

**MINUTES OF THE REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF WHEELING
COOK AND LAKE COUNTIES, ILLINOIS 60090
BOARD ROOM, 2 COMMUNITY BOULEVARD
MONDAY, MARCH 7, 2016**

CALL TO ORDER President Argiris called the regular meeting of the Board of Trustees of the Village of Wheeling to order at 6:34 pm.

ROLL CALL FOR ATTENDANCE Clerk Simpson called the roll and the following Board members were present:

Dean Argiris	Ken Brady	Mary Papantos	Joe Vito
Ray Lang	Mary Krueger	Dave Vogel	

Also present were: Jon Sfondilis, Village Manager; Mike Crotty, Assistant Village Manager; Jim Ferolo, Village Attorney; Mallory Milluzzi, Associate Village Attorney; Mark Janeck, Public Works Director; Andrew Jennings, Community Development Director; John Melaniphy, Economic Development Director; Shari Huizar, Human Services Director; Christine Bajor, Assistant Public Works Director; Chuck Spratt, Superintendent of Fleet Services; Jamie Dunne, Police Chief; Pete Panagakis, Commander; Keith MacIsaac; Fire Chief; and representatives of Daily Herald and Journal & Topics newspapers.

APPROVAL OF MINUTES Regular Meeting Minutes of February 1, 2016

A motion was made by Trustee Brady and seconded by Trustee Papantos that the Regular Minutes of February 1, 2016 be approved as published.

On the roll call the vote was:

AYES: 7 – Trustees Brady, Krueger, Lang, Papantos, Vito, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

CHANGES TO THE AGENDA

A motion was made by Trustee Lang and seconded by Trustee Krueger that Item #13.C-1 become #13.C-3, Item #13.C-2 become #13.C-1, Item #13.C-3 become #13.C-2, and Item #13.E be removed from the agenda.

On the roll call the vote was:

AYES: 7 – Trustees Brady, Krueger, Lang, Papantos, Vito, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

CITIZEN CONCERNS AND COMMENTS

Fred Moeller addressed the Board concerning the proposed zoning change to the storage facility on Hintz Road. He asked that the Board oppose this zoning change. He thinks that Jackson Drive should remain an entirely single-family residential street and that the current zoning and usage is going well.

Mark Colliander addressed the Board concerning the proposed zoning change to Space Self Storage. He stated that they have been good neighbors, but felt any further expansion should be done at an already correctly zoned area in the Village. He expressed concern with setting precedent for re-zoning in the area.

Donna Hanson announced that the Community Blood Drive will take place Wednesday, March 9.

Richard Godley addressed the Board concerning the proposed zoning change to Space Self Storage. He stated that the Comprehensive Plan calls for single family homes in that area and expanding the business would not be good for the property values. He also stated he would like to see Space Self Storage complete landscaping along Jackson Drive.

STAFF REPORTS

Fire Chief MacIsaac informed the Board that the Fire Department completed an audit by the Illinois Department of Health and there were no deficiencies found. He also announced that on March 26 the St. Baldrick's fundraiser will take place at HOME Bar in Prospect Heights.

Public Works Director Janeck reminded residents that if there is rain in the near future, the ground will still be too frozen to soak it all up. He asked residents to clear grates in front of their homes to prevent flooding.

CONSENT AGENDA

Clerk Simpson read the Consent Agenda titles into the record.

- A. Resolution 16-25** Granting a Tag Day Permit to Misericordia Heart of Mercy for the Dates of April 29 and 30, 2016
- B. Resolution 16-26** Approving a Contract with Milieu Design for Flower Installation, Landscape/Horticulture Maintenance and Roadway Weed Control for FY 2016
- C. Resolution 16-27** Authorizing the Village President and Village Clerk to Execute a Lease Allowing the Wheeling Park District to Locate Three Antennas on the Village Water Tower at 630 Northgate Parkway

A motion was made by Trustee Lang and seconded by Trustee Papantos that the Consent Agenda items be approved.

On the roll call the vote was:

AYES: 7 – Trustees Brady, Krueger, Lang, Papantos, Vito, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

NEW BUSINESS

A. **Two (2) Resolutions** Establishing and Granting the George Hieber Citizenship Award

Clerk Simpson read the resolutions to the Board.

1. **Resolution 16-28** Establishing the George Hieber Citizenship Award

Manager Sfondilis explained that this is an annual program that honors a citizen that has been exemplary in their service to the community, recognizing George Hieber as the lead example. This program will allow for the Board to nominate residents and choose the resident who becomes the annual recipient.

A motion was made by Trustee Brady and seconded by Trustee Vogel that Resolution 16-28 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Brady, Krueger, Lang, Papantos, Vito, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

2. **Resolution 16-29** Granting the Inaugural George Hieber Citizenship Award to George Hieber

Trustees Brady and Vogel and President Argiris shared memories of George Hieber and his involvement with Wheeling and its residents.

