



Meeting Minutes
Wednesday, July 23, 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 July 23, 2025.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners Riles, Myer, 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.: PSPMIN25-0013

Applicant: SMJ International

Address: 910 McHenry Road

Request: Request for a Minor Site Plan & Appearance Approval for the Construction of a New Standby Diesel Generator for an Existing Telecommunications Tower for SMJ International

David Connell from SMJ International, representing T-Mobile, reported that the proposal was to expand the fenced-in compound nine feet to the north and 19 feet east and west. A platform and a backup diesel generator would be installed as well as a 6-foot tall chain link fence. All of the permissions and lease amendments from the landowner were received.

In response to Commissioner Smart's question, Mr. Connell confirmed that it was a backup generator.

Commissioner Sprague raised a concern about the noise affecting the apartments to the east. Mr. Connell stated that it was not typically an issue, and the backup generator would only turn on in instances of power failure. There was no noise mitigation, and no landscaping was affected in the current expansion.

In response to Commissioner Sprague's question, Mr. Connell stated that there was no extra noise mitigation.

Commissioner Sprague asked if there was anything that could be done if there were noise complaints. Ms. Knysz responded that there was currently a lot of existing vegetation between the cell tower compound and the apartments. If there were complaints, citations could be issued per the noise ordinance in the Village Code.

Commissioner Myer stated that the existing vegetation would mitigate any potential noise impacts.

Mr. Connell commented that the access road to the tower is on the east side of the compound. Mr. Connell further stated that in his experience, the carriers and cell tower owners were generally very cooperative when it came to any noise complaints or future mitigation.

Chairman Johnson stated that he spoke to the property owner and the property owner felt that his equipment would make more noise than the proposed generator. Therefore, he was not too concerned about the noise.

In response to Chairman Johnson's question, Mr. Connell responded that the equipment does get tested.

Ms. Knysz read the proposed conditions:

1. The petitioner shall apply for and receive all necessary Village permits from the Community Development Department prior to the installation of the generator, pad, and fencing.
2. A multi-user locking system shall be used for fire department access to the fenced-in area.
3. The height of the proposed fence shall not exceed six feet.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSPMIN25-0013, granting the request for a minor site plan and appearance approval for a new standby diesel generator for an existing telecommunications tower for SMJ International.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Ms. Knysz stated that the general building permit would be needed.

8. APPROVAL OF MINUTES

MOTION: Commissioner Sprague moved, seconded by Commissioner Smart, to approve the

Minutes of the Regular Meeting of July 9, 2025 (including Finding of Fact for Docket Nos. PSU25-0009 and PV25-0001).

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

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Chairman Johnson reported that a new Commissioner, Steve Karl, would be appointed at the August 4th Village Board meeting.

A nominee for the Secretary Pro-Tem was needed since Commissioner Kasper had held that position. Commissioner Myer volunteered to be the Secretary Pro-Tem.

Ms. Knysz reported that there were many incoming projects.

The next meeting will be on August 13th, and an appreciation dinner will be held prior to the meeting for Village Commissioners. The August 27th meeting will be a joint meeting with the Village Board and will be held at Public Works.

Commissioner Sprague stated that the Park District Car Show would be held on Saturday, July 26 from 1:00 – 4:00 PM.

10. ADJOURNMENT

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to adjourn the meeting at 6:44 p.m. The motion was approved by a voice vote.