

**City of Rolling Meadows
Plan Commission
City Council Chambers
7:30 PM
April 4, 2017**

APPROVED

Motion to Open the Meeting

Chairman Bisesi asked for a motion to open the April 4 Plan Commission meeting. Mr. Patterson moved to open the meeting and Mr. Gercken seconded. Motion carried. Roll call:

Presiding: Chairman Bisesi

Present: Fink, Fritz, Gercken, O'Brien, Patterson

Absent: Rybarczyk

Also Present: Valerie J. Dehner, Community Development 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 7, 2017 meeting. Mr. O'Brien moved to approve the minutes as written and Mr. Fritz seconded.

Roll call:

Mr. O'Brien: Yes

Mr. Fritz: Yes

Mr. Fink: Yes

Mr. Gercken: Yes

Mr. Patterson: Yes

Chairman Bisesi: Yes

Motion carried. Minutes approved as written.

Upcoming Public Hearings:

Pending Business: NONE

New Business:

- 1. Sign Appeal to replace Freestanding Sign with Electronic Message Board and exceed height for Plum Grove Junior High School, 2600 Plum Grove Road, R-1 Residence District, Dr. Kerry Wilson on behalf of Community Consolidated School District 15, Petitioner**

Chairman Bisesi asked if the file was in order.

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

Dr. Kerry Wilson, 806 James Drive, Hampshire, IL was sworn in by Chairman Bisesi.

Dr. Wilson stated that Plum Grove Junior High School had been in Rolling Meadow since 1956. They had received several prestigious awards, including the Blue Ribbon Award for Academic Excellence. The existing sign had been placed in 1998 following the receipt of a national award. The sign detailed the events and achievements of the 863 students of the school. When the original sign had started losing bulbs to burn out, they had contacted the company that had installed it. They had unfortunately gone out of business, and no other company made bulbs to replace the burnt out ones. The old sign had been turned off. The LED new sign would be installed on the same site on the existing frame with a new message board.

QUESTIONS AND COMMENTS FROM THE BOARD:

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

Mr. Patterson asked if the sign would essentially be an exact replacement. Dr. Wilson replied that it would, except with a new LED screen and aluminum frame.

Mr. Gercken asked if the sign would comply with the recommendation that the sign be turned off from 11:00 pm-7:00 am. Dr. Wilson replied that the new sign would be Bluetooth enabled, allowing it to be controlled from a distance, and could be set to timers.

Mr. Fritz asked if the intensity of the sign would be the same as the old one. Dr. Wilson replied that she was not sure, but believed the intensity could be adjusted.

Mr. Fritz asked if the new sign would be taller than the old. Ms. Dehner replied that it would not. The code allowed a six foot sign, and both the old sign and the new would be eight feet.

QUESTIONS AND COMMENTS FROM THE AUDIENCE:

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

Mr. Fritz moved to approve a Sign Appeal to permit a New Freestanding Sign with Electronic Message Board at 2600 S. Plum Grove Road, Plum Grove Jr. High School, Dr. Kerry Wilson, Petitioner with following conditions:

1. Sign is to be constructed substantially in the same location and to stewartsigns proposal.
2. Sign is to be put on a timer to comply with the no illumination between the hours of 11:00 pm and 7:00 am.

Motion was seconded by Mr. Gercken.

Roll Call:

Mr. Fink: Yes.

Mr. Fritz: Yes.

Mr. O'Brien: Yes – It will highlight the great work of the students and the school.

Mr. Patterson: Yes – It will present a futuristic appearance.

Mr. Gercken: Yes – It will be a great improvement to the old sign and allow the school to present their events.

Chairman Bisesi: Yes – It is a good upgrade to the old sign and will serve the school well.

Yeas – (6) – Bisesi, Fink, Fritz, Gercken, O'Brien, Patterson

Nays – (0) – NONE

Absent – (1) – Rybarczyk

Abstain – (0) – NONE

MOTION APPROVED

Ms. Dehner stated that the item would go before the City Council with a positive recommendation from the Plan Commission, tentatively on April 25, 2017.

