



Meeting Minutes
Wednesday, May 14, 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 May 14, 2025.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners Riles, Smart, Sprague, Hyken, Myer, Kasper, and Johnson. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

A. Docket No. PSPMAJ24-0006

Request for Major Site Plan and Building Appearance Approval for the Construction of a New Building and Related Improvements for the Northwest Mosquito Abatement District (147 W Hintz Road)

See Findings of Fact and Recommendation for Docket No. PSU25-0002.

MOTION: Commissioner Hyken moved, seconded by Commissioner Smart to approve PSPMAJ24-0006, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the construction of a new building and related improvements for Northwest Mosquito Abatement District, for the property located at 147 W. Hintz Road, subject to the following conditions:

1. Prior to the Board Meeting, the following items shall be addressed:

- a. Submit revised plans that clearly and consistently identify the color of the proposed rooftop metal panels and trim as light grey. Final color selections shall be subject to review and approval by Village staff.
 - b. Prior to the Village Board meeting, the applicant shall submit a detail of the proposed bike rack, including dimensions, materials, and color, for review and approval by Village staff.
2. Prior to the Village Board meeting, the applicant shall submit a revised Site Detail Sheet (Sheet A021) that includes the color of the composite fencing and the specifications for the locking mechanism on the trash enclosure doors.
3. The following items shall be provided to the Community Development Department at the same time as the building permit:
 - a. As required by Section 19.11.020(g), provide an Irrigation Plan covering all areas of landscaping for staff review.
 - b. A financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any Village permits. The amount will be based on a cost estimate approved by the Village that covers the cost of materials and labor. Please provide a Landscape Cost Estimate for staff review.
4. The future generator and associated pad illustrated on the west side of the building shall require appropriate screening (landscaping or fencing) and a Building Permit from the Community Development Department prior to installation.
5. The petitioner must return to the Plan Commission to obtain Site Plan approval, including a height exception, if a new antenna tower is proposed.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

Commissioner Sprague moved, seconded by Commission Myer, to approve the Minutes of the Regular Meeting of April 23, 2025 (including the findings of fact for Docket No. PPUD25-0002) as amended.

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

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

It was noted that Police on the Roof would be held on May 16 at Dunkin Donuts on Dundee Road.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Hyken, to adjourn the meeting at 7:03 p.m. The motion was approved by a voice vote.