

**MINUTES OF THE REGULAR MEETING
PLAN COMMISSION
VILLAGE OF WHEELING
BOARD ROOM - 2 COMMUNITY BOULEVARD
COOK AND LAKE COUNTIES, WHEELING, IL
WEDNESDAY, NOVEMBER 19, 2025**

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Changes to the Agenda**

5. **Citizen Concerns and Comments**

Members of the public may address the Commission with comments regarding issues relevant to Commission business. No citizen shall speak for more than five minutes without consent of the Commission. Members of the general public who wish to address the Commission must sign the request to speak form prior to the commencement of the public meeting.

6. **Consent Items**

7. **Items for Review**

- A. Docket No. PSU25-0021, Request for Special Use Approval to Permit a Snow Plow Contractor Business for DGO Premium Services, Co. (952 Seton Court). **PUBLIC HEARING**

MOTION: Recommend approval of Docket No. PSU25-0021, 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 snow plow contractor business for DGO Premium Services, Co., located at 952 Seton Court, in accordance with the Petitioner's Project Description Letter received by the Village 9/24/2025 and Floor Plan, received by the Village 10/7/2025, and subject to the following conditions:

1. All materials and equipment shall be located inside the building as shown on the Floor Plan, received 10/7/2025.
2. All vehicle parking, including employee vehicles and fleet vehicles, shall occur entirely on paved surfaces; parking on grass or unpaved areas anywhere on the subject site is prohibited.
3. Any repair shall be limited to the petitioner's fleet vehicles or equipment, which all work shall be conducted indoors.
4. Outdoor storage of materials is not permitted.
5. Any trash bins and dumpsters shall be stored within the building at all times, except for a limited period for scheduled refuse collection.
6. Trailers are not permitted to be parked or stored within the parking lot or elsewhere on the property.
7. Vehicles are not permitted to be double parked anywhere at the subject property.
8. The maximum number of company/fleet vehicles permitted to be parked and/or stored within the off-street parking areas of the subject property shall not exceed seven (7) at any given time, with a maximum of five (5) vehicles allowed to remain parked overnight.

- B. Docket No. PSU25-0023, Request for Special Use Approval to Permit a Gaming Establishment for Bonnie's (31 N. Elmhurst Road). **PUBLIC HEARING**

- C. Docket No. PV25-0009, Request for a Variation to Permit an Increase in the Maximum Sign Area for a Blade Sign on the East Facade from 14.4 Sq. Ft. to 29.5 Sq. Ft. for Finn McCool's Irish Pub & Moretti's Unique

Events (373 W. Dundee Road). **PUBLIC HEARING**

- D. Docket No. PV25-0010, Request for a Variation to Permit a Wall Sign on a Non-Permitted Facade on the North Facade of the Building for Finn McCool's Irish Pub & Moretti's Unique Events (373 W. Dundee Road). **PUBLIC HEARING**
- E. Docket No. PV25-0011, Request for a Variation to Permit an Awning/Canopy Sign on a Non-Permitted Facade on the West Facade of the Building for Finn McCool's Irish Pub & Moretti's Unique Events (373 W. Dundee Road). **PUBLIC HEARING**
- F. Docket No. PV25-0012, Request for a Variation to Permit a Wall Sign to Project Above the Roofline of a Building on the North Facade of the Building for Finn McCool's Irish Pub & Moretti's Unique Events (373 W. Dundee Road). **PUBLIC HEARING**
- G. Docket No. PV25-0013, Request for a Variation to Permit a Cabinet Wall Sign on the North Facade of the Building for Finn McCool's Irish Pub & Moretti's Unique Events (373 W. Dundee Road). **PUBLIC HEARING**

8. **Approval of Minutes**

- A. Approval of Minutes of the Regular Meeting of November 5, 2025 (including the Findings of Fact for Docket Nos. PSU25-0022 and PTA25-0002) .

