

**WHEELING PLAN COMMISSION
THURSDAY, March 10, 2016 6:30 P.M.**

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION
to be held in the Board Room of the Village Hall
2 Community Boulevard, Wheeling, Illinois**

This meeting will stream live and be televised on Wheeling's Cable Channels 17 & 99

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS - none**
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. PC 16-04](#)
The Whitley
156 W. Dundee Road
Minor Site Plan & Appearance Approval of Building and Site Modifications
- 8. APPROVAL OF MINUTES – [February 18, 2016](#) (includes findings for Docket No. 2016-3ABC and Docket No. 2016-4)**
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT**

IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE AUXILIARY AID SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE CALL (847) 459-2600 AT LEAST 72 HOURS PRIOR TO THE MEETING.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

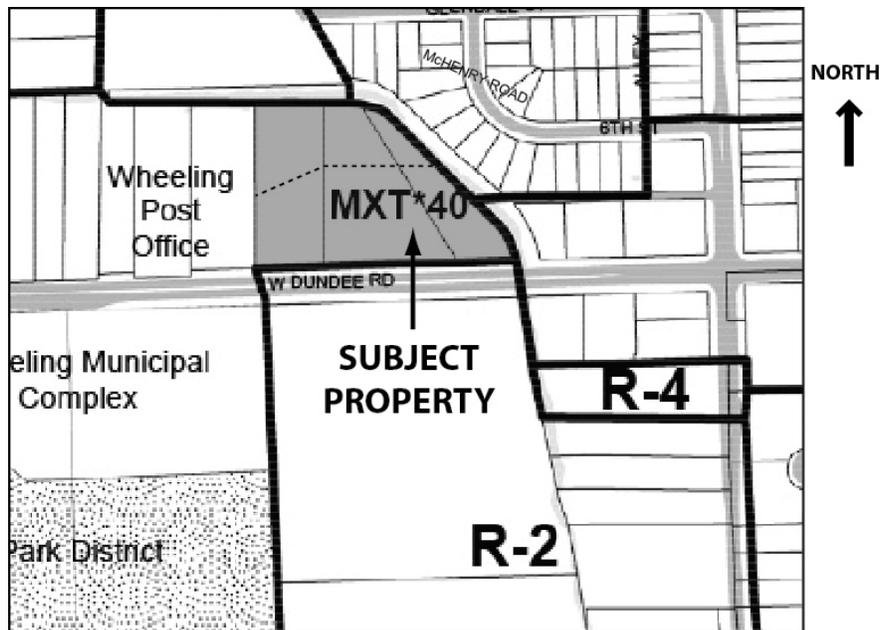
RE: Docket No. PC 16-4
The Whitley
156 W. Dundee Road
Minor Site Plan & Appearance Approval for Building and Site Modifications

DATE OF REPORT: February 29, 2016

DATE OF MEETING: March 10, 2016

PROJECT OVERVIEW: The petitioner is requesting minor site plan and appearance approval to modify several minor aspects of the the Whitley assisted living facility. Ordinance No. 4905, which approved the Final PUD, was passed on December 8, 2014.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant Name: Steve Meacher, The LaSalle Group

Property Owner Name: The LaSalle Group

Common Property Address: 156 W. Dundee Road

<u>Common Location:</u>	Located on the north side of Dundee Road, east of Shir Hadash and west of Buffalo Creek
<u>Neighboring Property Land Use(s):</u>	North: Single-Family Residential & Institutional (Hawthorne School) West: Institutional (Shir Hadash) South: Institutional (St. Joseph the Worker Church) East: Buffalo Creek
<u>Comprehensive Plan Designation:</u>	Transit-oriented mixed use
<u>Property size:</u>	Approximately 4.76 acres
<u>Existing Use of Property:</u>	Under construction for assisted living facility
<u>Existing Property Zoning:</u>	MXT – Transit-oriented mixed use
<u>Previous Zoning Action on Property:</u>	
2014-15	Ordinance No. 4905, passed December 8, 2014, granted Final PUD for The Whitley of Wheeling Assisted Living and Memory Support Community.

DESCRIPTION OF PROPOSAL

The developer, LaSalle Partners, is returning to the Plan Commission for minor site plan and appearance approval for modifications to the following aspects of the approved PUD plans:

- Relocate generator,
- Reduce size of maintenance garage,
- Modify exterior windows, and
- Adding visible louvers (related to HVAC) to the building exteriors.

At this time, the site is in the early stage of development. No structures have been built to date.

SITE PLAN & APPEARANCE REVIEW

Accessory Buildings and Structures: The petitioner proposes to move the generator from the west side of the property to the east side, directly adjacent to the maintenance building. The petitioner also proposes to reduce the size of the maintenance building. No changes are proposed to the enclosure details or materials. The changes are noted on the site plan. Staff has provided the approved site plan to demonstrate the location and size of the approved structures.

Windows: The petitioner proposes to revise the window style from casement to single-hung. The proposed window fenestration, color and material will remain the same as the approved. The changes are noted on the elevation plan. Staff has provided the approved elevation plan to demonstrate the appearance of the approved windows.

Screening of Utility Connections: The petitioner has chosen a new HVAC technology that requires the use of exterior louvers. Two louver colors have been selected to blend with either

the brick or siding material, adjacent to the louver. The proposed louvers are indicated on the elevation plan and on the exterior materials sheet.

STAFF REVIEW

Impact on adjacent uses: No impact on adjacent uses is expected.

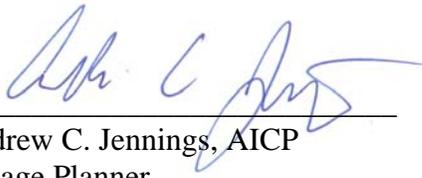
Staff Recommended Action: Staff recommends approval of the minor site plan and building modifications.

PROPOSED MOTIONS

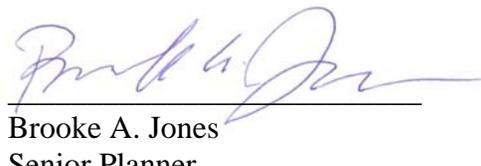
If the Plan Commission approves of the requested site and building modifications at The Whitley, an appropriate motion would be to:

Approve Docket No. PC 16-4 to grant minor site plan and appearance approval for site modifications in accordance with the following exhibits submitted February 25, 2016 by SAS Architects & Planners for The Whitley, located at 156 W. Dundee Road, Wheeling, Illinois:

- Cover letter (2 pages)
- Site plan
- First floor plan
- Second floor plan
- Third floor plan
- Elevation plan
- Exterior façade materials and color sections sheet



Andrew C. Jennings, AICP
Village Planner



Brooke A. Jones
Senior Planner

- Attachments:**
- [Photo of existing conditions \(staff\)](#)
 - [Cover letter \(2 pages\)](#)
 - [Site plan](#)
 - [First floor plan](#)
 - [Second floor plan](#)

[Third floor plan](#)

[Elevation plan](#)

[Exterior façade materials and color sections sheet](#)

[Approved site plan \(exhibit from Ordinance No. 4905\)](#)

[Approved elevation plan \(exhibit from Ordinance No. 4905\)](#)

The Whitley –156 W. Dundee Road

Docket No. PC 16-4 (Minor Site Plan and Appearance Approval of Building and Site Modifications)
Plan Commission Meeting – March 10, 2016



Existing conditions of subject property under development
(looking north)



February 25, 2016

**RE: The Whitley of Wheeling
156 W. Dundee Road
Wheeling, IL**

Dear Andrew,

Per our meeting, LaSalle Partners is pursuing various project modifications, in an effort to improve the economic, construction completion and operational aspects of the project. At the conclusion of our meeting, you recommended that we provide a written summary of the desired modifications together with revised drawings illustrating the modifications, for Plan Commission review. The project maintains the same floor area, lot coverage, number of units, parking spaces, floors/height, occupancy/construction type, architectural character and exterior materials.

Modification summary:

-Relocate Generator and reduce size of maintenance garage. The generator will move from the current synagogue (west) side and will be relocated adjacent to the maintenance building. Exterior enclosure details and materials remain unchanged.

-Revise exterior windows from casement to single hung type. Single hung windows provide simplified operation and are less prone to broken hardware over time. Windows remain the same size, color and material.

-Resident apartment Heating Ventilating and Air Conditioning (HVAC) has been revised from Variable Refrigerant Flow (VRF) to Vertical Terminal Air Conditioning (VTAC). VRF systems are a newer technology, which are becoming popular in the industry, but has not been cost effective for this application. VTAC systems have been a standard in the industry for many decades and provide comfortable and reliable heat and air conditioning for resident apartments.

A VTAC unit requires an exterior louver. VTAC and louver locations are illustrated on the floor plans and elevations included with this letter. The majority of the VTAC louvers are located on the side wall of the building's bay projections. Two VTAC louver colors have been selected to blend with either the brick, or siding material adjacent to the louver. An image of the VTAC louver and selected colors are shown on the exterior materials drawing, included with this letter.

Exhibit received February 25, 2016

Drawing modification summary:
(previously submitted drawings, not listed below, have not been modified)

Architectural Drawings

A1 Site Plan:

- 1. Generator relocated adjacent to the maintenance building.*
- 2. Maintenance building reduced in size (from 20'x20' to 15' x15').*

A2 First Floor Plan:

- 1. VTAC locations added.*

A3 Second Floor Plan:

- 1. VTAC locations added.*

A4 Third Floor Plan:

- 1. VTAC locations added.*

A5 Exterior Elevations:

- 1. Exterior windows have been changed from casement to single hung type. Windows remain the same material, size and color.*
- 2. VTAC louvers locations added to the exterior elevations.*
- 3. Enlarged elevation added to show VTAC louver location, size and color.*

A6 Exterior Façade Materials and Color Selections:

- 1. Added exterior image of a similar VTAC louver installation.*
- 2. Added VTAC louver images of the two selected colors*

As always, should you have any questions or require additional information, please do not hesitate to contact me at your earliest convenience.

