

# MINUTES OF THE OTTAWA PLAN COMMISSION

## June 15, 2015

Chairman Brent Barron called the special meeting to order at 7:03 p.m. in the Ottawa City Council Chambers.

### ROLL CALL

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

Absent: Howarter, Perry,

Others: Commissioner Ganiere, City Planner Tami Huftel

Chairman Barron welcomed new member Doug Carroll.

### MINUTES OF PREVIOUS MEETING

It was moved by Stone and seconded by Burns that the minutes of the April 27, 2015, meeting be approved. Motion Carried unanimously.

### NEW BUSINESS

- a. *Public hearing on a proposed conditional use for commercial indoor recreation within C-6 (downtown transition district) from Illinois Valley Evangelical Free Church located at 215 W. Washington Street, legally described as: lot two (2) and the west forty-two (42') feet of lot one (1), block fifty five (55), state's addition to Ottawa, and the west forty three (43) feet of lot six (6), block fifty-five (55), state's addition to Ottawa, all situated in the city of Ottawa, LaSalle County, Illinois.* Steve Carr and Tim Underwood on behalf of Illinois Valley Evangelical Free Church stated they are requesting the conditional use so O-Nett Gaming Company can buy the building. Ryan Burke and Kyle Wilkinson, owners of O-Nett Gaming Company stated they are a video resale shop and arcade. They will be in their current location four years in October and are looking to expand. Burns said she is involved in the sale of the building and will not be voting. Reagan asked ages, they said small children to adults to 80 years old, teen is the average age. Owners would like to expand what they have and include new item such as game boards. They have 20-25 machines now and adding 5 to 10 new ones. All machines take quarters. Also, for birthday parties they must close the business down. New location has a room upstairs for parties. Carroll asked how much parking do they need, and how many people utilize their business per day? Responded - people use on street parking and a nearby parking lot. Plus kids walk or carpool. The new place will have more parking available. Mostly about 10 people per day, busiest 50 people. John Emmert, 1029 LaSalle Street has parking concerns. He and his one employee parks down the street. Needs parking for customers. Applicant talked with Karen (Ottawa Funeral Home), she had parking concerns. They stated most customers are in the evening and walking. In addition they have 6 parking spaces in the rear of the building. Applicant stated they have one employee with hours Mon-Thursday 1-8pm, Friday 1-9pm, Sat 12-9pm and Sunday 12-6pm. Reagan – concerned with location relationship to the school. Kids would be walking from school unsupervised. Barron- likes the business, kids need to go somewhere. Applicant- they want to be downtown, that's why they picked this building. Want a family friendly location. Tom Ganiere represents the prospective buyer, nothing in the current ordinance limiting location of this use. Reagan – use is not specific listed and the discussion of location is valid. Buiting asked where is the church is relocating too - Faith Lutheran on south side. **Moved by Stone and seconded by Carroll that the OPC recommend that the City Council approve the conditional use for commercial indoor recreation at 215 W. Washington Street per staff report. 4-aye, 1-nay (Reagan), 2-obstaining (Burns, Volker). Motion Carried.**

b. *Public hearing on proposed amendments to the City of Ottawa Municipal Code, Zoning Ordinance Chapter 118 including but not limited to: definitions; accessory structure; fence height; junk or salvage yards; Bed and Breakfast; setbacks in C-2, and D; E district – new dwelling unit as a conditional use and PUD referral process.* Chairman Barron continued the public hearing to the next Plan Commission meeting.

Chairman Barron adjourned meeting at 7:30pm.

Respectfully Submitted,

Tami Huftel  
City Planner

**MEMO TO:** Mayor and Commissioners  
**FROM:** Tami Huftel, City Planner  
**DATE:** June 11, 2015  
**SUBJECT:** Conditional use request for indoor commercial recreation  
**LOCATION:** 215 West Washington Street  
**CURRENT ZONING:** C-6 Transactional District  
**COMPREHENSIVE PLAN:** Downtown Mixed Use

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**DISCUSSION:**

O-Nett gaming facility is proposing to purchase property at 215 West Washington Street to operate a commercial indoor recreation facility. According to the Zoning Ordinance this use requires a conditional use permit.

**CONDITIONAL USE:**

The property is zoned C-6 (Downtown Transition District) in which non-profit community facilities are allowed as a conditional use. The City recognizes there are certain uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts, without consideration, in each case, of the impact of those uses upon adjacent land and of the public need for a particular use in the particular location. The City Council, after receiving a report from the Plan Commission containing its findings and recommendations, may allow a conditional use in a particular zoning district.

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.*

Existing uses in the area are commercial to the east and homes to the west. The proposed use would be in harmony with the area.

- (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 applicant is not proposing any modification to the exterior of the structure. Therefore, the structure will fit well into the neighborhood as it does today.

- (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.*

Parking exists along Washington Street which should be more than adequate.

- (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.*

Washington Street which runs along the frontage has an eight (80) feet of right-of-way (ROW) and appears to have adequate grade and alignment to handle the traffic this will generate.

- (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 if changes are made.

*(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.*

Since this is small site it does not lend itself the opportunity 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.*

It does not appear the proposed use will have detrimental effects on the public health, safety, and general, welfare, or property values.

**CONCLUSION:**

It appears the request meets the requirements of granting a conditional use permit and Staff recommends approval.