

**City of Rolling Meadows
Plan Commission
City Council Chambers
7:30 PM
June 6, 2017**

APPROVED

Motion to Open the Meeting

Chairman Bisesi asked for a motion to open the June 6 Plan Commission meeting. Mr. Gercken moved to open the meeting and Mr. Patterson seconded. Motion carried. Roll call:

Presiding: Chairman Bisesi

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

Absent: Fritz

Also Present: Fred Vogt, Public Works 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 May 2, 2017 meeting. Mr. O'Brien moved to approve the minutes as written and Mr. Rybarczyk seconded.

Roll call:

Mr. Rybarczyk: Yes

Mr. O'Brien: Yes

Mr. Fink: Abstain

Mr. Gercken: Yes

Mr. Patterson: Yes

Chairman Bisesi: Yes

Motion carried. Minutes approved as written.

Upcoming Public Hearings:

Pending Business: NONE

New Business:

- 1. Final Planned Development and Sign Appeal 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 Bisesi asked if the file was in order.

Mr. Vogt stated that the file was in order and was made part of the record.

Chris Nickola, Trammel Crow Company, 700 Commerce Dr., Oak Brook, IL and Rob Rogers, School Health Corporation, 865 Muirfield Dr., Hanover Park, IL were sworn in by Chairman Bisesi.

Mr. Nickola stated that he was returning to the Plan Commission on behalf of School Health to ask for the approval of the Final Planned Development and Sign Appeal for the new national headquarters. There had been some changes since the preliminary submittal. They had delineated the future tenant's square footage for office and warehouse space and signage. They were also asking for an additional sign on the building for School Health. He also noted that the overall footprint of the building was down by approximately 10,000 square feet, and they had added a mezzanine level in the office section for an additional 9,000 square feet. They had also decided to add walking paths. He noted that four parking spots had been added for vans for on-site sales. Finally, they had changed the stormwater detention. Instead of the dry detention they had initially applied for, they were planning on combining wet and dry detention and adding in a water feature with wetland plantings.

Mr. Rogers noted that he was there to represent School Health. They hoped to make their new headquarters a world-class building everyone could be proud of.

QUESTIONS AND COMMENTS FROM THE BOARD:

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

Mr. Gercken asked if there would be a lighting plan for the parking lot. Mr. Nickola noted that there was the basis of a design for the electrical in place. They planned to have zero foot candles at the lot line. The project had not yet been out for bid. That was planned for the end of June. Once a general contractor was in place, an electrician would be hired to create the lighting plan.

Mr. Gercken asked if the walking paths would be for employees of School Health only. Mr. Rogers said there would be two paths. One would be a smaller one around the water feature, and that one would be geared towards School Health employees. They would welcome anyone from other companies in the area to use the larger path.

Mr. Gercken asked about the on-site sales Mr. Nickola had mentioned. Mr. Rogers replied that on-site servicing would be more accurate. School Health sells equipment to test student vision and hearing, and then annually calibrates this equipment. Districts will either make an appointment for servicing, or drop the equipment off and return to pick it back up.

Mr. Gercken asked if the trucking hours would be the same as proposed in the preliminary PUD. Mr. Rogers confirmed that they would.

Mr. Gercken asked how vehicles would access the site. Mr. Vogt stated that the Squibb Drive contract had been awarded, and the construction would be completed by the end of 2017. This was before School Health was planning to open. He noted that trucks would use Squibb Drive, but ultimately have to turn briefly onto Apollo to access the truck bays on the site.

Mr. O'Brien asked how access on Squibb would occur with the new landscaping plan. Mr. Rogers noted that trucks would likely enter from Golf Road onto Ring Road, then turn on Squibb, then Apollo, and enter the site from there. Employees would enter the site from Squibb.

Mr. Rybarczyk asked if staff's comments regarding the removal of parking spaces to allow for easier turning had been addressed. Mr. Vogt stated that the request had been made fairly recently, and staff would be working with the petitioner on that item.

Mr. Rybarczyk asked how many signs were allowed on the building. Mr. Vogt replied that two signs were allowed for the building, and special permission was required for the third sign for the tenant. Mr. Nickola added that they were planning on having a monument sign as well with signage for School Health and the future tenant.

QUESTIONS AND COMMENTS FROM THE AUDIENCE:

Chairman Bisesi opened the meeting for comments from the public.

Clarice Gunther, 3800 Golf Road, Rolling Meadows, IL was sworn in by Chairman Bisesi.

