

**City of Rolling Meadows
Plan Commission
City Council Chambers
7:30 PM
May 2, 2017**

APPROVED

Motion to Open the Meeting

Chairman Bisesi asked for a motion to open the May 2 Plan Commission meeting. Mr. Gercken moved to open the meeting and Mr. Patterson seconded. Motion carried. Roll call:

Presiding: Chairman Bisesi

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

Absent: Fink

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 April 4, 2017 meeting. Mr. O'Brien moved to approve the minutes as written and Mr. Fritz seconded.

Roll call:

Mr. Rybarczyk: Abstain

Mr. O'Brien: Yes

Mr. Fritz: 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. Amendment to Special Use to operate a car wash with outdoor vacuuming and extend hours of operation on property located at 5600 New Wilke Road, C-2 Commercial District, on the request of Mariusz Lekarczyk, Owner**

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.

Chad Nieuwjma, 9124 West 47th Street, Brookfield, IL and Mariusz Lekarczyk, 4660 West Lawrence, Chicago, IL were sworn in by Chairman Bisesi.

Mr. Nieuwjma stated that he was there on behalf of the owner to ask for amendments to the special use for extensions to the existing building for four vacuums as a free service to their customers. They would also like to extend their operating hours, and open one hour earlier.

QUESTIONS AND COMMENTS FROM THE BOARD:

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

Mr. Patterson noted that there were no residences in the immediate vicinity and asked where the motors were. Mr. Nieuwjma replied that the motors would be housed in the equipment room inside the building. He noted the only exterior noise would be that of the suction of the vacuums themselves.

Mr. Gercken stated that it seemed there would be some difficulty for cars using the vacuums to exit the property. He asked if the situation would be monitored. Mr. Lekarczyk replied that employees would be on site to help.

Mr. Gercken asked how long the vacuums would run once in operation. Mr. Lekarczyk noted that there was no time limit.

Mr. Gercken asked how customers would pay for the vacuums. Mr. Lekarczyk stated that it was a free service for customers of the car wash.

Mr. Bisesi asked if people would be able to come in and use only the vacuums. Mr. Lekarczyk replied that they might unless the employees noticed as they were monitoring the site.

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. Patterson moved to approve an amendment to Special Use Ordinances 91-39 and 94-27 to allow outdoor vacuuming and amend hours of operation to Monday through Saturday 7:00 am-7:00 pm, and Sunday 8:00 am-6:00 pm for We Wash Car Wash, 5600 New Wilke Road, C-2 Commercial District, Mariusz Lekarczyk, Owner and Petitioner.

Motion was seconded by Mr. Gercken.

Roll Call:

Mr. Gercken: Yes – It will be a good addition to the City, and it seems they have been looking out for the condos across the street.

Mr. Fritz: Yes – It seems to be an appropriate use, and the extension of the hours is not unreasonable.

Mr. O'Brien: Yes – There is no impact to the surrounding areas, and it fits with the City's plan. A one hour extension to the hours of operation is also reasonable for the area.

Mr. Rybarczyk: Yes – There will be no impact on the surrounding properties, and there seem to be no safety issues.

Mr. Patterson: Yes – It will be a good expansion for their business.

Chairman Bisesi: Yes – It is in keeping with the Comprehensive Plan and should cause no problems in the area.

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

Nays – (0) – NONE

Absent – (1) – Fink

Abstain – (0) – NONE

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Ms. Dehner stated that the item would go before the City Council with a positive recommendation from the Plan Commission, tentatively on May 23, 2017.

Miscellaneous Business: NONE

Matters Not on the Agenda: NONE

Reports:

Ms. Dehner noted School Health would be returning to the Commission at its June 6 meeting for approval on their final PUD. They had recently closed on the purchase of 5600 Apollo Drive, and had made the necessary dedication for the construction of the Squibb Avenue extension. That project was out to bid. Bids were due on May 15, 2017, and the project is expected to be completed by the end of the year. Ms. Dehner also noted that the traffic study had been redone taking all the Gallagher traffic into consideration. The City engineer has reviewed the results which had been the same. That would be the only item on the June agenda.

Ms. Dehner reported that the attorney was still working on the ordinance for the combining of the Plan Commission and Zoning Board. They hoped to have the item on the Council agenda in May.

Ms. Dehner also noted that Lexington Crossing was selling well. One building had yet to be constructed and one had yet to be finished, but their management was pleased with the progress.

Ms. Dehner finally stated that there had been some interest in part of the old Dominick's property for townhomes. She had referred the interested party to Clark Street, who was soliciting everything they could. Nothing had yet been presented to the City.

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 May 2, 2017 Plan Commission was adjourned at 7:46 pm.

Respectfully Submitted,



Elizabeth Payne
Secretary
Community Development Department

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Minutes approved at the June 6, 2017 Plan Commission meeting as written.