

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioners Dorband and Sianis were absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

From the audience, Terry Steilen referred to a dangerous traffic situation occurring at Dundee Road and Schoenbeck Road. The northbound lane on Schoenbeck Road has been closed leaving the two right hand lanes to handle the northbound and southbound traffic. He mentioned there were several occasions when he had turned onto southbound Schoenbeck Road from Dundee Road when there were cars in the lane going northbound. Today, traffic cones were put on the dividing line but he noticed a car was on the other side of the line trying to make a left hand turn. He asked the Village to look at the situation in order to prevent a collision.

Mr. Steilen reminded the Commission that the Taste of the Town is on September 14th from 5:00 – 8:00 p.m. at the Westin. The Wheeling Public Library will be one of the benefactors. The library will use the money to provide additional facilities for the children of the library. Tickets are available through the Chamber of Commerce or Library Members – Terry Steilen, 847-537-7287.

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW

- A) Docket No. 2016-16
OMNI Youth Services
210-212 N. Wolf Road

Special Use-Site Plan Approval of a Social Service Facility

See Findings of Fact and Recommendation for Docket No. 2016-16.

Commissioner Powers moved, seconded by Commissioner Johnson to continue Docket No. 2016-16 to August 25, 2016.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

B) Docket No. 2016-17
Blooming Minds Academy
581-583 N. Wolf Road
Special Use-Site Plan Approval of a Daycare Center

See Findings of Fact and Recommendation for Docket No. 2016-17.

Commissioner Zangara moved, seconded by Commissioner Issakoo to approve Docket No. 2016-17 granting special use-site plan approval for a daycare facility in accordance with the following exhibits submitted July 20, 2016 (except as noted) by Blooming Minds Academy, located at 581-583 N. Wolf Road, Wheeling, Illinois:

- Cover letter (2 pages), received 6.29.2016;
- A1, Existing floor plan;
- A2, Proposed floor plan;
- T1, Site plan and fence elevation; and
- A3, Window and door schedule.

And with the following conditions of approval:

1. That the exact location of the fence may be adjusted to avoid utility conflicts provided there is a minimum drive aisle clearance of 12-feet;
2. Additional insulation shall be added to reduce noise from neighboring tenants;
3. The fence shall not extend beyond the rear wall of Unit 583.
4. The fence shall be white.

On the roll call, the vote was as follows:

**Wheeling Plan Commission
Regular Meeting**

July 28, 2016

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

There being five affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-17. The motion was approved by a voice vote.

- C) Docket No. 2016-15
Dundee Commons
430 W. Dundee Road
Special Use-Site Plan Approval of a Preliminary Planned Unit Development for
Retail Use

See Findings of Fact and Recommendation for Docket No. 2016-15.

Commissioner Issakoo moved, seconded by Commissioner Powers to continue Docket No. 2016-15 to August 25, 2016.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – July 14 2016 (includes findings for Docket No. 2016-13)

Commissioner Johnson moved, seconded by Commissioner Powers to approve the minutes dated July 14, 2016 as corrected.

- Page 159 – Commissioner Dorband made the motion and not Commissioner Powers;
- Page 161 – No one seconded the motion;
- Page 162 – Commissioner Powers read the statement and not Chairman Ruffatto;
- Page 6 of Findings of Fact – Second paragraph – Health Clinic

The motion was approved by a voice vote.

9. OTHER BUSINESS

Chairman Ruffatto mentioned Phillips 66 had to take down their sign because of the road construction on Dundee and 83. He questioned if they would need to return to the Plan Commission when it went back up. Ms. Jones explained they may need to return if they need a variation or need a substantially different landscape plan. Ms. Jones confirmed Staff had been in discussions with them but the business needs to come to Staff with the actual proposal.

Chairman Ruffatto mentioned that Walgreens at Schoenbeck and Dundee had changed the face of their signs. Commissioner Johnson mentioned that the face had also changed on Milwaukee Avenue.

Commissioner Issakoo questioned the status of the Tire Boss/Chief sign. He noticed the lights were different on the sign. Ms. Jones will look into it.

10. ADJOURNMENT

Commissioner Issakoo moved, seconded by Commissioner Powers to adjourn the meeting at 9:56 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 8.19.2016
FOR APPROVAL ON 8.25.2016**