

**MINUTES OF THE OTTAWA PLAN COMMISSION
MEETING
August 27, 2018**

Chairman Brent Barron called the meeting to order at 7:05 p.m. in the Ottawa City Council Chambers.

ROLL CALL

Present: Barron, Buiting, Burns, Carrol, Reagan, Sesto, Stone

Absent: Etscheid, Volker

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

Moved by John Stone, second by Curt Sesto July 23, 2018 minutes be approved as published.

NEW BUSINESS

a. *Public Hearing – RLP Lumber Inc. requests a conditional use of a planned unit development including preliminary and final plat located in the 2700 and 2800 block of North Columbus Street, legally described as: Part of the Southwest Quarter of the Southwest Quarter of Section 36, Township 34 North, Range 3 East of the Third Principle Meridian, LaSalle County, Illinois, all described as follows: Commencing at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 36; thence East 67.70 feet along the North line of the Southwest Quarter of the Southwest Quarter of said Section 36 to a point on the East right of way line of Illinois Route 23, the true POINT OF BEGINNING; thence continue East 987.74 feet along said north line to the Northwest corner of Dudgeon's Fourth Subdivision to the City of Ottawa; thence South 01 degrees 40 minutes 10 seconds West 160.87 feet along the west line of said Dudgeon's Fourth Subdivision to a point; thence South 89 degrees 56 minutes 12 seconds West 10.0 feet to a point; thence South 01 degrees 40 minutes 10 seconds West 306.13 feet along a line parallel to the West line of said Dudgeon's Fourth Subdivision to a point; thence North 89 degrees 06 minutes 12 seconds East 10.0 feet to a point on the West line of said Dudgeon's Fourth Subdivision; thence South 01 degrees 40 minutes 10 seconds West 185.72 feet along said West line to a point; thence West 588.50 feet along a line parallel with the North line of the Southwest Quarter of the Southwest Quarter of said Section 36 to a point; thence North 01 degrees 35 minutes 14 seconds East 69.62 feet to a point; thence East 10.50 feet along a line parallel with said North line to a point; thence North 01 degrees 35 minutes 14 seconds East 46.40 feet to a point; thence West 10.50 feet along a line parallel with said North line to a point; thence North 01 degrees 35 minutes 14 seconds East 136.12 feet to a point; thence West 95.77 feet along a line parallel with said North line to a point; thence North 193.0 feet to a point; thence West 292.29 feet along a line parallel with the North line of the Southwest Quarter of the Southwest Quarter of said Section 36 to a point on the East right of way line of said Illinois Route 23; thence North 03 degrees 05 minutes 13 seconds West 21.68 feet along said East right of way line to a point; thence North 00 degrees 33 minutes 33 seconds West 81.58 feet along said East right of way line to a point; thence North 01 degrees 33 minutes 01 seconds East 104.20 feet along said East right of way line to the POINT OF BEGINNING.*

Ryan Darr with RLP Development Company, manages construction, presented the preliminary and final plat. Proposing to create two additional lots. Commission discussed parking for lot 3, will it be enough. Developer felt it will be. A sign is proposed on the Holiday Inn. John stated he prefers a joint monument style sign with RP Lumber. Mike asked about drainage going into IDOT right-of-away. Dan Adrian with Etscheid, Duttlinger stated plans were submitted to IDOT for a permit. Mike asked if the entrance was changing; Response – no the entrance is not changing. The developer (corporation) will own all the property. Brent asked if a traffic study was completed; Response – typically the numbers would show you if a traffic signal was needed. Since this intersection has a traffic signal no

study was done. Being no further business, Moved by Debbie Burns that OPC recommend that the City Council approve the conditional use of a planned unit development including preliminary and final plat for RP Lumber Company with the condition that the Planner verify letters were sent to adjacent property owners and a sign was posted.

Seconded by Mike Buiting

Ayes: Brent Barron, Mike Buiting, Debbie Burns, Doug Carrol, Debby Reagan, Curt Sesto, John Stone

Nayes: None

Motion Carried.

b. Review and recommendation of the preliminary and final plat for 513-515 Avon Lane.

Tami explained this is a simple duplex subdivision. The lot is owned by Larry Kiest. All the duplexes on Avon Lane are subdivided except this one and two others. At next month's Plan Commission meeting they will review a text amendment for a simple process to subdivided existing duplexes. Main concerns with duplexes is to be sure they have a fire wall and separate water/sewer connections. Being no further business, Moved by John Stone that OPC recommend that the City Council approve the preliminary and final plat for 513-515 Avon Lane.

Seconded by Doug Carrol.

Ayes: Brent Barron, Mike Buiting, Debbie Burns, Doug Carrol, Debby Reagan, Curt Sesto, John Stone

Nayes: None

Motion Carried.

There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Tami L. Koppen

Tami L. Koppen
City Planner