2. Amend Meijer Planned Development to allow the installation of 10 Tesla Charging Stations at the north end of the Meijer parking lot located at 1301 Meijer Drive, C-2 Commercial District, by Zachary Sheets, GPD Group, Petitioner

Chairman Bisesi asked if the file was in order.

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

Andrew Levy, 922 Santa Barbara Road, Berkley CA; Sarah David, 7275 South Newport Way, Centennial, CO; and Cameron Sneathen, 279 Geremma Drive, Ballwin, MO were sworn in by Chairman Bisesi.

Mr. Levy stated that the petitioner, Tesla, built cars that run on electricity. They had begun building electric charging stations across the country as a service to their drivers. They choose locations with something nearby to do. In this case, there are stores and restaurants close by for drivers to go to while their cars are charging. The cars take about 30-45 minutes to charge. Tesla also has an existing relationship with Meijer, which was another reason to choose this location.

QUESTIONS AND COMMENTS FROM THE BOARD:

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

Mr. O'Brien asked how long someone would leave their car to charge at a station, and if cars might be there for as long as half a day, or a full day, or even overnight. Mr. Levy replied that it was impossible to predict driver behavior, but most people largely charged their cars at home. Tesla, as a company, discourages people spending time at these charging stations after charging has been completed.

Mr. Patterson asked if these were going to be superchargers, and if they would be able to accommodate cars other than Teslas. Mr. Levy replied that they would be superchargers, and only able to charge Tesla cars.

Mr. Patterson asked if people leaving their cars on the charging stations had caused backups at other locations. Mr. Levy replied that the ten stalls they were proposing should be enough for the foreseeable future. Each car would be able to go approximately 1,000 miles without charging. Once the vehicle was placed on the charging station and then completed charging, the owner could then be charged an idling fee. This was meant to discourage people staying at the charging stations longer than they needed to. Ms. Davis added that part of the reason Meijer had been chosen was for the large parking lots. There were plenty of places for Tesla owners to wait if that became necessary.

Mr. Patterson asked if the stations would ever be shut down. Mr. Levy replied they would not.

Mr. Patterson asked if there would be any ability to pay for the charging on site. Mr. Levy replied it would all be done through the Tesla app.

Mr. Gercken asked about the plans for snow plowing the charging stations. Mr. Levy replied that they were working with Meijer. Meijer would continue to plow the stalls, and had been asked not to put any snow piles against the posts. Tesla has a team that monitors and maintains its equipment, and can have it hand-shoveled if it becomes necessary.

Mr. Gercken asked if they were opposed to installing surveillance. Mr. Levy replied they were not.

Mr. Gercken asked if the site would be illuminated. Mr. Levy replied that it would be.

Mr. Fink asked about how the safety switch works if the stations are hit. Mr. Levy replied that there is no electricity supplied to any of the stations until the car is plugged in.

Mr. Fink asked if the petitioner would be opposed to concrete bollards around the equipment area. Mr. Levy stated they believed the landscaping buffer and island they planned to put in should be enough.

Mr. O'Brien asked if there would be canopies over the stations. Mr. Levy replied that the intention was to have the driver either in the car, or in one of the nearby businesses. A canopy would, therefore, not be needed.

Mr. O'Brien asked who would be monitoring the surveillance cameras. Ms. Dehner clarified that the cameras were there for recovering data in the event of a crash or other problem, rather than to be monitored.

QUESTIONS AND COMMENTS FROM THE AUDIENCE:

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

Mr. Fink moved to approve an Amendment to the Meijer Planned Development to allow the installation of 10 Tesla Charging Stations with all associated equipment at 1301 Meijer Drive, C-2 with PUD, Zachery Sheets of GPD Group, Petitioner, in general conformance to the signed and sealed plans, specifically Tesla Supercharging Station, Overall Site Plan (sheet number C-1), Proposed Site Plan (sheet number C-3A) and Landscape Plan (sheet number C-6) all prepared by the GPD Group, Inc. and dated 4/3/17 with the following conditions:

1. This parking area is to be monitored with surveillance cameras.
2. Final engineering for this part of the subject property is subject to the approval of the City Engineer and Public Works Department.
3. Landscaping is to be installed and maintained per Landscape Plan, Sheet C-6
4. Concrete bollards are placed on the north side of the site between the road and the equipment.