Respectfully submitted,
SAS ARCHITECTS & PLANNERS

A handwritten signature in black ink, appearing to read "James T. Moyer". The signature is written in a cursive style with a horizontal line above it.

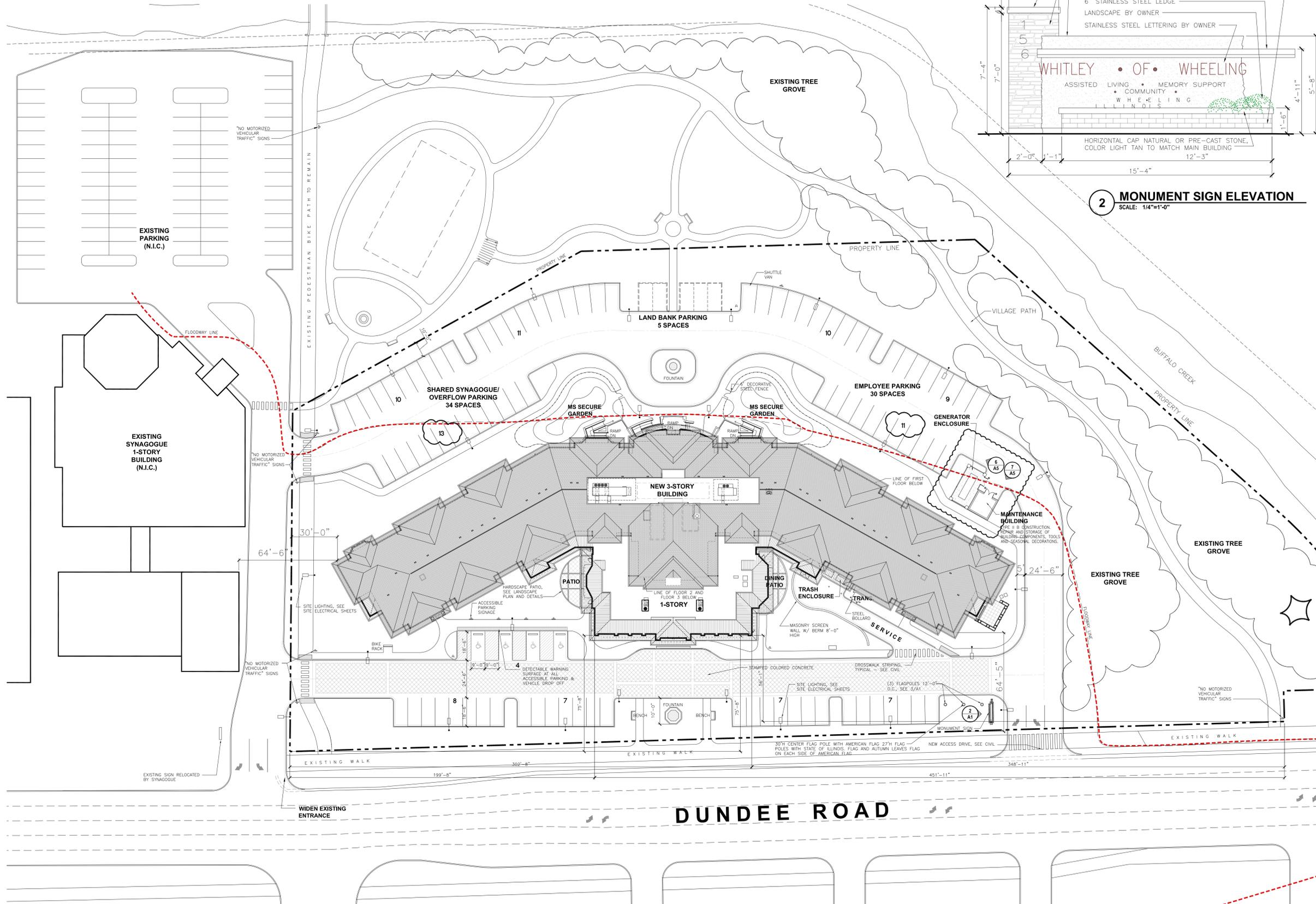
James T. Moyer, AIA, ALA, LEED AP

CC: Steve Meacher - LaSalle
SAS File

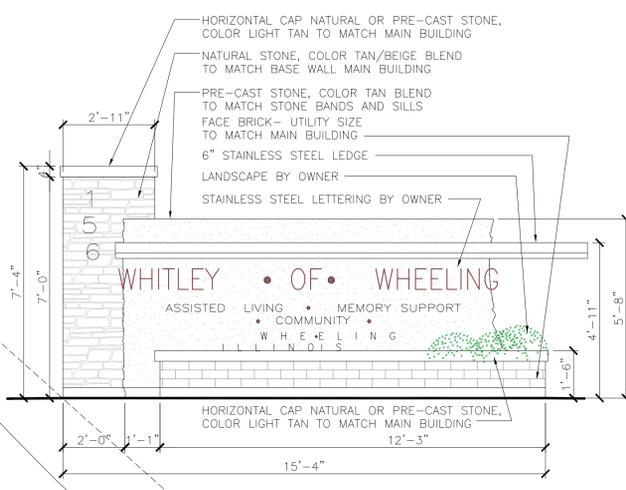
Exhibit received February 25, 2016

THE WHITLEY OF WHEELING

ASSISTED LIVING, 156 WEST DUNDEE RD WHEELING, ILLINOIS



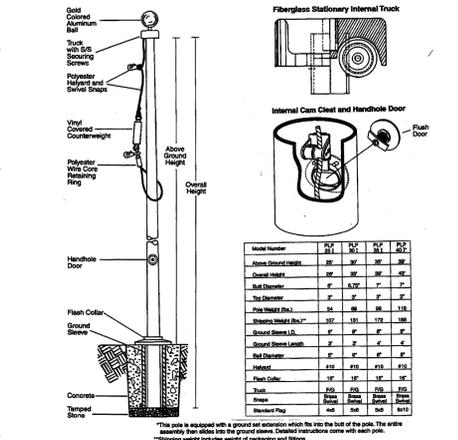
1 SITE PLAN
SCALE: 1" = 30'-0"



2 MONUMENT SIGN ELEVATION
SCALE: 1/4"=1'-0"

PROJECT DATA:

ZONING INFORMATION		PUD
ZONING		
BUILDING FOOTPRINT AREA		34,270 SF
UNIT QUANTITY		
MEMORY SUPPORT		
UNITS		30
BEDS		34
ASSISTED LIVING		
APARTMENTS		64
BEDS		68
BUILDING AREA		
1ST FLOOR		34,270 SF
2ND FLOOR		27,508 SF
3RD FLOOR		27,508 SF
TOTAL BUILDING AREA:		89,286 SF
PARKING CALCULATION		
102 RESIDENTS (1/3 PER PERSON)		34
26 EMPLOYEES (1 PER PERSON)		26
SHUTTLE VAN SPACE		1
TOTAL CALCULATED PARKING SPACES		61
ACTUAL PARKING SPACES PROVIDED		97
LAND BANK		5
OCCUPANCY CLASSIFICATION		
A - FIRST FLOOR ASSISTED LIVING COMMON AREAS		
I-1 - ASSISTED LIVING- SECOND AND THIRD FLOOR		
I-2 - MEMORY SUPPORT - FIRST FLOOR		
CONSTRUCTION TYPE		
TYPE 2A		
FULL FIRE SUPPRESSION AND FIRE ALARM		
SITE STATISTICAL DATA:		
i. GROSS LAND AREA:		4.76 ACRES
ii. LAND COVERED BY PRINCIPAL BUILDINGS (MAXIMUM)	(16%)	34,270 SF
LAND COVERED BY ACCESSORY BUILDINGS (MAXIMUM)	(.3%)	644 SF
iii. LAND DEVOTED BY PARKING, DRIVES AND PARKING STRUCTURE (MAXIMUM)	(25%)	51,597 SF
iv. LAND COVERED BY LANDSCAPE OPEN SPACE (MINIMUM)	(58%)	120,835 SF
v. DWELLING UNIT DENSITY		19.75 DU/ ACRE
FAR		0.43
BUILDING HEIGHT		3 STORIES/ 40'-0"

