

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, August 25, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Sianis and Zangara. Also present were Brooke Jones, Associate Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA

Ms. Jones announced Docket No. SCBA 16-18, Hamilton Partners under the Consent Agenda was removed from the agenda per the petitioner's request. Staff received a comment from a Plan Commissioner concerning the lack of a landscape plan and asked that the petitioner be present for the meeting and to remove it from the Consent Agenda. Ms. Jones spoke with the petitioner and they asked that the item be removed from the agenda to give them time to think about how to proceed.

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS

- A) Docket No. 2016-19
Centro Medico
52 N. Wolf Road
Appearance Approval of a Wall Sign

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

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. 2016-16 (Continued from July 28, 2016 hearing)
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 recommend approval of Docket No. 2016-16 to grant special use approval for a social service facility in accordance with the following exhibits submitted August 15, 2016 (except as noted), by OMNI Youth Services, to be located at 210-212 N. Wolf Road, Wheeling, Illinois.

- Project description (2 sheets), received 6.23.2016;
- Response letter;
- Existing floor plan;
- Proposed floor plans (2 sheets);
- Site plan,
- Photometric plan;
- Existing landscape plan;
- Proposed landscape plan;
- Bicycle rack specs (4 sheets) and
- Fence specs (6 sheets).

And with the following condition of approval:

1. The area where the sidewalk is removed shall be sodded.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2016-16. The motion was approved by a voice vote.

- B)** Docket No. 2016-15 (Continued from July 28, 2016 hearing; to be continued to September 22, 2016 hearing without discussion)
Dundee Commons
430 W. Dundee Road
Special Use-Site Plan Approval of a Preliminary Planned Unit Development for Retail Use

Commissioner Issakoo moved, seconded by Commissioner Dorband to continue Docket No. 2016-15 to September 22, 2016.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – July 28 2016 (includes findings for Docket No. 2016-15, 2016-16 and 2016-17)

Commissioner Johnson moved, seconded by Commissioner Issakoo to approve the minutes dated July 28, 2016. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Dorband referred to the Dundee Commons project and questioned how the Commission could ensure that everything gets done since there have been so many changes. Chairman Ruffatto referred to his comment made at the end of the last meeting regarding the variations. He clarified that there were no variations in a PUD. Ms. Milluzzi explained a PUD was a unique zoning configuration and the differences between the plans and the Code are noted in the plans. Commissioner Dorband questioned how the Commission can ensure the correct plans get implemented. Ms. Jones explained she will do a critical review and include all the updates in the Staff Report. She felt if the petitioner brought new plans to the meeting, the Commission should probably not approve them and should continue the docket for further review. Ms. Jones always dates the plans when they are received.

Commissioner Sianis announced tonight was his last night on the Plan Commission. He is moving out of the Village. He thanked the Commission.

Commissioner Zangara stated he was available on both dates for the possible special meeting.

Regular Meeting

Commissioner Johnson questioned if there was a landscape requirement for development signs. Ms. Jones explained the Code requires it but the Plan Commission has on certain occasions waived the requirement when there was mature landscaping in the vicinity. She further explained some signs might fall under a different definition of a sign as a temporary sign. A development sign is allowed for one year and can be renewed for an additional year for a total of two years. Other signs are much more temporary in nature and do not require Plan Commission approval.

Commissioner Powers referred to the Staff Report for the Omni packet and mentioned it was very helpful. He appreciated the work Staff does with the reports.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 7:12 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 9.02.2016
FOR APPROVAL ON 9.08.2016**