President Argiris presented the George Hieber Citizenship Award and a copy of the resolution to the members of George Hieber's family.

A motion was made by Trustee Vogel and seconded by Trustee Brady that Resolution 16-29 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Brady, Krueger, Lang, Papantos, Vito, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

BREAK FOR REFRESHMENTS

A motion was made by Trustee Krueger and seconded by Trustee Papantos that the meeting recess for refreshments.

The motion carried by voice vote and the meeting recessed at 7:01 p.m.

A motion was made by Trustee Vogel and seconded by Trustee Krueger that the meeting be reconvened.

On the roll call the vote was:

AYES: 7 – Trustees Brady, Krueger, Lang, Papantos, Vito, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved and the meeting reconvened at 7:22 p.m.

B. Ordinance 4994 Authorizing the Execution of a Restated Redevelopment Agreement between the Village of Wheeling and WTC, LLC for the Development of Land at 351 W. Dundee Road, Wheeling, IL Comprising a Part of the Town Center-II TIF District of the Village of Wheeling, Cook and Lake Counties, Illinois

Clerk Simpson read the ordinance to the Board.

Attorney Ferolo explained that the Restated Redevelopment Agreement incorporates the changes in the first and second amendments to the Redevelopment Agreement and adds additional changes. The biggest change is the project schedule as discussed, as well as re-defining the improvements and adding one acre foot of compensatory storage from Heritage Park.

A motion was made by Trustee Brady and seconded by Trustee Krueger that Ordinance 4994 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Brady, Krueger, Lang, Papantos, Vito, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

C. Four (4) Ordinances Regarding a Self-Storage Facility at 2730 Jackson Drive

Clerk Simpson read the ordinances to the Board.

Community Development Director Jennings explained that that the existing Self Storage facility is seeking a zoning amendment to take their current legal non-conforming status and make it conforming. The Plan Commission consensus was to not recommend approval of the zoning change for the parcel on Jackson Drive.

Dan Shapiro, attorney for the petitioner, gave a presentation stating the reasons the petitioner is seeking re-zoning including the desire to be conforming on Hintz Road, expanding the business onto the Jackson Drive parcel, and obtaining a loan for improvements.

Petitioner Ken Schaeffges was present to answer any questions.

Trustee Krueger inquired about bringing the property up to code for a B-2 zoning including forming a ten foot setback for truck parking where there is currently no setback.

Trustee Krueger also asked that the following conditions be added: remove the trailer at the northeast corner between the R-1 property and the back; the vacant lot on Jackson should be graded, seeded, and maintained; remove dead ash trees along Jackson Drive; and all existing chain link fencing on all parcels owned by the petitioner to be replaced with the Village's preferred standard of 8 foot board-on-board fencing. She also stated she would like to see the area remain consistent with the Comprehensive Plan which calls for housing desirable to higher income buyers.

Trustee Papantos stated that a B-2 zoning is not what the Comprehensive Plan calls for in the area and she expressed concern with what could be placed there in the future once it is re-zoned to B-2.

President Argiris thought landscaping, fencing, and maintenance could all be issues at this site. He thought that changing the zoning without bringing the site fully into compliance was not acceptable and set a bad precedent.

Mr. Shapiro stated that the petitioner has agreed to all of the conditions that Trustee Krueger outlined aside from possibly the setback for truck parking.

- 1. Ordinance 4995** Granting a Rezoning from R-1 Single-Family District to B-2 Neighborhood Commercial District for 2500 E. Hintz Road [Docket No. 2016-3B(1)]

A motion was made by Trustee Lang and seconded by Trustee Krueger that Ordinance 4995 be approved.

On the roll call the vote was:

AYES: 1 – Trustee Vito
NAYS: 6 – Trustees Brady, Krueger, Lang, Papantos, Vogel, & President Argiris
ABSENT: 0

There being six negative votes, the motion failed.

- 2. Ordinance 4996** Granting a Rezoning from R-1 Single-Family District to B-2 Neighborhood Commercial District for 2730 Jackson Drive [Docket No. 2016-3B(2)]

A motion was made by Trustee Lang and seconded by Trustee Papantos that Ordinance 4996 be approved.

On the roll call the vote was:

AYES: 0
NAYS: 7 – Trustees Brady, Krueger, Lang, Papantos, Vito, Vogel, & President Argiris
ABSENT: 0

There being seven negative votes, the motion failed.

- 3. Ordinance 4997** Granting 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 [Docket No. 2016-3A]

A motion was made by Trustee Lang and seconded by Trustee Krueger that Ordinance 4997 be approved.

