

MINUTES OF THE OTTAWA PLAN COMMISSION
June 27, 2016

Chairman acting chair John Stone called the meeting to order at 7:00 p.m. in the Ottawa City Council Chambers.

ROLL CALL

Present: Mike Buiting, Debbie Burns, Doug Carroll, Jackie Etscheid, Alan Howarter, John Stone, Todd Volker

Absent: Brent Barron, Debby Reagan

Others: Commissioner Ganiere, City Planner Tami Huftel

NEW BUSINESS

- a. *Public hearing for Al Ruhland, as trustee requests a zoning amendment from A-2 (single and two-family residential) to C-2 (general business) at 218 E. Joliet Street, legally described as lots 11 and 12 in block 10 in railroad addition to Ottawa, situated in the City of Ottawa, LaSalle County.*

Mr. Tim Creadon spoke on behalf of the applicant Al Ruhland. Mr. Creadon stated Dan Phalen and Mike Silfies from Phalen Steel were here for comments and questions on the building design. Mr. Creadon reads the highlights of the application letter, see attached letter. He noted the overall concept is that the pizza business needs storage to buy products in bulk. Currently the business directly north holds these items however; they have run out of room and they would like to buy additional items. Spoke with the adjacent neighbor, Buckley's and they have no objection. He noted the area across the street is a higher use zoning classification. Commission discussed the zoning amendment fits the area the trend is commercial. Moved by Al Howarter that the OPC recommend the City Council approve the zoning amendment to C-2 (general business district) for 218 E. Joliet Street. Second by Todd Volker.

Ayes: Buiting, Burns, Carroll, Etscheid, Howarter, Stone, Volker

Nays: None. Motion carried.

- b. *Public hearing for Al Ruhland, as trustee requests a conditional use for dwelling units at 218 E. Joliet Street, legally described as lots 11 and 12 in block 10 in railroad addition to Ottawa, situated in the City of Ottawa, LaSalle County.*

Mr. Tim Creadon spoke on behalf of the applicant Al Ruhland. Mr. Creadon again stated Dan Phalen and Mike Silfies from Phalen Steel were here for comments and questions on the building design as an accessory use. Mr. Creadon explained the conditional use is to allow 2 dwelling units within the commercial structure. Mr. Phalen stated the building would have 42" flat wall panel on the exterior, energy efficient, 2 means of egress for residential units, residential door and window towards Joliet Street to give it a "residential" look. Each apartment is just less than 900 square feet. Alan Howarter stated the request makes sense for this use however, down the road someone could complain about the two uses being mixed. Dwellings units as accessory uses, accessory use would not be half the building. Mr. Creadon said if requested they would build only one. Consider extra sound proofing "just in case". Commission discussed metal pole building doesn't match the area, down the residential end - more upscale commercial exterior and the shallow pitch roof very plain. Mr. Phalen stated the intent of the design was to fit in the residential area. Along Joliet Street would it look as proposed if one apartment was eliminated? Commented design could change. Moved by Doug Carroll that the OPC recommend the City Council approve conditional use for a dwelling unit at 218 E. Joliet street for one apartment, up to 900 square feet and the exterior and site plan be approved by the Design Review Committee. Second by Todd Volker.

Ayes: Buiting, Burns, Carroll, Etscheid, Howarter, Stone, Volker

Nays: None. Motion carried.

- c. *Public hearing on a proposed amendment to Section 118 of the City of Ottawa Municipal Code, Zoning Ordinance. Review and/or amending the list of permitted uses and conditional uses concerning truck stops, fueling stations and banquet facilities.* Commission member discussed various topics. Moved by Al Howarter that the public hearing be continued until next month. Second by Todd Volker.

Ayes: Buiting, Burns, Carroll, Etscheid, Howarter, Stone, Volker

Nays: None. Motion carried.

Acting Chairman John Stone adjourned meeting at 8:05pm.

Respectfully Submitted,

Tami Huftel

Tami Huftel, City Planner