

**MINUTES OF THE SPECIAL OTTAWA PLAN COMMISSION**  
**October 6, 2015**

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, Howarter, Reagan, Stone, Volker

Absent: Burns, Carroll, Perry

Others: City Planner Tami Huftel

**MINUTES OF PREVIOUS MEETING**

It was moved by Stone and seconded by Buiting that the minutes of the June 15, 2015, meeting be approved. Motion Carried unanimously.

**NEW BUSINESS**

- a. *Public hearing to hear a request from Leonard and Kathleen Perretta for a zoning amendment from C-3 to A-1 at 125 15th Avenue, legally described as: lot 1 in Bernardoni's subdivision of lot 43 in Ottawa City Addition to Ottawa, according to plat recorded in plat book 'R' at page 40 in the office of the Recorder of Deeds of LaSalle County, situate in the City of Ottawa, situated in LaSalle County, Illinois.* Leonard and Kathleen Perretta stated the following: request rezoning of the property, this street consists of all houses, power substation is behind the home, purchased on a foreclosure, intend to rent out and the bank requests zoning change before they will finance. Regan asked if other homes are owner-occupied or rentals? They believed two to three homes across the street are owner-occupied. Including the applicants home the map shows eight parcels zoned commercial while the substation to the west is zoned residential. Tami stated per her research this commercial "block" was amended somewhere between 1963 to 1968, but couldn't find actual request. Moved by Stone and seconded by Howarter that the OPC recommend that the City Council approve the zoning amendment from C-3 to A-1 per staff report at 125 15<sup>th</sup> Avenue. Motion Carried.
- b. Chairman Barron stated he believes there is overall mapping error and recommends the City consider refunding Leonard and Kathleen Perretta their filing fee. It was moved by Howarter and seconded by Buiting that the OPC recommend that the City Council refund the \$150.00 filing fee. Motion Carried.
- c. Commission discussed initiating a zoning amendment for the homes and Ameren substation in this area. Regan pointed out substations are only permitted in E – industrial. Placing industrial zoning within the middle of residential is not a good idea. Therefore it's maybe best to leave the substation as non-conforming. It was moved by Howarter and seconded by Regan that the OPC recommend that the City Council address possible zoning errors for the other seven homes zoned commercial and Ameren substation zoned residential. Motion Carried.

Chairman Barron adjourned meeting at 7:30pm.

Respectfully Submitted,

Tami Huftel  
City Planner

**MEMO TO:** Plan Commission  
**FROM:** Tami L. Huftel, City Planner  
**DATE:** September 28, 2015  
**REQUEST:** Zoning Amendment from C-3 (Special Business District) to A-1 (Single-Family)  
**LOCATION:** 125 15<sup>th</sup> Avenue  
**CURRENT ZONING:** C-3 (Special Business District)  
**COMPREHENSIVE PLAN:** Traditional Neighborhood Residential

**DISCUSSION:**

The applicant is applying to rezone 125 15<sup>th</sup> Avenue from C-3 (Special Business) to A-1 (Single-Family). This property has a single-family home. In fact the entire block has single-family homes but zoned commercial. The property behind and/or to the west is an electrical substation zoned residential. It appears some sort of error with the mapping however, the old maps didn't reflect this theory. Therefore they have to go through the process.

**ANALYSIS:**

Section XIX of the City of Ottawa Zoning Ordinance states the Plan Commission shall submit an advisory report to the City Council. The Plan Commission shall not recommend nor shall the City Council grant an amendment to alter the zoning district boundary lines unless it shall make findings based upon the evidence presented to it concerning the following matters:

1. *Existing use(s) and zoning of the property in question;*

The subject site is currently zoned C-3 (Special Business) which is intended for commercial uses.

2. *Existing use(s) and zoning of other lots in the vicinity of the property in question;*

When analyzing the impacts of this rezoning it is necessary to look at the surrounding property uses and their zoning. Below is a list of the uses and the zoning of the properties surrounding the subject parcel:

**North:** US Silica, County Zoning

**South:** C-3 (Special Business District)

**West:** A-2 (Single and Two-family Residential)

**East:** A-2 (Single and Two-family Residential)

3. *Suitability of the property in question for uses already permitted under existing regulations;*

The property is not suitable for the existing zoning classification since the structure is a residential home.

4. *Suitability of the property in question for the proposed use;*

This property and most of the surrounding area has residential homes, therefore the proposed zoning classification would be appropriate.

5. *The trend of the development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last zoned; and*

The zoning classification in this area is mostly residential homes with a few small commercial businesses along Ottawa Avenue. The west side of town is a traditional neighborhood with a mix of residential and small commercial throughout.

6. *The effect the proposed rezoning would have on the City's plans for future development.*

The Comprehensive Plan recommends the future land use of this area be Traditional Neighborhood Residential. According to the comprehensive plan Traditional Residential, states land use designation is for existing mature and historic neighborhoods in Ottawa that exemplify best practices in creating livable and walk-able neighborhoods. These areas are intended to have a mix of land uses and mixed-use buildings woven together but predominantly residential in use and character. They include reduced building setback, alleys, a variety of street designs, more public open spaces, squares and greens, civic, and commercial uses in prominent locations. By the statements made in the comprehensive plan, this zoning classification would fit the plan.

*It appears the requested rezoning is in compliance with the criteria identified in the City of Ottawa Zoning Ordinance. As always, Staff recommends Plan Commission discussion and public comment.*

**RECOMMENDATION:**

*Staff recommends the 125 15<sup>th</sup> Avenue to A-1 (Single Family) be approved.*