

**1. CALL TO ORDER**

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, March 10, 2016.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Dorband, Issakoo, Johnson, Powers and Zangara. Commissioners Sianas and Ruffatto were absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

**4. CHANGES TO THE AGENDA – None**

**5. CITIZEN CONCERNS AND COMMENTS**

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling, IL mentioned the March 7<sup>th</sup> Board Meeting honoring George Hieber. He asked about the outcome of the recent blood drive and Ms. Jones responded that it was very successful. Mr. Steilen suggested that the Plan Commission watch the video from the last board meeting since he found it to be very interesting.

**6. CONSENT ITEMS - None**

**7. ITEMS FOR REVIEW**

- A) Docket No. PC 16-04  
The Whitley  
156 W. Dundee Road  
Minor Site Plan & Appearance Approval of Building and Site Modifications

Mr. Jim Moyer, SAS Architects and Planners, 630 Dundee Road, Northbrook was present. He explained they were requesting review of some minor modifications to the building. The modifications would save some money and wouldn't impact the appearance of the building.

Mr. Moyer summarized the modifications.

Site plan – they are looking at relocating the generator from the west side of the rear of the building to the east side adjacent to the maintenance garage. He explained the reason was because it was

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expensive for the secondary electrical feeder so they were saving the cost of the additional length. He also felt it helped with the synagogue's side to move the generator.

Maintenance garage – it is getting a little smaller so they could combine the two together in the location.

Windows – they are going from the previously approved casement window to a single hung window. The material and colors are the same. They found over time there was a little less maintenance with a single hung window and it was also a cost savings. The crank and hardware usually break in a casement window.

Mechanical system – they were previously working with a BRF system that didn't require exterior louvers. It is a newer technology and was not cost effective for this project. The numbers were coming in high so they are going for a more traditional vertical magic pack system which is used in a lot of senior living facilities. It will require a louver on the exterior at the resident room locations. The louvers will be located mostly on the side of the projecting bays. The colors of the louvers will blend with the adjacent materials. Color samples were provided.

Commissioner Zangara questioned the reason for reducing the size of the maintenance shed. Mr. Moyer explained the reduced building size does not require sprinklers so it is a cost savings.

Commissioner Zangara questioned if the aluminum louvers rust over time. Mr. Moyer explained he found the finish to last a long time and won't rust.

Commissioner Dorband questioned the reason they selected aluminum louvers over vinyl. Mr. Moyer explained it was the standard louver. He felt vinyl would fade and become brittle over time.

Commissioner Dorband questioned the reason the construction had ceased on the building. Mr. Moyer explained there had been some delays in the project early on with the storm water issues with MWRD. By the time it was resolved with the Village and MWRD, they ran up against weather and started to incur additional costs so they took a break and looked at ways to save money. They are ready to move forward as quickly as possible once the changes were approved.

Commissioner Issakoo questioned if the appearance of the window would change. Mr. Moyer explained the only appearance change was the addition of a horizontal line in the center of the window.

Commissioner Powers questioned if each individual unit would have a separate air conditioner unit. Mr. Moyer explained that each unit had its own vertical magic pack unit to provide heating and cooling for the unit. He further explained the previous unit was a VRF system that included compressors on the roof.

Commissioner Powers moved, seconded by Commissioner Dorband to approve Docket No. PC 16-4 to grant minor site plan and appearance approval for site modifications in accordance with the following exhibits submitted February 25, 2016 by SAS Architects & Planners for The Whitley, located at 156 W. Dundee Road, Wheeling, Illinois:

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- Cover letter (2 pages)
- Site plan
- First floor plan
- Second floor plan
- Third floor plan
- Elevation plan
- Exterior façade materials and color sections sheet

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES – February 18, 2016 (includes findings for Docket No. 2016-3 ABC and Docket No. 2016-4)**

Commissioner Issakoo moved, seconded by Commissioner Zangara to approve the minutes dated February 18, 2016 with the following correction:

- Page 23 (Commissioner Dorband should be listed as absent)

The motion was approved by a voice vote. Commissioner Dorband abstained.

**9. OTHER BUSINESS**

Chairman Pro Tem Johnson announced it was day light savings time this weekend and reminded everyone to vote on Tuesday.

Ms. Jones reminded the Commission that the Village Board was honoring all Village volunteers at the April 4<sup>th</sup> Village Board Meeting. All of the Plan Commissioners were invited to attend. Light refreshments will be served.

**10. ADJOURNMENT**

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 6:46

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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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