

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

**APPROVED**

**Motion to Open the Meeting**

Chairman Gercken asked for a motion to open the March 7 Plan Commission meeting. Mr. Bisesi moved to open the meeting and Mr. Patterson 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; Mike Ziegler, Christopher Burke Engineering; Robert Jungwirth, Christopher Burke Engineering; 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 February 7, 2017 meeting. Mr. Patterson moved to approve the minutes as written and Mr. O'Brien 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**

**Chairman Gercken** noted that the petition had been withdrawn, and the Commission would not be hearing it that evening.

**New Business:**

- 1. Preliminary Planned Development for the redevelopment of property located at 5600 Apollo Drive for School Health Corporation, M-2 Multi-Purpose District, Chris Nickola, Trammel Crow Company, 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.

**Rob Rogers, School Health Corporation, 865 Muirfield Dr., Hanover Park, IL; Chris Nickola, Trammel Crow Company, 2215 S. York Rd., Suite 204, Oak Brook, IL; Grady Hamilton, Trammel Crow Company, 2215 S. York Rd., Suite 2014, Oak Brook, IL; Eric Russell, KLOA, Inc., 9575 W. Higgins Rd., Rosemont, IL; Iglia Georgieva, Ware Malcomb, 1900 Spring Rd., Oak Brook, IL; and Brett Duffy, SpaceCo, Inc., 9575 W. Higgins Rd., Suite 700, Rosemont, IL** were sworn in by Chairman Gercken.

**Mr. Rogers** stated that he was the president of School Health Corporation. They were a family owned business in its third generation and 60<sup>th</sup> year. They were the largest provider of health and wellness equipment to schools in the nation. They had begun their business in Addison, then moved to Hanover Park, where they had outgrown their current facility. He noted that their company seemed to grow at least a little bit every year. They had 135 employees, 90-95 that worked in the office, and 30-35 that worked from home or various locations around the country. He stated that School Health was an office and distribution company, and they were looking to be able to keep those two functions in the same location. The subject location suited that purpose well.

**Mr. Nickola** noted that he was from Trammel Crow Company, the developer for the proposed project. They proposed to demolish the existing building and develop a new 131,000 square foot building on the 10.1 acre site. He noted that there was also a 1.2 acre Nicor easement included by the property. He indicated that to the north of the property was the tollway, to the south was Squibb Ave., to the west was JC Restoration, and to the east was Apollo Dr. He also indicated that the site plan included 209 parking spaces. He noted that they intended to have employees enter the site off of Squibb Ave. to the auto lot on the west of the site, and truck traffic to enter on Apollo Dr. to the loading docks on the east.

**Ms. Georgieva** spoke about the architectural design of the exterior for the proposed building. She noted that there would be, as stated, two components – an office and a warehouse. The office would go beyond the typical warehouse office, and be modern and inviting. It would include two stories at 17,000 square feet per story. The entrance would be at the south, and would be tinted glass. The rest

of the office portion would be siding with a wood feel and a canopy wrapping around two of the elevations. The warehouse would be complementary to the main design of the office portion. The exterior would also include a patio, screened by landscaping for the employees to enjoy

**Mr. Russell** noted that the proposed building would be twice the size of the existing building, but have half to three-quarters of the current employees. As such, the proposal would generate less traffic than the existing use, though it would generate truck traffic that the existing use did not. He noted that there would be approximately three to four trucks per hour in the morning, outside of the morning rush hour. He went on to state that the current building had access on Apollo Drive only. The proposed building would be able to access both Apollo Drive and Squibb Drive, and through that, Ring Road which has a light to get on to Golf Road. They expect the majority of auto traffic to go out to the Ring Road light, and then to Golf. Since it would be largely only trucks using Apollo, traffic on Apollo would be greatly reduced. This would be a benefit, as the intersection of Apollo and Golf does not have a signal light. The intersection of Ring and Golf, on the other hand, does have a signal. There are improvements that could be made, and those improvements are being pursued through the Illinois Department of Transportation. Improvements include a second right turn lane, and a longer green light for Ring Road. He stated that the traffic study had been reviewed by the City's engineer, and they had addressed staff comments. Mr. Rybarczyk asked if the study had taken the Arthur J. Gallagher properties into consideration. Mr. Russell replied that they expected the majority of Gallagher employees to use the signal at Gallagher Way to get onto Golf Road, and they were reducing use of Apollo, which should alleviate traffic problems. Mr. O'Brien asked if 13 trucks was an accurate representation of off rush hour truck traffic as it seemed low compared to the estimate given. Mr. Russell stated it would be approximately 13 inbound trucks and 6 outbound trucks during the morning hours only, thus bringing traffic to the estimated three to four trucks per hour. Chairman Gercken asked if it was true that all trucks needed to be scheduled and unscheduled trucks were turned away. Mr. Russell confirmed that to be the case. Chairman Gercken asked if there were restricted hours. Mr. Rogers stated the business hours were 7:00 am-6:00 pm to accommodate the coastal schools, but trucks would comply with the schedule. Mr. Bisesi asked if the dock hours were the same as the business hours. Mr. Rogers replied that the docks would be open in the morning for the trucks, and there would be one UPS freight truck for outgoing deliveries at 4:00 pm.

