

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, October 13, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Andrew Jennings, Director, Community Development, Ron Antor, Fire Inspector and Kyle Goetzmann, Civil Engineer.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS

- A) Docket No. SCBA 16-23
Sisun Law
222 E. Dundee Road
Appearance Approval of Wall and Freestanding Signs

- B) Docket No. SCBA 16-24
US Bank
800 S. Wheeling Road
Appearance Approval of Wall Signs

Commissioner Dorband mentioned the landscaping plan was very nice for the law office. Commissioner Powers concurred.

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

Approve Docket No. SCBA 16-23 to grant appearance approval for the proposed freestanding and wall signs in accordance with the wall sign and freestanding sign plans submitted September 28, 2016 by Wellcom for Sisun Law, located at 222 E. Dundee Road, Wheeling, Illinois:

Approve Docket No. SCBA 06-24 to permit installation of the wall signs in accordance with the sign drawings submitted September 27, 2016 by US Bank, located at 800 S. Wheeling Road, Wheeling, Illinois;

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Dorband, Issakoo, Johnson, Powers, Ruffatto, 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. PC 16-14](#)
Snow Systems
502 N. Milwaukee Avenue
Minor Site Plan & Appearance Approval of a Fence

Ms. Judy Maciorowska, 600 North Wolf Road, Wheeling was present.

Ms. Maciorowska reported they were replacing the existing concrete blocks with a wooden fence.

Commissioner Johnson had no questions or comments.

Commissioner Blinova questioned how the wood would be treated. Ms. Maciorowska stated they would stain or paint the fence once it was installed.

Commissioner Powers wanted to confirm the color prior to approval. He was OK with a clear stain.

Chairman Ruffatto was OK with a clear stain.

Commissioner Dorband wanted it stained versus painted.

Commissioner Issakoo had no questions or comments.

Commissioner Zangara had no questions or comments.

Chairman Ruffatto questioned if they were using wooden or steel posts. Ms. Maciorowska confirmed they were using wooden posts. Chairman Ruffatto explained the Commission usually requests steel posts with a covering for a commercial property. Ms. Maciorowska agreed to use steel posts.

Ms. Brooks asked for a poll regarding staining or painting the fence.

Commissioner Zangara: clear stain
Commissioner Issakoo: clear stain
Commissioner Dorband: clear stain
Commissioner Powers: clear stain
Commissioner Johnson: clear stain
Commissioner Blinova: clear stain

All Commissioners were in agreement with using a clear stain.

Chairman Ruffatto wanted steel posts. Ms. Maciorowska agreed to use steel posts.

Commissioner Powers moved, seconded by Commissioner Johnson to approve Docket No. PC 16-14 to grant minor site plan and appearance approval for installation of a fence in accordance with the fence elevation and site plan submitted October 4, 2016 by Snow Systems for 502N. Milwaukee Avenue, Wheeling, Illinois with the following condition:

- The fence posts shall be steel with wood wrapping; and
- The stain shall be clear and fence shall not be painted.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- B)** [Docket No. PC 16-13](#)
Arbor Court
100 Arbor Court
Site Plan & Appearance Approval of Building and Site Modifications

Mr. Bill Hein, 370 West Dundee Road, Wheeling and Mr. Boris Stratievsky, 370 West Dundee Road were present.

Mr. Hein reported in April 2016 the Village of Wheeling and Arbor Court entered into an RDA agreement (TIF program). Mr. Hein explained there were some items on the list that needed to come before the Plan Commission for approval.

Mr. Hein referred to the tuck pointing and stucco façade (Exhibit A) which is part of Phase 1 of the private investment and is done by Arbor Court. The tuck pointing would be done on all of the

buildings and the Hardie board used on the facades. There are 78 units with 13 individual buildings. He explained they will tuck point in various areas of the buildings. Each building has its own unique problems. The Hardie board will be used at the top of the parapet and be worked down to the top of the window. A sample of the Hardie board was provided at the meeting. He felt the Hardie board would give the building a nice look. The buildings were built in 1964. The Hardie board is the largest cost of the RDA. Mr. Hein explained they would use the existing brick behind the Hardie board.

