



Meeting Minutes
Wednesday, October 22, 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 22, 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.: PSMIN25-0023

Applicant: Forge Gym, Inc.

Address: 31 N. Wolf

Request: Request for Minor Appearance Approval for Changes to the Exterior Façade.

Ms. Knysz presented the before and after pictures and noted that they were seeking approval after the change.

Ms. Knysz read the conditions:

1. The east façade of the building shall be painted to match the other recently painted facades of the building, no later than April 22, 2026.
2. The trash enclosure shall be power-washed and then painted to match the new color scheme of the building, no later than April 22, 2026.
3. 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.

Pavlo Derbedyenyev stepped to the podium. He agreed to the proposed conditions.

Commissioner Sprague asked why the painting was done prior to receiving approval. Pavlo Derbedyenyev stated that he had been unaware.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve Docket No. PSMIN25-0023, Request for Minor Building Appearance Approval for Changes to the Exterior Façade.

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.: PSU25-0014

Applicant: Wheeling Tobacco, LLC

Address: 1053 Lake Cook Road

Request: Request for Special Use Approval to Permit a Tobacco Retail Establishment

See Findings of Fact and Recommendation for Docket No. PSU25-0014.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PSU25-0014, Request for Special Use Approval to Permit a Tobacco Retail Establishment.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion failed.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to close the public hearing for Docket No. PSU25-0014, Request for Special Use Approval to Permit a Tobacco Retail Establishment.

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 passed.

7C. Docket No.: PV25-0007

Applicant: Gene's Village Towing

Address: 1290 Peterson Drive

Request: Request for a Variation to Reduce the Minimum Required Side Yard Setback on the North Property Line from 17 Feet to 0 Feet

See Findings of Fact and Recommendation for Docket No. PV25-0007.

MOTION: Commissioner Karl moved, seconded by Commissioner Smart, to approve Docket No. PV25-0007, Request for a Variation to Reduce the Minimum Required Side Yard Setback on the North Property Line from 17 Feet to 0 Feet.

On the roll call, the vote was as follows:

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

There being two affirmative votes, the motion failed.

MOTION: Commissioner Smart moved, seconded by Commissioner Hyekn, to approve closing the public hearing for Docket No. PV25-0007, Request for a Variation to Reduce the Minimum Required Side Yard Setback on the North Property Line from 17 Feet to 0 Feet.

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 passed.

7D. Docket No.: PSPMAJ25-0004

Applicant: Gene's Village Towing

Address: 1290 Peterson Drive

Request: Request for a Major Site Plan and Building Appearance Approval to Permit a Building Addition

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PSPMAJ25-0004, Request for a Major Site Plan and Building Appearance Approval to Permit a Building Addition.

On the roll call, the vote was as follows:

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

There being one affirmative vote, the motion failed.

7E. Docket No.: PSU25-0020

Applicant: Motivated Learners, LLC

Address: 712 & 714 S. Milwaukee Avenue

Request: Request for Special Use Approval to Permit the Operation of a Specialized Daycare Center

It was reported that the items for Motivated Learner's, LLC would continue at the November 5th Plan Commission meeting.

Secretary Sprague read the public hearing statements for the request for special use approval to permit the operation of a specialized daycare center, the request for the variation to permit a reduction in the required fence height from six feet to four feet and to permit the use of an alternative fence material. He read the information related to special use approval and variation.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to continue Docket Nos. PSU25-0020, PV25-0008, and PSPMIN-0035 to the November 5, 2025, Plan Commission meeting.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7F. Docket No.: PV25-0008

Applicant: Motivated Learners, LLC

Address: 712 & 714 S. Milwaukee Avenue

Request: Request for a Variation to Permit a Reduction in the Required Fence Height from 6 Feet to 4 Feet and to Permit the Use of an Alternative Fence Material (Chain Link) in Place of a Solid Fence Associated with the Relocation of an Unpermitted Playground

See above

7G. Docket No.: PSMPMIN24-0035

Applicant: Motivated Learners, LLC

Address: 712 & 714 S. Milwaukee Avenue

Request: Request for a Minor Site Plan and Appearance Approval Related to an Unpermitted Playground

See above.

8. APPROVAL OF MINUTES

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve the Minutes of the Regular Meeting of October 8, 2025 (including the Findings of Fact for Docket Nos. PSU25-0018 and PSPMAJ25-0003).

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

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz reported that there were currently eight items on the agenda for November 5th.

Everyone was reminded that the Wheeling Park District Day of the Dead Run was on Sunday, October 26. Taste of the Town was on October 29 from 5:00 p.m. to 8:00 p.m.

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.