

## MINUTES OF THE OTTAWA PLAN COMMISSION MEETING September 28, 2020

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

**ROLL CALL** - Present: Barron, Burns, McConville, Ruiz, Hughes, Stone, Volker (via phone).  
Absent: Sesto, Mangold. Others: City Planner Doug Carroll of Carroll Planning, LLC

**MINUTES OF PREVIOUS MEETING:** Approval of the minutes from the August 24, 2020 meeting. Moved by McConville, seconded by Burns.

Ayes: Barron, McConville, Burns, Ruiz, Hughes, Stone, Volker.

Nays: None

Motion Carried.

### **OLD BUSINESS**

### **NEW BUSINESS**

*1. Public hearing to consider a rezoning request from Gary Couch and David Bradley for the rezoning of property located at 1230 Columbus Street from A-2 (Single and Two Family Residential) to C-3 (Special Business).*

Barron opened the public hearing. Gary Couch and David Bradley appeared before the Plan Commission. Mr. Bradley stated he has some plans for what the new building will look like. He asked if the building was in a TIF. Planner Carroll thought it was in the Canal TIF.

McConville asked if the footprint would be the same. Bradley stated no and that the building will be set back farther than the current building.

Barron stated the property is zoned residential and currently nonconforming.

Stone asked about setbacks for the proposed structure.

Barron asked if the building plans had been submitted to the City. Planner Carroll stated they had not.

Barron asked about parking. Bradley stated it will be the same as is there currently.

Being no further discussion, McConville made the motion to agree with the findings of fact as outlined in the Staff report and recommend approval of the rezoning request for Gary Couch and David Bradley to rezone the property located at 1230 Columbus Street from A-2 to C-3.

Seconded by Burns.

Ayes: Stone, McConville, Barron, Hughes, Ruiz, Burns, Volker

Nayes: none

Motion carries.

2. *Public hearing to consider a request for conditional use for a drive through on Lot 2A of Janko Planned Unit Development and consideration of a Final Plat for Lot 2A of Janko Planned Unit Development.*

Barron opened the public hearing. Andy Goodman of GMX Real Estate Group introduced himself as the petitioner

Barron asked Goodman how many cars do they normally have in a typical morning rush hour.

Goodman answered it depends on location but typically you would see eight (8) or nine (9) at one time and that Starbucks' requires stacking for eight (8). Barron asked Goodman if he was associated with the previous Starbucks located across IL 23. Goodman stated he was not.

Barron stated it was noted there is availability for overflow stacking towards the hotel. Eric Carls, engineer for the petitioner, stated there is overflow stacking designed to be accommodated in the drive aisles. The intent will be for signage to designate those areas. He noted there would be room for at least an additional eight (8) to nine (9) cars.

Barron asked how overflow stacking would affect the ingress and egress of future businesses to the east. Carls noted there are two drive aisles available for stacking and he suggested the overflow stacking could be directed closest to the Starbucks building.

Barron again asked if the petitioner had any numbers for how many cars at any one time.

Goodman answered the Peru location typically has eight (8) or nine (9) at one time. Barron noted he is concerned with how the overflow parking may affect the future businesses in lot 2B.

Goodman stated he does not anticipate a conflict because Starbucks' peak times are in the mornings and he sees users in lot 2B will have peak times in the afternoons and evenings.

Stone asked if the design is the most updated that Starbucks is building. Goodman stated it was and that there has been a lot of input from Starbucks people in Seattle. Stone noted he travels a lot and he has noticed the newer stores move traffic a lot better than previous stores.

Stone asked how many parking stalls are available if someone wanted to go inside. Carls answered a little over thirty (30) including handicap stalls. Stone asked if consumers use a speaker to order. Goodman answered yes and there are several other ways including online or via an app. He noted if someone doesn't want to use the drive through they can order online or via the app then go in and get their order or an employee will bring it out to you. Goodman also noted when one does order at the menu board at the drive through that by the time you get to the pick up window your order will be ready.

Barron asked if there will be a canopy over the drive through. Architect for applicant (name inaudible) stated yes there would be a four (4) foot cantilever over the drive through. Barron asked about lighting. Applicant architect stated there would be wall sconces and under canopy

lighting. Barron asked about hours of operation. Goodman stated typical hours of operation are 5:00 am to 10:00 pm but it will depend on traffic. Goodman noted this is a corporate store.

Being no further discussion Burns made a motion to agree with the findings of fact as outlined in the Staff report recommend approval of a conditional use for a drive through on Lot 2A.

Seconded by McConville.

Ayes: Stone, McConville, Barron, Hughes, Ruiz, Burns, Volker

Nayes: none

Motion carries.

Barron stated we also have to consider the final plat to split the lot into 2A and 2B. He asked how would the asphalt transition look like between lots 2A and 2B. Carls noted it would look like a finished parking lot with curb.

McConville asked about signage. Carls stated the plans note a sign in front of the building. Stoned stated the plans call for a thirty (30) foot sign. The project architect stated the City of Ottawa sign ordinance allows for a forty (40) foot sign and they would likely maximize the sign height and change the height to forty (40) feet. Carls noted this property sits back from IL 23 and sits lower than the road grade so the sign will not appear that tall from the road.

Stone asked about the monument sign. Carls noted they are not planning on constructing the monument sign.

Being no further discussion Burns made the motion to recommend approval of the final plat of lot 2A.

Seconded by Hughes.

Barron noted there are some trees on the lot and would like to see them replaced. Planner Carroll stated the landscape plan is well done.

Ayes: Stone, McConville, Barron, Hughes, Ruiz, Burns, Volker

Nayes: none

Motion carries.

## **DISCUSSION**

Barron asked if there is any update on the Comprehensive Plan. Carroll stated nothing new since our last meeting. Barron asked about the rail study. Carroll stated Hanson has to present to the City Council.

Being no further business, Barron adjourned the meeting at 7:50 PM.

Respectfully submitted,  
Douglas Carroll, AICP  
Carroll Planning, LLC