Mr. Hein stated the existing light fixtures on the buildings would be removed and put back up after the Hardie board installation.

Ms. Jones referred to the Hardie board sample and questioned if they were proposing lap siding. Mr. Hein confirmed they would use 4" x 8" or 4" x 9" sheets in Autumn Tan and would not be lap siding.

Mr. Hein referred to the retainer wall (Exhibit B) which is part of phase 2 of the private investment. The retainer wall will be used in four areas on the property. There are retaining walls by buildings 160, 164, 162, 190, 12, 14 and 16. They are 4' high standard retaining walls. There are currently old railroad ties which will be replaced by brick similar to the ones used by the waterfall. They will use a harvest blend color purchased from Menards.

Mr. Hein referred to the proposed metal benches (Exhibit C) in the new landscaped areas predominately along Dundee Road. The landscaped architect is currently working on the project. They will use some of the existing stones and trees. They will replace any dying trees. They will start on this project in April and will work with Staff to come up with a plan.

Mr. Hein referred to the awnings. Each building will have a vinyl awning (shown on slide). He mentioned they come in a straight or convex style. He mentioned they prefer the straight style. They are proposing green or an auburn color. The awnings are commercial grade and will come with all new aluminum framing. He explained the awnings could all be one color or divided amongst the buildings.

Mr. Hein explained the doors and windows were not part of the TIF RDA. They would like to paint the doors the color of the awnings. The window areas would also be painted.

Mr. Hein reported new sidewalks were already installed.

Mr. Hein explained all of the items needed approval by Village Staff. Ms. Jones asked for clarification regarding the awning color. Mr. Hein liked the green and straight cut style. He confirmed the awning style would be the same for all buildings.

Commissioner Johnson referred to the parking lot modifications mentioned in the Staff Report.

In reply to Chairman Ruffatto's question, Ms. Jones confirmed the Plan Commission should not be concerned about where the petitioner gets the funding for the improvements.

Mr. Hein referred to the bike racks. There are a couple of bike racks that will hold nine bikes and are marked on the plan.

Mr. Hein referred to the new windows. They are replacing all of the windows with Climate Guard windows manufactured in Cook County. A sample was provided at the meeting. There are two different types of windows, one is a standup and one is a slide and will fit the existing openings. All 300 windows will be the same.

Mr. Hein referred to the parking lot. The configuration of the parking lot is being changed and will have more parking stalls with the new configuration. They are removing the existing concrete stoppers at the ends of each drive/walkway. It will be restriped and have an additional 19 or 20 parking stalls in the new reconfiguration. It will be seal coated. Mr. Hein stated there was only one entrance to the parking lot off of Dundee Road.

Mr. Hein wants everything to look the same with no surprises.

Mr. Hein referred to the trash container. The containers are currently in the center of the parking lot. They are providing a large trash area in the back alley along the fence line. There are a couple of smaller ones out in the front with a surrounding fence. The trash containers are all commercial and approved by Waste Management. He felt they would have better control of the trash compared to the existing setup.

Mr. Hein confirmed all of the sidewalks and stoops were replaced. They are also replacing the roofs and gutters.

Commissioner Zangara referred to the Hardie board. In reply to Commissioner Zangara's question, Mr. Hein confirmed all of the tuck pointing would be finished prior to the Hardie board installation. Mr. Hein confirmed it would be capped with the same color as the Hardie board. Mr. Stratievsky confirmed there would be coupling and channels in between each Hardie board sheet.

Commissioner Zangara questioned if they could upgrade the building fixtures to LED. Mr. Stratievsky confirmed they were already LED.

Commissioner Zangara referred to the small parks and questioned if they would fit into the Village's pocket park program. Ms. Jones explained it was different since it was private. She felt the parks were really landscaped areas for the residents to enjoy. Mr. Stratievsky wanted to produce a pedestrian friendly area.

