

MINUTES OF THE OTTAWA PLAN COMMISSION

June 24, 2013

Chairman Brent Barron called the meeting to order at 7:06 p.m. in the Ottawa City Council Chambers.

ROLL CALL

Present: Barron, Burns, Howarter (arrived late), Stone, Reagan, Volker

Absent: Buiting, Less, Perry,

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

It was moved by Stone and seconded by Howarter that the minutes of the May 20, 2013, meeting be approved with the correction date to May 20, 2013 at the top. Motion Carried unanimously.

OLD BUSINESS

The commission members continued the deliberation of the request for a Conditional Use permit for ADM – ART CO located along E. Illinois Route 71. Chairman Barron explained several things: this is the time for the plan commission to discuss the application; no new evidence can be submitted as the public hearing is closed. Peggy Equest, audience member, did not understand from the previous meeting that no comments could be made to the conditions. With this in mind she objected to the fact that no comments could be made. Howarter comment that there is an industry standard business on air quality tests and should be made available to the public. Tami provided a list of possible conditions comprised from LaSalle County Special Use requirements and comments from Plan Commission members. The commission then discussed the following condition ideas: pave the entire length of the drive on parcel 2 and keep the pavement maintained and cleaned, additional plans for parcels #1 and #3 are subject to a new application hearing, plant a double row of evergreens, at the west end of the parcel clear cut non-native trees and replace with native trees, limit the docking number or width on parcel #3, hours of operation, meet all state and federal regulations. To obtain a building permit for the covered lading system that complies with all local, state and federal regulations, add signage no engine braking. At 8:40pm, during the discussion of conditions, Alan Howarter stated they have had enough discussion and he was ready to vote...Howarter made a motion to approve the request for a conditional use permit for ADM – ART CO located along E. Illinois Route 71. There was no second. Howarter then left the meeting. After additional debate a motion was finally made by Stone and second by Volker to approve the conditional use request for ADM – ART CO located along E. Illinois Route 71, based on staff report with the following conditions: 1.) Pave the entire length of the drive on parcel #2 to and from IL 71 for the unloading area including the truck circulation area. Any loose material on the drive pavement needs to be cleaned regularly and effectively. 2.) Keep parcel # 3 small boat channel open limiting a 2-barge fleeting and/or docking system on said property. 3) There shall be no outside uncovered storage of sand, including silica sand, gravel or other non-hazardous granular products. 4) The owners will comply with all local, state and federal regulations on air, water and noise related to the proposed use. 5) Any changes or future uses for parcel #1 and #3 are subject to a new conditional use application and hearing process. 6) To obtain a building permit the design of the covered loading system must comply with all applicable local, state and federal requirements. 7) Signs to be located on the property and both the westbound and eastbound lane of IL 71 that state "No Engine Braking". 8) Hours of operation are limited from 7:00am to 7:00pm Monday thru Friday and 7:00am to noon on Saturday. Roll call vote: Volker-aye, Burns-aye, Stone-aye, Barron-aye, Reagan-aye. Motion passed.

NEW BUSINESS

- a.* The public hearing for the zoning ordinance text amendment was continued to July 22nd regular meeting.
- b.* The public hearing from Buckman Iron and Metal Company Co., Inc. for a zoning amendment from D (commercial and industrial) to E (industrial) and a conditional use to operate a junk/salvage yard at 1520 Warehouse Drive was continued to July 22nd regular meeting.
- c.* The public hearing from Pat Ugolini for a zoning amendment from A-2 (single and two-family residential) to C-3 (special business) at 1310 North Columbus Street was continued to special Plan Commission meeting on July 15th at 7pm.

The next meeting will be a special meeting on July 15th at 7pm.

It was moved by Stone and seconded by Volker the meeting be adjourned at 9:10pm. Motion carried.

Respectfully Submitted,

Debbie Burns
Plan Commission Secretary
As written by Tami Huftel

The Zoning Ordinance specifies the Plan Commission shall not recommend, nor shall the City Council grant a conditional use unless it makes findings based upon the evidence presented to it in each special 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:

(a) *That the location and size of the proposed use and the nature and intensity of use in relation to the size of the lot will be in harmony with the orderly development of the area and compatible with other existing uses.*

The proposed and existing use of the parcel is generally the same. The main component being altered or added is the type of material being received on-site and loaded onto the barge.

(b) *That the kind, size, location and height of the structure and extent of landscaping on the lot are appropriate for the use and will not hinder or discourage the appropriate use of adjoining property or diminish the value thereof.*

(c) *That the design elements of the proposed development, including landscaping, are attractive and suitable in relation to the site characteristics and style of other buildings in the immediate area, and that the proposed use will not alter the essential characteristics of the area or adversely affect property value in the neighborhood.*

As part of the annexation agreement they have agreed to conserve and landscape setbacks along the property lines of all three parcels. This will assist in screening the operation and protect the neighborhood.

(d) *That the parking and loading facilities, if applicable, are adequate and properly located and that entrance and exit driveways are laid out to achieve maximum safety.*

The current entrances and exits are adequate. They have also agreed to pave the first 200 feet of the center roadway.

(e) *That streets providing access to the proposed uses are adequate in width, grade, alignment, visibility, and have adequate capacity for the additional traffic and parking generated by the proposed use, and the proposed use will not impede traffic circulation.*

All three parcels access their property from Illinois State 71. The state route is adequate to handle the traffic.

(f) *That the proposed use shall have easy accessibility for fire apparatus and police protection.*

(g) *That the electric wiring, water supply, the sewage disposal, and the stormwater drainage shall conform with all municipal codes and ordinances; comply with all standards of the appropriate regulatory authority; and not unduly burden the capacity of such facilities.*

The applicant will be required to conform to all applicable City Codes for any proposed improvements.

(h) *That the proposed use will provide for the conservation of natural features, drainage basins, the protection of the environment of the area, and sustained maintenance of the development.*

As part of the annexation agreement the applicant is agreeing to a 200 foot conservation easement adjacent to Covell Creek.

(i) *That the proposed use will not have any detrimental effects on upon the public health, safety, welfare, or property values, and that the proposed use will not conflict with the purpose of this ordinance.*

It does not appear the proposed use will have detrimental effects on the public health, safety, welfare, or property values as this use does fit into this area.