9. **Other Business**

10. **Adjournment**

Special Use Request for Building Maintenance Contractor Business & Snow Plow Contractor's Storage Yard)



Front Entrant to Business

Special Use Request for Building Maintenance Contractor Business & Snow Plow Contractor's Storage Yard)



DGO Parking Spaces

Special Use Request for Building Maintenance Contractor Business & Snow Plow Contractor's Storage Yard)



DGO Parking Spaces



Subject: Cover Letter

On behalf of **DGO Premium Services Co**, I am pleased to provide this cover letter describing our proposed business operations. Please find the requested information below:

Business Description

DGO Premium Services Co provides **mobile power washing and snow removal services**. We specialize in servicing **automotive dealerships/powerwashing, municipalities/snow removal**, delivering reliable and professional maintenance solutions directly at our clients' locations. Customers receive our services entirely at their locations: no customer visits are required at our facility. Scheduling, billing, and customer support are managed through our office, while the actual work is performed in the field by our service teams.

Hours of Operation

Our standard hours are **Monday through Friday, 9:00 AM – 4:00 PM**.

Number of Employees

Currently, our team consists of **12 full-time employees** and **4 part-time employees**.

List of Services

- Mobile Power Washing for dealerships.
- Snow Plowing and Removal for municipalities.

Business Vehicles

Vehicle Type	Quantity	Stay Overnight
Pick Up Truck	7	3
Box Truck	3	3
Semi-Truck	0	0
Van Equipment	1	1

I wanted to provide clarification regarding our vehicles. We currently have a total of 11 **vehicles**, however, only **7 remain overnight in the warehouse**, (1 OPEN TRAILER-1 CLOSE TRAILER ARE IN THE BACK)

Preparer Information

Prepared by: **Luis Olaguez**

Title: President

Phone: **224-578-8648**

Email: lolaguezd@gmail.com

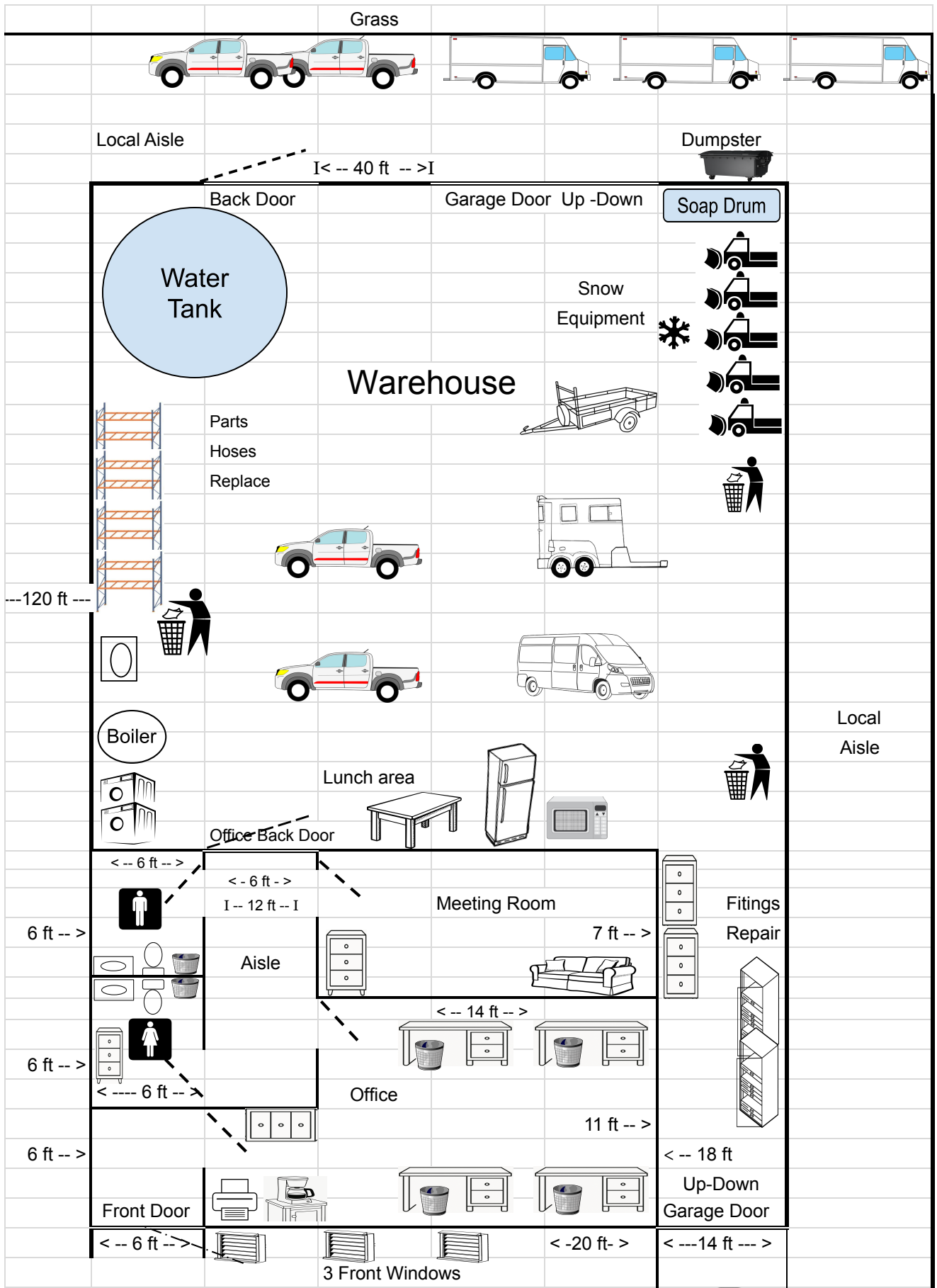
We look forward to the opportunity to serve the community with our professional services. Please do not hesitate to contact me with any questions or requests for additional information.