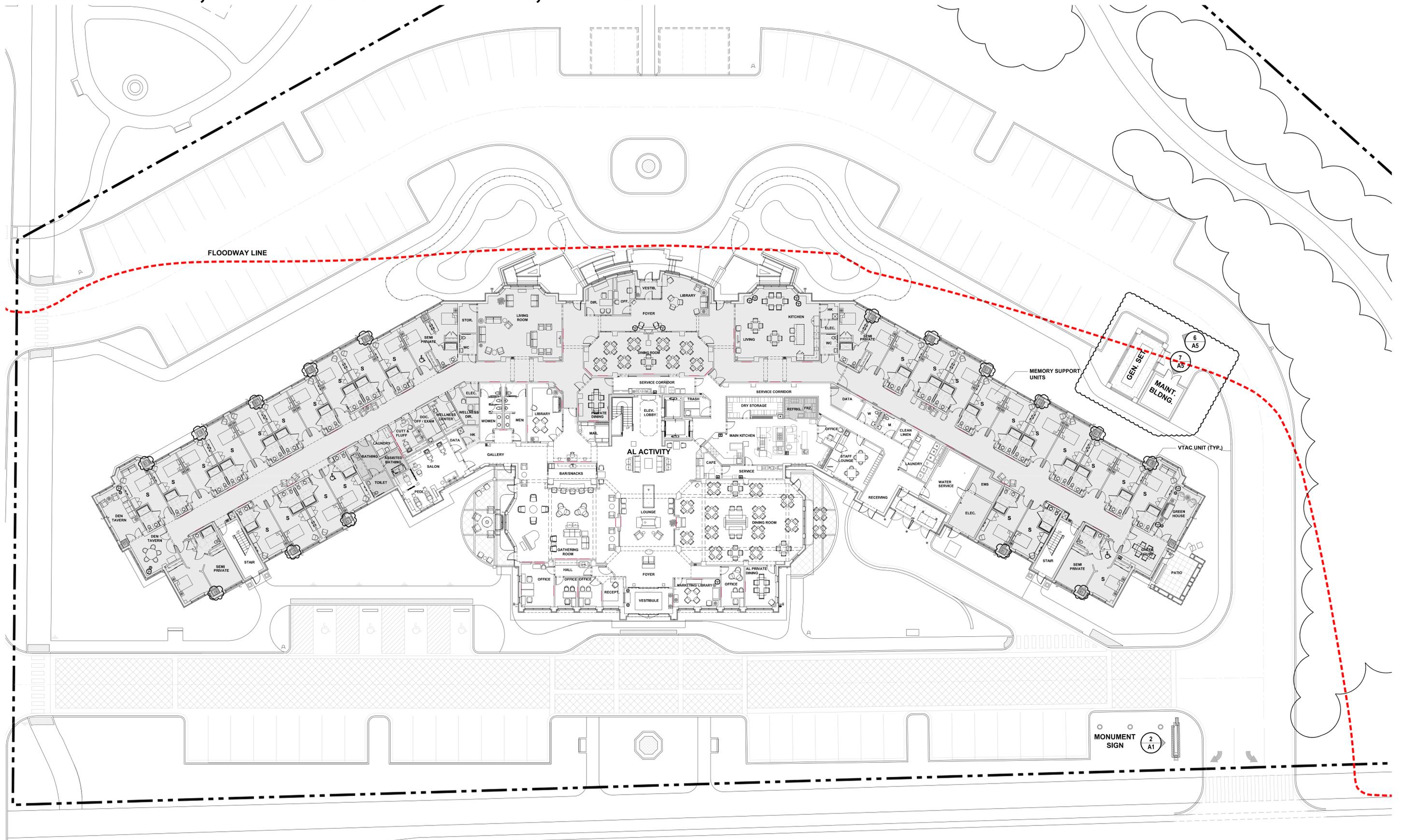


FLAGPOLE SPECIFICATIONS:
Provide a Fiberglass Reinforced Plastic (FRP) Internal Halyard Flagpole Model # PLP 30 1 as manufactured by PLP Composite Technologies, Inc. 57 Creamery Road POBox429 Fitzwilliam, NH03447-Tel: 603-585-9100-Fax:603-585-9501 www.plpcorp.com
The flagpole shall be manufactured of fiberglass woven roving and polyester resin. Load calculations shall be based on AASHTO and NAAMM standards with the pole designed with a two to one safety factor for 120 m.p.h. winds, unflagged.
The flagpole shall have an ENTASIS taper.
The flagpole shall be coated with an acrylic primer and top coated with a gloss acrylated urethane. The color of the flagpole to be select by owner.
The flagpole shall be equipped with PLP standard fittings:
-A gold colored aluminum ball
-A single sheave internal fiberglass stationary truck with stainless steel securing screws.
-#10 polyester halyard
-Polyester wire core retaining ring.
-Vinyl covered counterweight
-Stainless steel and nylon internal cam cleat.
-Handhole door with cylinder cam lock.
-Brass swivel snaps with vinyl covers.
-A 10" composite flash collar
-8" diameter x 3' long composite ground sleeve

3 FLAGPOLE DETAIL
SCALE: N.T.S.

THE WHITLEY OF WHEELING

ASSISTED LIVING, 156 WEST DUNDEE RD WHEELING, ILLINOIS



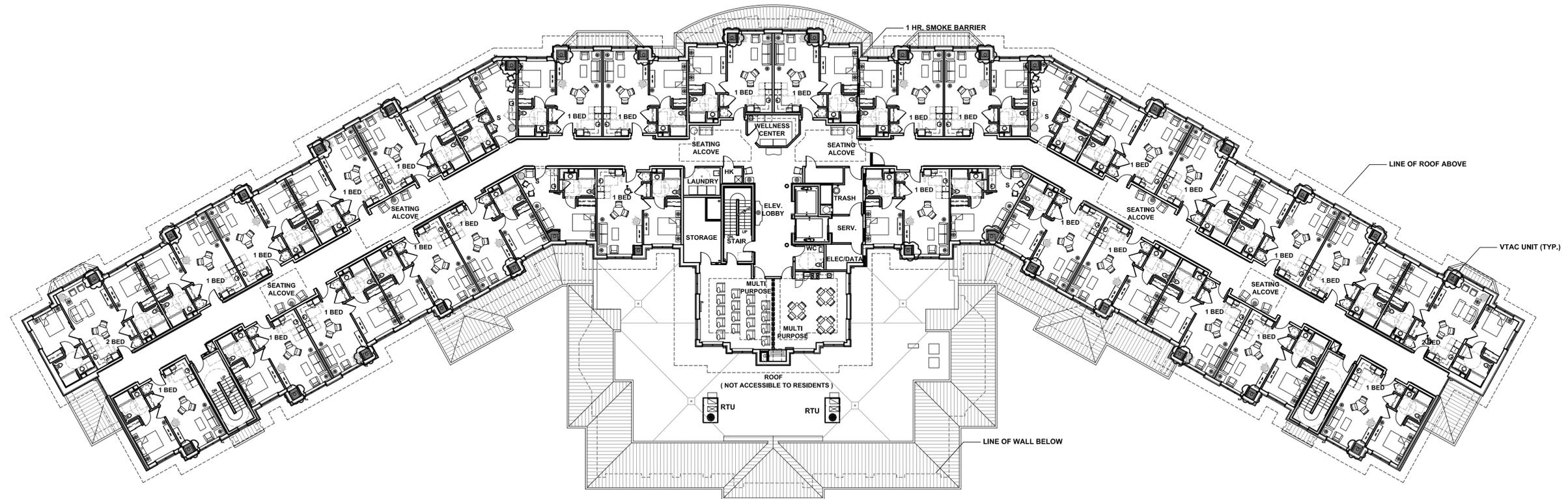
1 FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"

AREA= 34, 270 SF

FEBRUARY 25, 2014

THE WHITLEY OF WHEELING

ASSISTED LIVING, 156 WEST DUNDEE RD WHEELING, ILLINOIS



ASSISTED LIVING APARTMENTS	
STUDIO	4
1-BED	26
2-BED	2
TOTAL ASSISTED LIVING	32

1 SECOND FLOOR PLAN (ASSISTED LIVING)
SCALE: 1/16"=1'-0"

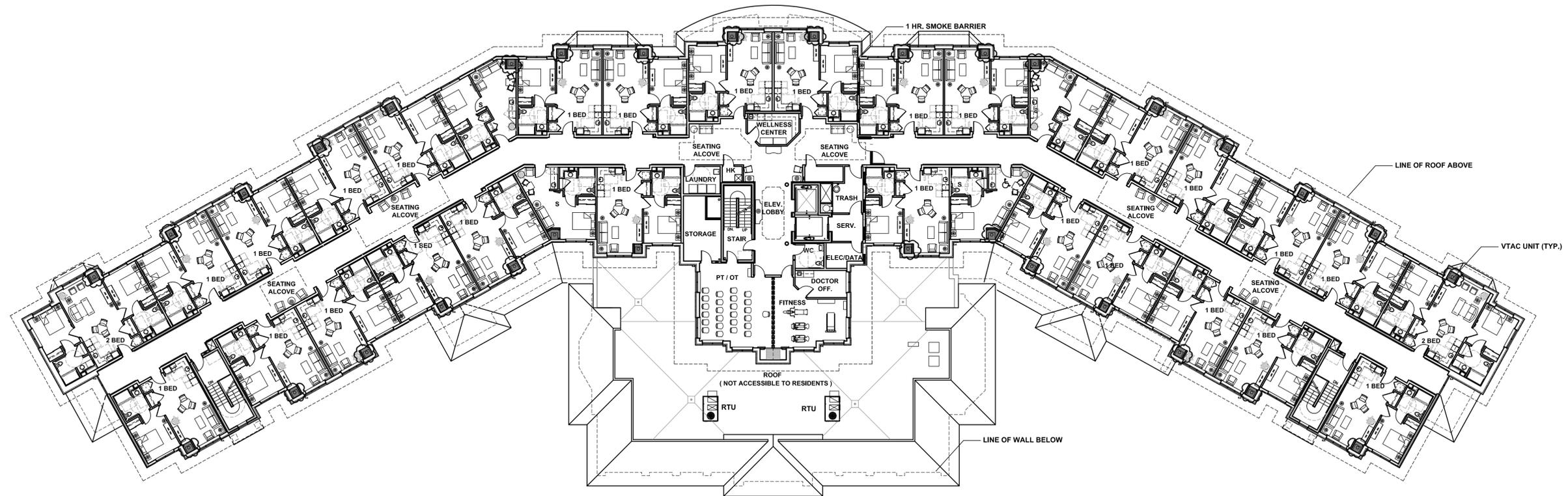
AREA= 27, 508 SF

FEBRUARY 25, 2016

Exhibit received February 25, 2016 © 2016 SAS ARCHITECTS AND PLANNERS

THE WHITLEY OF WHEELING

ASSISTED LIVING, 156 WEST DUNDEE RD WHEELING, ILLINOIS



ASSISTED LIVING APARTMENTS	
STUDIO	4
1-BED	26
2-BED	2
TOTAL ASSISTED LIVING	32

1 THIRD FLOOR PLAN (ASSISTED LIVING)
SCALE: 1/16"=1'-0"

AREA= 27, 508 SF

FEBRUARY 25, 2016

Exhibit received February 25, 2016 © 2016 SAS ARCHITECTS AND PLANNERS

THE WHITLEY OF WHEELING

ASSISTED LIVING, 156 WEST DUNDEE RD WHEELING, ILLINOIS

BUILDING HEIGHT
+40'-0"
T/ROOF DECK
+34'-0"
THIRD FLR
+23'-0"
SECOND FLR
+12'-0"
FIRST FLR
-0'-0"



