

# MINUTES OF THE OTTAWA PLAN COMMISSION MEETING

## November 18, 2013

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

### ROLL CALL

Present: Barron, Buiting, Burns, Howarter, Less, Perry, Stone, Volker

Absent: Reagan

Others: City Planner Tami Huftel

### MINUTES OF PREVIOUS MEETING

Minutes of the October 28, 2013 meeting were approved as published.

### NEW BUSINESS

a. *Public Hearing – a request from Heritage Harbor Ottawa Resort Development, LLC and Entre' Partners Inc. for a "Conditional Use" of a Planned Unit Development for West Peninsula, Unit #8 within Heritage Harbor located at or near 1958-1972 N. 2753rd Road, Ottawa, Illinois, legally described as: being a subdivision of lots 67, 68, 69 and 70 of the West Peninsula, Unit # 2 at Heritage Harbor Ottawa of the fractional southeast quarter of section 8 and the fractional southwest quarter of section 8, township 33 north, range 4 east of the third principal meridian, all in LaSalle County, Illinois. Rich Bridges with HHO introduced team members Nancy Scholz (HHO) and Peter Nicholas (architect for Entre Partners). Nancy provided commission members a copy of preliminary plat, marked up zoning notes, and pictures of the structure. Nancy outlined some of the variances such as garages can be located closer than 5 feet, location of accessory structure, front yard setback of 9 feet and unfinished fence panels to face street. Brent explained unfinished means the rough side of the fence with posts, not unpainted or stained. Setback between units is four-foot six inches instead of five-feet. Nancy explained every multi-family building plated thus far has been required to be re-platted as party walls are inches off. Therefore, this time they will do an as-built final plat process. Brent questioned interior courtyard drainage. Peter stated a pipe would be installed from courtyard to the river. Joint utility drainage easements may be needed over this pipe. Driveways maybe permeable pavers as that seem to be popular right now. Entre Partners is Cary Corbel, lead developer and Peter Nicholas. Debbie Burns read sections of the Zoning Ordinance saying a PUD is a unique development and we have already granted this. Tami explained as each phase come in we need to approve each deviation from standards. Brent asked what is west of this lot. Rich said a multifamily (MF 2) unit. Asked about separate parking lot, east in an outlot. Yes there is. Al asked if they were building 2 structures. This is a unique and custom building for this lot There being no further questions, it was moved by Stone and seconded by Less that the OPC recommend the City Council approve the request for a Preliminary Plat of Heritage Harbor Ottawa Planned Unit Development of West Peninsula, Unit #8 as a conditional use incorporating staff report . Motion carried unanimously.*

b. Letter being submitted to Council regarding ADM annexation. With Debbie Reagan not attending this will be postponed till next meeting. However, the commission expressed their frustration with the Council not adopting all of their conditions. They put in many hours and tried to come up with a compromise for the neighborhood.

Debbie Burns expressed concern in being left out comprehensive and downtown planning process. Ten years ago the Plan Commission took the lead as city staff was limited. Tami assured them they are not being left out and they have been invited to most meetings. Tami stated the next Public Meeting is Wednesday, December 4<sup>th</sup> at 7pm, City Hall.

Meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Deborah L. Burns  
Secretary as written by Tami Huftel

## **Staff Report :**

The applicant is requesting approval of preliminary plat of Heritage Harbor Ottawa Planned Unit Development of West Peninsula, Unit 8 as a conditional use. This is a re-subdivision of lot 67, 68, 69 & 70. The only real change is building style and lot width. As talked about in the concept plan review, consider the nine-foot front yard setback of the garage.

The Final Plat will be an “as-built Final Plat”. They have re-plated every multi-family building to show the correct building/lot width of the constructed unit.

Since this is a conditional use for a planned unit development. The following is the list of requirements from the Zoning Ordinance for Planned Unit Development.

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 natural features, which includes the expansion of the harbor.

- 3. Open space areas and recreational facilities are shown and/or provided.*

This particular area does not provide much open space. However when looking at the entire development they will be providing a great deal of open space and recreation facilities.

- 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 will be listed on the preliminary plat.

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

With the other 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 Highway Business Commercial and Industrial. With the mix of commercial (i.e. restaurant, marina) and multi-family residential, this development fits the intent of the comprehensive plan. This PUD proposal fulfills the objectives of the comprehensive plan.

**RECOMMENDATION:**

Staff recommends approval of preliminary plat of Heritage Harbor Ottawa Planned Unit Development of West Peninsula, Unit 8 as a conditional use including preliminary plat approval.