**Mr. Duffy** of SpaceCo stated he was there to speak of the storm water management for the site. He stated that the site had originally been developed in 1973 with permits from the City and Metropolitan Water Reclamation District (MWRD) and to the needs of the time. He noted that the requirements for storm water detention had increased in 2014. For this project, they intended to exceed MWRD requirements by forty percent. He also noted that detention storage would not only be for their property, but for the Nicor easement as well. He noted that the original site had parking over the Nicor easement. They intended to remove that parking and replace it with landscaping. Mr. Patterson asked if the subject property was higher than the Gallagher properties. Mr. Russell confirmed that it was. Mr. Patterson asked, since Gallagher had expressed concern, if it was possible to make the detention larger. Mr. Russell replied that they were already providing extra detention. In addition, the detention would drain to a storm sewer on Apollo and away from Gallagher.

**QUESTIONS AND COMMENTS FROM THE BOARD:**

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

**Mr. O'Brien** asked if there would be any manufacturing on the property. Mr. Rogers replied that it would be distribution and kit assembly only, along with the office.

**Mr. O'Brien** asked if customers would come to the site for training on the equipment. Mr. Rogers replied that training would be conducted off site.

**Chairman Gercken** noted he had read that Apollo was not in shape for truck traffic. He asked if it was planned to be redone. Ms. Dehner replied that part of the plan was to use Squibb to go to Apollo for trucks as well, so the trucks would not turn left with no light.

**Chairman Gercken** asked if there was a lighting plan. Mr. Hamilton noted that there was a photometric study included as part of their submittal.

**Mr. Bisesi** asked if the Squibb Drive extension would happen concurrently. Ms. Dehner replied that they were in process of obtaining the right of way. The petitioner would be dedicating some additional land as well. The intent was to have the Squibb Drive extension move forward this year, and be completed in time for this construction project to use it.

**QUESTIONS AND COMMENTS FROM THE AUDIENCE:**

**Chairman Gercken** opened for comments from the public.

**William Mitchell, Meltzer, Purtil, & Stelle, LLC., 1515 E. Woodfield Dr., Suite 250, Schaumburg, IL** was sworn in by Chairman Gercken. He stated he was the attorney for Arthur J. Gallagher, 2850 and 2900 Golf Road. He noted that he had sent a letter regarding this development on behalf of his clients. Since that letter had been sent, consultants on both sides had met and discussed the proposals. The largest concern had been storm water detention. He stated that between the City engineer, the Community Development Department, and the recent consultant meeting, there is confidence that an amicable solution will be found. Gallagher no longer had objection to preliminary approval of the planned development due to the storm water. They did intend to revisit the issue prior to final approval. He noted that the traffic study had been performed without correct counts for the Gallagher properties. He asked that the Commission make an updated study a condition for approval for the final planned development. He added that the truck traffic was still a concern, especially with the probability that part of the new building would be leased out, and more trucks that School Health was proposing would be used. He noted that the roads around the Gallagher development had been reconstructed by Gallagher, and had not been designed to bear heavy truck traffic. He asked that another condition be the restriction of truck traffic to west of Apollo. Finally, he asked that a condition be added that the Squibb extension be pursued and completed, since a left turn onto Golf from Apollo was not feasible.

**There being no others wishing to comment, Chairman Gercken closed the meeting to public comment.**

**ADDITIONAL QUESTIONS AND COMMENTS FROM THE BOARD:**

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

**Mr. O'Brien** moved to approve a preliminary Planned Development for the redevelopment of property located at 5600 Apollo Drive for School Health Corporation, M-2 Multi-Purpose District, Chris Nickola, Trammel Crow Company, Petitioner, with the following conditions:

- 1. When developed, there is to be no outside storage on-site unless otherwise identified and permitted.**
- 2. In order to access the truck docks on the east side of the proposed building, truck traffic is to enter and exit off of Apollo (rather than through the site) and the necessary wayfinding signage will be provided to direct such.**
- 3. Outstanding traffic, storm water management, landscaping, ingress/egress, lighting, etc. items are to be resolved by Final Planned Development.**
- 4. Dedication of necessary property for right-of-way purposes on Squibb Avenue and Apollo Drive is to accompany Final Planned Development.**
- 5. The City agrees to not enforce IDOT's detention setback restrictions due to the ROW dedication.**
- 6. To help improve traffic movements, the recommended improvements to the Golf Road and Ring Road intersection will be pursued.**
- 7. The Final Development Plan is to be in substantial conformance to the Preliminary PUD Site Plan with latest revision date of 2-24-17.**

Motion was seconded by Mr. Bisesi.

**Mr. Bisesi** moved to amend the motion on the preliminary Planned Development with the following additional conditions:

- 8. An updated traffic impact study shall be conducted taking into account the traffic generated by the Arthur J Gallagher operation located at 2850 and 2900 Golf Roads.**
- 9. Truck traffic from the School Health Corporation operation shall be restricted to west of Apollo Drive.**
- 10. The Squibb connection between Ring Road and Apollo Drive is to be constructed prior to the occupancy of the subject property.**

Motion was seconded by Mr. Rybarczyk.