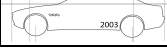
Sincerely,



Luis Olaguez
President

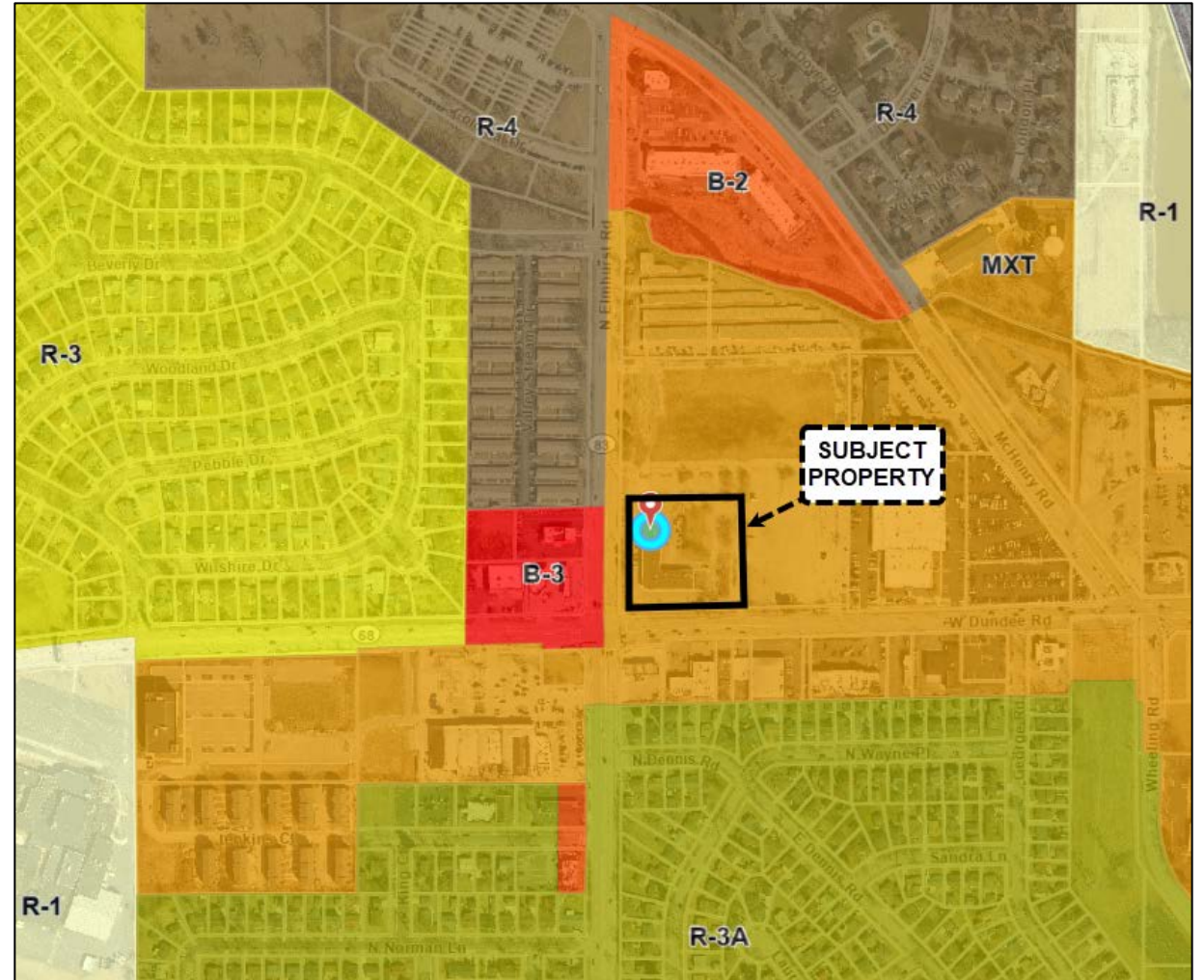
DGO Premium Services Co



			< -26 ft- >				
							
							
							



Location Map



Zoning Map



Front of Proposed Business Location facing Southeast.

BONNIE'S

October 8, 2025

Village of Wheeling
2 Community Boulevard
Wheeling, IL 60090

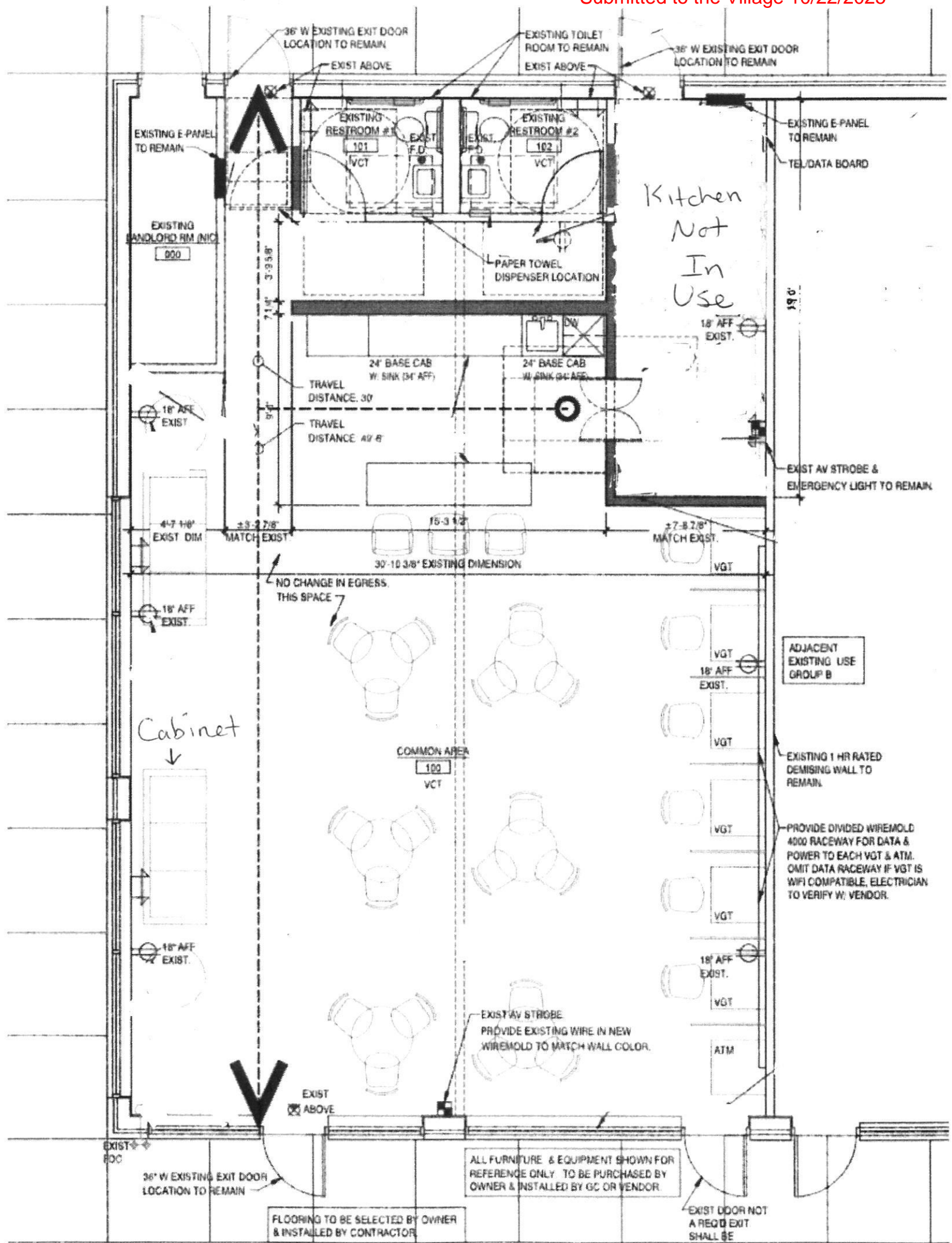
Bonnie's is applying for a special use permit to allow it to operate as a video gaming cafe at 31-33 N Elmhurst Road, the previous location of Moe's Cafe. We intend to offer an exciting gaming experience to the local community and become a safe gathering place where local residents can meet to socialize and have fun while playing the most modern slot machines in Illinois. We pride ourselves on providing a clean, safe environment for our customers and employees.

