 FEET ALONG A 43.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 65°22'11" WEST AND A CHORD DISTANCE OF 8.02 FEET; THENCE NORTH 70°43'15" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 376.02 FEET TO THE SOUTHERNMOST CORNER OF OUTLOT "I" IN AFORESAID WEST PENINSULA UNIT 1 AT HERITAGE HARBOR OTTAWA; THENCE NORTH 19°16'45" EAST ALONG THE SOUTHEASTERLY LINES OF OUTLOT "I" AND OUTLOT "H" IN SAID WEST PENINSULA UNIT 1 AT HERITAGE HARBOR OTTAWA, 135.74 FEET TO THE POINT OF BEGINNING. CONTAINING 52,109 SQUARE FEET (OR 1.196 ACRES), MORE OR LESS.