**Roll Call for the approval of the amendments to the motion:**

**Mr. Patterson:** Yes – The petitioner is off to a good start, and this would be a good use.

**Mr. Bisesi:** Yes – Conditions were needed to make it equitable.

**Mr. Fink:** Yes – Yes – Conditions were needed for neighbors.

**Mr. Fritz:** Yes – Conditions should satisfy neighbors.

**Mr. O'Brien:** Yes – Amendments should ease the concerns of neighbors.

**Mr. Rybarczyk:** Yes

**Chairman Gercken:** Yes – They are good amendments that will be helpful.

Yeas – (7) – Gercken, Bisesi, Fink, Fritz, O'Brien, Patterson, Rybarczyk

Nays – (0) – NONE

Absent – (0) – NONE

Abstain – (0) – NONE

**AMENDMENT TO THE MOTION APPROVED**

**Roll Call for the approval of the preliminary Planned Development as amended:**

**Mr. Patterson:** Yes – It will be a good use of the property.

**Mr. Bisesi:** Yes – It will be a good use and not detrimental to the neighbors.

**Mr. Fink:** Yes – It will be a good addition, with no adverse effects. The Squibb Avenue addition will help with the flow.

**Mr. Fritz:** Yes – It will be a good use, with no adverse effects to the neighbors.

**Mr. O'Brien:** Yes – It will be a good use that fits with the Comprehensive Plan. Neighbors' concerns can be addressed in the final Planned Development.

**Mr. Rybarczyk:** Yes – There will be no adverse effects, and an improvement in storm water.

**Chairman Gercken:** Yes – It fits the Comprehensive Plan, and will be a great addition. The PUD will have a lot of good improvements done to the area.

Yeas – (7) – Bisesi, Fink, Fritz, Gercken, O'Brien, Patterson, Rybarczyk

Nays – (0) – NONE

Absent – (0) – NONE

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 March 28, 2017.

**Matters Not on the Agenda: NONE**

**Miscellaneous Business:**

**Ms. Dehner** stated that there would be four items on the agenda for the April meeting. Arlington Racecourse was proposing a billboard on property they owned in Rolling Meadows. The Committee of the Whole had discussed it. Plum Grove Junior High wanted to replace their sign, which did not meet height requirements and had an electronic message board. Due to recent changes in law, zoning requests from schools do now need to come before the City. We Wash Express on New Wilke would be coming to ask for an amendment to their Special Use to allow outdoor vacuuming and an extension to their hours of operation. Finally, Tesla was applying for a PUD amendment for the Meijer parking lot to allow 10 electric vehicle charging stations. Ms. Dehner added that she did not know when the Dunkin Donuts/Baskin Robbins project would come back. They were attempting to accommodate their neighbors. She also noted that the Committee of the Whole was talking about combining the Plan Commission with the Zoning Board, as the Zoning Board had only had one case in 2016 and three in 2015. Letters had gone out to Zoning Board members to see who wanted to continue to serve.

**Ms. Dehner** stated that the Commission had previously spoken of elections. The Ordinance called for a Chairman, a Vice Chairman, and a Secretary. To begin, she asked if anyone wanted to nominate any members for the position of Chairman. Chairman Gercken nominated Mr. Bisesi. Mr. Patterson seconded the nomination. Mr. Rybarczyk nominated Mr. O'Brien. Mr. Fritz seconded that nomination. Discussion turned to how to vote and how long the terms would be. It was determined that the term would be one year for each position. At the end of each year, the Vice Chair would become the Chairman, the Secretary would become the Vice Chair, and a new Secretary would be elected. Ms. Dehner offered the option of having a slate be elected all at once. The motions nominating Mr. Bisesi and Mr. O'Brien as Chairman were withdrawn. Mr. Fritz moved to slate Mr. Bisesi as Chairman, Mr. O'Brien as Vice Chairman, and Mr. Rybarczyk as Secretary. Chairman Gercken seconded the motion.

**Roll Call:**

**Mr. Patterson:** Yes

**Mr. Bisesi:** Yes

**Mr. Fink:** Yes

**Mr. Fritz:** Yes

**Mr. O'Brien:** Yes

**Mr. Rybarczyk:** Yes

**Chairman Gercken:** Yes

**MOTION APPROVED**

**Mr. O'Brien** noted that Nic's Organic Fast Food was open. Ms. Dehner stated that it has taken the owners eight months to obtain the organic certification. The certification included everything about the business, including the food, cleaning supplies, and transportation of the food. Mr. Rybarczyk noted that there had been some complaints of them running out of some items already, including ice and cups, posted online.

**Reports:** NONE

**Adjournment**

A motion to adjourn was made by Mr. Bisesi and seconded by Mr. Fritz. Motion carried by unanimous voice vote. The regular meeting of the March 7, 2017 Plan Commission was adjourned at 8:40 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 April 4, 2017 Plan Commission meeting as written.