

**MINUTES OF THE OTTAWA PLAN COMMISSION
MEETING
March 27, 2017**

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

ROLL CALL

Present: Barron, Carroll, Etscheid, Howarter, Reagan, Stone, Volker

Absent: Burns, Buiting

Others: Commissioner Tom Ganiere and City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

Moved by John Stone, second by Todd Volker February 27 minutes be approved as published.

Moved by Debby Reagan, second by Jackie Etscheid March 6 minutes be approved as published.

Moved by Debby Reagan, second by Todd Volker March 20 minutes be approved as published.

REPORT OF SPECIAL COMMITTEE

a. *Committee of the Whole: Zoning Ordinance amendment – Historic Inn Ordinance.* Next meeting will be held on Monday April 5th at 5:30pm. Christina, Corporation Counsel will attend this meeting.

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*

Opened the public hearing. Debby Reagan passed out 4 other community ordinances, commission discussed these ordinances.

Moved by Doug Carroll the public hearing be continued until April 24, 2017.

Seconded by Jackie Etscheid

Ayes: Brent Barron, Doug Carroll, Jackie Etscheid, Alan Howarter, Debby Reagan, John Stone, Todd Volker

Nays: None

Motion carried unanimously

b. *A public hearing for City of Ottawa conditional use permit for civic use in a A-2 single and two family residential district located at 518-524 De Leon St., (Peltier Glass Factor)*

Tami Huftel stated the City requests the public hearing be continued.

Moved by Doug Carroll that the public hearing be continued until April 24, 2017, regular scheduled Plan Commission meeting.

Seconded by John Stone.

Ayes: Brent Barron, Doug Carroll, Jackie Etscheid, Alan Howarter, Debby Reagan, John Stone, Todd Volker

Nays: None

Motion carried unanimously

NEW BUSINESS

a. **Public Hearing** - *McDonalds Corporation requests conditional use permit for a drive-through facility in a C-3 Special Business District at 127 East Norris Drive, legally described as: LOTS 1, 2, 3, AND 4 IN BLOCK 11 IN THE RAILROAD ADDITION TO THE CITY OF OTTAWA, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF*

SECTION 2, TOWNSHIP 33 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 1854, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 12 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 152.63 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 06 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINES OF SAID LOTS 1, 2, 3 AND 4, A DISTANCE OF 208.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES 17 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 152.78 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 08 MINUTES 59 SECONDS EAST ALONG THE NORTH LINES OF SAID LOTS 1, 2, 3 AND 4, A DISTANCE OF 207.76 FEET TO THE PLACE OF BEGINNING, IN LASALLE COUNTY, ILLINOIS

Andrew Uttan with V3 Companies presented the McDonalds site plan. Al Daniels - McDonalds, Guy Bucciferro – owner and other project representatives were present. Al Daniels stated they anticipating tearing down the existing building in June, depending on permits and etc. Total construction time is 100 days. Andrew – McDonalds was built in 1974 and expanded the drive-thru in 2004. The building is past the point of Band-Aid. Proposing: One-way traffic around the site, unique building, 3 drive-thru windows; dine in traffic will have a clear path to park; access points are generally the same location except the western most entrance has been removed; 35 current parking spaces – proposing 33. Drive-thru accommodates 135 per hour- new building will allow for 180. Employees park along Joliet in the lot at night, same as they do today. Parking lot lights will be LED with shrouds along the alley. Alley lighting is brighter than proposed parking lot lights. Johns Stone and Todd Volker expressed interest in a new lower or monument sign. Applicant agreed to look into it. Debby Reagan – trash complaints in the neighborhood suggested additional garbage containers. Deliveries at 3am, park on Paul Street. Car exit the drive-thru then u-turn on Norris Drive to head west. Stated this is an IDOT issue. Andrew showed landscaping plan noting bushes will be planted in the open area along the alley to address written concerned received from the neighbor.

Vicki Pelton – 128 E. Joliet Street – read her email submitted.