Commissioner Zangara questioned how far the awnings would come off the building. Mr. Stratievsky stated it would be 3' and cover the stoops. Commissioner Zangara questioned if the awnings would include the address. Mr. Stratievsky confirmed the address would be included. There will be no lighting under the awnings.

Commissioner Zangara questioned the material of the trash enclosures. Mr. Stratievsky explained they may use wood but confirmed it would be nicer than the existing.

Commissioner Zangara questioned if the entire parking lot would be redone. Mr. Stratievsky confirmed they were redoing the center of the parking lot that currently has the concrete pathways. He confirmed everything would be restriped and resealed. Chairman Ruffatto questioned if the entire parking lot would be regraded and repaved. Mr. Stratievsky confirmed there wasn't a need for it since there currently weren't any issues with the size of it. Chairman Ruffatto explained the size of the parking lot was not an issue but the condition of it. Mr. Stratievsky confirmed they were redoing the middle of the parking lot. The area that currently has the concrete island will be removed, repaved and restriped.

Mr. Stratievsky asked what color the Commission wanted the wood trash enclosure. Chairman Ruffatto wanted a clear stain to show the natural wood.

Commissioner Zangara questioned if there were any potholes or cracks in the existing parking lot. Mr. Stratievsky confirmed there were currently small potholes in the parking lot but no major cracks. The potholes will be resolved.

Commissioner Zangara questioned if all of the buildings would be tuck pointed. Mr. Stratievsky confirmed all buildings would be done.

Commissioner Issakoo is very excited about the project. He likes the decentralized trash enclosure. He noticed the bike racks were not located close to the proposed parks. He questioned if a bike rack or two could be added near the parks. Mr. Stratievsky mentioned Dundee Road was very busy and he explained the intention was not to bring people to the street. They prefer that the bikes be located away from the entrance area.

In reply to Commissioner Powers' question, Mr. Hein confirmed the new parks off Dundee would be landscaped and with benches. Commissioner Powers questioned if this could be approved with landscape follow up in April. Ms. Jones explained it would be the second part of this project. The petitioner would return in spring with a landscape plan to be reviewed by the Plan Commission.

In reply to Commissioner Powers' question, Mr. Stratievsky confirmed they currently had handicapped parking and would also add it to the new area.

Commissioner Powers wanted to add the tuck pointing as a condition. Ms. Jones added the condition. Mr. Stratievsky explained they were not tuck pointing the entire buildings but were tuck pointing as needed.

Commissioner Powers wanted a condition added about the material for the trash enclosure.

Commissioner Powers wants the same color used for all awnings.

Commissioner Powers referred to the tandem stalls in the back of the lot. He questioned how they would be controlled. Mr. Stratievsky explained they had three bedroom apartments. He stated they don't sell their parking or sticker the cars. If there is a strange car in the parking lot it will be towed. He felt the tenants with a three bedroom apartment deserved two parking spaces. They will continue to patrol the parking and do not see it as a problem.

Commissioner Dorband questioned why the proposed was considered a minor change. Ms. Jones confirmed Staff was considering it a major site plan change. Commissioner Dorband mentioned the paperwork indicted a minor site plan change.

In reply to Commissioner Dorband's question, Ms. Jones confirmed this was final approval.

In reply to Commissioner Dorband's question, Mr. Stratievsky confirmed they were repairing any potholes in the parking lot and would restripe and reseal it. Commissioner Dorband asked that it be added as a condition.

Commissioner Dorband questioned if they planned to replace the fence on the south side of the property. Mr. Hein confirmed it was not on their property. Ms. Jones also confirmed it was not on the petitioner's property.

Commissioner Dorband referred to the railings on the fronts of the buildings. She questioned if they were in good condition. Mr. Hein confirmed there were no railings by the doors. There are some railings by the steps down to the parking lot. Mr. Stratievsky confirmed they had all been repaired and repainted.