1 SOUTH ELEVATION (DUNDEE ROAD) FRONT
SCALE: 1/16"=1'-0"

5
A5

STONE

VTAC LOUVER

ALUMINUM STOREFRONT

VTAC LOUVER

STANDING SEAM ROOF

CEMENT BOARD SIDING

ASPHALT SHINGLES
SINGLE-HUNG, LOW E, INSUL. VINYL/FIBERGLASS WINDOWS
CEMENT BOARD SIDING

STONE BELT COURSE
FACE BRICK
STONE BASE

STONE SCREEN WALL

BUILDING HEIGHT
+40'-0"
T/ROOF DECK
+34'-0"
THIRD FLR
+23'-0"
SECOND FLR
+12'-0"
FIRST FLR
-0'-0"



2 NORTH ELEVATION-REAR
SCALE: 1/16"=1'-0"

VTAC LOUVER

6' HIGH DECORATIVE FENCE

STANDING SEAM ROOF
STONE BASE

STANDING SEAM ROOF

VTAC LOUVER, COLOR MEDIUM BRONZE

CEMENT BOARD SIDING
ALUMINUM DOWNSPOUTS

CEMENT BOARD SIDING
ASPHALT SHINGLES
SINGLE-HUNG, LOW E, INSUL. VINYL/FIBERGLASS WINDOWS
STONE BELT COURSE
FACE BRICK
STONE BASE

VTAC LOUVER, COLOR LIGHT STONE

BUILDING HEIGHT
+40'-0"
T/ROOF DECK
+34'-0"
THIRD FLR
+23'-0"
SECOND FLR
+12'-0"
FIRST FLR
-0'-0"



3 WEST WING END ELEVATION- SIDE
SCALE: 1/16"=1'-0"

VTAC LOUVER

ASPHALT SHINGLES
FACE BRICK

BUILDING HEIGHT
+40'-0"
T/ROOF DECK
+34'-0"
THIRD FLR
+23'-0"
SECOND FLR
+12'-0"
FIRST FLR
-0'-0"



4 EAST WING END ELEVATION- SIDE
SCALE: 1/16"=1'-0"

CURTAIN WALL
GREEN HOUSE
STONE BASE



5 ENLARGED PARTIAL SOUTH ELEVATION
SCALE: 3/16"=1'-0"

2
A5

3
A5

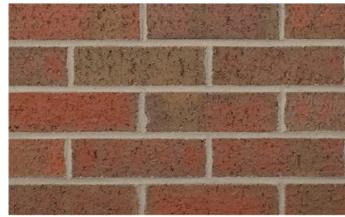
1
A5

4
A5



EXTERIOR FACADE MATERIALS AND COLOR SELECTIONS

BRICK



LOCATION: DOMINANT EXTERIOR WALL MATERIAL
 MATERIAL: FULL BED DEPTH FACE BRICK (UTILITY SIZE)
 COLOR: RED/ ORANGE BLEND

STONE



LOCATION: BASE OF BUILDING WALL MATERIAL
 MATERIAL: FULL BED DEPTH NATURAL STONE
 COLOR: TAN/ BEIGE BLEND

SIDING



LOCATION: THIRD FLOOR WALL ACCENTS
 MATERIAL: SMOOTH, CEMENT BOARD SIDING
 (ARCHITECTURAL GRADE 5/8" THK., 6" EXPOSURE)
 COLOR: AUTUMN TAN

HORIZONTAL STONE BANDS AND SILLS



LOCATION: HORIZONTAL BANDS & WINDOW SILLS
 MATERIAL: NATURAL OR PRECAST STONE
 COLOR: LIGHT TAN

ROOFING



LOCATION: SLOPED HIP ROOFS
 MATERIAL: FIBERGLASS SHINGLES
 COLOR: DRIFTWOOD/ (GRAY/ BROWN)

ACCENT ROOFING



LOCATION: SINGLE STORY ACCENT & BAY ROOFS
 MATERIAL: STANDING SEAM METAL
 COLOR: AGED COPPER

PAVING ACCENT



LOCATION: MAIN BUILDING ENTRY
 MATERIAL: COLORED STAMPED CONCRETE
 COLOR: RUSTIC RED (HERRINGBONE PATTERN)

PARKING LOT LIGHTING



LOCATION: PARKING LOT AND DRIVES
 MATERIAL: ALUMINUM
 COLOR: DARK BRONZE
 HEIGHT: 25'

EXTERIOR LIGHT FIXTURE



LOCATION: EXTERIOR WALL MOUNTED
 MATERIAL: ALUMINUM
 COLOR: DARK BRONZE
 HEIGHT: 17.5" WIDTH: 10"

ARCHITECTURAL LOUVER



VTAC LOUVER

GENERIC IMAGE OF ARCHITECTURAL VTAC LOUVER



LOCATION: ARCHITECTURAL LOUVER ON SIDING
 MATERIAL: PRE-FINISHED ALUMINUM GRILLE
 COLOR: LIGHT STONE 43
 SIZE: 24" W x 31" H



LOCATION: ARCHITECTURAL LOUVER ON BRICK
 MATERIAL: PRE-FINISHED ALUMINUM GRILLE
 COLOR: MEDIUM BRONZE 72
 SIZE: 24" W x 31" H

WINDOWS



LOCATION: APARTMENT/UNIT WINDOWS
 MATERIAL: VINYL
 (CLEAR, INSULATED, LOW-E GLAZING)
 COLOR: ALMOND

STOREFRONT WINDOWS/ CURTAIN WALL



LOCATION: FIRST FLOOR LOCATIONS
 MATERIAL: THERMALLY BROKEN ALUMINUM FRAME
 (CLEAR, INSULATED LOW-E GLAZING)
 COLOR: ALMOND TO MATCH WINDOWS

FASCIA, GUTTERS, DOWNSPOUTS SOFFIT AND TRIM, DOORS AND FRAMES



LOCATION: FASCIA, SOFFIT, GUTTERS & DOWNSPOUTS
 MATERIAL: PRE-FINISHED ALUMINUM
 COMPANY: TO BE DETERMINED
 COLOR: ALMOND TO MATCH WINDOWS

LOCATION: SERVICE DOORS AND FRAMES
 (FIRST FLOOR LOCATIONS)
 MATERIAL: INSULATED HOLLOW METAL
 COLOR: ALMOND TO MATCH WINDOWS

DECORATIVE GARDEN FENCE



LOCATION: NORTH SIDE OF THE BUILDING, FOR MEMORY SUPPORT SECURED GARDENS
 MATERIAL: PRE-FINISHED STEEL FENCING
 COMPANY: TO BE DETERMINED
 COLOR: DARK BRONZE

THE WHITLEY OF WHEELING

ASSISTED LIVING, 156 WEST DUNDEE RD WHEELING, ILLINOIS

BUILDING HEIGHT
+40'-0"
T/ROOF DECK
+34'-0"
THIRD FLR
+23'-0"
SECOND FLR
+12'-0"
FIRST FLR
-0'-0"



1 SOUTH ELEVATION (DUNDEE ROAD) FRONT
SCALE: 1/16"=1'-0"

STONE ALUMINUM STOREFRONT STANDING SEAM ROOF CEMENT BOARD SIDING
STONE SCREEN WALL

ASPHALT SHINGLES
LOW E, INSUL. VINYL/FIBERGLASS WINDOWS
CEMENT BOARD SIDING
STONE BELT COURSE
FACE BRICK
STONE BASE

BUILDING HEIGHT
+40'-0"
T/ROOF DECK
+34'-0"
THIRD FLR
+23'-0"
SECOND FLR
+12'-0"
FIRST FLR
-0'-0"



2 NORTH ELEVATION- REAR
SCALE: 1/16"=1'-0"

6' HIGH DECORATIVE FENCE STANDING SEAM ROOF STANDING SEAM ROOF CEMENT BOARD SIDING
STONE BASE ALUMINUM DOWNSPOUTS

CEMENT BOARD SIDING
ASPHALT SHINGLES
LOW E, INSUL. VINYL/FIBERGLASS WINDOWS
STONE BELT COURSE
FACE BRICK
STONE BASE

BUILDING HEIGHT
+40'-0"
T/ROOF DECK
+34'-0"
THIRD FLR
+23'-0"
SECOND FLR
+12'-0"
FIRST FLR
-0'-0"

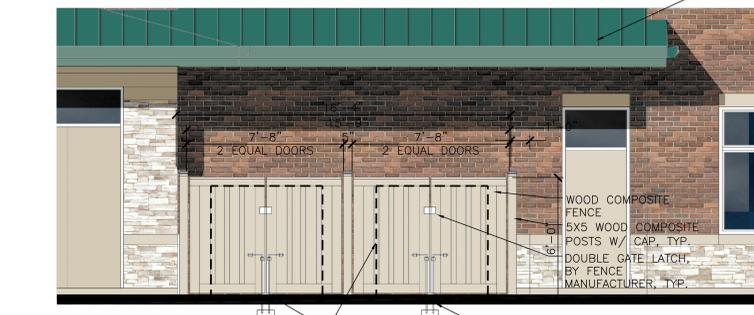


3 WEST WING END ELEVATION- SIDE
SCALE: 1/16"=1'-0"

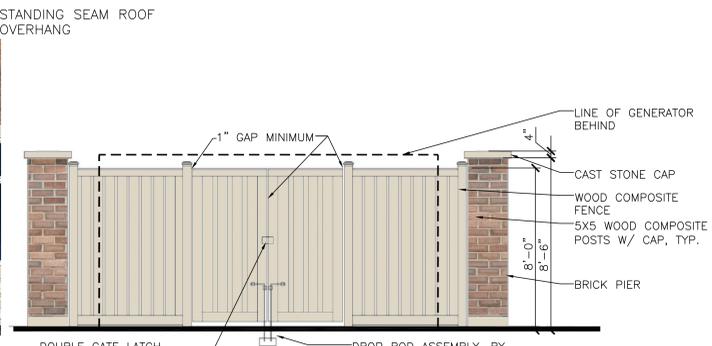


4 EAST WING END ELEVATION- SIDE
SCALE: 1/16"=1'-0"

ASPHALT SHINGLES
FACE BRICK
CURTAIN WALL
GREEN HOUSE
STONE BASE



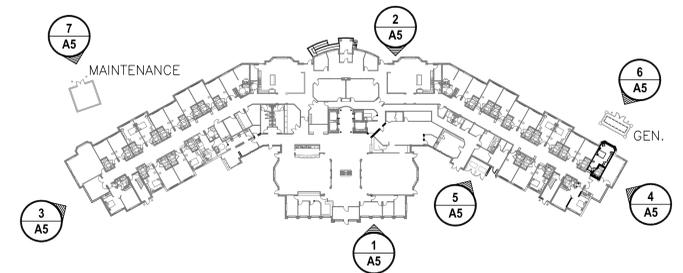
5 TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/4"=1'-0"



