

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING
November 25, 2013

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

ROLL CALL

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

Absent: Burns

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

It was moved by Stone and seconded by Less that the minutes of the November 18, 2013 meeting be approved as published. Motion carried unanimously.

NEW BUSINESS

a. *Public Hearing – a request from Jerry and Jeane Domoleczny (The Bike Shop) for a zoning amendment from D “commercial and light industrial” to C-3 ‘special business” for 1313 Chestnut Street, legal described as Lot 1 in Block 11 in State’s Addition to Ottawa, situated in LaSalle County Illinois.* Jerry and Jeane Domoleczny, owners of the Bike Shop explained they wished to construct an 18 by 21 outbuilding. Industrial zoned property requires setbacks to be too large to fit this property. Jeane said Mike Sutfin suggested the parcel be rezoned to C-3, which requires no setback. John asked the applicant if they were ok with C-2 zoning as staff had suggested. They said yes as long as it fits their needs. Brent questioned why C-3 zoning as that is intended for larger buildings. Tami agreed saying C-2 is more appropriate. This building would be a metal structure. Jeane stated the structure would be 3.5 to 4 feet from property line. There being no further questions, it was moved by Volker and seconded by Less that the OPC recommend the City Council approve the request for a Zoning Amendment from D to C-2 incorporating staff report. Motion carried unanimously.

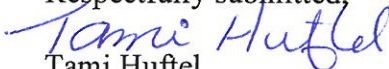
b. *Letter being submitted to Council regarding ADM annexation.* Debbie Reagan passed out a “Draft” letter for consideration. The commission expressed their frustration with the Council not adopting all of their conditions after the many hours of hearings. It is noted Perry and Buiting are not signing the letter. Perry felt it’s the Council job to negotiate the annexation agreement and Buiting voted against the request.

c. December 4, 2013 will be the next public meeting date of the Comprehensive Plan. A few a members may not be able to make it.

d. Decembers meeting. Tami stated if a request is submitted in the next day or so consider holding December’s meeting on the 16th versus the 23rd. Several of the commission members feel special meetings are getting out of hand. There standard meeting date is 4th Monday of month. Barron noted in special cases such as the comprehensive plan additional meetings are needed.

Meeting was adjourned at 8:00 p.m.

Respectfully submitted,



Tami Huftel
City Planner

The Comprehensive Plan Future Land Use Map identifies the subject site as Traditional Neighborhood. According to the comprehensive plan Traditional Neighborhood is a mix of uses. 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.

RECOMMENDATION:

After reviewing the Ordinance classification C-2 (General Business) would be a more appropriate classification. The commission can always recommend a down zoning. Staff recommends the rezoning of 1313 Chestnut Street to C-2 (General Business) be approved.