

# MINUTES OF THE OTTAWA PLAN COMMISSION

## October 26, 2015

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

### ROLL CALL

Present: Barron, Buiting, Burns, Carroll (7:32PM), Howarter, Reagan, Volker

Absent: Stone, Perry

Others: City Planner Tami Huftel

### MINUTES OF PREVIOUS MEETING

It was moved by Volker and seconded by Buiting that the minutes of the October 5, 2015, meeting be approved. Motion Carried unanimously.

### NEW BUSINESS

- a. *Public hearing on a request from Remzi Banashi and Nexhat Banushi for a zoning amendment from B to C-3 at 306 W. Norris Drive, legally described as: the west 46 feet of the south half of lot 1 and the east 2 feet of the south half of lot 2 in block 8 in the town of north Ottawa, in the City of Ottawa, in LaSalle County, Illinois. Remzi Banashi, owner of the property, adjacent parking lot and Hi-Way Restaurant. Remzi requesting commercial zoning for an office, video gaming and/or additional parking. He would also like to purchase the property just west to clean it up. He notified adjacent property owners. No objection from the ones he spoke with. Commission discussed the alley. Tami stated the alley is owned by individual property owners, not the City. Moved by Howarter and seconded by Volker that the OPC recommend that the City Council approve the zoning amendment from B to C-3 per staff report at 306 W. Norris Drive. Motion Carried.*
- b. *Public hearing on a request from James & Carolyn Tetrick/Ottawa Friendship House for a conditional use permit for assisted living in an A-2 zoning district at 810 West Main Street, legally described as: that part of out lot 31 in the southwest fraction quarter of Section 11, in Township 33 North, Range 3 East of the third principal meridian, in the City of Ottawa, in LaSalle County, Illinois described as follows: commencing at a point on the west line of said out lot 31, which is 20 feet south of the northwest corner of the south half of that part of said out lot 31, which lies north of Main Street; thence east 49 ½ feet; thence south to Main Street; thence west of the line Main Street, to the west line of said out lot 31; thence north to the place of beginning, situated in LaSalle County, Illinois. Due to applicant neglecting to notify adjacent property owners the commission continued the public hearing. Richard Stencil of 816 West Main Street, adjacent property owner objected to the request. Moved by Buiting and seconded by Reagan that this Public Hearing be continued until the next regular Plan Commission meeting scheduled for November 23, 2015. Motion Carried.*
- c. *Public hearing on a request from Heritage Harbor Ottawa for a conditional use of a planned unit development of the West Peninsula, Unit 9 including preliminary and final plat located on Windward Way, legally described as: being a subdivision of outlot S and lots 62, 63, 64, 65 and 66 of West Peninsula Unit 2 at Heritage Harbor Ottawa of the fractional southeast quarter of section 9 and the fractional southwest quarter of Section 9, Township 33 North, Range 4 East of the third principal meridian, all in LaSalle County, Illinois. Rich Bridges of HHO presented the West Peninsula Unit #9 plat. This is a re-subdivision of Unit #2, bringing it back to the original plan of single family homes. People are interested in larger single family homes again. The units are decreasing from 8 to 5, but the dollars are increasing. Reagan asked about architecture style. Rich stated they will have the cottage and historic architecture as the other units. Barron asked about the total number of units built and planned in the beginning versus today within the West Peninsula. Originally 350 units, now proposing around 200 units with 20% in development and sales. Leaving*

the conservation easement recorder date; originally thought it needed to be changed. Reagan asked square footage of homes – 1200 to 3800 is the range within the homes today. Rich stated every lot is sold on the water and they have interest in these lots. Commission asked about the cottages – there are 7 unsold units originally price points \$130,000 to \$160,000, they have sold one at \$240,000. Being no further discussion, it was moved by Howarter and seconded by Reagan that the OPC recommend that the City Council approve the request for a “Conditional Use” of a Planned Unit Development of Heritage Harbor Ottawa West Peninsula Unit #9 including preliminary plat per staff report. Motion Carried.

Moved by Howarter and seconded by Reagan that the OPC recommend that the City Council approve the request for a “Conditional Use” of a Planned Unit Development of Heritage Harbor Ottawa West Peninsula Unit #9 including final plat per staff report. Motion Carried

- d. Commission discussed last month’s zoning amendment on 15<sup>th</sup> Avenue. Homes are zoned commercial while the Ameren substation is residential. Regan requests the commission receives an attorney’s opinion regarding commission’s process to initiate zoning and if there is a reason this zoning classification should remain. Discuss at the next meeting.
- e. Commission discussed Gingko’s proposal for a concept plan at the northeast corner of Columbus and Norris Drive. The 2002 comprehensive plan included Norris and Columbus Street intersection as a sub-area encouraging buildings to develop along the frontage and park in the rear. Throughout the years Plan Commission has encountered various businesses and residential entities proposing projects along Norris Drive and Columbus Street. At various points neighbors have resisted certain commercial developments. A plan would assist them in making decisions. Reagan expressed the need for the City to decide the overall plan, not developers. The concept plan should be expanded to include both sides of Columbus Street, from Norris Drive to the railroad tracks. Ignoring Jefferson school would be wrong. Tami stated the consultant would not ignore the other side of the road; it just wouldn’t be included in the plan. Howarter stated an overall plan is needed. Carroll stated will never have a development plan unless we have a (City) plan. Buiting and Volker this area needs careful planning, access points to Columbus Street need to be reviewed as Paul Street and Deleon are too close to Norris Drive. Jefferson School’s access point should be away from Columbus Street. The consultant needs to work with the school district and IDOT. Commission members express planning process should start with them, the consultants and area residents. Hearing resident concerns upfront is important. It was moved by Regan and seconded by Howarter that the OPC recommend that the City Council hire an outside consultant to provide a Land Use and Access Plan for both sides of Columbus Street, Norris Drive to the Railroad, then LaSalle Street to Paul Street. Motion Carried.
- f. Vearl Perry resigned, commission should consider recommending a replacement.

