

**MINUTES OF THE OTTAWA PLAN COMMISSION
MEETING
May 22, 2017**

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

ROLL CALL

Present: Barron, Buiting, Burns, Carroll, Etscheid, Reagan, Sesto, Stone, Volker

Absent:

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

Moved by John Stone, second by Mike Buiting April 24 minutes be approved as published.

REPORT OF SPECIAL COMMITTEE

a. *Committee of the Whole: Zoning Ordinance amendment – Historic Inn Ordinance update.*

OLD BUSINESS

a. *The public hearing on a proposed amendment to Section 118-2 of the City of Ottawa Municipal Code, Zoning Ordinance; adding a section pertaining to Historic Inns*

The attorney is working on the draft ordinance. Tentatively set a review meeting on June 12, 2017 at 4:30pm.

Chairman Brent Barron continued the public hearing to June 26, 2017 the regular scheduled meeting.

Ayes: Brent Barron, Mike Buiting, Debbie Burns, Doug Carroll, Jackie Etscheid, Debby Reagan, Curt Sesto, John Stone, Todd Volker

Nays: None

Motion carried unanimously

b. *Public Hearing – Epworth Village Inc. owner and operator of Epworth Village requests a conditional use for a private community facility in the west half of duplex at 657 Epworth, unit #.*

Jim Garvey presented the conditional use request for a private community facility. All residences have been built, this is the last one. One side of the duplex is a 2-bedroom unit, the other is proposed as the private community facility. Owner of the 2-bedroom unit is aware of the proposed facility. Facility would be used by residents only for board meetings, office space and community functions. Michelle Salustro 621 Mason Street lives adjacent to Epworth Church parking lot and is concerned with thru traffic. Currently there is a gate at the end of Mason Street. She requests it remain closed the majority of the time.

Moved by John Stone that the City Council approve the conditional use request for a private community facility in the west half of property located at 657 Epworth with the following condition 1.) Operations of the gate at Mason Street is consistent with current PUD.

Seconded by Todd Volker

Ayes: Brent Barron, Mike Buiting, Debbie Burns, Doug Carroll, Jackie Etscheid, Debby Reagan, Curt Sesto, John Stone, Todd Volker

Nays: None

Motion carried unanimously

c. *Public Hearing – Conditional use of a planned unit development including preliminary and final plat for UAW Center located 1000 East Center Street*

Gary Pike with McClure Engineering presented the plats. The property is zoned residential. The existing 30 room hotel was damaged during the tornado. UAW is requesting to build a 50 room hotel therefore they are applying for a planned unit development. Sanitary adequate to handle the facility. Remove basketball courts and replace with grass.

Brad Dutcher of UAW stated 58 beds, 1 handicap room; proposing 100 beds; increasing rooms will decrease traffic as some people stay by interstate 80; 100 people or less at most events; current parking fits the event, not the hotel; overflow parking on the grass area; 6 part-time season workers. No additional lighting is proposed. Number of people coming and going stays the same. Large events in the spring and fall. 150 to 160 maximum amount of people

Tim Clause stated 7 to 8 months to tear down and rebuild.

Ron Melroy, Director of UAW – UAW has bought 823 E. Center St. Moved a tree because of concerns with traffic. We will work with the neighbors. If someone has concerns let them know.

Public

Lisa Nistor & Victor 1001 E. Center St: Clarify the proposal, traffic and parking concerns

Mike 510 8th Ave: traffic concerns, cars parked by the stop sign

Mark Kolotka 907 E. Center St: cars pull into the berm area of his house to park

Bill Duchaine 814 E. Center St: lived there for 30 years, cars hurry down the street, noisy/people by the pool, no stop signs on Center Street, traffic zooms by their house not allow them to back out of the driveway. Cars park by Ottawa Pavilion limit the roadway width allowing only one car to pass at a time. Took our parking away for a Ottawa Pavilion.

Holly Andreoni 516 8th Ave: cars park on 8th avenue, no sidewalks.

Commission discussed adding onsite parking, Center Street being improved with sidewalks and curb & gutter; traffic and street parking.

UAW agreed to onsite parking.

Mike Buiting – Center Street needs stop control

Moved by Debby Burns that the City Council approve the conditional use request for preliminary and final plat for UAW Center located at 1000 East Center Street per staff report excluding letter D conditioned upon additional parking be contained within the property and designs included on plats to follow.

Seconded by Doug Carroll.

Ayes: Brent Barron, Mike Buiting, Debbie Burns, Doug Carroll, Jackie Etscheid, Debby Reagan, Curt Sesto, John Stone, Todd Volker

Nays: None

Motion carried unanimously

Moved by Debby Burns that the City explore a traffic study along Center Street including but not limited to; street improvements, stop signs, parking and sidewalks.

Seconded by Doug Carroll.

Ayes: Brent Barron, Mike Buiting, Debbie Burns, Doug Carroll, Jackie Etscheid, Debby Reagan, Curt Sesto, John Stone, Todd Volker

Nays: None

Motion carried unanimously

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Tami L. Huftel

Tami L. Huftel
City Planner

Staff Report - Epworth Village conditional use for private community facility

DISCUSSION:

The applicant, Epworth Village Inc. owns and operates Epworth Village south of Gentleman Road just behind Epworth Church. They are proposing a community facility within one half of a duplex. Exterior would remain the same. This building will be the northern most duplex on the west side of the road. See letter for additional information.

CONDITIONAL USE:

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 exterior would be same.

- (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.*

The outside appearance will not be altered.

- (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.*

Community Center will be used by local residence, all within walking distance.

- (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.*

Epworth Street is a private road.

- (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.*

Structure will meet all codes.

- (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.*

A duplex does not lend itself to preserve natural features.

