

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING

September 22, 2014

Chairman Brent Barron called the meeting to order at 7:10 p.m. in the Ottawa City Council Chambers.

ROLL CALL

Present: Barron, Howarter, Perry, Reagan, Stone,

Absent: Buiting, Burns, Ganiere, Volker

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

It was moved by Stone and seconded by Perry that the minutes of the August 25, 2014 meeting be approved with one correction: spelling of Reagan name under Roll Call.

OLD BUSINESS

None

NEW BUSINESS

a. Public Hearing – Phyllis Walsh/Bill Walsh Automotive Group for a zoning amendment from A-2 to C-3 at 400 E. Norris Drive; 1618, 1620 and 1628 Guion Street, legally described as: the south 80 feet of lot 3 in block 7 in railroad addition to the town, now city, of Ottawa; the north 70 feet of lot 3 in block 7 in railroad addition to the town, now city, of Ottawa; the south one-half of lots 1 & 2 in block 7 in railroad additional to the City of Ottawa; the north half of lots 1 & 2 in block 7 in railroad additional to Ottawa. All situated in LaSalle County, Illinois.

Bill Walsh spoke on behalf of the rezoning request. The request will allow for Sierra expansion of parking and display area. Corporate have approved the site. They are pleased with traffic flow. Bill noted his surprise to the vary right-of-ways. Behind the existing store is narrower then the lots. Bill asked if the city needed all of the right-of-way. Tami said yes for Guion Street but would speak to others on Nebraska Street. Brent asked about drainage. Bill said the water would be directed to the existing drainage system. Bill said no need for additional building at this time. However, you never know what corporate will ask for. This way they have the land should it be needed. He will work around the existing trees, control the lighting, no fence extension at this time, signage will stay in its location and hopes to demolish buildings before this winter. Stone noted staff report comment the alley will not be vacated and will be left open for use. Bill agreed with this statement. Margaret Mary Baietto, 408 East Norris Drive said she was born in this house, when Route 6 was widened they took away parking for her haircutting business. At that time they extended the drive to the rear alley. Her concern is access to the alley. There being no further comments **it was moved by Stone and seconded by Howerter that the OPC recommend the City Council approve the zoning amendment from A-2 to C-3 at 400 E. Norris Drive; 1618, 1620 and 1628 Guion Street, per facts and findings of the Staff Report. Motion carried unanimously.**

b. Tami informed the commission the applicant was unable to attend tonight's meeting. Therefore, it was moved by Stone and seconded by Howerter that the public hearing for 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 be continued till next month, October 27, 2014.

c. Tami informed the commission the applicant was unable to attend tonight's meeting. Therefore, it was moved by Stone and seconded by Howerter that the public hearing for 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.

There being no further business, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Tami Huftel
Acting Secretary

Phyllis Walsh of Bill Walsh Automotive Group - STAFF REPORT

The applicant, Phyllis Walsh of Bill Walsh Automotive Group is requesting the following properties be rezoned to C-3: 400 East Norris Drive, 1618, 1620 and 1628 Guion Street. They intend to create additional display and parking for Sierra Motor Mall located just east of these four parcels. One item of significant interest will be the home left on Norris Drive. The applicant does not own this home. This home is owned Margret Baietto whom I have spoken too. Her only concern is alley access. She is a hairstylist and runs this business out of her home. The city will not vacate the alley while this home exists. She has been told this but still is concerned. Attached is a letter from the homeowner.

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

South: C-3 (Special Business District)

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

East: Two parcels C-3 (Special Business District) and the other two, A-2 (Single and Two-family Residential)

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

The property is suitable for the existing zoning classification as there are currently residential homes located on them. However, the homes are in pretty rough shape.

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

With the existence of commercial in this area and the property being adjacent to Norris Drive/Route 6, a major roadway, the proposed zoning classification 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*

About 10 years ago Family Video started a trend of commercial development on the north side of Norris Drive. Then, a couple years ago Advance Auto was built. We have seen a move toward infill commercial development practically along Norris Drive. This proposed rezoning request fits in the area. However, we do have to be mindful of the one home remaining on Norris Drive.

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 Residential. According to the comprehensive plan traditional residential is defined as a mix of uses, with commercial in prominent location. 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 400 East Norris Drive, 1618, 1620 and 1628 Guion Street to C-3 (Special Business District) be approved.