1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, April 28, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Dorband, Issakoo, Johnson, Powers and Ruffatto. Commissioners Sianas and Zangara were 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, Ms. Mary Ann Liguori, 105 Debra Lane, Wheeling referred to a recent Plan Commission meeting her sixth grade daughter had attended. Her daughter really looked up to the Village Attorney. Ms. Liguori thanked Mallory Milluzzi for being a positive influence on her young daughter. She suggested getting Ms. Milluzzi a nameplate like the Commissioners or Village Staff used at the meetings.

Ms. Liguori referred to the Medtec Healthcare petitioner and the relationship between Mr. Kim and the Korean Cultural Center. She suggested having a sign referring to the Korean Cultural Center when exiting 294. Ms. Liguori mentioned she lives in the area of the adult day service center and notices the smiles on the faces of the seniors. She wants the Village to embrace the center and hope they will work together with the Wheeling Senior Center in the future. She referred to fallen trees along the Buffalo Grove Creek between St. Joseph's Church and 47 West Dundee. She suggested having the Village of Wheeling clean up the area.

6. CONSENT ITEMS

A) SCBA 16-06
Lakeside Villas
974 Lakeside Circle
Appearance Approval of Subdivision Signs

Commissioner Dorband moved, seconded by Commissioner Johnson to approve Docket No. SCBA 16-6 to permit installation of the new subdivision signs in accordance with the following exhibits submitted April 20, 2016 by the Lakeside Villas, located at 794 Lakeside Circle, Wheeling, Illinois:

- Sign rendering,
- Sign dimensions,
- Sign materials,
- Site plan, and
- Description of existing plant materials (2 sheets).

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

A) Docket No. 2016-8 A&B
Dynomax, Inc.
230 W. Palatine Road
(2016-8A) Rezoning a Portion of the Property from I-1 Light Industrial and Office District to I-2 Limited Industrial District
(2016-8B) Special Use-Site Plan Approval for Hazardous Materials Storage

See Findings of Fact and Recommendation for Docket No. 2016-8A&B.

Commissioner Johnson moved, seconded by Commissioner Powers to recommend approval of Docket No. 2016-8A, granting a Rezoning from I-1 Light Industrial and Office District to I-2 Limited Industrial District, as illustrated on the staff exhibit "Existing vs. Proposed Zoning" dated April 28, 2016, 230 W. Palatine Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

And Commissioner Dorband moved, seconded by Commissioner Johnson to recommend approval of Docket No. 2016-8B to grant special use-site plan approval as required under Chapter 19-07 Industrial Districts, Section 19.07.030 I-2 Limited Industrial District and 19.07.040 I-3 General Industrial District, Chapter 19-10 Use Regulations; and Chapter 19-12 Site Plan Approval Requirements, and associated sections, in accordance with the following exhibits submitted March 18, 2016 (except as noted) by Dynomax for 230 W. Palatine Road, Wheeling, Illinois:

- Operation details (received April 5, 2016),
- Air emissions statement,
- ALTA survey,
- Floor plan,
- Landscape plans, and
- Photometric plans.

With the following conditions:

1. That the bicycle parking shall be provided indoors for employees and one bicycle rack shall be provided outdoors; and
2. Landscaping shall be irrigated per Code.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-8. The motion was approved by a voice vote.

B) Docket No. 2016-9
Medtec Healthcare
43 W. Dundee Road
Special Use-Site Plan Approval for Adult Day Service

See Findings of Fact and Recommendation for Docket No. 2016-9.

Commissioner Johnson moved, seconded by Commissioner Powers to continue Docket No. 2016-9 to May 26, 2016. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – April 14, 2016 (includes Findings of Fact for Docket No. 2015-5 and Docket No. 2016-7)

Commissioner Dorband moved, seconded by Commissioner Issakoo to approve the minutes dated April 14, 2016 as proposed. The motion was approved by a voice vote.

Ms. Milluzzi confirmed that a Commissioner could vote to approve minutes even if he/she wasn't present at the meeting.

9. OTHER BUSINESS

Ms. Jones announced the date for a joint meeting at Public Works between the Plan Commission and Village Board on May 23, 2016.

Commissioner Dorband mentioned the parking lot behind the church near Amvets was very well lit.

Commissioner Powers questioned if there was a plan to review the Comprehensive Plan again in the future. Ms. Jones confirmed it was on Staff's long term list.

Chairman Ruffatto referred to the comments made under "Citizen Concerns and Comments". He asked Staff to have someone look at the trees along Buffalo Creek. He also referred to the suggestion of a sign for the Korean Cultural Center at the exit off of 294. Ms. Jones explained 294 would be out of the Village's jurisdiction. She agreed to look into both items.

10. ADJOURNMENT

Commissioner Issakoo moved, seconded by Commissioner Dorband to adjourn the meeting at 8:27 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers

Steve Powers, Secretary

Wheeling Plan Commission

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