

MINUTES OF THE OTTAWA PLAN COMMISSION

JANUARY 28, 2019

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

ROLL CALL

Present: Barron, Buiting, Carroll, Reagan, Sesto, Stone

Absent: Burns, Etscheid, Volker

Others: Commissioner Ganiere, City Planner Tami Koppen

MINUTES OF PREVIOUS MEETING

Moved by John Stone and second by Doug Carroll November 26, 2018 minutes be approved as published.

NEW BUSINESS

a. *Domino's (Cook Rental Properties LLC) request a conditional use for a drive-through facility in a C-3 Special Business District at 200 East Norris Drive, legally described as lots 7 and 8 in Block 5 in Railroad Addition to the City of Ottawa, situated in LaSalle County, Illinois, with the address of 200 & 210 East Norris Drive.*

Mark Ratterman, franchise owner since 1983, for St. Louis, Central IL - Springfield and Bloomington. Corporate approached them to open in this area including here, Minooka, Morris and Streator.

Domino's has changed in the last 15 years – rebranded. Great value on pizza. When remodeling ads pick-up window for convenience. No speaker used. Never an issue with stacking - if pizza isn't ready, ask them to park and bring pizza out when ready. No alcohol. Picky on who they hire.

Steve Walker, Martin Engineering presented the site plan. Parking upfront – pick-up window – widening the alley like Advance Auto. IDOT has not responded to the entrance.

Mark- 30-40% of the business is carry-out, out of that 10% is through the pick-up window. Most is delivery. Lighting in the rear. Prefers more light from a business standpoint. Will have cameras installed. Tami - City prefers direct down lighting.

John- interconnect parking lot with Advance Auto.

Tami responded – Advance Auto said no

Deb R- concerned with size of the property. Employees take up parking.

Mark - Rare all employees there at the same time. Other locations with less parking – doesn't see an issue. Hours 11:00am – midnight weekdays and 1:00am on weekends. Typically 85 pizzas a day. 2 to 3 delivery trucks per week - route hasn't been determined.

Deb R- huge mistake not spending more than \$5,000 on the previous plan (Columbus and Norris Block Study by Gingko), didn't do a good job.

Paul Koenig 201 Nebraska Street

- No Master plan for Paul Street
- All traffic should stay within the lot
- Lived there since 1951
- Weight limit on Paul Street, not posted
- Advance Auto uses alley all the time
- If deliveries in the middle of the night, more noise
- North of the alley is all residential

Mike- concerned with Paul Street cross section, is brick appropriate. Overwhelmed alley and streets with traffic. Concerned with circulation.

John- across the street bank, dentist, Pizza Hut all use alley, not an increase in traffic

Alley not designed for truck traffic.

Landscaping shown on the north side of the alley. No full landscape plan yet.

Commissioner Ganiere

- Is site big enough for parking?
- The entrance/exit on Paul Street should be removed
- Concerned with alley traffic
- Maintenance of alley to a standard
- In the future plan to talk with IDOT about extending the median on Norris Drive- closing Paul Street connection

Brent- close Paul Street entrance as Tom stated

Alley is tar and chip, needs to be upgraded.

Being no further business, Moved by Doug Carroll that OPC recommend that the City Council approve the conditional use for a drive-thru facility for a Domino's at 200 East Norris Drive.

Seconded by John Stone.

Ayes: Mike Buiting, Doug Carroll, Curt Sesto, John Stone

Nays: Debby Reagan, Brent Barron,

Motion Carried.

b. Mike Buiting made motion to recommend the city study the circulation patterns of Paul Street especially with the potential of Closing Paul Street at Norris Drive.

There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Tami L. Koppen

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City Planner

MEMO TO: Plan Commission
FROM: Tami L. Koppen
DATE: January 23, 2019
SUBJECT: Conditional use for a drive-thru facility – Domino’s Pizza
LOCATION: 200 East Norris Drive

DISCUSSION:

The applicant is requesting a conditional use permit for a drive-thru facility at a proposed Domino’s to be located at the northeast corner of Norris Drive and Paul Street, 200 East Norris Drive. A pick-up window is proposed to be located on the west side of the building. Customers would call-in or order online; there will be no speaker available to place an order. If the pizza is not ready the car would park and then the pizza would be carried out when it’s done. They say typically there are no more than two cars in the drive-thru at any given time. See the attachment for additional information.

Also note they are proposing screening on the north side of the alley to block the headlights.

CONDITIONAL USE:

The property is zoned C-3 (Special Business) 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.

ANALYSIS

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.*

Property is zoned commercial and the proposed use is compatible 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 new building will be a nice enhancement to this area that has been developing over the last several years. 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.*

The entrances and exits are properly located.

- (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.*

Access to the site is from Norris Drive and Paul Street. While the intersection of Norris Drive and Paul Street can be congested at times, the streets are adequate for the traffic proposed by this facility.

- (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 will allow fire and police 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.