

**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.

**Wheeling Plan Commission  
Special Meeting**

**February 18, 2016**

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**

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***Commercial Districts – Permitted and Special Uses (cont).***

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

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

...

**Notes referenced in Appendix A, Use Table**

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- 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

**Wheeling Plan Commission  
Special Meeting**

**February 18, 2016**

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 Issakoo, Johnson, Powers, Ruffatto, 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.

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**

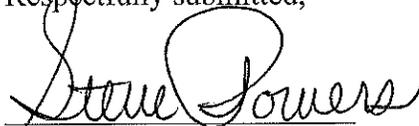
Commissioner Issakoo sent out prayers to Commissioner Dorband and her family. Chairman Ruffatto echoed the sentiments from the entire Plan Commission.

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

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FOR APPROVAL ON 03.10.2016**