6 GENERATOR ENCLOSURE ELEVATION
SCALE: 1/4"=1'-0"



7 MAINTENANCE BUILDING ELEVATION
SCALE: 1/16"=1'-0"



1. CALL TO ORDER

Chairman Ruffatto called the special meeting to order at 6:30 p.m. on Thursday, February 18, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis and Zangara. Commissioner Dorband was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA – None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) SCBA 16-02
Sunrise Indian Supermarket
901 W. Dundee Road
Appearance Approval of a Wall Sign

Commissioner Johnson moved, seconded by Commissioner Zangara to approve the following consent item.

Approve SCBA 16-02, granting appearance approval for a wall sign as indicated in the sign plan submitted by Excel Sign on January 26, 2016, on behalf of Sunrise Indian Supermarket located at 901 W. Dundee Road, Wheeling, Illinois.

And with the following condition:

1. That the raceway shall be painted to match the building façade.

On the roll call, the vote was as follows:

AYES: Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis, Zangara
NAYS: None

ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) SCBA 16-03
Tire Boss
112 McHenry Road
Appearance Approval of a Wall Sign

Ms. Jones clarified there was an existing sign in the location for Tire Chief and now there is a new business called Tire Boss. The applicant is proposing to reuse the “Tire” sign and use a new sign for the word “Boss”. The existing “Tire” would be reused. Staff’s concern is that there is different lighting technology in the two signs. The old “Tire” sign has internal neon lighting and the new “Boss” sign has LED technology.

Mr. Maksim Molchanov, business owner was present.

Mr. Molchanov stated the existing electrical would remain and the LED would match the existing neon sign.

Commissioner Johnson expressed concern that the signs would not look the same because of the difference in the lighting technology. He referred to the two different light sources. He also felt the red Plexiglas may not match. Mr. Molchanov confirmed the Plexiglas, color of the bronze and size would all match. He explained the sign installer had told him there would be no difference. He further explained retrofitting the “Tire” letters with LED would be too expensive. Commissioner Johnson questioned if he could use neon in the new sign so it would match. Mr. Molchanov responded that the sign company did not offer that option. Commissioner Johnson’s biggest concern was that it would be different. He had no other concerns.

Commissioner Issakoo had the same concerns that the signs would appear as two different signs because of the different lighting technology.

Commissioner Zangara had the same concerns. He suggested either going all neon or all LED. Mr. Molchanov confirmed the neon worked fine and was installed about two years ago so it was full brightness.

Commissioner Sianis echoed the same concerns as the other Commissioners.

Commissioner Powers felt the same.

Chairman Ruffatto questioned if the petitioner had explored the option of changing “Boss” to neon.

Chairman Ruffatto felt there would be a difference between neon and LED. Mr. Molchanov explained the sign company had told him the only option was to change the word “Tire” to LED and it was too expensive. Chairman Ruffatto explained the Commission could either vote on the proposed sign or the petitioner could have the sign company explain to the Commission why he couldn’t use neon for the word “Boss”.

Chairman Ruffatto noted the general consensus of the Commission was that they wanted it all the same, either LED or neon. Mr. Molchanov questioned if he would need to return for another meeting if he could provide an updated plan to Ms. Jones with one or the other. Ms. Jones explained the Commission could approve it tonight with a condition that it be all LED or all neon.

Commissioner Powers moved, seconded by Commissioner Sianis to approve SCBA 16-03, granting appearance approval for a wall sign as indicated in the sign plan submitted by February 4, 2016, by Tire Boss located at 112 McHenry Road, Wheeling, Illinois with the following condition.

- That the entire sign be either LED or neon.

On the roll call, the vote was as follows:

AYES: Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis, Zangara
NAYS: None
ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B)** Docket No. PC 16-03
Copart
110 E. Palatine Road
Minor Site Plan & Appearance Approval of Site Modifications

Mr. Steven Kaminski, Mackie Consultants, 9575 W. Higgins Road, Suite 500, Rosemont, IL was present.

Mr. Kaminski is the civil engineer consultant to Copart Auto Auctions.

Mr. Kaminski stated the site was less than 18 acres located west of Chicago Executive Airport on the north side of Palatine Road. The photograph provided showed water along the north half of the parking lot on the site. He explained Allstate Insurance built the facility in 1974 for the same use as an auto auction facility. He stated that in 1972 the MWRD invented storm water detention for the first time. He explained the common practice used at that time was parking lot surface flooding. Today’s cars have a lot more electronics, are more expensive and last a lot longer. Copart demands improvement of the situation on the site by changing the drainage scenario and performance. They are proposing to construct a conventional purpose built storm water detention pond on the northwest

corner of the site. They will remove about 1.8 acres of parking lot vehicle storage area, excavate out about 4.5' of soil and construct a vegetative storm water detention basin. The performance perimeters will not change. The outlet, the total storm water runoff rates, allowable release rates and the destination of the water all remain the same. The only thing that changes is the total volume of runoff gets a little smaller. Mr. Kaminski explained the intent is to place a native wetland type of vegetation in a flat bottom with the side slopes planted with Illinois native prairie grasses.

Commissioner Issakoo questioned if the vehicles would be moved elsewhere on the property. Mr. Kaminski explained they would have a slightly reduced capacity compared to the existing. It is currently about an 18 acre site and they would lose approximately 1.7 acres of useable land to storm water detention. They are transforming the whole north half (9 acres) from marginal useful property to 100% safe, high-quality storage with no threat of additional damages to the vehicles based on flood water.

Commissioner Issakoo questioned if the neighbors were supportive of the proposal. Mr. Kaminski stated the proposed was not driven by any complaints or issues with neighbors. He explained the only change would be the elevation at which water could overflow from the site would remain the same. They are creating additional volume so the site would be less likely than ever to pond up to the point where it would overflow off the property.

Commissioner Powers thanked the petitioner for doing the work. He felt it would be a good benefit.

Commissioner Sianis referred to the contour lines along the north portion of the site on the proposed grading plan and questioned if that was what would be experienced post pond. Mr. Kaminski confirmed the contour lines represent the transition down from the existing grade to the new bottom. Commissioner Sianis noted the current ponding along the paved areas was greater than what was shown on the plan. Mr. Kaminski explained currently in the 100-year design storm it gets as bad as 18" deep and in the proposed scenario the worst portion in the vehicle storage area would only be 6" deep. It stays dry entirely close to a 50 year storm.

Commissioner Sianis questioned if there would be a barrier between the pond and the parking lot. Mr. Kaminski explained it wasn't necessary because it was a 4 to 1 transition. It was recoverable if a forklift or vehicle was moving along the edge and slipped off the edge.

In reply to Commissioner Sianis' question, Mr. Kaminski confirmed that part of the parking lot was not open to the public. It was within the fenced storage area of the auto auction facility.

Commissioner Zangara thanked the petitioner for making the improvements.

In reply to Commissioner Johnson's question, Mr. Kaminski confirmed there was no additional re-grading in the north end of the parking lot besides the pond itself.

Commissioner Johnson moved, seconded by Commissioner Zangara to approve Docket No. PC 16-03, granting Minor Site Plan and Appearance Approval for the site modifications as indicated in the cover letter submitted February 5, 2016 and engineering plans submitted January 19, 2016 for Copart, located at 110 E. Palatine Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis, Zangara
 NAYS: None
 ABSENT: Commissioner Dorband
 PRESENT: None
 ABSTAIN: None

There being six affirmative votes, the motion was approved.

- C) Docket No. 2016-3 AB&C
 Space Self Storage
 2500 E. Hintz Road & 2730 Jackson Drive
 (2016-3A) Text Amendment to Title 19, Zoning, to Add ‘Self-Storage Facility’ as a Special Use in the B-2 Neighborhood Commercial District
 (2016-3B) Rezoning the Subject Property from R-1 Single-Family Residential to B-2 Neighborhood Commercial District
 (2016-3C) Special Use-Site Plan Approval for a Self-Storage Facility

See Findings of Fact and Recommendation for Docket No. 2016-3.

Commissioner Johnson move, seconded by Commissioner Zangara to recommend approval of Docket 2016-3A, amending Title 19, Zoning Code, to read as follows:

Appendix A: Use Table

...

Commercial Districts – Permitted and Special Uses (cont).

P=Permitted Use, S=Special Use Permit, Blank=Not Allowed

	B-1 Planned Shopping Center District	B-2 Neighborhood Commercial District	B-3 General Commercial and Office District
Storage Uses			
<i>Self-Storage Facility</i>		S	

...

Notes referenced in Appendix A, Use Table

...

16. Maximum lot size 5 acres. Primary access from a Major Arterial on the Official Map and a secondary emergency access from a local street. No more than three storage buildings plus an office. All such facilities shall be the only use allowed on a lot of record. Maximum building height 35’. For new facilities, minimum 50’ setback when abutting any residentially zoned

district.

