

# MINUTES OF THE OTTAWA PLAN COMMISSION MEETING

## March 24, 2014

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

### ROLL CALL

Present: Burns, Ganiere, Howarter, Perry, Reagan, Stone, Volker

Absent: Barron, Buiting,

Others: City Planner Tami Huftel

### MINUTES OF PREVIOUS MEETING

Debbie suggested the minutes include the word **denial** as shown here: Barron asked if **denial** of the rezoning would kill the deal. Minutes of the February 24, 2014 meeting were approved as corrected.

### OLD BUSINESS

- a. *Amend Plan Commission by-laws.* This was moved to the bottom of the agenda. Then, due to the length of the meeting it was moved by Ganiere and seconded by Howerter that this items be tabled till the next regular meeting scheduled for April 28, 2014. Motion carried unanimously.

### NEW BUSINESS

- a. *A public hearing to hear a request from Hometown National Bank, Trust #1041 for a "Conditional Use" of a Planned Unit Development of Brookside Subdivision Lot 2 Residential including preliminary plat located behind 2535 Columbus Street Ottawa, Illinois. Legal description: Lot 2 in Brookside Subdivision pursuant to final plat thereof recorded as document # 2008-11756 in LaSalle County containing 4.40 acres situated in City of Ottawa, County of LaSalle and State of Illinois.* Tom Duttlinger, engineer for the developer explained this subdivision was before the commission in 2008 creating lots and the correct zoning. They are now proposing 5 buildings, 2 units per structure on Lot 2A and only an access drive for Lot 2B as they have no immediate plans. Perry asked why is this a PUD. Tami explained ordinance does not allow for more than one home per lot, so this requests needs to be a PUD. Reagan very concerned with drainage and existing Reynolds Manor Drive is substandard. Tom stated improvements plans have been submitted for review and comment by the city. Burns asked is Reynolds Manor should go through a process to allow for the added roadway. Wayne noted an access easement had been signed. Ganiere asked the number of units proposed and built in Reynold Manor. Wayne stated 57 proposed and 44 built. Burns is Homeowner association responsible for the Reynolds Manor roadway. Wayne said Fieldman Realty is the owner, with the association paying fees towards road maintenance. Mary C., will the residence pay their fair share towards the road? Wayne said yes. John Henning (resident) will these units be a part of phase 3? Wayne said no, they will be on their own. Jan Ferracuti (adjacent property owner) concerned with surface erosion, retentions plans and getting out of her driveway with the added traffic. Commission said traffic light is up to IDOT. Charlie Sheridan (resident) , believes Wal-mart retention has helped as they see little water. Several commission members concerned with no plan on Lot 2B. Burns excited to see development coming, and then read the list of PUD requirements per the ordinance. Hearing no more comments it was moved by Ganiere and seconded by Volker that the OPC recommend the City Council approve the request for a "Conditional Use" of a Planned Unit Development of Brookside Subdivision Lot 2 Residential including preliminary plat located behind 2535 Columbus Street per staff report adding the

condition Lot 2B: as future development and any development plans will be brought back to the city for approval. Motion carried unanimously.

- b. *Review and recommendation of Brookside Subdivision Lot 2 Residential conditional use of planned unit development including final plat.* Reagan asked for covenants. Wayne said there are no covenants as everything is in the Declaration and Bylaws. Ganiere suggested we remove this from the ordinance as the city does not enforce covenants. Being no more discussion, it was moved by Ganiere and seconded by Reagan that the OPC recommend the City Council approve the request for a “Conditional Use” of a Planned Unit Development of Brookside Subdivision Lot 2 Residential including final plat located behind 2535 Columbus Street per staff report adding the following conditions. 1) Lot 2B: as future development and any development plans will be brought back to the city for approval 2) Pay particular attention to drainage. Motion carried unanimously.
- c. *A public hearing to hear a request from Hometown National Bank, Trust #1041 for a “Conditional Use” of a Planned Unit Development of Brookside Subdivision Commercial including preliminary plat located at or near 2535 Columbus Street Ottawa, Illinois. Legal description: Lot 1 and 3 in Brookside Subdivision pursuant to final plat thereof recorded as document # 2008-11756 in LaSalle County public registry; and ALSO that part of the Fourth Amendment to Reynold’s Manor Condominium IL pursuant to plat thereof recorded as document #2008-25737 in the LaSalle County public further described as ....* Tom Duttlinger, engineer for the developer explained this request is on Brookside Subdivisions lots 1, lot 3 and the undeveloped a portion of Reynolds Manor. Access has been approved by IDOT. The intent is to allow any use permitted in C-3 zoning district. Reagan expressed concerns with drainage and lighting onto the neighbors. John Henning (resident) concerns: 1.) berm-landscaping plan have a clear definition 2) Require a fence other than wood. 3) Who will maintain this landscaping? 4) No sidewalk, residence will not use it. 5) Drainage. Dick Terry, (resident) 1) Agree on no sidewalk 2) Agree on defining landscaping and be sure the berm and landscaping is high enough 3) No fence. Consensus of the homeowners present (about 15) was no sidewalk. Stone suggested a landscape plan be submitted with the final plat. Being no further discussion, it was moved by Ganiere and seconded by Reagan that the OPC recommend the City Council approve the request for a “Conditional Use” of a Planned Unit Development of Brookside Commercial Subdivision including preliminary plat located at or near 2535 Columbus Street paying particular attention to drainage and per staff report omitting #1 (constructing a sidewalk). The following staff conditions apply: 2.) A heavily dense landscape berm shall be constructed along the entire west and southern property lines. 3.) Staff shall approve a berm-landscape plan. 4.) All lighting shall be contained to the site. Motion carried unanimously.
- d. *A public hearing to hear a request from Lee Follis for a zoning amendment from “E to A-1” located at 624 West Marquette Street. Legal description: lots 8 and 9 in block 1 in Leland’s Addition to Ottawa situated in LaSalle County, Illinois.* Lee Follis explained his request to expand his residential home to accommodate his family. Charley Sheridan owner of Marquette Steel, they would have built on the adjacent lot if the economy had not tanked. Tom Ganiere, said this is spot zoning and is illegal. He would recommend applying for a variance. Debbie Burns stated the comprehensive plan calls for industrial but is sensitive to this being a home. Debbie Burns and Al Howerter said it would be a disservice to zone this to residential. Commission members discussed the idea of a variance would be a better fit. Tami said city attorney have advised you cannot vary a use. After some further discussion the applicant and members of the commission decided to table the request to investigate a variance, it was moved by Ganiere and seconded by Volker that this Public Hearing be continued until the next regular Plan Commission meeting scheduled for April 28, 2014. Motion carried unanimously.

*e. Announce presentation of the Final Comprehensive Plan will take place at a special meeting on Monday, April 7th at 7:00 p.m.*

Acting Chairman Stone adjourned the meeting at 8:30 pm

Respectfully submitted,

Debbie Burns

Secretary

As written by Tami Huftel