

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, January 14, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioner Sianis was absent with prior notice. Also present were Brooke Jones, Senior Planner, Andrew Jennings, Director, Community Development and Mallory Milluzzi, Village Attorney, Fire Chief MacIsaac, Fire Inspector Antor, John Tack, Village Engineer, John Melaniphy, Director Economic Development.

4. CHANGES TO THE AGENDA – None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS

- A) SCBA 16-01
Windy City Linen
1150 Willis Avenue
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 16-01 to permit installation of the wall sign in accordance with the sign drawing submitted January 8, 2016 by Creative Edge Visual Solutions, on behalf of Windy City Linens, located at 1150 Willis Avenue, Wheeling, Illinois;

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.

7. ITEMS FOR REVIEW

- A) Docket No. 2015-5 (Continued from December 17, 2015)
Wheeling Town Center Development
351 W. Dundee Road
Special Use-Site Plan Approval of a Preliminary Retail & Residential Planned
Unit Development

See Findings of Fact and Recommendation for Docket No. 2015-5.

Commissioner Dorband moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2015-5, Granting PRELIMINARY Approval of a Planned Unit Development, including Special Use-Site Plan-Building Appearance for the Wheeling Town Center Planned Unit Development, consisting of a master plan for a mixed-use transit-oriented development, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-09 Planned Unit Developments, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, as shown on the plans/exhibits submitted on December 31, 2015, by WTC LLC, as shown on the Exhibit List for the Wheeling Town Center Planned Unit Development, to be located on the property consisting of approximately 16.25 acres described as the vacant parcel currently known as 351 W. Dundee Road, the commuter parking lot adjacent to the Wheeling Metra Station, and the right-of-way of Northgate Parkway, located in Wheeling, Illinois;

And with the following conditions of approval:

1. That reductions in parking, landscaping, building square footage, and walkways are anticipated in order to demonstrate proper accommodations for larger vehicles and utilities. The Final PUD plan shall clearly document the extent of these reductions; The utility plans shall be revised to the satisfaction of the Engineering Division and the Fire Department prior to final PUD approval;
2. That the Final PUD submittal shall include an exhibit summarizing all of the agreements associated with the development, including but not limited to: easement for use of the Metra parcel, extension of the Station Area Development agreement, Park District roadway modification, Park District utility relocation easement, maintenance of roadways and parking areas, easements related to Burger King modifications and access, pipeline relocation agreement, and declarations associated with common property maintenance; and
3. That a temporary construction easement shall be agreed upon by Burger King in order to construct the five parking stalls directly east of Burger King. If Burger King does not agree at present time, then the area may be landbanked for future construction of parking.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara

**Wheeling Plan Commission
Regular Meeting**

January 14, 2016

NAYS: None
ABSENT: Commissioner Sianis
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2015-5. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – December 10, 2015 and December 17, 2015

Commissioner Zangara moved, seconded by Commissioner Johnson to approve the minutes dated December 10, 2015 as presented. The motion was approved by a voice vote. Commissioner Dorband abstained.

Commissioner Dorband moved, seconded by Commissioner Zangara to approve the minutes dated December 17, 2015 as presented. The motion was approved by a voice vote. Commissioner Johnson abstained.

9. OTHER BUSINESS

Commissioner Johnson mentioned he received an invitation from the Library for a State of the Community on Thursday, February 11. He questioned if there would be a Plan Commission meeting on that day. Ms. Jones reported it was very likely there would be a meeting scheduled on February 11.

Commissioner Zangara reported he would not be present at the February 11th meeting.

Chairman Ruffatto thanked the Commission for all the work done on the town center. He appreciated all the work the Commission and Staff did.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 8:42 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 01.22.2016
FOR APPROVAL ON 01.28.2016**