



Meeting Minutes
Wednesday, January 22, 2025
Wheeling Plan Commission Regular Meeting
Board Room, Wheeling Village Hall, 2 Community Boulevard, Wheeling, Illinois
6:30 p.m.

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on January 22, 2025.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the pledge of allegiance.

3. ROLL CALL

Present:

Chairman Johnson
Commissioner Riles
Commissioner Smart
Commissioner Sprague
Commissioner Hyken
Commissioner Kasper

Absent:

Commissioner Myer with prior notice.

Also Present:

Village Planner Marcy Knysz
Village Attorney Mallory Milluzzi

4. CHANGES TO THE AGENDA

There were no changes to the agenda.

5. CITIZENS' CONCERNS AND COMMENTS

There were no requests for concerns or comments from citizens.

6. CONSENT ITEMS

7. ITEMS FOR REVIEW

7A. Docket No. PSU24-0027, Request for Special Use Approval to Permit a Recreation and Instruction Facility (Tutoring Service) for Mathematical Steps (29 Huntington Lane)

See Findings of Fact and Recommendation for Docket No. PSU24-0027.

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken to PSU24-0027, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a recreation and instruction facility for Mathematical Steps, located at 29 Huntington Lane, in accordance with the Petitioner's Project Description Letter prepared by Iuliia Zhiba, dated 12/24/2024, and subject to the following conditions:

1. A Wheeling Business License must be obtained from the Community Development Department prior to the start of any business operations.
2. A Wheeling Sign Permit shall be required prior to the installation of any new signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioner Riles, Sprague, Smart, Hyken, Kasper, Johnson
NAYS: None
ABSENT: Commissioner Myer
ABSTAIN: None

There being six affirmative votes, the motion passed.

7B. Docket No. PSU24-0018, Request for Special Use Approval to Permit Heavy Motor Vehicle Repair for Big Boss Enterprises US LLC (559 N. Wolf Road).

See Findings of Fact and Recommendation for Docket No. PSU24-0018.

MOTION: Commissioner Kasper moved, seconded by Commissioner Hyken to recommend approval of Docket No. PSU24-0018, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulation, and associated sections, to permit heavy motor vehicle repair, located at 559 N. Wolf Road, in accordance with the Cover Letter received by the Village on 12/24/2024, Floor Plan received by the Village on 9/16/2024, and subject to the following conditions:

1. Any heavy motor vehicles parked in the exterior surface parking lot awaiting repair shall be licensed and operable.
2. No work shall be conducted on semi-trucks, including but not limited any components of the cab/body and trailer.
3. The special use shall not include or permit the petitioner or business license holder to operate or provide towing services at the subject site.

4. Vehicle repair shall not include vehicle dismantling or salvage, tire retreading or recapping, or body bumping and painting.
5. Automotive (heavy or light) detailing, including but not limited to washing, waxing and ceramic coating, is not permitted.
6. Commercial vehicles with exposed equipment such as racks, ladders, equipment boxes, towing or other rigging, containers, lifts, trailers, or other similar equipment shall be parked in the side area or rear area of the building provided the vehicle is generally screened from view from any street abutting the property or any abutting residential zoning district.
7. No motor vehicle repair work or service of any kind can occur within the parking lot/outside the unit.
8. A Wheeling Building Permit shall be applied for and obtained prior to the start of any construction.
9. A Wheeling Business License must be obtained from the Community Development Department prior to the start of any business operations.
10. A Wheeling Sign Permit shall be required prior to the installation of any new signage at the subject property, subject to the requirements of Title 21 - Signs.
11. Hours of operation are limited to Monday - Friday from 8 AM to 5 PM.
12. The scope of services at this facility is limited to diagnostics and minor electrical repairs (i.e. sensors, bulbs, and electrical parts related to the diagnostics).

On the roll call, the vote was as follows:

AYES: Commissioner Riles
NAYS: Commissioner Sprague, Smart, Hyken, Kasper, Johnson
ABSENT: Commissioner Myer
ABSTAIN: None

There being one affirmative vote, the motion failed.

8. APPROVAL OF MINUTES OF THE REGULAR MEETING OF JANUARY 8, 2025

MOTION: Commissioner Kasper moved to approve the Minutes of the Regular Meeting of January 8, 2025, Commissioner Hyken seconded, and the motion passed unanimously (6-0), with Commissioners Hyken, Johnson, Kasper, Riles, Smart, and Sprague voting in favor.

9. OTHER BUSINESS

Village Planner Knysz reported that the contracts were let for the water main replacement on Dundee Road, and after that, IDOT would be replacing the road. The work would begin in March.

The Bowl of Fortune on Huntington Lane was getting close to being finalized on their

building permits. The new Village sign was up, and the EMC was much larger than it was before per the approved variation.

The estimate for the opening of Moretti's was March, and the north wall sign was approved.

10. ADJOURNMENT

MOTION: Commissioner Kasper moved to adjourn at 8:02 p.m., Commissioner Smart seconded, and the motion passed unanimously (6-0), with Commissioners Hyken, Johnson, Kasper, Riles, Smart, and Sprague voting in favor.