Commissioner Dorband referred to the lighting and expressed concern with the safety. Mr. Stratievsky stated the lights were on a timer and were all in working condition and installed less than 3 years ago. He explained there were times there was less light because of the time of day. Commissioner Dorband questioned if they were considered dusk to dawn lights. Mr. Stratievsky did not have the information but they were set go off and on with shorter times after certain hours. Commissioner Dorband asked that the petitioner look at it and see if they could make it dusk to dawn for the safety of the residents. Mr. Stratievsky agreed to look into it.

Commissioner Dorband noticed there was no irrigation. Mr. Hein confirmed they were not planning to put it in.

In reply to Commissioner Dorband's question, Mr. Hein confirmed there were some windows that were already replaced but he confirmed that all of the old windows would be replaced with new windows and look the same.

Commissioner Dorband questioned if there would be concrete slabs underneath the proposed benches. Mr. Stratievsky confirmed the benches would not be on a concrete slab but stabilized into the ground with concrete so they won't be able to be moved.

Commissioner Dorband wants the color of the awnings, doors and windows to be the same. She wants consistency. Mr. Stratievsky disagrees. He felt having all the same color would look strange. He suggested having one of the items a different color. He suggested keeping the same color schemes but changing the doors from blue to green. Chairman Ruffatto will take a poll regarding the color scheme. Commissioner Dorband would like to see a color rendering.

In reply to Commissioner Dorband's question, Mr. Stratievsky confirmed the doorbells were not

being replaced.

Commissioner Dorband questioned if the Fire Department had any questions about the emergency access. Mr. Antor explained the site itself was difficult and had been since it was built. He felt the proposed will make some minor improvements but they won't be able to overcome all of the access issues with today's fire apparatus. They are doing the best than can with the site.

Commissioner Dorband questioned how short they were with the parking. Ms. Jones did not have the figure. Commissioner Dorband hoped the tandem parking would help the shortage. Mr. Stratievsky confirmed they were gaining about 16-18 parking spaces. If they come up with an alternate way they will present it to the Fire Department first and return to the Plan Commission.

Commissioner Johnson questioned if the Hardie board was going all around each building. Mr. Hein confirmed it would be on the fascia of the building. It will wrap around to the first window. The Hardie board is being used to preserve the tuck pointing.

Commissioner Blinova questioned if the steps were being painted. Mr. Stratievsky confirmed the new steps were concrete and would be sealed.

Commissioner Blinova referred to the existing split rail wooden fence by the first building on Dundee Road. Mr. Stratievsky confirmed it was staying.

Commissioner Blinova questioned if lighting was proposed at the landscaped parks. Mr. Stratievsky confirmed there would be direct lighting from the buildings. He explained the reason for the parks were to take the tenants off the porches and into the areas where they would feel more comfortable.

Ms. Jones announced she misspoke earlier and corrected her statement. It is a minor site plan review which means the Plan Commission has the final say on it and it will not go to the Village Board. The Plan Commission will be voting on it tonight and approving it if they choose. Chairman Ruffatto asked for the criteria. Ms. Jones explained it was minor façade changes and minor site changes and not a building addition or new structures. Ms. Milluzzi explained a major site plan change could include setback modification, driveway shifting, etc.

Chairman Ruffatto referred to the Hardie board on the facades of buildings 164 and 190 that face Dundee Road and would wrap around to the first window. Mr. Stratievsky confirmed it would go across Dundee Road to create a uniform look. Anything that faces Dundee Road will get Hardie board because of the aesthetics.

In reply to Chairman Ruffatto's question, Mr. Stratievsky confirmed they were removing the entire center area and putting in new asphalt and then sealing and restriping the entire parking lot and pitched correctly.

In reply to Chairman Ruffatto's question, Mr. Hein confirmed they would return to the Plan Commission in the spring with a landscaped plan.

Chairman Ruffatto is in agreement with the bike racks being located away from Dundee Road.

