Meeting Minutes
Wednesday, July 9, 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, Sprague, Smart, Hyken, and Chairman Johnson. Commissioner Myer was absent with prior notice. Also present was Assistant Director Steve Robles (in place of 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.: PSU25-0009

Applicant: Starvue Field Hockey, LLC

Address: 190 Messner Drive

Request: Request for Special Use to Permit a Recreation and Instruction Facility (Private Field Hockey Skills Training)

The zone was I-3 General Industrial. Mr. Robles reported that the request was for a special-use recreation instructional facility to operate an indoor training facility dedicated to skill development. The field would exclusively be used for training and would not be open to the general public.

Petitioner Patrick Ronan stepped to the podium and was sworn in to provide background on himself, the coach - Katie Beach, and the project. Field hockey was a popular sport on the East Coast, but continued to be a niche sport in the Midwest. In an effort to supplement the practice schedule for girls who played at Windy City, the permit would allow for the utilization of the space for specialized, individual, and small group training. No games or tournaments would be conducted. Poligras was usually played on, and there was only one surface in Illinois. The Poligras surface would be installed, which would level the playing field for the girls who aspired to play at the college level. A minimum of one employee would be on site at all times when the facility was in use, the facility would be exclusively used for training with no unrelated activities, parties, or events, all activities would be conducted within the facility and a Wheeling sign permit would be obtained before any signs were installed. A security system that required key fob access would be installed. There were no proposed changes to the exterior of the building or site.

Commissioner Riles asked what the training process would look like. Mr. Ronan reported that it was a warehouse space, so there were support columns that restricted the use. There would be individual training and small groups of three to five. At most, there would be 10-12 girls and a few coaches working in the area. The facility would be managed and run by Windy City with Ms. Beach and her staff. Commissioner Riles asked about medical attention. Mr. Ronan stated that all of the coaches had the appropriate certifications and training, and an inspection would be done on-site to ensure there were no safety issues. Commissioner Riles asked what the working hours were. Mr. Ronan stated that the hours would primarily be 5:00 PM to 9:00 PM during the weekdays, and it would be used much less in the fall. Commissioner Riles commended Ms. Beach and Mr. Ronan.

Commissioner Sprague asked if it was exclusively for Windy City players. Mr. Ronan stated that there were only two field hockey programs in the area, and it would currently be used only for Windy City players. It would not be an open gym, and no other sports would be allowed because certain shoes could damage the Poligras surface. In terms of subletting the space to another high school, it did not fall within the intended use.

Commissioner Smart asked if the proposal supplemented where the girls already practiced. Ms. Katie Beach was sworn in to provide information. She discussed the challenges, including that turf fields were difficult to find. There were some hours in different spaces used for team training once or twice per week.

Commissioner Hyken had no questions.

Chairman Johnson asked if the columns would be padded. Mr. Ronan confirmed that they would be, and they were in the process of examining modifications that would need to be made, such as caging around the exit signs and padding.

Mr. Robles read the proposed conditions:

1. A minimum of one employee shall be on site at all times.
2. The facility shall be used exclusively for field hockey training. No unrelated activities, parties, or events shall be permitted.
3. All activities shall be conducted entirely within the indoor facility.
4. A Village of Wheeling building sign permit shall be acquired before the

installation of any exterior signage at the subject property that is not an exempt sign.

Mr. Robles stated that a business license would be issued for this type of property, and it would be a club business license. Mr. Ronan confirmed that he had submitted the application to the Village.

The Commissioners had no further questions.

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0009, granting the request for special use to permit a recreation and instruction facility, located at 190 Messner Drive.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

MOTION: Commissioner Hyken moved, seconded by Commissioner Riles, to close Docket No. PSU25-0009.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

7B. **Docket No.:** PSU25-0001

Applicant: Capps Plumbing and Sewer, Inc.

Address: 160 W. Hintz Road

Request: Request for Variation to Permit a Reduction in the Minimum Green Space Requirement from 25% to 15% for Capps Plumbing & Sewer, Inc.

See Findings of Fact and Recommendation for Docket No. PSU25-0001.

Mr. Robles reported that the petitioner was proposing minor site plan improvements to create some additional surface area within the west rear of the property. The area would be for material storage bins and room for maneuvering. It would reduce the site's green space down to 15%, and the minimum required by code was 25%. The site was built under pre-existing regulations and was at 17.5%. Staff reviewed the documents and recommended approval.

Petitioner Joe Capps stepped to the podium and was sworn in. he explained that when they bought the building, they did not meet the code. The retention overflow was on his property, and he spent $10,000 to improve how the area looked. He stated that the yard was very tight and made it difficult to get deliveries in and for trash pickup. He stated that it would be a big issue for them to have the extra space.

Commissioners Hyken and Smart had no questions.

Commissioner Sprague asked about the light poles. Joe Capps stated the concrete blocks would be moved back with an n-loader.

The Commissioners had no further questions.

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0001, granting the request for special use to permit a reduction in the minimum green space requirement from 25% to 15% for Capps Plumbing & Sewer, Inc.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Smart, to close Docket No. PSU25-0001.

On the roll call, the vote was as follows:

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

There being five affirmative votes, the motion was approved.

7C. Docket No.: PSPMIN25-0006

Applicant: Capps Plumbing and Sewer, Inc.

Address: 160 W. Hintz Road

Request: Request for a Minor Site Plan and Appearance Approval for the Construction of Material Storage Bins

Mr. Robles read the proposed conditions:

1. The approval of the minor site plan and appearance was contingent upon the variance petition No. PSU25-0001 to allow for the reduction of the green space.
2. The petitioner shall apply for and receive all necessary Village permits from the Community Development and Engineering divisions prior to starting construction.

The Commissioners had no questions.

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0006, granting the request for a minor site plan and appearance approval for the construction of material storage bins.

On the roll call, the vote was as follows:

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

There being five 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 25, 2025 (including Finding of Fact for Docket No. PSU25-0008).

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

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Mr. Robles reported that there were no public hearings for the next meeting yet.

The Commissioners had no other business.

Chairman Johnson reported that there was still an opening on the Planning Commission if anyone was interested.

10. ADJOURNMENT

MOTION: Commissioner Sprague moved, seconded by Commissioner Hyken, to adjourn the meeting at 7:08 p.m. The motion was approved by a voice vote.