On the roll call, the vote was as follows:

AYES: Commissioners Issakoo, Johnson, Ruffatto, Sianis, Zangara
NAYS: Commissioner Powers
ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Sianis moved, seconded by Commissioner Issakoo to recommend approval of Docket No. 2016-3Bi, granting a Rezoning from R-1 Single-Family Residential District to B-2 Neighborhood Commercial District, as illustrated on the staff exhibit "Existing vs. Proposed Zoning" dated February 18, 2016, for 2500 E. Hintz Road, Arlington Heights, Illinois

On the roll call, the vote was as follows:

AYES: Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis, Zangara
NAYS: None
ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Sianis to recommend approval of Docket No. 2016-3Bii, granting a Rezoning from R-1 Single-Family Residential District to B-2 Neighborhood Commercial District, as illustrated on the staff exhibit "Existing vs. Proposed Zoning" dated February 18, 2016, for 2730 Jackson Drive, Wheeling, Illinois with the following condition:

1. That the legislation for the Board shall include language regarding a restrictive covenant for a self storage facility to be worked out by the petitioner and Village.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson
NAYS: Commissioners Sianis, Zangara, Issakoo, Powers, Ruffatto
ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

There being one affirmative vote, the motion was denied.

Commissioner Zangara moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2016-3C Special Use and associated Site Plan Approval as required under Chapter 19-06 Commercial Districts, Section 19.06.030 B-2 Neighborhood Commercial District and Chapter 19-10 Use Regulations, Section 19.10.030 Special Uses, to permit the existing self-storage facility at 2500 E. Hintz Road, Arlington Heights, Illinois, in accordance with the following plans and documents submitted January 14, 2016:

- Letter of request
- Plat of survey
- Photographs of south and east elevations (2 sheets)
- Elevation plans for existing Building A and B (2 sheets)
- Traffic data (1 sheet)

And with the following conditions:

1. That the site/landscape plan and elevation plans, which present a concept for the expansion of the self-storage facility onto 2730 Jackson Drive, are not approved at this time;
2. That the special use approval is contingent on the approval of Docket Nos. 2016-3A, the text amendment and 2016-3Bi rezoning to B-2.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Sianis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-3. The motion was approved by a voice vote.

The Commission took a break at 8:00 p.m. and reconvened at 8:05 p.m.

- D)** [Docket No. 2016-4](#)
 Village of Wheeling
 Amendment to Title 19, Zoning, to Address Small Cell Antennas and Distributed
 Antenna Systems

See Findings of Fact and Recommendation for Docket No. 2016-4.

Commissioner Sianis moved, seconded by Commissioner Powers to recommend approval of Docket No. 2016-4, amending Title 19, Zoning, of the Wheeling Municipal Code, as follows:

1. Amend Section 19.01.010, Definitions, to insert the following:

Small Cell Antennas

A Personal Wireless Telecommunications Facility consisting of an antenna and related equipment either installed singly or as part of a network to provide coverage or enhance capacity in a limited defined area. Such facilities are regulated in Title 11, Rights-of-Way, Streets, and Sidewalks, of the Wheeling Municipal Code.

2. Amend Section 19.01.010, Definitions

Transmission Tower

A structure designed to support one or more reception/transmissions systems. This term includes, but is not limited to, a radio tower, television tower, telephone exchange/microwave relay tower or cellular telephone transmission/personal communications systems tower. *Does not include small cell antennas.*

3. Amend Section 19.10.060, Non-Residential Use Regulations, Subsection F, Wireless Telecommunication Antennas

Section 19.10.060 F, Subsection 2

Special Use Permit Required

With the exception of property owned by the Village of Wheeling, **and small cell antenna facilities as defined and regulated in Title 11, Rights-of-Way, Streets, and Sidewalks, of the Wheeling Municipal Code**, a *Special Use Permit* shall be required for *wireless communication facilities* in those zoning districts in which *wireless communications facilities* are allowed as *Special Uses*. *Wireless communications facilities* are allowed as *Special Uses* in any zoning district except that in any residentially zoned districts they shall only be allowed on existing *structures*. Written notification of a public hearing shall be required for all new wireless antennas, with the exception of co-location on existing structures on Village-owned property or on existing structures originally approved for additional antenna arrays.

On the roll call, the vote was as follows:

AYES: Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis, Zangara
NAYS: None
ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Powers to close Docket No. 2016-4. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – Jan. 28,2016

Commissioner Powers moved, seconded by Commissioner Johnson to approve the minutes dated January 14, 2016 with the following corrections:

- Page 4 (fourth paragraph) – DCFS was spelled as DCSF
- Page 6 – Mr. Wieder’s last name was spelled incorrectly
- Page 6 - Wheeling Varsity Coach versus Couch

The motion was approved by a voice vote. Commissioner Zangara abstained.

9. OTHER BUSINESS

Commissioner Issakoo sent out prayers to Commissioner Dorband and her family. Chairman Ruffatto echoed the sentiments from the entire Plan Commission.

Commissioner Powers announced he would not be present at next week’s meeting. Chairman Ruffatto questioned if there was a secretary Pro tem. He suggested Commissioner Zangara. Commissioner Zangara accepted.

10. ADJOURNMENT

Commissioner Issakoo moved, seconded by Commissioner Powers to adjourn the meeting at 8:15 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 03.04.2016
FOR APPROVAL ON 03.10.2016**

DOCKET NO. 2016-3AB&C

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket No. 2016-3 AB&C
Space Self Storage
2500 E. Hintz Road & 2730 Jackson Drive
(2016-3A) Text Amendment to Title 19, Zoning, to Add 'Self-Storage Facility' as a Special Use in the B-2 Neighborhood Commercial District
(2016-3B) Rezoning the Subject Property from R-1 Single-Family Residential to B-2 Neighborhood Commercial District
(2016-3C) Special Use-Site Plan Approval for a Self-Storage Facility

Docket No. 2016-3AB&C Kenneth Schaeffges, an owner of Space Self Storage, Inc., property owner, is seeking the following actions for 2500 E. Hintz Road, a developed lot with existing self-storage facilities and 2730 Jackson Drive, a vacant parcel, hereinafter legally described below:

- 2016-3 (A)** A text amendment to Title 19 Zoning, of the Wheeling Municipal Code, to add 'Self-Storage Facility' as a Special Use in the B-2 Neighborhood Commercial District (Under Appendix A, Use Table); and
- 2016-3 (B)** Rezoning the property from R-1 Single-Family Residential to B-2 Neighborhood Commercial District; and
- 2016-3 (C)** Special Use-Site Plan Approval as required under Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a Self-Storage Facility in the B-2 Neighborhood Commercial District.

Chairman Ruffatto called Docket No. 2016-3AB&C on February 18, 2016. Present were Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis and Zangara. Commissioner Dorband was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Commissioner Powers read the following statement aloud.

A zoning Special Use, as defined in Title 19, of the Village of Wheeling (Zoning), is a use of parcel of land that requires review and consideration before approval due to circumstances or effects on the surrounding properties that may adversely affect them. In order to be considered for a special use the petitioner is required to demonstrate through testimony to the Plan Commission at the public

hearing why their request meets the conditions of the village code including, but not limited to, how the proposed use will not damage the enjoyment or use of the surrounding properties. Prior to the public hearing the petitioner provides written statements meant to show that their request for a special use meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village Board.

Ms. Milluzzi stated the current use was legal, non-conforming. She explained prior to being annexed into the Village of Wheeling, the self storage facility was granted a special use by Cook County. When it was annexed by the Village of Wheeling, it was a legal use under the Cook County Zoning Ordinance. She further explained because the Village Code automatically classifies any annexed territory as R-1 that is why it is non-conforming because self storage facilities are not permitted in an R-1. However, per the Code, because it was a legal use under the Cook County Zoning Ordinance it was allowed to continue with restrictions. It can't expand, it can't be repaired if damaged in a fire, it can't transfer to another non-conforming use and had other restrictions. An illegal, non-conforming use is one that was never allowed under the prior zoning ordinance.

Mr. Dan Shapiro, Attorney, 3663 Woodhead Drive, Northbrook, Mr. Al Maiden, Director of Community Development, Rolf C. Campbell & Associates, 910 Woodlands Parkway, Vernon Hills, IL, Mr. Mike and Ken Schaeffges, Owners of Space Self Storage were present and sworn in.

Mr. Shapiro referred to the previous workshop on December 10th about their desire to rezone the property, have a text amendment in the B-2 and ask for a special use for both the Hintz property and the Jackson Drive property. At that time, they heard the following three points from the Commission and have responded to them.

Consider a request to rezone to B-2 instead of B-3.

Mr. Shapiro stated they responded to the request and modified their original strategy to ask for rezoning to B-2.

Tighten up or work with Staff/Village Attorney on the text amendment so there would not be a self storage with another use on the same lot.

Mr. Shapiro explained they created a proposed text amendment that he believes satisfies that concern.

Talk to the neighbors to see how they felt about it.

Mr. Shapiro stated they had met with the neighbors and Mr. Mike Schaeffges will talk about the meeting later in the presentation.

Mr. Mike Schaeffges reported that Space Self Storage was a family owned business and had been in their current location for 30 years. He explained during that time they've made an effort to be good neighbors. He referred to the billboard they had removed after the Village had told them it was unsightly. He mentioned they had upgraded and improved their facility and wanted to keep doing it

but it required financing. He explained their current status as legal, non-conforming limited what they could do with getting financing and that is why they were asking for the zoning change. He mentioned they were currently at full occupancy with a waiting list so they want to expand the facility. He mentioned some of their customers were also their neighbors.