Motion was seconded by Mr. Gercken.

Roll Call:

Mr. Fink: Yes – It should bring more visitors to the City and will be a great part of the plan moving forward as a City.

Mr. Fritz: Yes – There should be no impact to the lot, and it should be an advantage to the neighboring businesses.

Mr. O'Brien: Yes – It will be a great use of the empty part of the Meijer lot, and it seems the petitioner has a great relationship with them. It will also bring new business to the area, and no negative impact to the surrounding areas.

Mr. Patterson: Yes – It will use the empty part of the lot. There is only a minor concern of someone leaving their car at the station for an extended period.

Mr. Gercken: Yes – It is a good fit with the Comprehensive Plan and into the area, and will bring additional business to the City.

Chairman Bisesi: Yes – It is an excellent fit for the area and will be a help to surrounding businesses.

Yeas – (6) – Bisesi, Fink, Fritz, Gercken, O'Brien, Patterson

Nays – (0) – NONE

Absent – (1) – Rybarczyk

Abstain – (0) – NONE

MOTION APPROVED

Ms. Dehner stated that the item would go before the City Council with a positive recommendation from the Plan Commission, tentatively on April 25, 2017.

- 3. Amend Special Use to operate a car wash with outdoor vacuuming and extended hours of operation on property located at 5600 New Wilke Road, C-2 Commercial District, Mariusz Lekarczyk, Petitioner**

Ms. Dehner noted that the petitioner had asked this item to be postponed to May 2, 2017.

Mr. O'Brien moved, based on the request of the petitioner, Mariusz Lekarczyk, to postpone/continue the Public Hearing for Amendments to the Special Use for the car wash located at 5600 New Wilke Road, to the next Plan Commission Meeting on Tuesday, May 2, 2017 at 7:30 pm in the City Council Chambers of the City Hall, 3600 Kirchoff Road, Rolling Meadows.

Motion was seconded by Mr. Gercken.

Roll Call:

Mr. Fritz: Yes

Mr. O'Brien: Yes

Mr. Patterson: Yes

Mr. Gercken: Yes

Mr. Fink: Yes

Chairman Bisesi: Yes

Yeas – (6) – Bisesi, Fink, Fritz, Gercken, O'Brien, Patterson

Nays – (0) – NONE

Absent – (1) – Rybarczyk

Abstain – (0) – NONE

MOTION APPROVED

Chairman Bisesi stated that the item would return to the Plan Commission on May 2, 2017.

Matters Not on the Agenda: NONE

Miscellaneous Business:

Ms. Dehner noted that the only item on the agenda for May would be the postponed car wash. She also stated that School Health at 5600 Apollo Drive was to apply for a final planned development for the June meeting.

Mr. O'Brien asked how many times a petitioner could postpone. Ms. Dehner replied twice before they would need to reapply and re-notice. Chairman Bisesi asked about the status of the Dunkin Donuts petition. She stated that Dunkin Donuts has not yet reapplied. They are still in discussion with Saratoga Condominium Association, and further changes may be made to their design. Mr. O'Brien asked if having two Dunkin Donuts businesses so close would be a concern. Ms. Dehner replied that it was her current understanding that the old one would close, and the new one being applied for would be the only one.

Mr. O'Brien asked what was next for the Dominick's lot now that the building had been demolished. Ms. Dehner replied that they were to remove the foundation and grade and seed the area with grass. Their permit is good for six months, however, and they can apply for an extension.

Reports: NONE

Adjournment

A motion to adjourn was made by Mr. Gercken and seconded by Mr. Patterson. Motion carried by unanimous voice vote. The regular meeting of the April 4, 2017 Plan Commission was adjourned at 8:10 pm.

Respectfully Submitted,



Elizabeth Payne
Secretary
Community Development Department

Distribution:

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Minutes approved at the May 2, 2017 Plan Commission meeting as written.