One: In reference to trash pickup...will McDonald's clean up any refuse left behind after the pickup? Quite often, even trying their best, the waste hauler will leave debris, garbage, behind at the pickup site. Will McDonald's make sure that the alley is cleared of garbage that might have been left behind? Will the city insist if they do not? Two: It is important to clarify that the alley is not included in McDonald's operations other than trash pickup...not for delivery or as an alternate route. And last: The hedge that is in place had a purpose. That was to separate the traffic and business of McDonald's from their neighbors. A large section of hedge has been opened so that walkers and bike riders can short cut into the McDonald's lot from the alley or the gas station. This is dangerous since its shortcut includes cutting through a busy gas station and across or down an alley where no one is expecting bike or foot traffic. There is no purpose or helpful reason for this opening except to make the alley traffic pattern even more erratic and dangerous than it is at times. We would like to see that opening closed up as it was before. Applicant noted: Alley is not included in the operations except garbage pick-up. Last item has been addressed.

Tami noted Ray Houchin, 118 E. Joliet Street called concerning garbage being picked up by the alley thus potentially leaving a mess.

Moved by John Stone that OPC recommend that the City Council approve the conditional use for a drive thru facility incorporating staff report for McDonalds located at 127 East Norris Drive with the recommendation the applicant consider a monument or lower style signage. Seconded by Doug Carroll.

Ayes: Doug Carroll, Jackie Etscheid, Alan Howarter, Debby Reagan, John Stone, Todd Volker

Nays: Brent Barron

Motion carried

- b. **Public Hearing** – *Heritage Harbor Development requests a conditional use of a planned unit development in Heritage Harbor Ottawa Harbor Cottages including final plat located on Great Loop East, legally described as: being a subdivision of part of the fractional southeast quarter of section 8 and the fractional northeast quarter of section 17, township 33 north, range 4 east of the third principal meridian, all in LaSalle County, Illinois.*

Tom Heimsoth, developer - 19 regular units & 3 buildings with flat over flat + 25 units total. Staff requests a minimum of 25 parking spaces designated for the cottage. Units will be bought by families and put in a rental pool. Exterior will be all the same except the door color, a monochromatic look. Consider building with panel system. Kevin Donavon of HHO has experience. 16' wide by 29' with 8' porch and small dining room space outside the 16 by 29. Units will not be lived in full time.

Moved by Alan Howarter that the OPC recommend the City Council approve the conditional use of a planned unit development in Heritage Harbor Ottawa Harbor Cottages including final located on Leeward Way, conditioned upon the cottages not be a permanent residence.

Seconded by Todd Volker.

Ayes: Brent Barron, Doug Carroll, Jackie Etscheid, Alan Howarter, Debby Reagan, John Stone, Todd Volker

Nays: None

Motion carried unanimously

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Tami L. Huftel
City Planner

STAFF REPORT

MEMO TO: Plan Commission

FROM: Tami L. Huftel

DATE: March 23, 2017

SUBJECT: McDonalds – conditional use for a drive-thru facility

LOCATION: 127 E. Norris Drive

DISCUSSION:

The applicant is requesting a conditional use permit to allow a drive through facility for McDonalds located at 127 East Norris Drive. They are proposing to demolish the existing facility and reconstruct at its current location.

The new restaurant layout provides a faster more efficient service for drive-thru customers. Cars will spend less time waiting in line. Also, this layout provides an additional car stacking length between order board and first window.

See applicants letter for additional information.

CONDITIONAL USE:

The property is zoned C-3 (Special Business District) in which drive through 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.*

The use of the property is the 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 new building elevation will be a nice enhancement to this area. The proposed building, drive thru facility and parking fit within the lot.

- (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.*

Site plan shows a separate drive-thru and parking 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.*

They propose to eliminate one access point from Norris Drive. All other entrance/exits remain the same.

(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 location of the building/drive-thru facility would still allow fire and police to have access by Norris Drive and Paul Street. Additionally, the applicant will be required to conform to all applicable City 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.*

Drive-thru facilities generally do not have the opportunity for preservation of 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 as the use has been designed to minimize traffic conflicts, will add architectural integrity to the area, and can add to the aesthetics of the streetscape through landscaping.

CONCLUSION:

It appears the request meets the requirements of granting a conditional use permit for a drive-thru facility and staff recommends approval.