

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

APPROVED

Motion to Open the Meeting

Chairman Gercken asked for a motion to open the February 7 Plan Commission meeting. Mr. Fritz moved to open the meeting and Mr. Rybarczyk 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 January 3, 2017 meeting. Mr. Bisesi moved to approve the minutes as written and Mr. Fritz seconded.

Roll call:

Mr. Rybarczyk: Yes

Mr. O'Brien: Yes

Mr. Fritz: Yes

Mr. Fink: Yes

Mr. Bisesi: Yes

Mr. Patterson: Yes

Chairman Gercken: Yes

Motion carried. Minutes approved as written.

Upcoming Public Hearings:

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

Mr. Kolber stated that he was there to ask the Commission to postpone the public hearing one more time. He stated that they were still working with the Saratoga Condominium Association to alleviate their concerns, and would like to bring a complete, well-supported petition once negotiations were completed.

Mr. O'Brien 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, March 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. Patterson.

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

Chairman Gercken stated that, with the vote 7-0 in favor, the item would return to the Plan Commission on March 7, 2017.

New Business:

1. **Sign Appeal to allow 24-hour illuminated signage for a fitness center to be located at the Rolling Meadows Shopping Center, 3256 & 3260 Kirchoff Road, Rolling Meadows, C-2 PUD, Gill Valerio, Jr. for GEM Fitness, LLC, 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.

Gill Valerio, Jr., GEM Fitness, 1311 Butterfield Road, Suite 105, Aurora, IL; Bridget Goggen, Ramco-Gershenson, 31500 Northwestern Highway, Suite 300, Farmington Hills, MI; and Rod Miller, GEM Fitness, 108 South Second Street, Saint Charles, IL were sworn in by Chairman Gercken.

Mr. Valerio stated that GEM Fitness had a lease with Ramco-Gershenson for the property in question. He stated that there were around 3,500 Anytime Fitness locations in the world. He noted that this would be his and his partner's second location. The location would be available for members 24 hours per day, 7 days per week. The intention was to have the business staffed during normal business hours. The facility would then be open after hours for members only, who would have a key fob for access. He stated that the location would have a state-of-the-art security system that monitors entries and "tailgating", which is when another person immediately follows an entrant without swiping in themselves. In addition to managers and the security company having access to entry and tailgating information, the system could be set up for police and fire departments to get the information as well. He noted that, for having 3,500 facilities, there had been few incidents.

Mr. Valerio stated that they were asking for signage and lights to be on for 24 hours per day for safety for members and advertisement, allowing people to know that they were there and open.

Ms. Goggen stated that the center's parking lot was currently illuminated from dusk until dawn. They would need to adjust to illuminate under the canopy, which they were working with the petitioner.

QUESTIONS AND COMMENTS FROM THE BOARD:

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

Mr. O'Brien asked if "under the canopy" meant between the curb and the front door, if the lights would go all the way down the center, and if the cost would be split among the tenants. Ms. Goggen replied that an arrangement had been worked out, and the lights were controlled by the landlord. Mr. Valerio added that lights after normal business hours were pro-rated and paid by GEM Fitness.

Mr. Fritz asked if members would use the parking in the rear, and if there would be a rear entrance. Mr. Valerio replied there would only be the front entrance, and members would park in front. The back door would be used by employees during office hours only for garbage removal.

Mr. Fritz asked if the signage on Kirchoff Road was to be lit. Ms. Goggen stated that the monument sign currently turned off at midnight, but they intended to have it on all night. Mr. Valerio noted that the monument sign was set back some from the street. Mr. Fritz noted that there were

condominiums across the street that might be affected by the light. Mr. Valerio replied that McDonald's was currently open and lit 24 hours.

Mr. Patterson asked if there would be a sign on the Ben Franklin (west) side of the building. Mr. Valerio replied that they would have their wall sign and signage on the monument only.

Mr. Patterson asked if there were complaints regarding the signs, would they be toned down. Ms. Goggen replied that they would hire an electrician if it came to that. They were willing to work with their neighbors.

Chairman Gercken asked for more information about how the tailgate monitoring worked. Mr. Valerio stated that there was a sensor above the door that registered anything approximately human sized. A notification would be sent to the managers, security company and, if desired, police and fire. It was intended that police would have full 24/7 access to the location.

Chairman Gercken noted that he had heard recently about a fatality after-hours at a facility. Mr. Valerio replied that this was the first one he had heard of in 3,500 locations.

Chairman Gercken asked what safeguards were in place after hours. Mr. Valerio replied that there was the security system that monitored entries. There were also panic buttons and a 911 phone strategically placed throughout the site. Members would be encouraged to take advantage of necklaces and bracelets with panic buttons after hours as well. There would also be cameras randomly monitored by management and by the security company.

Chairman Gercken asked if the security company did sweeps of the property after hours. Mr. Valerio replied that they did not. He was planning to speak to the police department and see if they would consent to drive-throughs. Mr. Miller stated that there were about three million members, and only the one incident they were aware of. He also noted that they were planning to hire a full-time manager that hopefully lived in the area that could do sweeps.

