

**City of Rolling Meadows
Planning and Zoning Commission
City Council Chambers
7:30 PM
April 3, 2018**

APPROVED

Motion to Open the Meeting

Chairman Bisesi asked for a motion to open the April 3 Planning and Zoning Commission meeting. Mr. Whitney moved to open the meeting and Mr. Patterson seconded. Motion carried. Roll call:

Presiding: Chairman Bisesi

Present: Fink, Lynch, O'Brien, Patterson, Rybarczyk, Stefaniuk, Whitney

Absent: Rataiczuk

Also Present: Fred Vogt, Public Works Director; and Elizabeth Payne, Secretary

Call to Order

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

Approval of Minutes

Chairman Bisesi asked for a motion to approve the minutes from the March 6, 2018 Planning and Zoning Commission meeting. Mr. Stefaniuk moved to approve the minutes as written and Mr. Rybarczyk seconded.

Mr. Lynch stated that he believed the Commission needed to address the divisions in Rolling Meadows, specifically zip codes. Staff responded that would be addressed, if possible, during the Comprehensive Plan update.

Roll call:

Mr. Fink: Yes

Mr. Lynch: Yes

Mr. O'Brien: Yes

Mr. Patterson: Yes

Mr. Rybarczyk: Yes

Mr. Stefaniuk: Yes

Mr. Whitney: Yes

Chairman Bisesi: Yes

Motion carried. Minutes approved as written.

Upcoming Public Hearings: NONE

Pending Business: NONE

New Business:

- 1. Sign Appeal to allow an electronic message board and additional sign variations for Fuller's Car Wash at 2765 Algonquin Road, C-2 General Commercial Services District, Karen Dodge, Quantum Signs, Petitioner**

Chairman Bisesi asked if the file was in order.

Mr. Vogt stated that the file was in order and was made part of the record.

Karen Dodge, Quantum Signs, 325 Sandpebble Ln., Aurora, IL was sworn in by Chairman Bisesi.

Ms. Dodge stated that she was with the sign company appearing on behalf of the owner of the property. They were requesting two variations from the originally approved sign plan for Fuller's Car Wash. The first was a 60 square foot freestanding sign, it include a 10 square foot electronic message board section. The sign would be placed for viewing along Algonquin Road, both east and west bound traffic. The sign itself would be separated from the electronic message center. The illumination of the sign would be controlled by a sensor, so it would dim at night. The messages would be static and controlled by a computer program. The electronic message board would be LED, and would require a minimal amount of maintenance. The second variation from the originally approved plan was requested for the wall signage. The wall signs were requested to be enlarged to 74 square feet for readability from Algonquin Road.

QUESTIONS AND COMMENTS FROM THE BOARD:

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

Mr. Fink asked if the message board would show one message all day. Ms. Dodge replied it was intended to change messages approximately once every ten seconds.

Mr. Fink asked if a photometric study had been provided. Ms. Dodge noted that the sign was adjustable, and could be turned down if complaints were received.

Mr. Lynch asked what change in the business plan required the changes in signage. Ms. Dodge stated that electronic message boards had been beneficial in other locations. Mr. Lynch noted that the signage requested was larger than original approved, and asked what the differences were in the height and width. Ms. Dodge noted that it was essentially the same, except for the message board. The petitioner acknowledged that the original approval was measured more precisely than their current submittal.

Mr. O'Brien noted that the wall signs were being requested at twice the size originally approved. Mr. Dodge replied that, with the distance from the roadway, the size of the road, the speed of traffic, etc., Quantum Signs had recommended larger signs for visibility. Mr. O'Brien asked if the messages would be flashing. Staff stated that electronic signs the messages are not going to move at all, and the transitions are going to be immediate. He asked for additional clarifications on the size, which the petitioner provided.

Mr. Whitney stated he was surprised by the request for the increase. He asked how close the freestanding sign was proposed to be to the road. Mr. Dodge replied that the wall signs were 80 feet from the road. Mr. Vogt added that the freestanding sign was proposed to be 20 feet from the sidewalk, and about 35-40 feet from the curb. Mr. Whitney noted his concern about distracting drivers if the proposed freestanding sign with the electronic message board was placed too close to the road.

Mr. Patterson asked if the signage proposed for this location was different for other locations. Ms. Dodge was unsure, but stated that the signage was typically smaller when it was closer to the roadway. Mr. Patterson asked for confirmation that the only size increase was proposed for the wall signs. Ms. Dodge replied that was the case.

Mr. Stefaniuk asked how the change was determined to be necessary. Ms. Dodge replied it was determined by the distance the signs were to be located from the roadway.

Chairman Bisesi stated that signage had been included in the original proposal, and that there was not sufficient representation from the owner to answer all the Commission's questions regarding the necessity of the signage changes. He noted that the signage should have been included in the original package approval.

