

# MINUTES OF THE OTTAWA PLAN COMMISSION MEETING

## October 27, 2014

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

### ROLL CALL

Present: Barron, Burns, Perry, Reagan, Volker

Absent: Buiting, Howarter, Ganiere, Stone,

Others: Commissioner Less and City Planner Tami Huftel

### MINUTES OF PREVIOUS MEETING

It was moved by Perry and seconded by Volker that the minutes of the September 22, 2014 be approved as published.

### OLD BUSINESS

None

### NEW BUSINESS

**a. Public Hearing** – Gary Kavanaugh/MKM Oil (Amoco) for a zoning amendment from A-2 to C-3 at 402 and 410 East Joliet Street, legally described as: lot 3 and 4 in block 8 in Railroad Additional to Ottawa in the City of Ottawa, situated in the County of LaSalle in the State of Illinois. Gary Kavanaugh stated they would like to tear down the house to build an employee parking lot. Barron asked when the house was torn down on 410; Gary said 10 to 15 years ago. Barron brought up sidewalk connections, possible alley right-of-way vacation, and brighter exterior lights now that the trees were cut down. These items can be handled in site development permit process. Amoco leases these lots. Burns stated this is compatible with surrounding properties except to the south. There being no further comments it was moved by Volker and seconded by Perry that the OPC recommend the City Council approve the zoning amendment from A-2 to C-3 at 402 and 410 East Joliet Street, per facts and findings of the Staff Report. Motion carried unanimously.

**b. Public Hearing** – Gary Kavanaugh/MKM Oil (Amoco) for a zoning amendment from A-2 to C-3 at 917 First Avenue, legally described as: the south 45 feet (except the east 3 feet) of lot 9 in block 1, in Lawndale Addition to the City of Ottawa, LaSalle County, Illinois be continued till next month, October 27, 2014. Gary Kavanaugh said this strip of land should have been commercial. Until the city stopped construction of the parking lot they had no idea. Amoco would like to build a parking lot since some parking was lost with the cooler expansion. There was a house on this lot many years ago; and a shed was torn down. A fence will be needed to screen car lights from the adjacent home. There being no further comments it was moved by Perry and seconded by Volker that the OPC recommend the City Council approve the zoning amendment from A-2 to C-3 at 917 First Avenue, per facts and findings of the Staff Report. Motion carried unanimously.

**c.** Informal discussion was held regarding process of zoning amendments and subdivisions within an annexation agreement. The Plan Commission would like to be included in larger projects as that is planning.

d. Deb Burns informed the commission she just put the Cora Pope Home on the market. She then asked if the community would be open to a Bed and Breakfast. Debbie Reagan said B&B's are driven by location and neighbors.

e. Chairman Barron announced Brook McDonald with Conservation Foundation will be making a presentation of Dayton Bluff's at the Tree Board meeting, Thursday, October 30<sup>th</sup> at 7:00pm and all is invited.

There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Tami Huftel  
Acting Secretary

**Staff Report:**

REQUEST: Rezoning from A-2 (Single-Family and Two Family)  
to C-3 (Special Business District)  
LOCATION: 402 & 410 East Joliet Street

Owner, Gary Kavanaugh requests 402 and 410 East Joliet Street be zoned commercial. This property is being leased to MKM Oil (Amoco). The property has a deteriorating home they plan to tear down.

*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:** C-3 (Special Business District)  
**South:** A-2 (Single and Two-family Residential)  
**West:** E (Industrial) & C-3 (Special Business District)  
**East:** C-3 (Special Business District)

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

The property could be suitable if the home was fixed up. However, it's surrounded by commercial uses on three sides.

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

With the parcel having commercial uses on three sides a commercial use 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*

The trend of Route 6/Norris Drive is commercial especially in this area. Since this is directly behind Amoco, commercial zoning would be appropriate.

*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 Neighborhood which is 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 402 and 410 East Joliet to C-3 (Special Business District) be approved.*

**Staff Report**

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

**LOCATION:** 917 1<sup>st</sup> Avenue

Owner, Gary Kavanaugh requests 917 1<sup>st</sup> Avenue be zoned commercial. This property is being leased to MKM Oil (Amoco). During Amoco expansion they planned to relocate parking from the southside of the building (area of building expansion) to this lot which is just south of the building and gas pumps. Since this is zoned residential they were stopped.

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:** C-3 (Special Business District)

**South:** A-2 (Single and Two-family Residential)

**West:** A-2 (Single and Two-family Residential)

**East:** C-2 (General Business), C-3 (Special Business District) & A-2 (Single and Two-Family Residential)

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

The property could be suitable for the existing zoning classification if a home was built. With the proximity of a gas station one could question the suitability to build a home.

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

Keeping in mind the existing gas station and the 1<sup>st</sup> Avenue, a major roadway running adjacent the land expanding the commercial use 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*

Being along a major roadway and the recent rezoning of Mueller's Funeral Home lot to the north the trend is commercial along the roadway.

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 Neighborhood which is 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 917 1<sup>st</sup> Avenue to C-3 (Special Business District) be approved.*