



Meeting Minutes
Wednesday, June 25, 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 25, 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 was Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

4. CHANGES TO AGENDA – None

5. CITIZENS' CONCERNS AND COMMENTS – None

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW

7A. Docket No.: PSPMIN25-0008

Applicant: Wieland Metals

Address: 707 Northgate Parkway

Request: Request for a Minor Site Plan Approval to Construct a Storage Shed

Ms. Knysz reported that the two conditions were related to a fire permit and an engineering permit.

Petitioner Chuck Riesterer stepped to the podium to provide background on the exterior storage shed. The truck traffic on the east side of the building and exterior lighting would be unaffected. There would be no exterior signage on the building. The floor plan consisted of coil storage with a sliding door at the end and open storage to protect the wood shipping pallets on the south. The metal siding would match the 567 Northgate Parkway building. The roof would have a similar color to the siding, and the shed would have a concrete slab on grade, columns, beams, and purlins to preserve the structural integrity of the building. The retention around the surrounding area would be adjusted by

code to accommodate the shed.

Ms. Knysz clarified the address for the building and shed was 707 Northgate Parkway. Mr. Priester clarified that the mailing address of the business was under 567 Northgate, but the storage shed would remain at 707 Northgate Parkway.

Commissioner Hyken asked if only pallets were being stored. Mr. Priester reported that the wood shipping box pallets would be stored in order to protect them. They were used to ship copper tubing back and forth. Commissioner Hyken asked if there would be additional lighting, and Mr. Priester reported that there would not be.

Commissioner Smart asked if part of the area was in a floodplain, and that was why a permit was needed. Mr. Priester confirmed this was the case.

Commissioner Sprague asked what would be stored in the enclosed section of the shed and how it would be accessed. Mr. Priester reported that coils would be in the enclosed section of the shed, and both those and the wood pallets would be accessed with a forklift. He stated that they did not anticipate any issues with MWRD.

Commissioners Kasper, Myer, and Riles had no questions. Chairman Johnson had no questions.

Ms. Knysz read the proposed conditions:

1. Sprinkler coverage for the new outdoor storage shed shall be provided in accordance with the Village's fire code. A separate permit application for the sprinkler system must be submitted to the Fire Prevention Bureau concurrently with the building permit application.
2. An engineering permit through the Public Works Engineering Division shall be required.

The Commissioners had no further questions.

MOTION: Commissioner Hyken moved, seconded by Commissioner Myer, to approve Docket No. PSPMIN25-0008, granting the request for a minor site plan and appearance approval for construction of an outdoor storage shed for Wieland Metals, located at 707 Northgate Parkway.

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.

Ms. Knysz stated that an engineering, a building, and a fire permit would be needed.

7B. Docket No.: PSU25-0008

Applicant: Inspired Learners Academy

Address: 350 E. Dundee Road, to be addressed as 410 E. Dundee Road

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

See Findings of Fact and Recommendation for Docket No. PSU25-0008.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0008, granting the request for special use to permit the operation of a private therapeutic special education school for Inspired Learners Academy.

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.

Commissioner Smart moved, seconded by Commissioner Myer, to close Docket No. PSU25-0008.

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 Sprague moved, seconded by Commissioner Hyken, to approve the Minutes of the Regular Meeting of June 11, 2025 (including Finding of Fact for Docket Nos. PRZ25-0001 and PSU25-0007).

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 Rock N Run the Runway would be on June 28.

Commissioner Riles stated that the Wheeling Area Chamber of Commerce would be hosting their annual golf outing on June 26 at Chevy Chase.

Commissioner Sprague announced that Commissioner Myer celebrated three years as a Planning Commissioner, Commissioner Riles and Hyken celebrated four years, and Chairman Johnson celebrated 16 years.

It was announced that it was Commissioner Kasper's last meeting, and he was thanked for all of his work and his years of service.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to adjourn the meeting at 7:12 p.m. The motion was approved by a voice vote.