Mr. Mike Schafges referred to their open house with their neighbors from Jackson Drive. Six households attended and had a preview of tonight's presentation. He explained the feedback they received was mostly positive. The neighbors told them they ran a nice business and was clean and well maintained. They characterized them as good neighbors. He mentioned that about half of the neighbors had no problem with the proposed expansion and the others were opposed to it. They were opposed to the expansion because Jackson Drive was a residential street and they didn't want any commercial development further down Jackson. Mr. Mike Schafges contacted Lakeside Villas and their homeowner's association and they had no problem with the proposed. He referred to the three vacant lots directly to the north of their Jackson property and the owner had no problem with it.

Chairman Ruffatto clarified that the expansion was not part of tonight's discussion. They were conceptual drawings and his preference was not to discuss them but he would allow it for a bit. He explained the reality was the petitioner was present to discuss the text amendment and special use of the property, irrespective of what may or may not happen on the Jackson Drive property.

Mr. Al Maiden referred to their recommendation of a text amendment to a B-2 district in their previous discussion. He looked at the pattern of development in the B-2 district in the area and analyzed the locations of the other B-2 properties. He found they were significantly at smaller locations, less intense than the B-3 areas and there were existing self-storage facilities in the B-3 districts but were much larger than the proposed location. He felt it was more appropriate that the subject site be considered through the B-2 district and the text amendment consistent with the pattern they see for the zoning in the area. He explained based on the review, the applicant had worked with the Village Staff on the wording of the text amendment for the B-2 district. It provided different standards, a maximum lot size of 5 acres, must have primary access from a major arterial street, secondary access must be available to a local street and no more than three buildings for storage plus an office may be considered. All these facilities are allowed on lots of record but with no other use on the same lots with a maximum height of 35' and a minimum setback abutting residential of 50'. He explained these things were additional and above and beyond the normal standards in the B-2 district.

Mr. Maiden provided an exhibit to help illustrate the existing conditions of the subject property as well as what they would like to consider for meeting the expansion needs for the site to the north. The zoning request is to have it included in the B-2 zoning at this time. In his experience, if you don't plan for the expansion, it would pop up somewhere else in the community. He felt this was a much better site and location for the B-2 zoning rather than looking at expansions in the B-3 area with the existing uses. He felt this location was appropriate and that a B-2 use at this location that would not be part of this development would be unthinkable from a standpoint of access. It's not visible from a main road but fits in well this use.

To protect the adjacent property owners, Mr. Maiden explained the site plan would allow for an over 90' setback from the properties on the west, over 60' from the street and properties from the east and 50' from the properties to the north. If this site was left in the R-2 district, the existing conditions on the subject property are that the pavement goes right up to the property line. By allowing this type of concept and including it with the B-2, an extensive buffer can be provided for any properties that may develop to the north or any properties that exist in the area.

Mr. Maiden referred to the landscaping. He explained they were able to build it into the access for the existing system and could have a double row of landscaping and screening to buffer the properties. There is landscaping on the edge of the property lines and there could be landscaping on the foundation plantings. If the property to the north remained in the R-1 district, the subject site will become conforming in regard to the use but there would still be non-conforming conditions because they don't have the 10' setback between the subject property and the property to the north.

Mr. Maiden agrees non-conforming conditions can limit the ability to get financing to maintain the property.

Mr. Maiden referred to the potential for the properties to the north in the R-1 districts and questions whether single family dwellings would be an appropriate use in this area. He mentioned that the R-1 district allowed other alternative uses like religious uses, nursing homes but most require 2 acres and the subject site to the north is only 1.5 acres. He felt the best alternative from a development planning perspective was to have the subject site combined with the vacant sites to the north and have one of the allowed special uses in the R-1 district such as a religious assembly use. He felt the proposed concept to take the access through the existing property with no additional access except the emergency access on Jackson Drive was a much better solution than leaving the northern portion of the subject property in the R-1 district.

Mr. Maiden referred to the special use for the existing conditions. He felt it didn't address the fact there were already existing waiting lists for this property and the potential for that area to be expanded should be considered. He suggested coming up with some assurances that the Commission would find acceptable.

Mr. Maiden referred to changing the essential character of the area standard. He felt the way it was designed and planned would not change the essential character of the area for just the existing conditions or the expanded.

Mr. Maiden referred to the size and intensity of the special use standard. He explained it was the reason they were recommending it into the B-2 district. The size is smaller and the recommended standards were much more stringent that limits the intensity of the use versus what is permitted or allowed for other special uses in the district.

Mr. Maiden referred to the reasonable return on investment standard. He does not feel leaving the property to the north in an R-1 district was appropriate. He felt it would be questionable to have single family in that area.

Mr. Shapiro emphasized the whole impetus for this was to bring it to a conforming state for legal and financing reasons.

Mr. Shapiro addressed the concern for commercial creep going north. He explained the neighbor to the north had no objection. He referred to their access off Hintz with emergency access on Jackson. He felt no commercial enterprise would want to go to the north without visibility or access off of Jackson with the frontage already taken. He felt as a practical manner, the odds of commercial creep going north, was not as alarming or as high as some of the residents feel.

Mr. Shapiro addressed the concern of the rezoning of the northern lot to B-2. He agreed to address it by agreeing to a restrictive covenant requiring that only self storage facilities be on the north lot.

From the audience, Mr. Jeff Creech, 33 N. Jackson Drive was sworn in. He noted that the Space Storage facility was 100% legal, but non-conforming so they could continue to operate their business. He mentioned that the Jackson Drive property had been referred to as Wheeling but thought it should be Arlington Heights. The Hintz Road property had the correct address. He noted, in the packet the property was referred to as the Hintz Road property and the Jackson Drive property as Space Storage which it was not. He explained the property on Jackson Drive had never been allowed to be part of Space Storage for the entire time they had owned the property. Mr. Creech didn't believe the Jackson Drive property was annexed into the Village at the same time as the Space Storage. He thought the Jackson Drive property was annexed much later. He felt Space Storage had been a good neighbor and he had no problem with them staying. He agreed they had kept up their property. He felt the property behind them should remain residential. They don't want commercial going any further north on Jackson Drive.

From the audience, Mr. Phil Mostaccio, 3121 Jackson Drive was sworn in. He stated he had built his home at approximately the same time they built Space Storage in 1987. The north property originally had a home on it. He agreed they were good neighbors. He referred to the billboard and explained the Village had issues with it for 20 years before they finally removed it two years ago. He agreed the facility was clean and accessible from Hintz Road. He wanted single family homes built.

No one else came forward from the audience.

Chairman Ruffatto referred to the changes made to the text amendment and asked Ms. Jones to explain them. Ms. Jones reported that Staff looked at the proposed language for the zoning code text amendment and Staff recommended some slight re-wording changes to fit with the existing structure of the zoning code language and was not a major change to the content. She asked if the petitioner was comfortable with what was drafted in the Staff Report. Mr. Shapiro was in agreement.

Ms. Jones referred to the comment memos that were provided by the Engineering Division and Fire Department. Representatives were not present. She reported they didn't have any problem with the existing business as it operates and since there were no changes proposed, they had no concerns with the petition tonight. The only comments that were made in the memos were more of an fyi to the petitioner if they do go forward and request a special use to expand the business on to the Jackson

Drive property.

Commissioner Sianis struggled with it since he understood the position of Space Self Storage to want to make their current site, legal conforming so if something were to happen they would be able to re-establish their business. He believed the Jackson Drive lot should remain R-1. He referred to the chapter on Ordinance Administration in the Title 19 Zoning Code. He felt like the rezoning of the Jackson Drive lots don't 100 percent follow the intentions of that chapter. He liked that the fact that the residents along Jackson Drive were appreciative of the business.

Ms. Milluzzi clarified that each address (2500 E. Hintz Road and 2730 Jackson Drive) would be handled separately in the rezoning matters.

Commissioner Johnson questioned if the Jackson Drive property was purchased prior to the annexation. Mr. Ken Schaeffges confirmed the Hintz Road properties were purchased first and annexed in by the Village and then the Jackson property was forcibly annexed when the Village took over all of Jackson. He was unsure of the date.

In reply to Commissioner Johnson's question, Mr. Shapiro confirmed they were not looking at any additional access to Jackson Drive if they were to receive the rezoning for that property.

Commissioner Johnson questioned if the property directly to the north was vacant. Mr. Shapiro confirmed the three lots to the north were vacant. The owner of those three lots had no objection to the request.

Commissioner Johnson had noticed some runoff on an aerial view on the north end of the existing property. Mr. Shapiro confirmed there was no runoff. Mr. Ken Schaeffges explained it had been gravel and not runoff.

In reply to Commissioner Zangara's question, Mr. Shapiro explained the property was one ownership with three pins.

Commissioner Zangara questioned if the legal, non-conforming status restricts them from doing anything. Ms. Milluzzi explained the Code specifically states what they can and cannot do. They can make minor improvements and maintenance but cannot enlarge or significantly remodel. Commissioner Zangara was in favor of making the property conforming.

Commissioner Zangara questioned the location of the access point if the Jackson Drive lot was fenced in. Mr. Shapiro confirmed it was fenced in without a reason to access it. Commissioner Zangara questioned if it was opened to the storage facility property. Mr. Shapiro explained there was a fence separating the north Space Storage vacant property from the current property. The fence would be removed if they were able to use the property in the future.

Commissioner Zangara was uncertain about the next property but understood the text was written to prevent it expanding lot-to-lot-lot. He was in favor of changing the legal, non-conforming status.

Commissioner Powers questioned if the petitioner was in agreement with the proposed wording in the text amendment. Mr. Shapiro agreed it was acceptable.

Commissioner Powers referred to the word “oversight” in the petitioner’s memo regarding the transaction and asked for an explanation. Chairman Ruffatto explained that Staff reviewed everything and determined there was not an oversight. Mr. Shapiro requested that the discussion move forward without addressing it.

Commissioner Powers questioned if the Jackson Drive lot was R-1 in the Comprehensive Plan. Ms. Jones confirmed it was single family residential. Mr. Shapiro thought the existing Comprehensive Plan showed it commercial but the future land use showed it as residential. Ms. Jones was unsure of the existing land use in the Comprehensive Plan but confirmed the future land use designation in the Comprehensive Plan was single family residential.