Ms. Dehner asked for clarification that it had been stated that the monument sign was now to be illuminated 24 hours rather than being turned off at midnight as is currently the case. She stated that if the shopping center wished to keep the monument sign on 24-hours, it would have to make an application for a sign appeal to do so. The sign appeal before the commission was for this petitioner only. Ms. Dehner was under the understanding that the sign appeal was for the face sign only. Mr. Valerio stated that McDonald's was illuminated 24 hours and much brighter than the monument sign would be. Mr. Fritz asked if it would possible to illuminate only the petitioner's sign on the monument. Ms. Goggen explained that they could look into it but it would be difficult and/or costly. She also noted that the monument would be overshadowed by McDonald's. Ms. Dehner reiterated that the City's zoning code required signage to be turned off from 11:00 pm to 7:00 am. Ms. Dehner said that she could not speak to Mc Donald's as they may have a variance. Mr. Gercken asked if new members would be able to sign up during after-hours. Mr. Valerio replied that they would have to come during business hours, but visitors from out of town who had an Anytime Fitness membership would be able to use the facility. He asked if McDonald's had approval for their monument to be lit after 11:00 pm. Ms. Dehner replied she did not know immediately off-hand. Mr. Fritz explained that

the Commission was concerned about setting precedents that other businesses would want to follow to advertise. Ms. Goggen stated that if McDonald's was lit on the center's monument sign for 24 hours, they would simply add Anytime Fitness to that lighting.

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. Bisesi moved to approve a Sign Appeal to Sec. 122-22(i) Illuminated Signs (5) to allow illuminated signage to remain on 24 hours for property located at 3256 and 3260 Kirchoff Road, Anytime Fitness, GEM Fitness, LLC by Gill Valerio, Jr., Petitioner, with the following conditions:

The sign appeal allowing illuminated signage 24 hours is limited to Anytime Fitness at 3256 and 3260 Kirchoff Road only.

Motion was seconded by Mr. Rybarczyk.

Mr. O'Brien moved to amend the motion on the Sign Appeal to allow the illumination of the portion of the monument sign for Anytime Fitness only to remain illuminated 24 hours.

Motion was seconded by Mr. Fritz.

Roll Call:

Mr. Bisesi: No

Mr. Fink: No

Mr. Fritz: No

Mr. O'Brien: Yes – It was near street lights, and it would create no additional light

Mr. Patterson: Yes –The additional light would not be noticed.

Mr. Rybarczyk: Yes – The additional light would not be noticed.

Chairman Gercken: Yes – The additional light would not be noticed.

Yeas – (4) – Gercken, O'Brien, Patterson, Rybarczyk

Nays – (3) – Bisesi, Fink, Fritz

Absent – (0) – NONE

Abstain – (0) – Fritz

AMENDMENT TO THE MOTION APPROVED

Roll Call for the approval of the Sign Appeal as amended:

Mr. Rybarczyk: Yes – There will be no problem with light, and no effect on surrounding properties.

Mr. O'Brien: Yes – It will be a great use of the space that fits with the Comprehensive Plan, and there will be no adverse effect on surrounding properties.

Mr. Fritz: Yes – It will be a good use of the space, and no adverse effect on neighbors.

Mr. Fink: Yes – It will be a great addition to the shopping center and will bring traffic to the strip mall. It will not affect the neighbors and good fit with the Comprehensive Plan.

Mr. Bisesi: Yes – The signage will have no adverse effect, and the business will be less profitable without it.

Mr. Patterson: Yes – There will be no adverse effects between the color of the sign and distance from the street. It will get some people in the area.

Chairman Gercken: Yes – It fits the Comprehensive Plan, and will be a great addition, and the petitioner has addressed health and safety concerns.

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 February 28, 2017.

Matters Not on the Agenda: NONE

Miscellaneous Business:

Ms. Dehner noted that the Commission should be ready for elections for Chairman, Vice Chairman, and Secretary in March or April.

Ms. Dehner provided updates on some projects in the City. The former Dominick's building had been demolished. AJ Gallagher at 2850 Golf Road had been granted a temporary certificate of occupancy for furnishing and IT. Their building at 2900 Golf Road was occupied and had been in use for several months. In March, there would be a proposal for a preliminary PUD from School Health at the former Charles Industries. Nic's Organic at 2101 Plum Grove Road was being delayed because of their fire suppression and kitchen hood permits. They were anticipating opening in a week or two. It was mentioned that there had been an article in the newspaper some time ago regarding Sam's Club returning to their previous location, but for businesses only, not allowing individual memberships. Some of the Commissioners believed that local residents and businesses would not support such a venture. The proposed Dunkin Donuts/Baskin Robbins at 1921 Algonquin was continuing to work with Saratoga Condos. Saratoga had requested some off-site improvements, and they were negotiating.

Reports: NONE

Adjournment

A motion to adjourn was made by Mr. Patterson and seconded by Mr. Bisesi. Motion carried by unanimous voice vote. The regular meeting of the February 7, 2017 Plan Commission was adjourned at 8:19 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 March 7, 2017 Plan Commission meeting as written.