



Meeting Minutes
Wednesday, September 10, 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 September 10, 2025.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners Karl, Riles, Myer, Hyken, Sprague and Chairman Johnson. Commissioner Smart was absent with prior notice. Also present were 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. CONTINUATION. Docket No.: PSPMIN25-0019

Applicant: Franciscan Communities DBA Addolorata Villa

Address: 555 McHenry Road

Request: Request for a Minor Appearance Approval to Permit a New Monument (Ground) Sign

This item was withdrawn by the petitioner.

7B. Docket No.: PSPMIN25-0020

Applicant: The Greek Joynt

Address: 1190 S. Wolf Road

Request: Request for Minor Building Appearance Approval to Paint the Exterior Façade of an Existing Building.

Ms. Knysz reported that changing the exterior of the building required Minor Building Appearance Approval. The building was currently red-brick, and they planned to do a whitewash on the brick with painted blue trim. The inside of the building and signage already had permits and were moving forward. The trash enclosure would be replaced, and no additional approval was required.

Jim Sellis, the owner of The Greek Joynt, stated that he was happy to answer any questions and discussed that they would be a good addition to the Village of Wheeling.

Commissioner Riles commented that Jim Sellis had done a great job and liked the look of The Greek Joynt. He had no questions.

Commissioner Hyken raised a concern with the accessible parking area and the rough pavement by the front door. Mr. Sellis stated that he would address it with sealcoating. If it could not be addressed due to the weather, it would be the first thing done when the weather was better. Commissioner Hyken asked if the pick-up window would be in use. Mr. Sellis stated that they would propose a drive-thru in the future.

Commissioner Sprague asked what prep work was done for the whitewash of the brick. Mr. Sellis explained that there would be a water-based primer. It would be diluted so the natural brick would show up underneath. Commissioner Sprague asked about the cupola, and Mr. Sellis confirmed that they would take out the wood that was damaged, fix it, and replace it. Commissioner Sprague asked if the dumpster would be moved inside the enclosure. Mr. Sellis confirmed that it would be.

Commissioner Karl had no questions.

Commissioner Myer had no further questions, commented that she was looking forward to the restaurant, and asked about the targeted opening date. Mr. Sellis stated that everything was ready as soon as the permits were received. Everything could be completed within three weeks once approval was received.

Commissioner Sprague commented that it was important to have the best-quality paint.

Ms. Knysz read the proposed condition:

1. A Wheeling Sign Permit shall be required in order to permit any exterior signage to be installed or modified, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.

Commissioner Myer asked if the petitioner would have to return for a special use permit to use the drive-thru. Ms. Knysz reported that the three-month process would not have to be completed to use the drive-thru due to Code changes that were currently in process; only a business license change would be required to use it. He could not use the drive-thru until that time.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSPMIN25-0020, Request for Minor Building Appearance Approval to Paint the Exterior Façade of an Existing Building.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Riles

NAYS: None

ABSENT: Smart

There being six affirmative votes, the motion was approved.

Ms. Knysz noted that no further permits were needed for painting.

- 7C. Docket No.: PSU25-0017**
Applicant: America's Gym
Address: 290 Palatine Road
Request: Request for Special Use Approval to Permit a Recreation and Instruction Facility

See Findings of Fact and Recommendation for Docket No. PSU25-0017.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague to recommend approval for Docket No. PSU25-0017, 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, located at 290 Palatine Road, in accordance with the Petitioner's Project Description Letter prepared by Brian Kurban, dated 8/11/2025, Building Plan prepared by Hague Architecture, Floor Plan prepared by Hague Architecture, dated 7/8/2025, and subject to the following conditions:

1. A building permit from the Community Development Department shall be obtained prior to any interior changes to the facility, as depicted on the Floor Plan prepared by Hague Architecture, dated 7/8/2025.
2. America's Gym shall obtain a new Business License from the Community Development Department prior to commencing operations at the subject location.
3. All activities shall be conducted entirely within the interior of the subject location and principal building.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Riles

NAYS: None

ABSENT: Smart

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to close Docket No. PSU25-0017.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Sprague, Riles

NAYS: None

ABSENT: Smart

There being six affirmative votes, the motion was approved.

