

**MINUTES OF THE OTTAWA PLAN COMMISSION
OCTOBER 22, 2018**

Chairman Brent Barron called the meeting to order at 7:00 p.m. in the Ottawa City Council Chambers.

ROLL CALL

Present: Barron, Buiting, Burns, Carroll, Reagan, Sesto, Volker

Absent: Reagan, Etscheid, Stone

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

Moved by Doug Carroll, second by Mike Buiting October 8, 2018 minutes be approved as published. Brent requested the EPA email referenced for 1022 Columbus Street be attached to the minutes.

NEW BUSINESS

- a. *JOCO Inc., Arthur Johnson requests a Zoning Amendment for 1100 First Avenue from C-2 to C-3, legally described as: Lots 9 and 10 in block 6 Mason's Second Addition to Ottawa, being a subdivision of the south part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 33 North, Range 3 East of the Third Principal Meridian, except that part conveyed to the State of Illinois in document number 89-03186 and 89-06454, situated in LaSalle County, Illinois.*

Arthur Johnson, owner states this is for the rezoning of the property next to the Shell, proposing to build a new convenience store in place of the old Novak Vet Clinic. Will rebuild new gas pumps, 6 pumps/12 fueling stations. Tanks will remain in current location - been approved by the fire department. Screen residential with a fence, reconfigure the driveway and existing sign stays. Enclosed dumpster located in the northeast corner of the property. Open 24 hours, same as it is now.

Mike Kmetz, architect and Darren Poundstone, engineer were there to answer questions. Typical lighting is only in the canopy. Sandra Batistini, 303 Maryland – requested a fence along the property line. High enough to keep garbage out of her yard. More garbage since the buildings were town down. Brent – suggested 8 foot high fence. Owner said high enough to keep garbage out.

Being no further business, Moved by Mike Buiting that OPC recommend that the City Council approve the zoning amendment from C-2 to C-3 at 1100 First Avenue, per staff report.

Seconded by Todd Volker

Ayes: Brent Barron, Mike Buiting, Debbie Burns, Doug Carroll, Debby Reagan, Curt Sesto, Todd Volker

Nayes: None

Motion Carried.

- b. *Heritage Harbor Ottawa requests a conditional use permit for a planned unit development including preliminary plat for Pinnacle Point, legally described as THAT PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 8, AND PART OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, LASALLE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF OUTLOT "A" IN VILLAS AT HERON'S LANDING AT HERITAGE HARBOR OTTAWA.....*

Tom Heimsoth and Kevin Donovan presented the preliminary plat for Pinnacle Point on the East Peninsula of Heritage Harbor. 23 lots considerable larger, this is as good as it gets. Allison Ramsey Architects has been a great resource for architectural plans, you can buy on-line. Kevin explained the updated master plan. Then the discussion turned back to the preliminary plat. This will be the premier neighborhood, club house, and pool located in the center of the loop road. Lots will range from 40 wide to 58 foot wide and some guest paved off-street parking. Cost \$250,000 to \$350,000 per lot. Leeward Lane is private but not gated, will add signage. All lots will be included in the resort association; they will maintain the roadway. Road will accommodate a fire truck/school bus. The

water's edge is wrapped with a walking path, per developer's agreement. Docks maybe designated to the homes. Garage in front or detached. Homes range 1800 to 3,000 square feet, 3 to 4 bedrooms.

Previously condos were proposed in this area.

Being no further business, Moved by Todd Volker that OPC recommend that the City Council approve the conditional use for a planned unit development including preliminary plat for Pinnacle Point at Heritage Harbor, per staff report.

Seconded by Doug Carroll

Ayes: Brent Barron, Mike Buiting, Debbie Burns, Doug Carroll, Debby Reagan, Curt Sesto, Todd Volker

Nayes: None

c. *Amendment to Chapter 90 of the Municipal Code, pertaining to the process to subdivide Duplex lots.*

The following is the ordinance discussed at the meeting:

Re-Subdivision of Lots Improved with Duplexes

Any lot of record with the A-2 zoning classification may be divided to allow separate ownership of a duplex (two residential units in one building which share a common structural division without openings) without formal approval of a subdivision or re-subdivision, provided that the following conditions are satisfied:

- 1) The person desiring to divide the lot has filed with the City Engineer or his designee prior to the sale of any portion of the lot of record a survey prepared by an Illinois Professional Land Surveyor showing the boundary line of the original lot of record, the division of the original lot of record into two parcels through the common party wall, and two separate legal descriptions for the two new parcels.*
- 2) The lot of record and the structure constructed thereon comply with all other subdivision regulations, provisions of the zoning ordinance (except for the side yard setback requirement for the common boundary line of the two new parcels on which the party wall is located), and all other, applicable laws and ordinances;*
- 3) The duplex is constructed on the lot of record;*
- 4) Duplex has been constructed with a fire wall meeting the requirements of the Building Code;*
- 5) No new streets or easements of access are being created;*
- 6) Each unit shall have separate utility system connections and meters.*

Commission discussed the proposed ordinance. It was noted #3,"ed" should be removed after record. #4 - require an inspection by the building official and a fee for the inspection.

Being no further business, Moved by Brent Barron that OPC recommend that the City Council approve the revision to the Subdivision Ordinance pertaining to the process of subdividing duplexes with the noted changes and revisions.

Seconded by Debbie Burns

Ayes: Brent Barron, Mike Buiting, Debbie Burns, Doug Carroll, Debby Reagan, Curt Sesto, Todd Volker

Nayes: None

d. *Debbie Burns suggested an ordinance be created to regulate lights around the window or building. Possibly add to the sign ordinance.*

There being no further business, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Tami L. Koppen

Tami L. Koppen
City Planner