
1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, October 26, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers and Ruffatto. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney and Ron Antor, Fire Inspector.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

Ms. Debra Wilson came forward. Ms. Milluzzi explained the Village's rules require signing in prior to the start of the meeting. Ms. Wilson requested under Robert's Rules of Order that the Chairman allow her to speak. Chairman Ruffatto did not grant her permission.

6. CONSENT ITEMS

- A) Docket No. SCBA 17-38
T-Mobile
1053 Lake Cook Road
Appearance Approval of a Wall Sign

- B) Docket No. SCBA 17-39
Hi Auto
116 McHenry Road
Appearance Approval of a Wall Sign

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

Approve Docket No. SCBA 17-38 to grant appearance approval for the wall sign in accordance with the sign plans submitted October 12, 2017, on behalf of T-Mobile, located at 1053 Lake Cook Road, Wheeling, Illinois.

Approve SCBA 17-39, granting appearance approval for a wall sign as indicated in the sign plan submitted by October 19 2017, by Hi Auto, located at 116 McHenry Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. 2017-12
Consolidated Commercial Properties, LLC
212-224 S. Milwaukee Avenue
Variation from Title 19, Zoning, Related to Residential Use on the First Floor

See Findings of Fact and Recommendation for Docket No. 2017-12.

Commissioner Johnson moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2017-12, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06 Commercial Districts, Section 19.060.010 Commercial District General Requirements, Section B General Use Standards, #3(a) and associated sections to allow for residential use by the owner or operator of the premises in a single unit (Unit G) on the first floor of the existing office development at 212-224 S. Milwaukee Avenue.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Johnson to close Docket No. 2017-12. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – October 12, 2017

Commissioner Powers moved, seconded by Commissioner Blinova to approve the minutes dated October 12, 2017 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Jones announced the holiday schedule for the months of November and December. The meeting dates have shifted to the first and third Thursdays of each month. There will be a meeting on November 2. Chairman Ruffatto and Commissioner Dorband will not be attending the November 2 meeting. .

Ms. Jones referred to a special informational and education workshop for the Plan Commission. She suggested holding the workshop on November 30th. The workshop is held every few years. It would be beneficial for some of the new Plan Commissioners but also a good reminder for some of the veteran Plan Commissioners.

Chairman Ruffatto took a poll for availability on November 30th.

Commissioner Johnson: available
Commissioner Blinova: available
Chairman Ruffatto: available
Commissioner Dorband: available
Commissioner Kalis: available
Commissioner Creech: available
Commissioner Powers: available

Additional details to be provided.

Chairman Ruffatto announced the November meeting dates as November 2, 16 and 30. The December meeting dates are December 7 and 21.

Commissioner Johnson questioned the status on the Whitley. He felt work came to a halt. Ms. Jones explained things were on hold for a little while for personal reasons.

Commissioner Dorband gave kudos to Rich Richardson who was very active in giving CPR to one of the referees at the high school and saved his life. He also participated in the Wounded Warrior benefit.

Chairman Ruffatto referred to activity at the gas station located at Dundee and 83. The store is open but they are not pumping gas.

Chairman Ruffatto didn't think there was activity at the deli in Lexington. Ms. Jones was unsure if they had their application. They are working toward opening.

**Wheeling Plan Commission
Regular Meeting**

October 26, 2017

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 7:24 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

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