

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, January 25, 2018.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Dorband, Johnson, Powers and Ruffatto. Commissioners Blinova, Creech and Kalis were absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzmann, Civil Engineer.

**4. CHANGES TO THE AGENDA**

Ms. Jones reported that Docket No. 2017-19 A&B, C&D, Pete's Perfection under Items for Review would be continued to February 22<sup>nd</sup> without discussion. The Plan Commission is not discussing the hearing tonight but the petitioner has requested that the hearing be continued to March 8, 2018.

**5. CITIZEN CONCERNS AND COMMENTS**

Commissioner Powers read the following statement.

Members of the general public may address the Plan Commission with concerns or comments regarding issues relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority pursuant to the Village Code to address. The Chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission's business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak prior to the commencement of the public hearing. A personal submitting a petition, concern or other comment shall be allotted 5 minutes to present their points.

From the audience, Mr. Terry Steilen came forward. Mr. Steilen referred to his previous comment about having the Plan Commission look into property maintenance. He continued to research it and was unable to find any property maintenance ordinances in the Village Code. He found a statement that appears on the Village's webpage under property maintenance. It states "The Village of Wheeling establishes minimum standards for all property within the Village in order to protect the health, safety and welfare of citizens. These standards are enforced by municipal inspectors in the Community Development Department through a process called Property Maintenance Code

enforcement.” Mr. Steilen stated that it also states “The Village of Wheeling has adopted the IPMC2012 Property Maintenance Code that establishes the minimum property maintenance standards that are enforced throughout the community. To view the Property Maintenance Code, you may stop by the Community Development Department office.” He questioned if that was the only place where a resident could view the Property Maintenance Code. He questioned if it was available on a PDF if he requests it through a Freedom of Information Act. If not, he questioned how the Village expects any property owner to know their responsibility in terms of property maintenance. He believes that the Plan Commission’s responsibility is partially responsible. Ms. Milluzzi thought it was available online but she suggested submitting a FOIA request.

**6. CONSENT ITEMS - None**

- A) Docket No. SCBA 18-3  
Boston Fish Market  
412 N. Milwaukee Avenue  
Appearance Approval of Wall & Freestanding Signs

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

Approve Docket No. PC 18-3, to grant appearance approval of the three signs as shown sign plans (12 sheets) submitted January 4, 2018 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Johnson, Powers, Ruffatto  
NAYS: None  
ABSENT: Commissioners Blinova, Creech, Kalis  
PRESENT: None  
ABSTAIN: None

There being four affirmative votes, the motion was approved.

**7. ITEMS FOR REVIEW**

- A) Docket Nos. 2017-18 and SCBA 18-4  
Shri Swaminarayan Temple  
397 Northgate Parkway  
(2017-18) Special Use-Site Plan Amendment to Allow for a Building Addition  
(SCBA 18-4) Appearance Approval of a Freestanding Sign

**Wheeling Plan Commission  
Regular Meeting**

**January 25, 2018**

See Findings of Fact and Recommendation for Docket No. 2017-18 and SCBA 18-4.

Commissioner Johnson moved, seconded by Commissioner Powers to continue Docket No. 2017-18 to February 22, 2018.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Johnson, Powers, Ruffatto  
NAYS: None  
ABSENT: Commissioners Blinova, Creech, Kalis  
PRESENT: None  
ABSTAIN: None

There being four affirmative votes, the motion was approved.

- B)** Docket Nos. 2017-19 A,B,C&D (to be continued to March 8, 2018 without discussion)  
Pete's Perfection  
435 S. Wheeling Road  
(2017-19A) Rezoning from MXT Mixed-Use Transit Oriented District and I-4 Heavy Industrial District to I-3 General Industrial District  
(2017-19B) Special Use-Site Plan Approval for Heavy Motor Vehicle Outdoor Storage  
(2017-19C) Special Use-Site Plan Approval for a Heavy Motor Vehicle Parking Lot  
(2017-19D) Special Use-Site Plan Approval for Heavy Motor Vehicle Repair

Commissioner Johnson moved, seconded by Commissioner Dorband to continue Docket Nos. 2017-19 A,B,C&D to March 8, 2018.

**8. APPROVAL OF MINUTES – None**

**9. OTHER BUSINESS**

Commissioner Johnson questioned the status of Boston Fish Market. Ms. Jones stated they were still working on their plans and getting closer to opening. Mr. Goetzelmann mentioned the delay had been with relocating their grease trap.

Commissioner Johnson questioned the status of the Whitley project. Ms. Jones had no update.

Commissioner Johnson mentioned the wrap on the canopy at the new Gulf station was starting to peel at the seams.

**10. ADJOURNMENT**

Commissioner Powers moved, seconded by Commissioner Johnson to adjourn the meeting at 7:50 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Steve Powers". The signature is written in black ink and is positioned above a horizontal line.

Steve Powers, Secretary  
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 02.16.2018  
FOR APPROVAL ON 02.22.2018**