

**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 and Mallory Milluzzi, Village Attorney.

**4. CHANGES TO THE AGENDA – None**

**5. CITIZEN CONCERNS AND COMMENTS**

From the audience, Mr. Frank Slove, Founder, President, Board Chairman, American Aid Foundation came forward. He explained his organization works with homeless veterans, other homeless, abused, neglected and troubled children. He came forward to ask the Plan Commission for compassion. He mentioned that donations were hard to come by so the foundation was looking to start a new venture as a banquet facility and a small thrift shop. They found a location in Wheeling and spoke with Ms. Jones and Mr. Jennings in late August. He explained they were told that the likelihood of getting a special use permit would be nil unless the owner of Wolf Point shopping center put in a new parking lot, sign and made other aesthetic improvements. He explained they had been looking at other locations during the last five months but could not find another location. The shopping center does not have the funds to do the upgrades. Mr. Slove asked the Plan Commission to reconsider their position out of compassion for those that they serve.

Chairman Ruffatto thanked Mr. Slove for his comments and for helping those he had mentioned in his presentation. He suggested that he continue to work with Staff. Mr. Slove explained that he had been told if the shopping center owner didn't make the improvements they would not receive the special use permit. Chairman Ruffatto explained he couldn't comment on it but reiterated that he should continue to work with Ms. Jones. Ms. Milluzzi explained that Staff was probably giving comments he would likely hear from the Plan Commission or Board but until he actually files the application and goes through the process the Commission couldn't comment.

Mr. Slove expressed his concern for spending donor's money to move forward if he knows it won't go through. Ms. Jones suggested making an appointment with her to discuss options.

**6. CONSENT ITEMS - None**

**7. ITEMS FOR REVIEW**

- A) Docket No. PC 16-01  
Horizon Park  
385 Schoenbeck Road  
Minor Site Plan and Appearance Approval of Park Modifications

Mr. Larry Raffel, Superintendent of Planning, Wheeling Park District was present.

Mr. Raffel explained he was back as required with the landscape plan and location of the site furnishings. They provided all the information to help them understand their landscape plan. He is available to answer any questions.

Chairman Ruffatto expressed his appreciation for the work that had been done. He felt it was a great plan. He apologized for any confusion.

Commissioner Johnson appreciated the additional work and detail provided.

In reply to Commissioner Powers' question, Mr. Raffel confirmed the oval area was a basketball court in the same location that was previously shown. He confirmed nothing had changed.

Commissioner Powers felt it was a great plan.

Commissioner Zangara questioned if they had considered having the walking path bypass the building instead of having it dead-end. Mr. Raffel confirmed there had been no consideration.

Commissioner Dorband felt the Park District always presented an amazing packet. She felt it was well thought out and would be an amazing enhancement to the Village.

In reply to Chairman Ruffatto's question, Mr. Raffel confirmed they would keep the ice skating rink in the winter.

Chairman Ruffatto questioned how the pickle courts were working at Chamber Park. Mr. Raffel confirmed they were working out great. Chairman Ruffatto questioned if there were plans to add more. Mr. Raffel confirmed they would not be adding any at Horizon Park.

Chairman Ruffatto questioned the use of the green space. Mr. Raffel explained it would be used for football, soccer and lacrosse.

Chairman Ruffatto stated the plan provided was a nice example of what the Commission was looking for when someone comes in with a landscape plan.

Commissioner Dorband moved, seconded by Commissioner Johnson to approve Docket No. PC 16-

01 to grant minor site plan and appearance approval for park modifications as shown on the following exhibits submitted January 14, 2016 by Wheeling Park District, for Horizon Park located at 385 Schoenbeck Road, Wheeling, Illinois:

- Cover letter
- Location plan, Sheet C1.0
- Topo survey
- Site landscape plan, Sheet L1.0
- Parking lot landscape plan, Sheet L2.0
- Playground area landscape plan Sheet L3.0
- Robert Ave. entry landscape plan, Sheet L4.0
- Site furnishings west plan, Sheet S1.0
- Site furnishings east plan, Sheet S2.0
- Plant material sheet
- Site features sheet

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.

- B)** Docket No. PC 16-02  
Blooming Minds Academy  
581 N. Wolf Road  
Minor Site Plan and Appearance Approval of Outdoor Play Space

Ms. Olga Khamichonak, Program Director, Russian Enrichment Center, 581 N. Wolf Road, Wheeling, IL was present.

Ms. Jones mentioned that the property owner provided a written statement that had been distributed prior to the start of the meeting consenting to the fencing at the rear of the property.

Ms. Khamichonak explained she would like to build a small fence around her current unit. Their current programs do not allow them to go outside. She felt it would be great to be outside to play with water and sand. The fence would provide protection.

Commissioner Powers questioned if they were proposing fabric on the fence as a screen. Ms. Khamichonak explained the construction people had suggested adding fabric on the top. She felt the most important part was to have enough bollards to prevent cars from accidently driving through.

Ms. Khamichonak confirmed she was not requesting the fabric.

Commissioner Powers questioned if they would leave the asphalt inside the fenced area. Ms. Khamichonak explained she was thinking about using rubber squares on the asphalt. Commissioner Powers questioned if they would have play equipment in the area. Ms. Khamichonak explained they may have a sandbox and/or something small to climb on.

