



Meeting Minutes
Wednesday, September 24, 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 24, 2025.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners Karl, Riles, Myer, Hyken, Sprague, Smart and Chairman Johnson. 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. Docket No.: PV25-0005

Applicant: PH Wheeling Industrial, LLC and ENH Holdings, LLC

Address: 199 Shepard Avenue

Request: Request for a Variation to Increase the Maximum Building Height from 40' to 46'- ¼".

See Findings of Fact and Recommendation for Docket No. PV25-0005.

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken, to approve Docket No. PV25-005, Request for a Variation to Increase the Maximum Building Height from 40' to 46'- ¼".

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to close the public hearing for Docket No. PV25-005.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- 7B. Docket No.: PSPMAJ24-0003**
Applicant: PH Wheeling Industrial, LLC and ENH Holdings, LLC
Address: 199 Shepard Avenue
Request: Request for a Major Site Plan and Building Appearance Approval for a Building Addition.

See Findings of Fact and Recommendation for Docket No. PSPMAJ24-0003.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSPMAJ24-0003, Request for a Major Site Plan and Building Appearance Approval for a Building Addition.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- 7C. Docket No.: PTA25-0001**
Applicant: Village of Wheeling
Address: Village of Wheeling
Request: Request for Text Amendments to Title 19 – Zoning, Specifically Chapter 19.10.030 – Special Uses to Clarify and Update the Special Use Procedures of the Village of Wheeling.

See Findings of Fact and Recommendation for Docket No. PTA25-0001.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve Docket No. PTA25-0001, Request for Text Amendments to Title 19 – Zoning,

Specifically Chapter 19.10.030 – Special Uses to Clarify and Update the Special Use Procedures of the Village of Wheeling.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to close Docket No. PTA25-0001.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, 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 Hyken, to approve the Minutes of the Regular Meeting of September 10, 2025 (including the Findings of Fact for Docket No. PSU25-0017, PSU25-013, & PSU25-0016).

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Chairman Johnson reported that the Village's Annual Pancake Breakfast would be Saturday, October 4th, from 8 a.m. to 10:30 a.m. On Thursday, October 9th, the Village was holding an active adult expo from 2 p.m. to 4 p.m.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to adjourn the meeting at 7:20 p.m. The motion was approved by a voice vote.