

**City of Rolling Meadows
Planning and Zoning Commission
City Council Chambers
7:30 PM
April 17, 2019**

APPROVED

Motion to Open the Meeting

Chairman Bisesi asked for a motion to open the April 17th Planning and Zoning Commission meeting. Mr. Rataiczuk moved to open the meeting and Mr. O'Brien seconded. Motion carried. Roll call:

Presiding: Chairman Bisesi

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

Absent: Rybarczyk

Also Present: Fred Vogt, Public Works Director; Elizabeth Payne, Administrative Services Coordinator; Barry Krumstok, City Manager; Judy Brose, Deputy City Clerk (Recording Secretary)

Call to Order

Chairman Bisesi called the meeting to order at 7:32 pm and declared a quorum.

Approval of Minutes

Chairman Bisesi asked for a motion to approve the minutes from the March 5, 2019 Planning and Zoning Commission. Mr. Whitney moved to approve the minutes as written and Mr. Lynch seconded.

Roll call:

Mr. Fink: Yes

Mr. Lynch: Yes

Mr. O'Brien: Abstain

Mr. Patterson: Yes

Mr. Rataiczuk: Yes

Mr. Stefaniuk: Abstain

Mr. Whitney: Yes

Chairman Bisesi: Yes

Motion carried. Minutes approved as written.

Upcoming Public Hearings: NONE

Pending Business:

1. Sign appeal for an electronic billboard sign at 3105 Tollview Drive, M-1 Manufacturing District, Sam Roti, Genband Media, Petitioner (*continued from January 9, 2019*)

Chairman Bisesi asked if the file was in order.

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

Ms. Payne stated that Petitioner, Sam Roti of Genband Media, is not present tonight. Staff has met with the Petitioner since the January meeting, and have begun discussions with Teska Associates, our consultant for the Comprehensive Plan and the upcoming Zoning Code update. Teska provided some insight into what we, as a home rule community, could do with our Zoning Code, particularly our sign code as it relates to billboards which this matter is. We provided some options to the Petitioner and the Petitioner elected to not appear tonight and, as he put it, to do the right thing and make sure this gets done the right way. We're requesting that the Commission postpone this matter one more time to the July 2 meeting, and in the meantime, Staff will continue to research billboard codes and ordinances in nearby municipalities and speak with the consultant. Also, as the question of allowable billboard is one of policy, Staff believes that the best course is to bring this matter before the Committee-of-the-Whole in June and request direction regarding the Council's thoughts on billboards. Once that direction has been received, Staff, the Petitioner and the Commission will have a better idea of where this particular request would fall in the Code, once updated.

Mr. Whitney made a motion to postpone the petition for the Sign Appeal for an illuminated billboard sign for the property located at 3105 Tollview Drive, M-1 Manufacturing, Sam Roti, Genband Media, Petitioner, to a future Planning and Zoning Commission Meeting on July 2, 2019 at 7:30 pm in the City Council Chambers.

Mr. Fink seconded.

It was decided that the Commissioners will vote on the motion and then state their concerns for the record.

Roll Call:

Mr. Fink: Yes

Mr. Lynch: No

Mr. O'Brien: Yes

Mr. Patterson: Yes

Mr. Rataiczuk: Yes

Mr. Stefaniuk: Yes

Mr. Whitney: Yes

Chairman Bisesi: Yes

Yeas – (7) – Fink, O'Brien, Patterson, Rataiczuk, Stefaniuk, Whitney, Bisesi

Nays – (1) – Lynch

Absent – (1) – Rybarczyk

Abstain – (0) – NONE

Motion Approved.

QUESTIONS AND COMMENTS FROM THE BOARD:

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

Mr. O'Brien has concerns regarding the height, lights, the driver impact and the 24/7 proposed hours of operation.

Mr. Whitney has the same exact concerns, the height, the extended time and the size.

Mr. Patterson has the same concerns and as high as it's going to be, it's going to be more of a distraction than help for the advertising.

Mr. Rataiczuk has the same concerns echoed by everyone. Specifically, with the size of the variance outside of the overlay district. Also, he doesn't believe the Petitioner had a cogent argument for a hardship, especially when they're asking for a variance of this magnitude.

