

DRAFT

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING May 24, 2021

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

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

**MINUTES OF PREVIOUS MEETING:** Approval of the minutes from the May 26, 2021 meeting. Moved by Stone, seconded by Volker.

Ayes: Barron, McConville, Volker, Burns, Mangold, Stone.

Nays: None

Motion Carried.

**OLD BUSINESS**

1. *Public hearing to consider a conditional use request from Nathani Elite Management Network, Inc for a drive through at lot 3 of RP Lumber Company, Planned Unit Development.*

Barron opened the public hearing. Eric Carlson, architect for the petitioner, identified himself and then identified the petitioner, Asif Nathani. Carlson stated they are proposing a Dunkin' Donuts on Lot 3 of RP Lumber Planned Unit Development. It is located in front of the Holiday Inn. Carlson clarified some of the existing parking will be removed to make the lot deeper. He stated there will be a bypass lane and identified differences between the existing and proposed Dunkin'. The space between the menu board to the pick up window will allow for 6 cars.

Carlson noted there will be a dual window, one for pick up and one for paying. Carlson stated the existing store has issues backing up into the Kroger parking lot. He stated at the current space there is about space for 12 cars before it bleeds into the Kroger parking lot. Carlson noted in busy times they have the ability to reroute drive through traffic by placing cones and signage near the entrance so cars have to utilize the by-pass lane. That would create enough space for 5 parking spaces on the south side of the building in addition to cars stacking in the by-pass lane. Nathani stated they would have the ability to have employees with hand held POS's standing in the drive through lane similar to what you see at a Portillo's. He also noted they will have the ability to service large orders by having them get our of line and wait in a staging area.

Barron asked what the peak time is. Nathani stated approximately 6:00 am - 10:00 am. Barron asked what the stacking is at the current site. Carlson stated about 20 cars.

McConville stated she is concerned with traffic stacking up to the intersection. Nathani said with the efficiency and additional stacking he does not see how that would happen.

Stone asked if they ever considered a curb instead of cones. Carlson stated it would be difficult with the 2 other tenants to have strictly one way traffic.

Nathani stated the cone system is made of semi-permanent cones that are affixed to the pavement. These aren't typical orange cones that can be moved or blown over by the wind.

Nathani said they have a good idea when their busy times are and can place the cones beforehand.

There was no public comment.

Being no further discussion, **Stone made the motion to recommend approval of a conditional use request from Nathani Elite Management Network, Inc for a drive through at lot 3 of RP Lumber Company, Planned Unit Development.**

**Seconded by Volker.**

Ayes: Barron, McConville, Volker, Burns, Mangold, Stone.

Nayes: None

Motion Carried.

## **NEW BUSINESS**

Mike Hoffman of Teska and Associates stated he is here to present their ideas on the 3 sub areas of the Comprehensive Plan, the Riverfront, US 6 and IL 23 intersection, and the IL 71 and I-80 intersection.

Hoffman presented a powerpoint presentation (attached) to review the 3 sub areas of the plan.

The first area to review was the riverfront plan (attached). He noted the idea is to keep the existing plan and to come up with an alternative to give the City and potential developer options.

Highlights include: Canal Street continuing south, keeping the event space, subtraction of the harbor, pull people down from Clinton Street by adding structures at the intersection of Woodward Memorial, positioning structures on the south side of Woodward Memorial, include additional parking to the eastern side, and splash pad and botanical gardens along the western edge. Hoffman stated he is proposing mixed use buildings on Woodward Drive facing the park.

Hoffman explained the cross section and elevation change. Hoffman presented the cost differences between the existing plan (@\$30 million) and the proposed plan (@\$15 million).

Next Hoffman reviewed the Marquette Street area. He noted there were limited opportunities for development but thought buildings to house contractors made sense in this area.

Hoffman continued on the western portion of Norris Drive and noted the challenges of narrow rights of way. He proposed the possibility of decorative lighting and possibly a 3 lane cross section where the middle lane would be a continuous turn lane. He recognized this would be difficult to accomplish.

Hoffman reviewed the intersection of Columbus and Norris Drive and proposed enhanced landscaping with hardy plants like daylillies. He recognized the difficult intersection by McDonald's. He proposed extending the median but still allowing for eastbound left turns. He also recommended a physical pork chop median at Paul Street.

At the intersection of IL 71 and I-80 Hoffman discussed different land uses and overall recommended a mix of commercial and industrial near the intersection.

Generally, the plan commission like the idea of having two options for the riverfront as they liked components of both plans. Were in favor of enhanced landscaping and the proposed land uses attributed to the other sub areas.

Hoffman noted he will make adjustments based on the Plan Commission feedback and will be back likely in July for a public meeting then will wrap up the draft plan after that.

## **DISCUSSION**

Being no further business, Barron adjourned the meeting at 8:54 PM.

Respectfully submitted,  
Douglas Carroll, AICP  
Carroll Planning, LLC