Chairman Ruffatto confirmed the trash enclosures would be wood with metal posts and wood wrapping and stained with clear stain.

Chairman Ruffatto referred to the fence to the south that is not on their property. He felt people would think the fence belonged to them. He asked them to consider replacing the fence. Mr. Stratievsky explained they couldn't replace it because the property is owned by different people with different fence structures. He also mentioned there was not enough room on their property to put a post. Chairman Ruffatto asked him to really consider it when they return in the spring. Commissioner Johnson mentioned if they did put up a fence on their property there would be a double fence. Chairman Ruffatto explained the neighbors could tear down their fences. Staff will review it and Mr. Stratievsky agreed to look at it.

Chairman Ruffatto referred to the awnings. The entire Commission was in agreement with green (Forest Green) awnings and the flat style.

Chairman Ruffatto asked if the Commission was in agreement with the proposed Hardie board color/texture. The entire Commission was in agreement.

Chairman Ruffatto took a poll if the Commission was in agreement with a green door, brown plate and brown framing or if they preferred all one color. The petitioner wanted contrast.

Commissioner Johnson: in favor of contrast
Commissioner Blinova: in favor of contrast
Commissioner Powers: in favor of contrast
Commissioner Dorband: in favor of consistent
Commissioner Issakoo: in favor of contrast
Commissioner Zangara: in favor of contrast
Chairman Ruffatto: in favor of contrast

The majority 6:1 was in favor of a contrast between the door, plate and window framing.

Mr. Stratievsky stated they were proposing a green door and a reddish brown for the plate and window frames.

Commissioner Dorband asked if they could add the address to the buildings facing Dundee Road. Mr. Hein was in agreement. Mr. Stratievsky mentioned there was only one building along Dundee Road that had a legal address on Dundee. Commissioner Dorband was in agreement with adding an address to only one of the buildings.

Commissioner Issakoo questioned if they would put Hardie board on what was visible from Dundee Road. He mentioned the interior of the first buildings. Mr. Stratievsky explained they were just following the design schemes. He said they could come back if they decide to do it at a later date.

Chairman Ruffatto wanted to see different wording regarding the fence along the south property line. He wants the petitioner to explain the reason they can or can't do it. Ms. Milluzzi was hesitant

adding that condition on this specific site plan approval since this site plan does not require them to come back for landscaping. Chairman Ruffatto wants the petitioner to come back with solid reasons why they can or can't do it. Mr. Stratievsky agreed to follow Village Code and if there was a way to install a fence on their property without disturbing other people's property they will consider it. Mr. Hein explained the back area of the south parking area was very narrow (1-1.5') and would present a big problem with snow removal if a fence was added on their property. He explained if they could work out something with leaving the fence in its existing location they will do so. Chairman Ruffatto was in agreement with the proposed condition.

Mr. Hein referred to Waste Management going along the south property line. Chairman Ruffatto questioned if there were trash receptacles in the back. Mr. Stratievsky confirmed there were currently trash receptacles in the alley taking up several parking spaces. They provide for the rear buildings. Chairman Ruffatto questioned if they would remain. Mr. Stratievsky explained they were hoping to enlarge the area to provide for additional garbage disposal. Chairman Ruffatto questioned if it could be enclosed to be consistent with the others. Mr. Stratievsky confirmed there was no room to swing the gates. Mr. Hein didn't think there was a reason to add an enclosure because of the type of fencing back there. Mr. Hein confirmed it is to the left of building 169. Mr. Issakoo confirmed it had been there for a very long time. Chairman Ruffatto asked if they would move it to get out of the parking spaces. Mr. Stratievsky explained it was a grassy area with no spaces. Chairman Ruffatto didn't understand the reason for the trash receptacles in the parking area but was OK with it if that was what they wanted.