Ms. Gunther stated that she was the manager at the Atrium on Golf Road. She stated that there were concerns about traffic control at the intersection of Golf Road and Ring Road. Mr. Vogt stated that a traffic study had been performed with the preliminary submittal that indicated some improvements to be made at the site. The City was working with the Illinois Department of Transportation (IDOT) to make those improvements, such as improving the light phasing and adding a turn lane. The improvements were planned to be completed in 2018. Ms. Gunther stated that concerns were for inbound traffic as well as outbound traffic turning left from Golf Road onto Ring Road. She also stated that there were concerns about the non-lighted intersection at Golf and Ring. She expressed concerns that once Squibb Drive was constructed and opened, more traffic from School Health and AJ Gallagher would be using Ring Road, making her tenants' commutes more difficult and unsafe. Mr. Vogt replied that it was impossible to predict how many cars would choose to use Squibb Road before it was opened, but changes could be made in stages to the traffic light until it worked well for everyone. She also expressed concern about the far side of Ring Road where there was no traffic light. He informed her that the City would look into all her concerns.

Mr. Gunther asked who was responsible for the maintenance of Ring Road, such as the street lighting and snow removal. Mr. Vogt replied that it was a public road, and thus the responsibility of the City. Ms. Gunther noted that multiple street lights along Ring were malfunctioning, and that the street was not well-cleaned after a snow event. Mr. Vogt stated the City would look into these concerns as well.

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

ADDITIONAL QUESTIONS AND COMMENTS FROM THE BOARD:

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

Mr. Gercken noted that a condition should be added requiring a lighting plan be submitted.

Mr. Rybarczyk moved to approve a Final Planned Development and Sign Appeal 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. All stormwater management for the site is to conform to the MWRD-WMO requirements. No changes are to be made to the site plan in regard to building footprint, parking, building elevations, or to the grading plan as currently proposed, with the exception of the southeast portion of the site as currently designated for stormwater detention use.
Approval by the Plan Commission is contingent upon a final stormwater management plan, acceptable to the City engineer, for which approval shall be obtained prior to final PUD approval consideration being made by the Rolling Meadows City Council.
2. No outside storage is to be provided on the site.
3. All truck traffic is to enter and exit the site by the use of Apollo Drive.
4. The requested third sign will only be placed once a tenant is secure, and will be removed if a tenant leaves.
5. Construction is to begin no later than Spring 2018 and be substantially complete in 2019.
6. One or two spaces are removed from the southern portion of the lot in the drive aisle to allow for additional turning space.
7. A lighting plan for the exterior is submitted.

Motion was seconded by Mr. Patterson.

Roll Call:

Mr. Fink: Yes – It follows the Comprehensive Plan and will be a great addition to the City.

Mr. Gercken: Yes – It is good for the Comprehensive Plan, it will be a great development, and they have worked very well with the City and will be a great addition

Mr. Patterson: Yes – They will fit well in the area, any problems are isolated ones and will be taken care of.

Mr. Rybarczyk: Yes – There are no safety issues, it fits well with the Comprehensive Plan and in the area.

Mr. O'Brien: Yes – It fits with the Comprehensive Plan, the items brought up as concerns have been noted and will be handled professionally.

Chairman Bisesi: Yes – It is in keeping with the Comprehensive Plan and will be an excellent addition to the community.

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

Nays – (0) – NONE

Absent – (1) – Fritz

Abstain – (0) – NONE

MOTION APPROVED

Mr. Vogt stated that the item would go before the City Council with a positive recommendation from the Plan Commission, tentatively on June 27, 2017 pending approval of the stormwater detention.

Miscellaneous Business: NONE

Matters Not on the Agenda: NONE

Reports:

Mr. Vogt noted that the next scheduled meeting of the Plan Commission was scheduled for July 4, 2017. He recommended that the meeting be rescheduled for the next day, July 5, pending the availability of the Commissioners. The Commissioners agreed that would work.

Mr. Vogt reported that there would be two petitions at the next meeting. Dunkin Donuts/Baskin Robbins at 1921 Algonquin Road had revised their plan and was resubmitting. Fuller's Car Wash was also submitting a petition for the former Ritzy's property at 2765 Algonquin Road.

Mr. O'Brien asked about the status of the proposed combining of the Plan Commission and Zoning Board of Appeals. Mr. Vogt replied that it was moving forward. It was intended to be a nine member Commission. The first reading of the proposed ordinance had passed on May 23, and the second reading was scheduled for June 13. After that, the mayor intended to interview candidates who were interested in serving on the Commission. The intention was to have the new Commission in place for the July meeting.

Adjournment

A motion to adjourn was made by Mr. Gercken and seconded by Mr. O'Brien. Motion carried by unanimous voice vote. The regular meeting of the June 6, 2017 Plan Commission was adjourned at 8:04 pm.

Respectfully Submitted,



Elizabeth Payne
Secretary
Community Development Department

Distribution:

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City Manager
Plan Commissioners
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Minutes approved at the July 5, 2017 Planning and Zoning Commission meeting as written.