

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, May 12, 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 16-07  
Finish Master  
747 Glenn Avenue  
Appearance Approval a Wall Sign
- B) SCBA 16-08  
Weber Flavors  
549 Palwaukee Avenue  
Appearance Approval Freestanding Signs
- C) SCBA 16-09  
Weber Flavors  
44 Century Drive  
Appearance Approval a Freestanding Sign
- D) SCBA 16-10  
Windy City Linen  
1150 Willis Avenue  
Appearance Approval a Wall Sign

**Wheeling Plan Commission  
Regular Meeting**

**May 12, 2016**

Commissioner Powers moved, seconded by Commissioner Johnson to approve the following consent items.

**Approve Docket No. SCBA 06-07** to permit installation of the wall sign in accordance with the sign drawing submitted April 27, 2016 by Creative Signs 3, Inc., on behalf of Finish Master, located at 747 Glenn Avenue, Wheeling, Illinois;

**Approve Docket No. SCBA 16-8** to grant appearance approval for the proposed freestanding signs in accordance with the following exhibits submitted May 2, 2016 by Sign Palace for Weber Flavors, located at 549 Palwaukee Drive, Wheeling, Illinois:

- Monument style sign plan,
- Landscape plan,
- Site plan, and
- Directional sign plans (3 sheets).

And with the following condition of approval:

1. That the sign shall be setback at least ten feet from the property line.

**Approve Docket No. SCBA 16-9** to grant appearance approval for the proposed freestanding sign in accordance with the following exhibits submitted May 2, 2016 by Sign Palace for Weber Flavors, located at 44 Century Drive, Wheeling, Illinois:

- Sign plan,
- Landscape plan, and
- Site plan.

And with the following condition of approval:

2. That the sign shall be setback at least ten feet from the property line.

**Approve Docket No. SCBA 06-10** to permit installation of the wall sign in accordance with the sign drawing submitted April 28, 2016 by Creative Edge Visual Solutions, on behalf of Windy City Linen, located at 1150 Willis Avenue, 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.

**7. ITEMS FOR REVIEW**

- A) Docket No. 2016-11  
Northgate Crossing  
100-600 Burlington Circle, 100-300 Hudson Court, 100 Wabash Way, and 267  
Northgate Parkway  
Approval of an Amendment to a Planned Unit Development for a Multi-Family  
Residential Development

See Findings of Fact and Recommendation for Docket No. 2016-11.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2016-11 to May 26, 2016. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

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.

The Commission took a break at 8:22 p.m. and reconvened at 8:27 p.m.

- B) Docket No. 2016-10  
Village of Wheeling  
Amendments to Title 19, to Address Massage Establishments

See Findings of Fact and Recommendation for Docket No. 2016-10.

Commissioner Issakoo moved, seconded by Commissioner Sianis to recommend approval of Docket No. 2016-10, amending Title 19, Zoning, of the Wheeling Municipal Code, as illustrated in the document titled "Draft for hearing – May 12, 2016".

On the roll call, the vote was as follows:

AYES: Commissioners, Issakoo, Johnson, Powers, Ruffatto, Sianis, Zangara  
NAYS: None

**Regular Meeting**

ABSENT: Commissioner Dorband  
PRESENT: None  
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Issakoo to close Docket No. 2016-10. The motion was approved by a voice vote.

**8. APPROVAL OF MINUTES – April 28, 2016 (includes Findings of Fact for Docket No. 2015-6A&B and partial findings for Docket No. 2016-9)**

Commissioner Johnson moved, seconded by Commissioner Sianis to approve the minutes dated April 28, 2016 as proposed. The motion was approved by a voice vote.

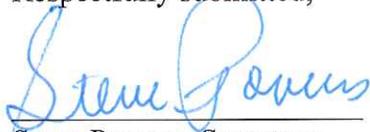
**9. OTHER BUSINESS**

Ms. Jones reminded the Commission about the joint special meeting between the Plan Commission and the Village Board on Monday, May 23. It will take place at the Public Works lunch room. The meeting starts at 6:30 p.m. with social time and dinner at 6:00 p.m.

**10. ADJOURNMENT**

Commissioner Powers moved, seconded by Commissioner Zangara to adjourn the meeting at 8:40 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 5.20.2016  
FOR APPROVAL ON 5.26.2016**