



Meeting Minutes
Wednesday, October 8, 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 October 8, 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 was Village Planner Marcy Knysz, Director of Community Development Ross Klicker 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.: PSU25-0018

Applicant: ZuboTech Lab

Address: 307 S. Milwaukee Ave., Unit 128

Request: Request for Special Use Approval to Permit a Medical Research Laboratory (Dental Lab)

See Findings of Fact and Recommendation for Docket No. PSU 25-0018

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to recommend approval for Docket No. PSU25-0018 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 medical research laboratory, for Ivan Hontarenko/ZuboTech Lab, located at 307 S. Milwaukee Avenue, Unit 128, in accordance with the Petitioner's Project Description Letter, received by the Village on 9/15/2025; Floor Plan and Site Description Exhibit, received by the Village on 9/12/2025.

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 Docket No. PSU25-0018.

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.: PTA25-0002**
Applicant: QuickKill Extermination
Address: 94 Messner Drive
Request: Request for Text Amendments to Title 19, Zoning, of the Wheeling Municipal Code and Associated Sections to Modify Regulations Concerning Building Maintenance Services

Secretary Sprague reported that QuickKill Extermination was seeking text amendments to Title 19, Zoning, to permit building maintenance services. He read the information on text amendments and the related requirements.

Ms. Knysz reported that Staff requested that the docket be continued to November 5, 2025.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to approve continuing Docket No. PTA25-0002, Request for Text Amendments to Title 19, Zoning, of the Wheeling Municipal Code and Associated Sections to Modify Regulations Concerning Building Maintenance Services, to the meeting on November 5, 2025.

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.: PSPMAJ25-0003

Applicant: Cinergy

Address: 401 W. Dundee Road

Request: Request for Major Appearance Approval to Modify the West Exterior Building Façade of Cinergy to Allow for a Permanent Art Installation

See Findings of Fact and Recommendation for Docket No. PSPMAJ25-0003

MOTION: Commissioner Myer moved, seconded by Commissioner Karl to recommend approval for Docket No. PSPMAJ25-0003, recommending major Appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to modify the west exterior building façade of Cinergy to allow for a permanent art installation, located at 401 W. Dundee Road, subject to the following condition:

1. The final design will be approved by the Village Board and the property owner.

On the roll call, the vote was as follows:

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

NAYS: Chairman Johnson

ABSENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

MOTION: Commissioner Sprague moved, seconded by Commissioner Myer, to approve the Minutes of the Regular Meeting of September 24, 2025 (including the Findings of Fact for Docket Nos. PV25-0005, PSPMAJ24-0003, & PTA25-0001).

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: None

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Chairman Johnson reported that Indian Trails Library was having their used book sale from 10 a.m. to 2 p.m. on Saturday, October 11.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to adjourn the meeting at 7:02 p.m. The motion was approved by a voice vote.