

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, December 1, 2016.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Blinova, Johnson, Powers, Ruffatto and Zangara. Commissioners Dorband, Issakoo 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** – Ms. Jones announced item 7 A), Docket No. 2016-24 and PC 16-18, the Parking Lot located at 300 S. Milwaukee Avenue will be continued without discussion. The docket will be continued to January 12, 2017.

**5. CITIZEN CONCERNS AND COMMENTS - None**

**6. CONSENT ITEMS**

**A)** Docket No. SCBA 16-230  
AMB Floral Studio  
565 N. Wolf Road  
Appearance Approval of a Wall Sign

**B)** Docket No. SCBA 16-31  
Marvy Nails & Spa  
765A W. Dundee Road  
Appearance Approval of a Wall Sign

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

**Approve Docket No. SCBA 06-30** to permit installation of the wall sign in accordance with the sign drawings submitted November 22, 2016 by AMB Floral Studio, located at 565 N. Wolf Road, Wheeling, Illinois;

**Approve Docket No. SCBA 16-31** to permit installation of the wall sign in accordance with the sign

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drawing submitted November 22, 2016 by Marvy Nails & Spa, located at 765A W. Dundee Road, Wheeling, Illinois;

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

**7. ITEMS FOR REVIEW**

- A)** Docket Nos. 2016-24 and PC 16-18  
Parking Lot  
300 S. Milwaukee Avenue  
(2016-24) Variation from Title 19, Zoning, Related to Parking Setback  
(PC 16-18) Site Plan and Appearance Approval of a Parking Lot

Commissioner Johnson moved, seconded by Commissioner Zangara to continue Docket No. 2016-24 A&C to January 12, 2017.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

- B)** Docket No. 2016-21A&C (Continued from November 17<sup>th</sup> hearing without discussion)  
JV Global Services LLC  
150 Abbott Drive  
(2016-21A) Special Use-Site Plan Approval of a Truck Freight Terminal  
(2016-21C) Special Use-Site Plan Approval of Heavy Motor Vehicle Outdoor Storage

See Findings of Fact and Recommendation for Docket No. 2016-21A&C.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-21A to grant Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to establish a truck freight terminal, in accordance with the following exhibits submitted November 10, 2016 (except as noted) for 150 Abbott Drive, Wheeling, Illinois:

- Cover letter (3 sheets),
- Site plan,
- Landscape plan,
- Estimated timeline (November 22, 2016),
- Phased paving plan (November 22, 2016),
- Paving contract (November 22, 2016),
- Landscape maintenance contract,
- Landscape plantings contract,
- Building floor/elevation plan and trash enclosure plan,
- Photos of proposed fence gate,
- Lighting plan (October 21, 2016), and
- ALTA survey (September 23, 2016).

And with the following conditions:

1. That tenants (drivers) are not allowed to stay overnight on the premises;
2. Outdoor material storage is not permitted;
3. Daily or hourly parking is not permitted;
4. The onsite management office shall maintain a manifest of the tenants, which shall be available to the Village upon request;
5. No truck repair or maintenance is allowed on site;
6. The fence shall have wood-wrapped steel posts;
7. Provided the existing aprons are not damaged during construction or utility work, the complete replacement of the concrete aprons shall be completed during the final phase of the parking lot paving plan;
8. If the existing aprons are damaged during construction or utility work, complete replacement of the concrete aprons will be required at that time;
9. All site improvements and utility work shall be completed substantially in compliance with the provided estimated timeline and phased paving plan and shall be completed by no later than September 30, 2019;
10. The building siding shall be dark brown, the roof shingles shall be architectural brown and brick shall be light brown;
11. The location of the fencing gates are properly shown on the site plan (not the landscape plan) and the appearance of the gates are represented in the photographs; and
12. The trash enclosure gates shall match the material of the wood fence.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Ruffatto, Zangara

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NAYS: Commissioner Powers  
ABSENT: Commissioners Dorband and Issakoo  
PRESENT: None  
ABSTAIN: None

There being four affirmative votes, the motion was approved.

Commissioner Johnson moved, seconded by Commissioner Zangara to recommend approval of Docket No. 2016-21C to grant Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to establish heavy motor vehicle outdoor storage, in accordance with the following exhibits submitted November 10, 2016 (except as noted) for 150 Abbott Drive, Wheeling, Illinois:

- Cover letter (3 sheets),
- Site plan,
- Landscape plan,
- Estimated timeline (November 22, 2016),
- Phased paving plan (November 22, 2016),
- Paving contract (November 22, 2016),
- Landscape maintenance contract,
- Landscape plantings contract,
- Building floor/elevation plan and trash enclosure plan,
- Photos of proposed fence gate,
- Lighting plan (October 21, 2016), and
- ALTA survey (September 23, 2016).

And with the following conditions:

1. That tenants (drivers) are not allowed to stay overnight on the premises;
2. Outdoor material storage is not permitted;
3. Daily or hourly parking is not permitted;
4. The onsite management office shall maintain a manifest of the tenants, which shall be available to the Village upon request;
5. No truck repair or maintenance is allowed on site;
6. The fence shall have wood-wrapped steel posts;
7. Provided the existing aprons are not damaged during construction or utility work, the complete replacement of the concrete aprons shall be completed during the final phase of the parking lot paving plan;
8. If the existing aprons are damaged during construction or utility work, complete replacement of the concrete aprons will be required at that time;
9. All site improvements and utility work shall be completed substantially in compliance with the provided estimated timeline and phased paving plan and shall be completed by no later than September 30, 2019;
10. The building siding shall be dark brown, the roof shingles shall be architectural brown and brick shall be light brown;

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11. The location of the fencing gates are properly shown on the site plan (not the landscape plan) and the appearance of the gates are represented in the photographs; and
12. The trash enclosure gates shall match the material of the wood fence.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No. 2016-21. The motion was approved by a voice vote.

**8. APPROVAL OF MINUTES – None**

**9. OTHER BUSINESS**

Commissioner Johnson referred to the prior approval of an outdoor storage area for John Deere on Wheeling Road. He questioned if the new storage area closer to their office was to replace the original one in the back. He mentioned they now have two. Ms. Jones didn't recall but agreed to look into it. Commissioner Johnson also mentioned the fence on the new storage area was in disrepair and braced by 2x4's.

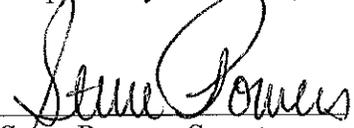
Commissioner Powers thought the Village's lights looked nice.

Chairman Ruffatto announced the date of the next meeting as December 15<sup>th</sup>.

**10. ADJOURNMENT**

Commissioner Powers moved, seconded by Commissioner Johnson to adjourn the meeting at 7:13 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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**DISTRIBUTED TO THE COMMISSION 12.09.2016  
FOR APPROVAL ON 12.15.2016**