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On the roll call the vote was:

AYES: 1 – Trustee Vito
NAYS: 6 – Trustees Brady, Krueger, Lang, Papantos, Vogel, & President Argiris
ABSENT: 0

There being six negative votes, the motion failed.

4. Ordinance 4998 Granting Special Use-Site Plan Approval for a Self-Storage Facility, 2500 E. Hintz Road [Docket No. 2016-3C]

A motion was made by Trustee Lang and seconded by Trustee Papantos that Ordinance 4998 be approved.

On the roll call the vote was:

AYES: 1 – Trustee Vito
NAYS: 6 – Trustees Brady, Krueger, Lang, Papantos, Vogel, & President Argiris
ABSENT: 0

There being six negative votes, the motion failed.

D. Ordinance 4999 Amending Title 19, Zoning, of the Wheeling Municipal Code, Relative to Small Cell Antennas [Docket No. 2016-4]

Clerk Simpson read the ordinance to the Board.

Community Development Director Jennings stated that this is a follow up to a previous amendment to Title 11 to assure that the two titles are consistent with one another.

A motion was made by Trustee Vogel and seconded by Trustee Brady that Ordinance 4999 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Brady, Krueger, Lang, Papantos, Vito, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

E. Ordinance Amending the Village of Wheeling Annual Budget for the Fiscal Year Beginning January 1, 2015 and Ending December 31, 2015 **[REMOVED FROM AGENDA]**

F. DISCUSSION RE: Concept Review of Proposed Orange Crush Asphalt Plant Relocation to 571 S. Wheeling Road

Community Development Director Jennings explained that the owners of the existing asphalt plant are proposing a relocation and upgrade of the plant. The new location is approximately 650

feet south of the current plant. This discussion is in preparation for a future formal zoning application.

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Bernard Citron, representing the petitioner, and petitioner Tim Winter presented the concept to the Board.

Mr. Winter explained that the relocation would allow for a larger more efficient plant, bringing equipment up to date, and getting the asphalt plant away from the Town Center area. Having a site that can accommodate an onsite recycler will also cut down truck traffic.

Trustee Brady expressed concern with noise that will affect the adjacent residential neighborhood.

Trustee Papantos asked the petitioner to keep in mind that there is also an elementary school near this location.

Trustee Lang inquired about incentives for local Wheeling businesses that need asphalt. Mr. Winter stated that he would look into it. He said there is a cost incentive to choose an asphalt plant that is closer to their location.

President Argiris took a consensus of the Board for the petitioner to move forward to the Plan Commission.

Ayes: 7 – Trustees Brady, Krueger, Lang, Papantos, Vito, Vogel, & President Argiris
Nays: 0

OFFICIAL COMMUNICATIONS

Trustee Papantos encouraged residents to donate blood in honor of George Hieber at the upcoming Blood Drive.

Trustee Lang announced that on Wednesday, March 9 there will be an Airport Noise Committee meeting at the airport.

Clerk Simpson announced that early voting for the Presidential Primary takes place until March 14 and the closest locations are the Northbrook and Arlington Heights Village Halls. Election Day is March 15. She also announced that on March 23 the Wheeling Historical Society will host a discussion on the sinking of the Edmund Fitzgerald.

Manager Sfondilis reminded residents that the upcoming batch of water bills will include the first Stormwater Utility Fee.

President Argiris announced that on Wednesday, March 16 the Village will host a Town Hall meeting with Representatives Sente and Nekritz.

APPROVAL OF BILLS February 11–March 2, 2016

A motion was made by Trustee Krueger and seconded by Trustee Papantos that the bills in the amount of \$1,710,165.36 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Brady, Krueger, Lang, Papantos, Vito, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

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There being seven affirmative votes, the motion was approved.

EXECUTIVE SESSION

President Argiris asked for a motion to recess into Executive Session for the purpose of discussing the appointment, employment, compensation, discipline, performance, or dismissal of a specific employee or employees of the Village.

A motion was made by Trustee Papantos and seconded by Trustee Lang that the Board recess into Executive Session.

On the roll call, the vote was:

AYES: 7 – Trustees Brady, Krueger, Lang, Papantos, Vito, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved and the Board recessed at 8:48 p.m.

A motion was made by Trustee Vogel and seconded by Trustee Lang that the Regular Meeting reconvene.

The motion carried by voice vote. The meeting reconvened at 9:12 p.m.

ADJOURNMENT

President Argiris asked for a motion to adjourn the meeting. A motion was made by Trustee Lang and seconded by Trustee Brady that the meeting adjourn.

The motion carried by voice vote.

ADJOURNMENT 9:23 p.m.

Elaine E. Simpson, Village Clerk

Approved this 4th day of April 2016 by the President and Board of Trustees