Mr. Stefaniuk has concerns of the size and the illumination.

Mr. Fink has the same concerns as the rest of the Commission, the size, the height and the location or the proximity to this sign would be close to the interchange.

Mr. Lynch would prefer to vote on this matter tonight. He is concerned that, as he thinks back to the lengthy discussions of the new Comprehensive Plan, a matter that arose repeatedly was the gateway. What is the gateway to Rolling Meadows? As he passed by that strip of I-90 and Route 53 particularly at night, when the Gallagher building is lit up and the other buildings are so prominent, they serve in his view, as a symbol and a sign to those who are passing that this is a part of what Rolling Meadows is. He's concerned, as he was with the proposal for the U-Haul truck sign, that it as well as this proposed sign would become visual pollution and something he's very concerned about as we look at that intersection of I-90/Route 53.

Chairman Bisesi has the same concerns, primarily with the size, and illumination of the sign. I think it would be good to get more guidance from the City Council as well as have another discussion about it at our next meeting.

Ms. Payne stated we have a 7-1 vote with 1 absent. We will take the comments at this meeting and any future meetings regarding this subject to the Committee-of-the-Whole meeting in June. This matter is postponed to the July 2, 2019 Planning and Zoning Commission meeting.

Chairman Bisesi stated that the Petitioner should be prepared to give a full presentation as he did before.

New Business: NONE

Miscellaneous Business: NONE

Matters Not on the Agenda:

Ms. Payne announced that Fred Vogt, Public Works Director will be retiring on May 31, 2019. He will be sorely missed and wish him the absolute best in his retirement. May 7, 2019 will be Mr. Vogt's last meeting.

This is the last meeting for Commissioner Kevin O'Brien who is about to become Alderman Kevin O'Brien. It may also be the last meeting for Chairman Jon Bisesi who we hope will be joining Mr. O'Brien on the City Council; we're still waiting for the official results. Congratulations to you both.

When the Planning and Zoning Commission was instituted back in 2017, the term limits were three (3) years, but they were staggered so not everyone was up for reappointment at once. Five (5) of the Commissioners are up for reappointment at the end of this month and four (4) are up in April, 2020. Two (2) are moving on the City Council, two (2) are being reappointed and one (1) chose not to be reappointed.

It is that time of year that we bring up the election of new officers so this is very good timing. Since our Chairman and Secretary are going to City Council, Staff would request that anyone who is willing to serve as an officer to consider that over the next couple of weeks. Our first order of business will be the election of our new officers at the May 7, 2019 meeting. We hope that Vice Chairman Dave Whitney will serve as Chairman pro tem until those elections are complete. If anyone wants to consider running for office, Chairman, Vice Chairman and Secretary are the three offices that are offered by the Planning and Zoning Commission by statute and we choose them internally. If anyone has any questions, please reach out to me.

The next meeting is May 7. It is Staff's intention to ask for preliminary assistance from the Commission to submit some of the key points of the Zoning Code that need to be overhauled. Staff has done their own review and are looking for some fresh eyes to see anything that they may have missed and to get a fresh perspective.

Barry Krumstok, City Manager also announced that Fred Vogt's last day is May 31, 2019, he started here in October 1996. Rob Horne will be the Public Works Director starting June 3.

Reports:

Ms. Payne stated that the Comprehensive Plan was postponed by one meeting to clear up some murky legal waters but we do anticipate that it will be approved on April 23rd City Council meeting.

Meadow Square was approved by the City Council at its April 9th meeting, and we have already received the engineering plans which are currently under review for the site development. We'll get the reviews out as quickly as we can and you might even see some construction towards the end of the summer.

Adjournment

A motion to adjourn was made by Mr. Whitney and seconded by Mr. O'Brien. Motion carried by unanimous voice vote. The regular meeting of the April 17, 2019 Planning and Zoning Commission was adjourned at 8:24 pm.

Respectfully Submitted,

Judy Brose

Judy Brose

Deputy City Clerk

Distribution:

Mayor

City Manager

Planning and Zoning Commissioners

Community Development Department

Clerk's Office

Minutes approved at the May 7, 2019 Planning and Zoning Commission meeting as written.