Commissioner Powers was in agreement with bringing the existing property to legal conforming. He was having an issue with the Jackson Drive property.

Commissioner Issakoo asked for clarification for the text amendment that would grant the property from R-1 to B-2. Ms. Milluzzi provided clarification. She further explained if the Jackson Drive property was rezoned to B-2, any B-2 use that was permitted would be able to go in but a self storage facility would require special use approval. Mr. Shapiro reminded the Commission that since Space Self Storage owned the north Jackson Drive property, they would be willing to record a covenant on that property so that it could only be a self storage facility.

Commissioner Issakoo referred to 3C and the reference to the plans. Ms. Milluzzi confirmed that C was only for the existing self storage on Hintz Road and would not include plans for any proposed expansion.

Chairman Ruffatto viewed the Comprehensive Plan at the meeting and confirmed the existing land use in the Comprehensive Plan showed the Jackson Drive parcel as single family.

Chairman Ruffatto was in favor of rezoning the Space Self Storage property on Hintz Road. He expressed a concern about the Jackson Drive parcel.

Ms. Milluzzi referred to the petitioner’s statement that they would be willing to put a restrictive covenant on the Jackson Drive property with the rezoning. She suggested adding a condition that they could work on the language prior to the Board Meeting so that the Village Attorney and petitioner’s attorney can work together to draft an appropriate condition related to it. The condition would be placed on the rezoning for Jackson Drive. Mr. Shapiro was in agreement.

In response to Chairman Ruffatto’s question, Ms. Milluzzi suggested splitting it to 2016-3B1 and 3B2.

From the audience, Mr. Jeff Creech mentioned that 10 new homes had been built on Jackson Drive since Space Storage was built. He mentioned the homes were upscale and there was opportunity for

other homes to be built. Mr. Shapiro appreciated the neighbor’s comments. He reiterated for the reasons stated of refinancing, demands, etc. they want to continue and always be a good neighbor.

Ms. Jones announced that for the special use motion, there was one condition of approval in the Staff Report and she suggested a second condition of approval.

1. That the site/landscape plan and elevation plans, which present a concept for the expansion of the self-storage facility onto 2730 Jackson Drive, are not approved at this time;
2. That the special use is contingent on the approval of Docket No. 2016-3A, the text amendment and 2016-3B, the rezoning to B-2.

Chairman Ruffatto questioned the condition about the covenant. Ms. Jones proposed the following.

1. That the rezoning of the Jackson Drive property is subject to a restrictive covenant that the parcel only be used as a self storage facility use.

Ms. Milluzzi suggested that the restrictive covenant for only self storage uses indicated by the petitioner should be worked out between the Village and petitioner prior to the Board. She suggested, “Legislation going to the Board shall include language regarding a restrictive covenant for a self storage facility to be worked out between petitioner and Village.”

Commissioner Johnson move, seconded by Commissioner Zangara to recommend approval of Docket 2016-3A, amending Title 19, Zoning Code, to read as follows:

Appendix A: Use Table

...

Commercial Districts – Permitted and Special Uses (cont).

P=Permitted Use, S=Special Use Permit, Blank=Not Allowed			
	B-1 Planned Shopping Center District	B-2 Neighborhood Commercial District	B-3 General Commercial and Office District
Storage Uses			
<i>Self-Storage Facility</i>		S	

...

Notes referenced in Appendix A, Use Table

...

16. Maximum lot size 5 acres. Primary access from a Major Arterial on the Official Map and a secondary emergency access from a local street. No more than three storage buildings plus an office. All such facilities shall be the only use allowed on a lot of record. Maximum building height 35’. For new facilities, minimum 50’ setback when abutting any residentially zoned district.

On the roll call, the vote was as follows:

AYES: Commissioners Issakoo, Johnson, Ruffatto, Sianis, Zangara
NAYS: Commissioner Powers
ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Sianis moved, seconded by Commissioner Issakoo to recommend approval of Docket No. 2016-3B(1), granting a Rezoning from R-1 Single-Family Residential District to B-2 Neighborhood Commercial District, as illustrated on the staff exhibit "Existing vs. Proposed Zoning" dated February 18, 2016, for 2500 E. Hintz Road, Arlington Heights, Illinois

On the roll call, the vote was as follows:

AYES: Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis, Zangara
NAYS: None
ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Sianis to recommend approval of Docket No. 2016-3B(2), granting a Rezoning from R-1 Single-Family Residential District to B-2 Neighborhood Commercial District, as illustrated on the staff exhibit "Existing vs. Proposed Zoning" dated February 18, 2016, for 2730 Jackson Drive, Wheeling, Illinois with the following condition:

1. That the legislation for the Board shall include language regarding a restrictive covenant for a self storage facility to be worked out by the petitioner and Village.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson
NAYS: Commissioners Sianis, Zangara, Issakoo, Powers, Ruffatto
ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

There being one affirmative vote, the motion was denied.

Commissioner Zangara moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2016-3C Special Use and associated Site Plan Approval as required under Chapter 19-06 Commercial Districts, Section 19.06.030 B-2 Neighborhood Commercial District and Chapter 19-10

Use Regulations, Section 19.10.030 Special Uses, to permit the existing self-storage facility at 2500 E. Hintz Road, Arlington Heights, Illinois, in accordance with the following plans and documents submitted January 14, 2016:

- Letter of request
- Plat of survey
- Photographs of south and east elevations (2 sheets)
- Elevation plans for existing Building A and B (2 sheets)
- Traffic data (1 sheet)

And with the following conditions:

1. That the site/landscape plan and elevation plans, which present a concept for the expansion of the self-storage facility onto 2730 Jackson Drive, are not approved at this time;
2. That the special use approval is contingent on the approval of Docket Nos. 2016-3A, the text amendment and 2016-3B(1) rezoning to B-2.

On the roll call, the vote was as follows:

AYES: Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis, Zangara
NAYS: None
ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-3. The motion was approved by a voice vote.

Respectfully submitted,

Jim Ruffatto, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 03.04.2016
FOR APPROVAL ON 03.10.2016**

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket No. 2016-4
Village of Wheeling
Amendment to Title 19, Zoning, to Address Small Cell Antennas and Distributed
Antenna Systems

The Village of Wheeling is seeking amendments to Title 19, Zoning, of the Wheeling Municipal Code, to address small cell antennas and distributed antenna systems, which includes amendments to the following chapters and sections of the Zoning Code: (1) Chapter 19-01, Definitions; and (2) Chapter 19.10.060 Non-Residential Use Regulations.

Chairman Ruffatto called Docket No. 2016-4 on February 18, 2016. Present were Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis and Zangara. Commissioner Dorband was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

Ms. Jones explained the proposed text amendment was fairly minor. The purpose is to establish a procedure for the installation of small cell antennas within the public rights of way. The two proposed changes are an update to the definition section that 1) defines these new small cell antennas as separate from other transmission towers and 2) to address those under the special use section. She noted that small cell antenna facilities would not require a special use.

Chairman Ruffatto questioned where small cell antennas would be added. Ms. Milluzzi explained they were attached to existing poles either on top or the side and were small.

Commissioner Johnson questioned if “small” should be defined.

Commissioner Issakoo questioned if all small cell antennas were the same size. Ms. Jones explained they were not all exactly the same size but were relatively small and were attached to existing light poles and facilities that were located in the right-of-way.

Ms. Milluzzi mentioned that the proposed text amendment includes the specific definition. Ms. Jones explained that currently under the zoning code small cell antennas were not differentiated between other larger monopoles and other larger transmission towers. This proposed text amendment differentiates the two.

Commissioner Johnson questioned if they were required to be placed in public right-of-ways. Ms. Milluzzi explained the restrictions for the locations were in what was approved by the Board on Monday.

Commissioner Sianis moved, seconded by Commissioner Powers to recommend approval of Docket No. 2016-4, amending Title 19, Zoning, of the Wheeling Municipal Code, as follows:

1. Amend Section 19.01.010, Definitions, to insert the following:

Small Cell Antennas

A Personal Wireless Telecommunications Facility consisting of an antenna and related equipment either installed singly or as part of a network to provide coverage or enhance capacity in a limited defined area. Such facilities are regulated in Title 11, Rights-of-Way, Streets, and Sidewalks, of the Wheeling Municipal Code.

2. Amend Section 19.01.010, Definitions

Transmission Tower

A structure designed to support one or more reception/transmissions systems. This term includes, but is not limited to, a radio tower, television tower, telephone exchange/microwave relay tower or cellular telephone transmission/personal communications systems tower. ***Does not include small cell antennas.***

3. Amend Section 19.10.060, Non-Residential Use Regulations, Subsection F, Wireless Telecommunication Antennas

Section 19.10.060 F, Subsection 2

Special Use Permit Required

With the exception of property owned by the Village of Wheeling, **and *small cell antenna facilities as defined and regulated in Title 11, Rights-of-Way, Streets, and Sidewalks, of the Wheeling Municipal Code***, a *Special Use Permit* shall be required for *wireless communication facilities* in those zoning districts in which *wireless communications facilities* are allowed as *Special Uses*. *Wireless communications facilities* are allowed as *Special Uses* in any zoning district except that in any residentially zoned districts they shall only be allowed on existing *structures*. Written notification of a public hearing shall be required for all new wireless antennas, with the exception of co-location on existing structures on Village-owned property or on existing structures originally approved for additional antenna arrays.

On the roll call, the vote was as follows:

AYES: Commissioners Issakoo, Johnson, Powers, Ruffatto, Sianis, Zangara
NAYS: None
ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

**Findings of Fact and
Recommendation**

DOCKET NO. 2016-4

There being six affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Powers to close Docket No. 2016-4.
The motion was approved by a voice vote.

Respectfully submitted,

Jim Ruffatto, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 03.04.2016
FOR APPROVAL ON 03.10.2016**