Mr. Lynch noted that he had concerns regarding the staff report, and the lack of comments in writing from other departments. He stated that significant concerns referenced in the staff report should have back-up in writing from other departments. Mr. Vogt stated that the comments from the Police Department had largely been verbal or by e-mail, and he had wanted to be sure that the comments were addressed in the staff report regardless. Staff further stated that Mr. Lynch's concern may have hinged on a typographical error: The staff report read, "There are significant staff concerns" and should have read "These are significant staff concerns" instead. Mr. Vogt stated that he would endeavor to include written staff comments in the future.

QUESTIONS AND COMMENTS FROM THE AUDIENCE:

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

ADDITIONAL QUESTIONS AND COMMENTS FROM THE BOARD:

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

Mr. Whitney suggested a straw vote to see which way the Commission was leaning. If it was leaning to a negative recommendation, the Commission could choose to continue the petition to the next month to allow the petitioner to come back with additional representation and information. Discussion ensued regarding Mr. Whitney's suggestion. Some commission members suggested required information was provided as to why the additional signage was requested. Staff suggested that the sign contractor may have been engaged after the Special Use petition. Ms. Dodge noted that Quantum Signs was not the original sign company.

Mr. Lynch asked about the recommended letter coloring. Staff replied that such a condition was to ensure that drivers did not confuse LED sign coloring with traffic signals. Mr. Lynch asked if the timing

of the message board changes could be modified by condition. Chairman Bisesi stated that could be part of the motion. Mr. Lynch noted that Algonquin Road may necessitate a longer duration of each message. Staff agreed that was in the purview of the Commission. Ms. Dodge stated that her client would be open to a change, but ten seconds seems to be the norm. Mr. O'Brien suggested that the wall signs be approved, but the message board not be.

Mr. Patterson moved for approval of a Sign Appeal to allow an electronic message board and additional sign variations for Fuller's Car Wash at 2765 Algonquin Road, C-2 General Commercial Services District, Karen Dodge, Quantum Signs, Petitioner

With the following conditions:

1. All illuminated signs are to be put on a timer to turn off the signs between the hours of 11:00 pm and 7:00 am.
2. The electronic message board is to be dimmed at night.
3. The electronic message board is to consist of text messages only, and is not to convey pictures, moving objects, etc. It is to be static and not flashing in nature. Color of the lettering is recommended not to be red or green.

Mr. Rybarczyk seconded.

Mr. Vogt noted that the intent of the condition regarding dimming the electronic message board was to have the sign dimmed from dusk until 11:00 pm.

Mr. Rybarczyk moved to remove the approval of the freestanding sign and electronic messaging board from the motion, along with all relevant conditions, to be voted on separately. Mr. O'Brien seconded. Chairman Bisesi added the wall sign renderings as presented to the Commission as exhibits.

Roll call for the amendment:

Mr. Rybarczyk: Yes

Mr. Patterson: Yes

Mr. Whitney: Yes

Mr. O'Brien: Yes

Mr. Lynch: Yes

Mr. Fink: Yes

Mr. Stefaniuk: Yes

Chairman Bisesi: Yes

Yeas – (8) – Bisesi, Fink, Lynch, O'Brien, Patterson, Rybarczyk, Stefaniuk, Whitney

Nays – (0) – NONE

Absent – (1) – Rataiczuk

Abstain – (0) – NONE

Amendment approved.

Mr. Stefaniuk asked what the hours of operation for the business were to be. Staff replied it was 7:00 am to 9:00 pm. Mr. Stefaniuk asked why the sign would be on until 11:00 pm. Staff replied that the code allowed signage to be on from 7:00 am to 11:00 pm, except when the business was in operation, at which point, the signage could be on no later than 1:00 am.

Roll call for the motion as amended:

Mr. Patterson: Yes – No better way to do it.

Mr. Whitney: Yes – It will not impact anything around it, and allow people to see it easier.

Mr. O’Brien: Yes – It will help the signage not get lost, and help with advertising the business.

Mr. Lynch: Yes

Mr. Fink: No – Would have like to see the light impact on the neighbors to the southeast.

Mr. Stefaniuk: Yes

Mr. Rybarczyk: Yes

Chairman Bisesi: Yes – Disappointed that this was not presented with the Special Use application, and the owner has other businesses in the area.

Yeas – (7) – Bisesi, Lynch, O’Brien, Patterson, Rybarczyk, Stefaniuk, Whitney

Nays – (1) – Fink

Absent – (1) – Rataiczkyk

Abstain – (0) – NONE

Motion approved as amended.

Chairman Bisesi stated that, with the vote 7-1-1, the item would go before the City Council with a positive recommendation, tentatively on April 24, 2018.

Mr. Lynch moved for approval of a Sign Appeal to allow an electronic message board for Fuller’s Car Wash at 2765 Algonquin Road, C-2 General Commercial Services District, Karen Dodge, Quantum Signs, Petitioner

With the following conditions:

1. All illuminated signs are to be put on a timer to turn off the signs between the hours of 11:00 pm and 7:00 am.
2. The electronic message board is to be dimmed at night.
3. The electronic message board is to consist of text messages only, and is not to convey pictures, moving objects, etc. It is to be static and not flashing in nature. Color of the lettering is recommended not to be red or green.

