

**City of Rolling Meadows
Plan Commission
City Council Chambers
7:30 PM
January 3, 2017**

APPROVED

Motion to Open the Meeting

Chairman Gercken asked for a motion to open the January 3 Plan Commission meeting. Mr. Bisesi moved to open the meeting and Mr. O'Brien seconded. Motion carried. Roll call:

Presiding: Chairman Gercken

Present: Bisesi, Fink, Fritz, O'Brien, Patterson, Rybarczyk

Absent: NONE

Also Present: Valerie J. Dehner, Community Development Director; and Elizabeth Payne, Secretary

Call to Order

Chairman Gercken called the meeting to order at 7:30 pm and declared a quorum.

Approval of Minutes

Chairman Gercken asked for a motion to approve the minutes from the December 6, 2016 meeting. Mr. O'Brien moved to approve the minutes as written and Mr. Bisesi seconded.

Roll call:

Mr. Rybarczyk: Yes

Mr. O'Brien: Yes

Mr. Fritz: Yes

Mr. Fink: Abstain

Mr. Bisesi: Yes

Mr. Patterson: Yes

Chairman Gercken: Yes

Motion carried.

Upcoming Public Hearings:

Pending Business: NONE

New Business:

- 1. Special Use and Sign Appeal for drive-through Dunkin Donuts & Baskin Robbins at 1921 Algonquin Road, C-2 Commercial, Steven Kolber, Kolbrook Design, Inc., Petitioner**

Steven Brooks, Kolbrook Design, Inc., 828 Davis Street, Suite 300, Evanston, IL was sworn in by Chairman Gercken.

Mr. Brooks stated that Mr. Kolber had met with the residents and board of the Saratoga Condominium Association who had some concerns about the project. Kolbrook Design was requesting a postponement to work with the owners and alleviate their concerns.

Mr. Patterson moved to postpone/continue the Public Hearing for a Special Use and Sign Appeal for a drive-through Dunkin Donuts and Baskin Robbins at 1921 Algonquin Road, C-2, Steven Kolber, Kolbrook Design, Inc., Petitioner to the next Plan Commission meeting on Tuesday, February 7, 2017 at 7:30 pm in the City Council Chambers of the City Hall, 3600 Kirchoff Road, Rolling Meadows.

Motion was seconded by Mr. Rybarczyk.

Roll Call:

Mr. Patterson: Yes

Mr. Bisesi: Yes

Mr. Fink: Yes

Mr. Fritz: Yes

Mr. O'Brien: Yes

Mr. Rybarczyk: Yes

Chairman Gercken: Yes

Yeas – (7) – Bisesi, Fink, Fritz, Gercken, O'Brien, Patterson, Rybarczyk

Nays – (0) – NONE

Absent – (0) – NONE

Abstain – (0) – NONE

MOTION APPROVED

Ms. Dehner stated that the item would return to the Plan Commission on February 7, 2017.

2. Special Use, Amend Marketplace Planned Development and Sign Appeal for drive-through banking facility at 1635 Algonquin Road, C-2 PUD, Michael Kelly for Wintrust Financial Corporation, Petitioner

Chairman Gercken asked if the file was in order.

Ms. Dehner stated that the file was in order and was made part of the record.

Jim Tinaglia, Tinaglia Architects, 814 West Northwest Highway, Arlington Heights, IL; Guy Eisenhuth, Village Bank, 234 West Northwest Highway, Arlington Heights, IL; Mike Kelly, Wintrust Corporation, 9700 West Higgins Road, Rosemont, IL; Michael Werthmann, KLOA, 9575 West Higgins Road #400, Rosemont, IL; and Tom McKay, Spaceco, Inc., 9575 West Higgins Road, Rosemont, IL were sworn in by Chairman Gercken.

Mr. Tinaglia stated that the petitioner, Village Bank in Arlington Heights, wanted to put a bank into the shopping center on Algonquin Road. He stated that the circulation had been worked out with staff, including the fire department, and no parking spaces had been lost in the process. He added that clearance requirements for fire department equipment had been met. He noted that the length of the proposed canopy over the drive-through had been decreased by nine feet per the fire department to accommodate their largest truck. All materials would match the building, but the line would be pushed back. That revision had been submitted to the Commission that day (drawings 1.P, 2.P, Exhibit A, and Exhibit B received 1/3/17).