Commissioner Issakoo moved, seconded by Commissioner Johnson to approve Docket No. PC 16-13 to grant minor site plan and appearance approval as shown on the following exhibits submitted September 14, 2016, for Arbor Court, located at 100 Arbor Court, Wheeling, Illinois:

- Site plan
- Site feature specifications (bike racks, benches, retaining wall)
- Elevation plans (5 pages)
- Awning color
- Window style

And with the following conditions of approval:

1. That the existing landscaping is to remain along Dundee Road until a landscape plan including bench locations is reviewed and approved by the Plan Commission;
2. That the parking lot plan is subject to final permit review;
3. That the Hardie Board feature shall appear as sheets not lap siding and in an Autumn Tan color;
4. That the trash enclosures shall be clear stained wood with wood wrapped steel posts;
5. That all buildings shall be tuck pointed, repaired as needed;
6. The parking lot shall be repaired as needed and resealed;
7. Consider installing a new fence along the south property line;
8. The awning color shall be forest green throughout the development;
9. The awning shape shall be flat (shed style) throughout the development;

10. The doors and windows adjacent to the door shall be contrasting in color in green and brown; and
11. The building with a Dundee address shall have the building address displayed.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

The Commission took a break at 8:04 p.m. and reconvened at 8:10 p.m.

- C) [Docket No. 2016-15](#) (Continued from September 22, 2016)
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 Zangara to recommend approval of Docket No. 2016-15; PRELIMINARY Review of Special Use-Site Plan-Building Appearance for Dundee Commons Planned Unit Development, consisting of two one-story retail buildings with one-drive through restaurant each, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-09 Planned Unit Developments, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, as shown on the following plans/exhibits submitted on October 5, 2016 for the Dundee Commons Planned Unit Development to be located on the property currently known as 430 W. Dundee Road, Wheeling, Illinois:

- Title Sheet (pg. 1)
- Project Narrative (pg. 2)
- Vicinity Plan (pg. 3)
- Architectural Site Plan and Site Statistics (pg. 4)
- Building 1 Floor Plan (pg. 5)
- Building 1 Elevation Plan – South & North (pg. 6)
- Building 1 Elevation Plan – West & East (pg. 7)
- RTU and Trash Enclosure Plan (pg. 8)
- Building 2 Floor Plan (pg. 9)
- Building 2 Elevation Plan – West & East (pg. 10)
- Building 2 Elevation Plan – South & North (pg. 11)
- Engineering Title Sheet (pg. 12)
- Existing Conditions Plan (pg. 13)

- Site Geometry Plan (pg. 14)
- Site Grading and Erosion Control Plan (pg. 15)
- Site Utility Plan (pg. 16)
- Fire Truck Maneuvering Exhibit (pg. 17)
- Existing Conditions Landscape Plan (pg. 18)
- Overall Landscape Plan (pg. 19)
- Landscape Details (pg. 20)
- Photometric Plan (pg. 21)
- Interim Site Plan (pg. 22)
- Market Analysis (pgs. 23-25)

And with the following conditions of approval:

1. Provide a traffic study to address site distance analysis for the Northgate Parkway entrance and IDOT's comments regarding access to and from Dundee Road;
2. The curbing and landscaping shall be adjusted to provide the truck turning access at the northwest corner of the site;
3. The building mounted light shall be addressed in the photometric plan;
4. The specifications for lighting standards and fixtures shall be provided;
5. A landscaped irrigation plan shall be provided per Code; and
6. Consideration should be provided by the Village with north south access in the Village right of way from the Dundee Road sidewalk to the pedestrian access point at the southwest corner of the site.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2016-15. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – None

9. OTHER BUSINESS

Chairman Ruffatto reminded the Commission there is a meeting on October 27 and a meeting on November 3 because of Thanksgiving. Ms. Jones announced the meetings in November and December were on the first and third Thursdays of those months.

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10. ADJOURNMENT

Commissioner Issakoo moved, seconded by Commissioner Johnson to adjourn the meeting at 10:08 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 10.21.2016
FOR APPROVAL ON 10.27.2016**