- (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.*

The proposed use will not have detrimental effects on the public health, safety, welfare, or property values as this use fits into the area.

CONCLUSION:

The request meets the requirements of granting a conditional use permit and staff recommends approval. As always, Staff welcomes Plan Commission discussion and as this is a public hearing, public comment should be considered.

Legal Descriptions:

Epworth Village Inc. legally described as Part of the East Half of the Southwest Quarter of Section 13, Township 33 North, Range 3, East of the Third Principal, Meridian described as follows: Commencing at the northwest corner of the East Half of said Southwest Quarter; thence South 89°59'16" East 30.00 feet along the north line of said Southwest Quarter; thence South 1°25'46" West 40.01 feet parallel with the east line of Block 1 in Mason's Addition to Ottawa to the proposed south right-of-way line of Gentleman Road; then South 89°59'16" East 388.84 feet along said proposed right-of-way line to the POINT OF BEGINNING: thence continuing South 89°59'16" East 120.03 feet along said right-of-way; thence South 1°21'39" West 112.99 feet; thence South 89°59'16" East 140.00 feet to the west line of Lots 1 and 2 in Joseph White's Addition to Ottawa; thence South 1°21'39" West 486.83 feet along the west line of Lots 1 and 2 in said Joseph White's Addition to the northwest corner of Lot 3 in said Joseph White's Addition; thence South 89°58'51" West 543.68 feet along the north line of Lots 4, 5, 6 and 7 in said Joseph White's Addition to the northeast corner of Lot 8 in said Joseph White's Addition; thence South 1°24'39" West 140.00 feet along the east line of said Lot 8; thence South 89°58'51" West 75.97 feet; thence South 1°25'46" West 35.00 feet; thence South 89°58'51" West 60.00 feet to the west line of said Lot 8; thence North 1°25'46" East 175.00 feet along said west line to the northwest corner of said Lot 8; thence continuing North 1°25'46" East 140.24 feet along the east line of Block 4 in Mason's 2nd Addition to Ottawa and along the east line of Block 4 in Mason's Addition to Ottawa; thence North 89°58'51" East 159.88 feet; thence North 1°21'39" East 74.87 feet; thence North 89°58'51" East 315.50 feet; thence North 1°21'39" East 229.59 feet; thence North 60°29'50" West 63.47 feet; thence North 1°21'39" East 123.99 feet to the POINT OF BEGINNING; situated in the City of Ottawa, LaSalle County, Illinois.

Staff Report - UAW Conditional Use for Planned Unit Development

DISCUSSION:

UAW training facility suffered damage during the tornado. The 30 room hotel is beyond repair. Property also includes an education conference center, banquet hall, pool and 63 parking spaces. Current training operations are April to October. They may extend that timeframe with the new hotel. Typically there's about 80 people onsite but with larger events can be up to 125 people. Also, a manager lives on-site.

CONDITIONAL USE:

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:

- (e) *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.*

UAW has been apart of the community for 60 years. Parcel size and location lends itself to this type of use. Although traffic is somewhat of a concern.

- (f) *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.*
- (g) *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.*

Proposed hotel design will be compatible with the existing structures.

(h) *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.*

No parking lot is proposed. Guests typically car pool therefore reducing the number of cars. During larger event cars will make use of the grass area.

(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.*

Center Street has a sixty foot right-of-way and twenty-four foot roadway. Traffic generated by the facility is a concern. When the existing hotel is at capacity others stay by interstate 80 and drive to the facility each day. A larger hotel may decrease some 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.*

Proposed hotel will meet all municipal codes.

(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.*

The proposed design does not impact any natural features.

(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.*

The proposed use will have detrimental effects on the public health, safety, welfare, or property values as this use fits into the area.

CONCLUSION:

The request meets the requirements of granting a conditional use permit and staff recommends approval. As always, Staff welcomes Plan Commission discussion and as this is a public hearing, public comment should be considered.

Legal Descriptions:

UAW Center legally described as PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 IN BLOCK 3 AND LOTS 3, 4, 7, 8, 10, 11, 12 AND 13 IN BLOCK 5 IN HIGHLAND PARK SUBDIVISION EXCEPTING THE SOUTH 50 FEET OF SAID LOT 11 IN BLOCK 5 AND ALSO THOSE PARTS OF VACATED ALLEYS, STREETS AND AVENUES LYING ADJACENT AND BETWEEN SAID LOTS AND BLOCKS. PARCEL 2: ALL OF BLOCK 4; LOTS 1, 2, 5, 6 AND 9 IN BLOCK 5; THAT PART OF OUTLOT 2 LYING NORTH OF CENTER STREET AND ALL OF OUTLOT 3, ALL IN HIGHLAND PARK SUBDIVISION TO THE CITY OF OTTAWA, AND ALSO THOSE PARTS OF VACATED ALLEYS, STREETS AND AVENUES LYING ADJACENT AND BETWEEN SAID LOTS AND BLOCKS. PARCEL 3: THAT PART OF LOT 4 IN STATE BANK'S SUBDIVISION OF THE EAST HALF OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF SAID LOT 4, 270 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N88°38'E, 207.3 FEET; THENCE N5'E, 118.4 FEET; THENCE N50°E, 55 FEET; THENCE N24°40'E, 97 FEET; THENCE N72°47'E, 192 FEET; THENCE N86°E, 148 FEET; THENCE N69°E, 69 FEET TO THE EAST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID EAST LINE OF SAID LOT 4 TO THE WATERS EDGE OF THE ILLINOIS RIVER; THENCE WESTERLY ALONG SAID WATER'S EDGE TO THE WEST LINE OF SAID LOT 4; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 4 TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF LASALLE IN THE STATE OF ILLINOIS.