Commissioner Powers questioned if they were proposing an entrance gate in the fenced area. Ms. Khamichonak explained it was recommended by the Fire Marshal so she had requested a second proposal to include it.

Commissioner Dorband referred to the fabric to be used over the top of the chain link. She has seen it used in school districts to protect children from getting hurt on the chain link. She thinks it is a good idea and suggested that the petitioner look into it further. Ms. Khamichonak was in agreement.

Commissioner Johnson questioned if the petitioner was proposing screening for the chain link. Ms. Khamichonak thought the DCFS required that the fence be see-thru. She is open to do whatever was best for the children. Ms. Jones stated that Staff thought the DCFS requirement was for the fencing to be open. Ms. Khamichonak mentioned the area was very secluded and quiet during the times they would use the outdoor area.

Commissioner Johnson questioned if a guardrail would be better than using bollards. Ms. Jones explained the decision would be up to the Fire Department.

Commissioner Johnson questioned the location of the gate since it wasn't shown on the sketch. Ms. Khamichonak was unsure. Commissioner Johnson recommended having the gate on the short side close to the building.

Commissioner Johnson questioned the use in the 583 unit. Ms. Khamichonak stated it was currently a ballroom dance studio.

In reply to Commissioner Zangara's question, Ms. Khamichonak stated she currently had a total of 100+ children between the morning and evening. They are not all present at the same time.

Commissioner Zangara referred to the gate. He suggested asking the Fire Department for the best location.

Commissioner Zangara questioned if there was a way to protect the overhead door from the kids hitting it and disturbing it. Ms. Khamichonak mentioned she was interested in renting the 583 unit if it ever vacated. Commissioner Zangara suggested adding benches in front of the overhead door to deter the kids from hitting the door.

Commissioner Issakoo mentioned his primary concerns were the bollards and the landlord approval.

Chairman Ruffatto expressed concern regarding access to unit 583.

In reply to Chairman Ruffatto's question, Ms. Jones confirmed the green dots indicated the location of the bollards.

Chairman Ruffatto mentioned the plans did not show the location of the gate. He questioned how the gate was secured so a child could not open it. Ms. Khamichonak explained it would lock with a key. She also stated that children would never be in the outdoor area by themselves. Chairman Ruffatto questioned DCFS regulations regarding a lock. Chairman Ruffatto referred to the Fire Department's requirement that the gate not be padlocked. He questioned the difference between locked and padlocked. He didn't believe a key would be required. Ms. Jones drafted a condition "That the fencing, bollards and gates shall meet the requirements as stated in the Fire Department memo dated January 21, 2016."

Chairman Ruffatto referred to the chain link fence. He mentioned that normally the Commission requires a wood board-on-board fence. He was surprised at the chain link. He wanted to know if it was a requirement of DCFS. He explained it would impact his vote. He questioned the type of fencing at the daycare on Route 83. Ms. Khamichonak was in agreement with using wood.

Commissioner Dorband mentioned the Park District uses a lock at the pool by the buckets. She suggested contacting the Park District to find out the type of lock system used.

Ms. Jones questioned the type of wood fence being proposed. Chairman Ruffatto explained he was referring to cedar board-on-board. Ms. Jones questioned if it was permitted by DCFS. Commissioner Dorband suggested using PVC. Commissioner Issakoo questioned the DCFS requirement and Fire Department Code. He felt it was a mute point without having the information. Ms. Khamichonak preferred a privacy fence.

Ms. Jones suggested a black coated chain link fence.

Chairman Ruffatto took a poll to see if everyone was in agreement with the proposed chain link fence.

Commissioner Johnson: OK with a chain link fence only if it was required by DCFS. He preferred PVC or wood.

Commissioner Issakoo: He does not prefer chain link but if it was within Code and deemed safe he was fine with it.

Commissioner Powers: OK with a chain link fence only if DCFS required it. He would prefer PVC or board-on-board cedar.

Commissioner Dorband: She prefers PVC. She has an issue with chain link for safety reasons for children.

Commissioner Zangara: He was in agreement with everyone.

Chairman Ruffatto explained the consensus was for the petitioner to investigate the DCSF

requirement. If they don't require a chain link fence, he suggested working with Staff on a better proposal.

Commissioner Dorband moved, seconded by Commissioner Powers to table Docket No. 16-02. The motion was approved by a voice vote.

**8. APPROVAL OF MINUTES – Jan. 14, 2016 (includes Findings for Docket No. 2015-5)**

Commissioner Powers moved, seconded by Commissioner Zangara to approve the minutes dated January 14, 2016 as presented. The motion was approved by a voice vote.

**9. OTHER BUSINESS**

Chairman Ruffatto announced that the Town Center was going to the Village Board for their review on Monday.

Commissioner Zangara wished Trustee Hein the best.

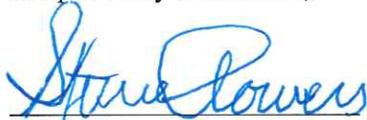
Commissioner Zangara thanked Jason Wieder, Wheeling Varsity Baseball Coach, his coaching staff and the players for running clinics with the Prospect Heights and Wheeling baseball kids on Sundays.

Chairman Ruffatto announced he would not be present at the March 10 or April 14 meetings. He asked the Commission to give as much notice as possible regarding advanced absences.

**10. ADJOURNMENT**

Commissioner Dorband moved, seconded by Commissioner Johnson to adjourn the meeting at 7:20 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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