Mr. Tinaglia stated that there would be one drive-through teller lane with a remote screen to reach the teller since the traffic flow was in the wrong direction to allow direct communication with the teller, and an ATM machine set farther forward for those who had quick transactions. The lot would be one way and also feature a pass-through lane outside the drive-through and angled parking for the patrons. The petitioner intended to cut down the size of the exit and install signage around it and paint on the asphalt to ensure it would be one way.

QUESTIONS AND COMMENTS FROM THE BOARD:

Chairman Gercken opened the meeting to commissioners' questions and comments.

Mr. O'Brien asked if someone was at the teller screen, if someone could pull around them to use the ATM. Mr. Tinaglia responded that would not be the case. They did not anticipate this to be a particularly busy drive-through, so if someone was at the teller, anyone wishing to use the ATM would have to wait.

Mr. O'Brien asked if the island and canopy had been redesigned. Mr. Tinaglia replied that they had. He mentioned that the drawing they had submitted (labelled Exhibit A and received by the City 1/3/17) showed the changes. He stated that the island and canopy had been shrunk by nine feet.

Mr. O'Brien asked if the hashed line (referring to Exhibit A) showed where the island was to be. Mr. Tinaglia replied that showed where it had been, and was there only for reference.

Mr. O'Brien asked if there really was to be no parking lost, as he believed he had read there was to be three spaces lost. Mr. Tinaglia confirmed there would be three spaces lost, leaving nine available.

Mr. O'Brien asked if there would be any backing up required for emergency vehicles. Ms. Dehner replied there would not. Mr. Tinaglia added that was why the changes had been made.

Mr. O'Brien asked if the proposed new monument sign would include signage for all the tenants. Mr. Tinaglia replied that it would.

Mr. Fritz asked if anything would change in the existing parking lot on the other side of the center. Mr. Tinaglia replied that it would not.

Mr. Patterson asked if the teller would have a bulletproof window, since there would be a monitor on an outside pedestal. Mr. Tinaglia replied that there would be a monitor and a tube system for the customers to be served but there would also be a window so the tellers could observe what was going on. It simply would not allow for direct communication between the teller and the customer.

Chairman Gercken noted that the parking lot could be extremely busy, especially during tax season with H&R Block in the center. He asked if the petitioner had considered striping the lot or putting up signage in front of the proposed bank to caution drivers to watch for pedestrians. Mr. Werthmann replied that they would work with staff and look at it. He added that traffic flow was one way along the east side, which should help. Mr. Bisesi also noted that the center was currently busy. Mr. Patterson added that AT&T had always been extremely busy as well.

Mr. O'Brien asked how many cars could be stacked in the drive-through. Mr. Werthmann replied that the lane could hold three. There would be five waiting before there would be bank customers in front of other stores, but they anticipated no more than two at a time.

Ms. Dehner asked if the bump outs in the most recently submitted site plan (received by the City 1/3/2017) were in compliance with the City engineer's recommendations to keep bank customers from swinging out into on-coming traffic. Mr. Werthmann replied that they were.

Ms. Dehner noted that the site plan submitted that evening showed new street signage in the northeast corner. That sign would not be erected. The new monument sign would instead be erected where the current one was. She noted that the shopping center owner agreed with the change. She also asked that item be added as a condition of approval, if the Plan Commission so voted.

Mr. Tinaglia noted that Wintrust was also petitioning for a sign variance for a third building sign for the rear of the building.

Chairman Gercken asked if the signage was to be the same all around the building, if it would be illuminated, and if it would be illuminated all night. Mr. Tinaglia replied that all the building signage would be the same, they did intend to illuminate it, but not all night.

Mr. Rybarczyk asked if the extra sign was to face Walmart. Mr. Tinaglia replied that they would have one sign facing Walmart, one facing the road, and one facing east towards Steak 'N' Shake.

Chairman Gercken asked if they had seen and agreed with all the staff recommendations. Mr. Tinaglia replied that they did.

QUESTIONS AND COMMENTS FROM THE AUDIENCE:

Chairman Gercken opened for comments from the public. With there being no public comment, the public hearing was closed.

ADDITIONAL QUESTIONS AND COMMENTS FROM THE BOARD:

Chairman Gercken opened the meeting to additional questions and comments from the commissioners.