Chairman Barron adjourned meeting at 8:30pm.

Respectfully Submitted,

*Tami L. Huftel*

Tami Huftel  
City Planner

**MEMO TO:** PLAN COMMISSION  
**FROM:** TAMI L. HUFTEL, CITY PLANNER  
**DATE:** October 22, 2015  
**REQUEST:** Rezoning from B (Multi-Family) to C-3 (Special Business District)  
**LOCATION:** 306 West Norris Drive  
**CURRENT ZONING:** B (Multi-Family)  
**COMPREHENSIVE PLAN:** Traditional Neighborhood

The applicant, Hi-Way Restaurant owns the home located at 306 W Norris Drive, just to the west of their existing parking lot. They are requesting to rezone this lot from zoned B (multi-family) to C-3 (Special Business) to allow for an office, video gaming or additional parking. Currently the home is being rented. Owner proposes to relocate the fence on the west side of the parking lot to the west property line. Also add a fence along the alley. The only accesses would be from the adjacent parking lot.

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 B (Multi-Family) which is intended for single family, two-family and apartments.

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:** B (Multi-Family)  
**South:** D (Commercial and Light Industrial)  
**West:** B (Multi-Family)  
**East:** C-3 (Special Business District)

3. *Suitability of the property in question for uses already permitted under existing regulations;*  
The property has a single family home which is permitted in the B District.

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

Being adjacent to Route 6/Norris Drive and having commercial uses within the vicinity (i.e. restaurant, hair salon and car dealership) this property would be suitable for commercial zoning.

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 development trend is commercial and some residential.

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

The land designations for existing mature and historic neighborhoods in Ottawa that exemplify best practices in creating livable and walkable neighborhoods. These areas are intended to have a mix of land uses and mixed use buildings woven together but predominantly residential in use and character. They include reduced building setbacks, alleys, a variety of street designs. More public open space, squares and greens, civic and commercial uses in prominent locations.

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 306 West Norris Drive to C-3 (Special Business District) be approved.*

**TO:** MEMBERS OF THE PLAN COMMISSION  
**FROM:** Tami Huftel, City Planner  
**DATE:** October 23, 2015  
**SUBJECT:** HERITAGE HARBOR OTTAWA  
**REQUEST:** Preliminary and Final Plat of Heritage Harbor Ottawa Planned Unit Development of West Peninsula, Unit #9 as a conditional use  
**LOCATION:** Canal Road  
**CURRENT ZONING:** C-3 Special Business  
**COMPREHENSIVE PLAN:** Highway Business Commercial and Industrial

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The applicant is requesting approval of the preliminary and final plat of Heritage Harbor Ottawa Planned Unit Development of West Peninsula, Unit 9, lots 62, 63, 64, 65 & 66 as a conditional use. This is a re-subdivision of West Peninsula Unit 2, located on Windward Way.

West Peninsula's original vision/preliminary plat depicted majority of the lots, including lots 62-66 as single-family units. When it came time to build the market changed, therefore they plated townhomes (unit 2). Now HHO proposes the original concept of single-family homes.

This area will be a mix of single-family, townhomes and condominiums see below:

West: Lots 52-60: Single Family, Lot 61:4 Unit Building

East: Lots 67-70: Townhomes

North: Lots 38-41 Single Family, Lots 33-37: Townhomes, Lot 72: 4 Unit Building

The Zoning Ordinance specifies the Plan Commission shall not recommend, nor shall the City Council grant a PUD unless it shall make findings based upon the evidence presented to it in each specific case that the conditions noted in the analysis have been met.

The following is an analysis in terms of the standards as outlined in the City of Ottawa Zoning Ordinance:

*1 The PUD meets the requirements and standards of the PUD regulation.*

Heritage Harbor Ottawa is a great example of a planned unit development project.

*2. The physical design of the PUD efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.*

The overall design of the subdivision utilizes the original natural features such as expanding the harbor.

*3. Open space areas and recreational facilities are provided.*

A small area such as this does not provide open space. However, in evaluating the entire development they are providing open space and recreation facilities throughout the development.

*4. The modifications in design standards from the subdivision regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.*

The variances from the Subdivision and Zoning Ordinance are typically listed on the preliminary plat.

*5. The PUD is compatible with the adjacent properties and the neighborhood.*

With the other single and multi-family units in the area, this development is compatible with the adjacent parcels.

*6. The PUD fulfills the objectives of any comprehensive plan and the planning policies of the City.*

The Comprehensive Plan Future Land Use Map identifies the subject site as River Valley Conservation District, which is exactly what Heritage Harbor is. This PUD proposal fulfills the objectives of the comprehensive plan.

**RECOMMENDATION:**

Staff recommends approval of the Preliminary and Final Plat of Heritage Harbor Ottawa Planned Unit Development of West Peninsula, Unit 9.