- 7D. Docket No.: PSU25-0013**
Applicant: Ala-Carte Entertainment
Address: 317-373 W. Dundee Road
Request: Request for Special Use to Permit the Operation of a Tavern

See Findings of Fact and Recommendation for Docket No. PSU25-0013.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to recommend approval for Docket No. PSU25-0013, 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 the operation of a tavern, located at 373 W. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Mark Hoffman (dated July 28, 2025), Floor Plans prepared by AR-K-TEKS Unlimited, Ltd. (dated 7/21/2025), and subject to the following conditions:

1. Special Use Approval is contingent upon approval of Docket No. PSU25-0016 for operation of an assembly hall (banquet facility).
2. A Wheeling Business License application must be submitted to the Community Development Department prior to any Village Board action of the special use.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Sprague, Hyken, Riles, Myer, Karl

NAYS: None

ABSENT: Smart

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Sprague moved, seconded by Commissioner Myer, to close Docket Nos. PSU25-0013 and PSU25-0016.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Sprague, Hyken, Riles, Myer, Karl

NAYS: None

ABSENT: Smart

There being six affirmative votes, the motion was approved.

- 7E. Docket No.: PSU25-0016**
Applicant: Ala-Carte Entertainment
Address: 317-373 W. Dundee Road
Request: Request for Special Use to Permit the Operation of a Banquet Facility

See Findings of Fact and Recommendation for Docket No. PSU25-0013.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles to recommend approval for Docket No. PSU25-0016, 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 the operation of an assembly use for a banquet facility, located at 373 W. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared

by Mark Hoffman (dated July 28, 2025), Floor Plans prepared by AR-K-TEKS Unlimited, Ltd. (dated 7/21/2025) and subject to the following conditions:

1. Special Use Approval is contingent upon approval of Docket No. PSU25-0013 for the operation of a tavern.
2. All assembly and banquet events shall occur entirely within the interior of the subject building to limit the impacts on the adjacent uses.
3. All entities providing service, including but not limited to food, alcohol, or entertainment, shall have all associated Village of Wheeling Business License, Liquor License, and any other applicable licensing, prior to such services provided.
4. All overhead doors shall be fully closed by 10:00 PM daily. The petitioner may request relief of this time limit on an individual event basis upon the filing of a Special Event Permit with the Community Development Department.
5. A Wheeling Business License application must be submitted to the Community Development Department prior to any Village Board action of the special use.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Sprague, Hyken, Riles, Myer, Karl

NAYS: None

ABSENT: Smart

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Sprague moved, seconded by Commissioner Myer, to close Docket Nos. PSU25-0013 and PSU25-0016.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Sprague, Hyken, Riles, Myer, Karl

NAYS: None

ABSENT: Smart

There being six affirmative votes, the motion was approved.

7F. Docket No.: PSMIN25-0016

Applicant: Ala-Carte Entertainment

Address: 317-373 W. Dundee Road

Request: Request for Minor Building Appearance Approval for Modifications to the Exterior Façade

There were no additional questions from the Plan Commission.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PSMIN25-0016, Request for Minor Building Appearance Approval for Modifications to the Exterior Façade

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

Ms. Knysz reported that the minor building appearance was done, and the Board would review the two special use permits on September 15.

8. APPROVAL OF MINUTES

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve the Minutes of the Regular Meeting of August 13, 2025 (including the Findings of Fact for Docket No. PSU25-0006 and Docket No. PV25-0002).

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz reminded everyone that the next meeting would be in two weeks, with two public hearings.

A ribbon cutting for Taste of Nature at 1111 Wheeling Road was scheduled for September 15th.

10. ADJOURNMENT

MOTION: Commissioner Sprague moved, seconded by Commissioner Myer, to adjourn the meeting at 7:36 p.m. The motion was approved by a voice vote.