Mr. O'Brien moved to approve an Amendment to Ordinance No. 99-17 "An Ordinance Approving the Marketplace of Rolling Meadows Planned Development and Subdivision"

Sec. 122-193(16) Special Uses a. Drive-in businesses

Sec. 122-193(j) Permitted Signs and Sec. 122-192 Permitted Signs (1) Wall Signs a.

To allow the construction of a drive-through banking facility, a new freestanding monument sign and additional wall signage for property located at 1635 Algonquin Road, Michael Kelly on behalf of Wintrust Financial Corp., Petitioner

With the following conditions:

- The site shall be developed in substantial conformance to the *Proposed Arch. Site Plan, Sheet I.P for Village Bank & Trust prepared by Tinaglia Architects with last revision date of 12.29.16* with an opportunity for the City Engineer and other departments to review this prior to the petition going to the City Council.
- A new stop bar and "Do Not Enter" signs to be installed at the southeast exit of the site.
- Landscaping is to be implemented per the "Wintrust Community Banks Landscape Plan" prepared by Downing Landscape Design and dated 11.28.16.
- Designated employee parking should be located at the southeast corner of the site.
- The enclosed and fenced rear garbage areas of the subject retail center should be repaired and maintained with doors always closed.
- All illuminated signage, both wall and freestanding, shall be turned off and not operated between the hours of 11:00 pm and 7:00 am as the subject property is across the street from a residential district (per Sec. 122-22 Signs i. Illuminated signs (5)).
- The new freestanding monument sign be erected in the same location as the current freestanding sign.
- The updated exit dimensions will be reviewed prior to the petition going to the City Council.

Motion was seconded by Mr. Rybarczyk.

Roll Call:

Mr. Rybarczyk: Yes – There will be no safety problem or detriment to neighboring property values. It is needed by the community.

Mr. O'Brien: Yes – It fits with the Comprehensive Plan, it is an enhancement to the area, and the safety seems to be in place.

Mr. Fritz: Yes – It is a good use of the commercial space with no impact on the neighbors.

Mr. Fink: Yes – It fits well with the Comprehensive Plan, and all safety concerns have been addressed. It will be a good addition.

Mr. Bisesi: Yes – It seems to be a good fit for the area, and the changes in flow work well.

Mr. Patterson: Yes – Third sign is needed.

Chairman Gercken: Yes – It fits the Comprehensive Plan, and safety was addressed.

Yeas – (7) – Bisesi, Fink, Fritz, Gercken, O'Brien, Patterson, Rybarczyk

Nays – (0) – NONE

Absent – (0) – NONE

Abstain – (0) – Fritz

MOTION APPROVED

Ms. Dehner stated that the item would go before the City Council with a positive recommendation from the Plan Commission, tentatively on January 24, 2017.

Miscellaneous Business:

Ms. Dehner noted that the Dunkin Donuts and Baskin Robbins petition, which was formally postponed, would be back before the Commission on February's agenda. She stated it was the fourth or fifth postponement, but only the first formal one. She added that the second item on February's agenda would be an Anytime Fitness in the Rolling Meadows Shopping Center. The travel agency was moving, so the center was proposing to take the agency and part of the former post office for 6,500 square feet. She stated that the proposal was for a 24 hour gym that would only be supervised during normal business hours. She stated that the petitioner would provide further information. Mr. O'Brien asked if the remaining space would be usable for future tenants. Ms. Dehner replied that the existing tenants would be shuffled and spaces would be consolidated, and the center was in talks with a pet supply store for the remaining space. The center would then be completely full.

Ms. Dehner noted that there was a construction fence around the former Dominick's property. It was anticipated to be demolished this month. Mr. O'Brien asked how long the demolition would take. Ms. Dehner replied it would depend on a number of factors.

Chairman Gercken asked how Lexington Crossing was selling. Ms. Dehner noted that they were doing well, but were not 100 percent sold yet. She stated that they could not get financing to construct a building until it was at least mostly sold.

Reports: NONE

Adjournment

A motion to adjourn was made by Mr. Patterson and seconded by Mr. O'Brien. Motion carried by unanimous voice vote. The regular meeting of the January 3, 2017 Plan Commission was adjourned at 8:10 pm.

Respectfully Submitted,



Elizabeth Payne
Secretary
Community Development Department

Distribution:

Mayor
City Manager
Plan Commissioners
Community Development Department
Clerk's Office

Minutes approved at the February 7, 2017 Plan Commission meeting as written.