



Meeting Minutes
Wednesday, June 11, 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 June 11, 2025.

2. PLEDGE of ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

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

4. CHANGES TO AGENDA – None

5. CITIZENS CONCERNS AND COMMENTS – None

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW

7A. Docket No.: PRZ25-0001

Applicant: Chicago Executive Airport

Address: 1020 Plant Rd., Wheeling, IL

Request: Request for a Rezoning from the R-1 (Single Family Residential) & B-3 (General Commercial) Zoning Districts to the A-P Zoning District for Parcel No. 03-13-101-030-0000, and from the B-3 (General Commercial) Zoning District to the A-P (Airport) Zoning District for Parcel No. 03-13-200-009-0000.

See Findings of Fact and Recommendation for Docket No. PRZ25-0001.

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken to approve Docket No. PRZ25-0001, granting rezoning from the R-1 (Single Family Residential) & B-3 (General Commercial) Zoning Districts to the A-P Zoning District for Parcel No. 03-13-101-030-0000, and from the B-3 (General Commercial) Zoning District to the A-P (Airport) Zoning District for Parcel No. 03-13-200-009-0000, pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections, in accordance with the Rezoning Exhibit (dated 5/23/2025).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7B. Docket No.: PSU25-0007

Applicant: Ukrainian Diaspora Sport Association

Address: 616 Wheeling Road

Request: Request for Special Use to Permit a Recreation and Instruction Facility.

See Findings of Fact and Recommendation for Docket No. PSU25-0007.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles to recommend approval for Docket No. PSU25-0007, 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 Ukrainian Diaspora Sport Association, located at 616 Wheeling Road, in accordance with the Petitioner's Project Description Letter (received by the Village on 5/5/2025), Alta Land Survey prepared by JLH Land Surveying (last revised 1/29/2019), Floor Plan received by the Village 5/4/2025, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for futsal or soccer training and tournaments; no unrelated activities, parties or events shall be permitted.
3. Any tournaments shall be conducted strictly within the hours of operation of Monday through Friday from 12:00 PM to 9:00 PM, and Saturday and Sunday from 9:00 AM to 8:00 PM as stated in the Petitioner's Project Description Letter (received by the Village on 5/5/2025).
4. All activities shall be conducted entirely within the indoor facility.
5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7C. Docket No.: PSU25-0008

Applicant: Inspired Learners Academy

Address: 350 E. Dundee Road

Request: Request for Special Use to Permit the Operation of a Private Therapeutic Special Education School.

Ms. Knysz noted that the petitioner was not present and recommended that the docket be opened and continued to the June 25, 2025 Plan Commission meeting.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to continue Docket No. PSU25-0008 to June 25th.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve the Minutes of the Regular Meeting of May 14, 2025 (including Finding of Fact for PSU25-0002).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz reported that she had no updates.

Commissioner Sprague announced that Commissioner Kasper celebrated three years as a Planning Commissioner.

Chairman Johnson asked if there were any updates on the Dundee Road project. Ms. Knysz reported that there were no updates.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to adjourn the meeting at 6:59 p.m. The motion was approved by a voice vote.