Mr. Patterson seconded.

Mr. Lynch moved that the motion be amended by adding a condition that the timing of the message refresh be no less than 20 seconds. Mr. O’Brien asked if there was precedent. Staff stated that there was not to their knowledge. Motion failed for lack of second.

Roll call:

Mr. Whitney: No – No hardship for such a request, and it's too much, too close to the road.

Mr. O'Brien: No – No hardship, and does not want to set a precedent along Algonquin Road.

Mr. Lynch: Yes – The petitioner is not claiming hardship, and this is just an appeal.

Mr. Fink: No – There is no hardship, and generally against these types of signs on busy roads for safety.

Mr. Stefaniuk: No – Too distracting and not a good fit.

Mr. Rybarczyk: No – Echoes previous Commissioners.

Mr. Patterson: Yes – Not asking for a hardship, just asking for additional advertising.

Chairman Bisesi: No – Echoes Mr. Whitney and Mr. O'Brien regarding precedence, and no case made for necessity.

Yeas – (2) – Lynch, Patterson

Nays – (6) – Bisesi, Fink, O'Brien, Rybarczyk, Stefaniuk, Whitney

Absent – (1) – Rataiczuk

Abstain – (0) – NONE

Motion denied.

Chairman Bisesi stated that, with the vote 2-6-1, the item would go before the City Council with a negative recommendation, tentatively April 24, 2018. Ms. Dodge asked if it does not pass, if they would be allowed to have the previously approved "Free Vacuums" sign. Mr. Vogt confirmed that would be the case.

Miscellaneous Business:

1. Election of Officers

Chairman Bisesi reminded the Commission that they had previously decided on a term of a year for officers. He suggested that the Commission could vote for interested candidates by show of hands, like last time. He asked if the Commission wanted to keep the same officers as the past year. The Commission did not object to keep the same officers for the next year. It was suggested to look at the officers again next year, and also to consider making them two-year terms in the future.

Roll call:

Mr. Fink: Yes

Mr. Lynch: Yes

Mr. O'Brien: Yes

Mr. Whitney: Yes

Mr. Patterson: Yes

Mr. Rybarczyk: Yes

Mr. Stefaniuk: Yes

Chairman Bisesi: Yes

Matters Not on the Agenda:

Mr. Lynch spoke about industry adoption of 5G technology, and his concern that the industry was making efforts to bypass local zoning authorities and go straight to state legislatures to approve the required technology. Mr. Vogt stated that the Council may discuss some of these issues as they evolve, and stated that staff would direct any Commission concerns to the City Manager and/or the Mayor to gain an update from the City Attorney regarding the state of these issues, but Staff had not heard anything concrete since the Council's last discussion. Chairman Bisesi added that the Commission would need additional information on what that technology required.

Chairman Bisesi asked for an update on the state of the Comprehensive Plan update. Mr. Vogt stated that proposals had been received and reviewed, and would be conducting interviews with the firms that provided three of the six proposals, with a target of bringing the contract to the City Council in May. The update was projected to be completed by the end of 2018, and the Commission would certainly be included in the process.

Reports:

Mr. Vogt noted that Ryan Homes was expected to come back for final approvals in May, but had been delayed for internal reasons. Staff did not know when they would submit, and they would be delayed until June at the earliest. Islamic Society of the Northwest Suburbs had submitted for the 1200 Hicks site approvals, and would appear before the Committee of the Whole in May, and the Commission in June. They had made significant changes to their original site plan and requested uses. Mr. Vogt asked the Commission to look at their calendars for a possible Special Meeting in June, as it would not be advisable to have two such large items on the same agenda. As it stood, there were not petitions to come forward for the May meeting.

Mr. Vogt reminded the Commission that the 2600 Benton subdivision needed final approval, and may come back in June or July. The 5160 Dupont subdivision had been submitted to Palatine for review, but nothing official had yet come back from them. A phone message had been received, and Mr. Vogt

hoped to have a meeting set up in the near future.

Mr. Lynch asked about the previously heard 4590 Fairfax driveway. Mr. Vogt noted that Community Development had met with the owner and contractor and presented some options, but no solution had been chosen. A timeline would be decided if no response was received shortly.

Adjournment

A motion to adjourn was made by Mr. Lynch and seconded by Mr. Patterson. Motion carried by unanimous voice vote. The regular meeting of the April 3, 2018 Planning and Zoning Commission was adjourned at 8:46 pm.

Respectfully Submitted,



Elizabeth Payne
Secretary
Community Development Division

Distribution:

Mayor
City Manager
Planning and Zoning Commissioners
Community Development Department
Clerk's Office

Minutes approved at the May 1, 2018 Planning and Zoning Commission meeting as amended.