We will serve complimentary sodas in cans and/or bottles including Coke and Pepsi products. Bottled water will also be complimentary. We will offer complimentary snacks such as candy, nuts, goldfish, and chips. For those patrons who would like to purchase alcohol, we sell alcoholic beverages with a variety of beers and wines.

Bonnie's will have 6 seating tables with 2-3 chairs per table for patrons and 6 video gaming terminals. The hours of operation will be 9 am to 2 am (or based on Village requirements), 7 days a week. Bonnie's will hire 2-4 employees, including 1-2 managers and 1-2 employees. 1 employee will be on site at a time. The site has ample parking and will not require any parking variance. Bonnie's will be placing a sign on the exterior of the building after necessary permits are obtained.

We look forward to meeting members of the community to socialize and have fun while playing Illinois' newest gaming machines.

Bonnie Singer
President of Bonnie's Gaming, Corp.
850 Checker Drive
Buffalo Grove, IL 60089
(847) 334-4003
bonnie_singer@comcast.net



EXISTING E-PANEL TO REMAIN

36" W EXISTING EXIT DOOR LOCATION TO REMAIN

EXISTING TOILET ROOM TO REMAIN
EXIST ABOVE

36" W EXISTING EXIT DOOR LOCATION TO REMAIN

EXISTING E-PANEL TO REMAIN
TEL/DATA BOARD

EXISTING PANOLOHD RM (NIC) 000

EXISTING RESTROOM #1 101
VCT

EXIST F.D.

EXISTING RESTROOM #2 102
VCT

Kitchen Not In Use

PAPER TOWEL DISPENSER LOCATION

18" AFF EXIST.

24" BASE CAB W/ SINK (34" AFF)

24" BASE CAB W/ SINK (34" AFF)

TRAVEL DISTANCE 30'

TRAVEL DISTANCE 40' 8"

EXIST AV STROBE & EMERGENCY LIGHT TO REMAIN

18" AFF EXIST.

4'-7 1/8" EXIST DIM

±3'-2 7/8" MATCH EXIST.

±7'-8 7/8" MATCH EXIST.

15'-3 1/2"

30'-10 3/8" EXISTING DIMENSION

VGT

NO CHANGE IN EGRESS THIS SPACE

ADJACENT EXISTING USE GROUP B

Cabinet

VGT

18" AFF EXIST.

VGT

EXISTING 1 HR RATED DEMISING WALL TO REMAIN

COMMON AREA 100
VCT

VGT

PROVIDE DIVIDED WIREMOLD 4000 RACEWAY FOR DATA & POWER TO EACH VGT & ATM. OMIT DATA RACEWAY IF VGT IS WIFI COMPATIBLE. ELECTRICIAN TO VERIFY W/ VENDOR.

VGT

18" AFF EXIST.

VGT

18" AFF EXIST.

VGT

ATM

EXIST AV STROBE
PROVIDE EXISTING WIRE IN NEW WIREMOLD TO MATCH WALL COLOR.

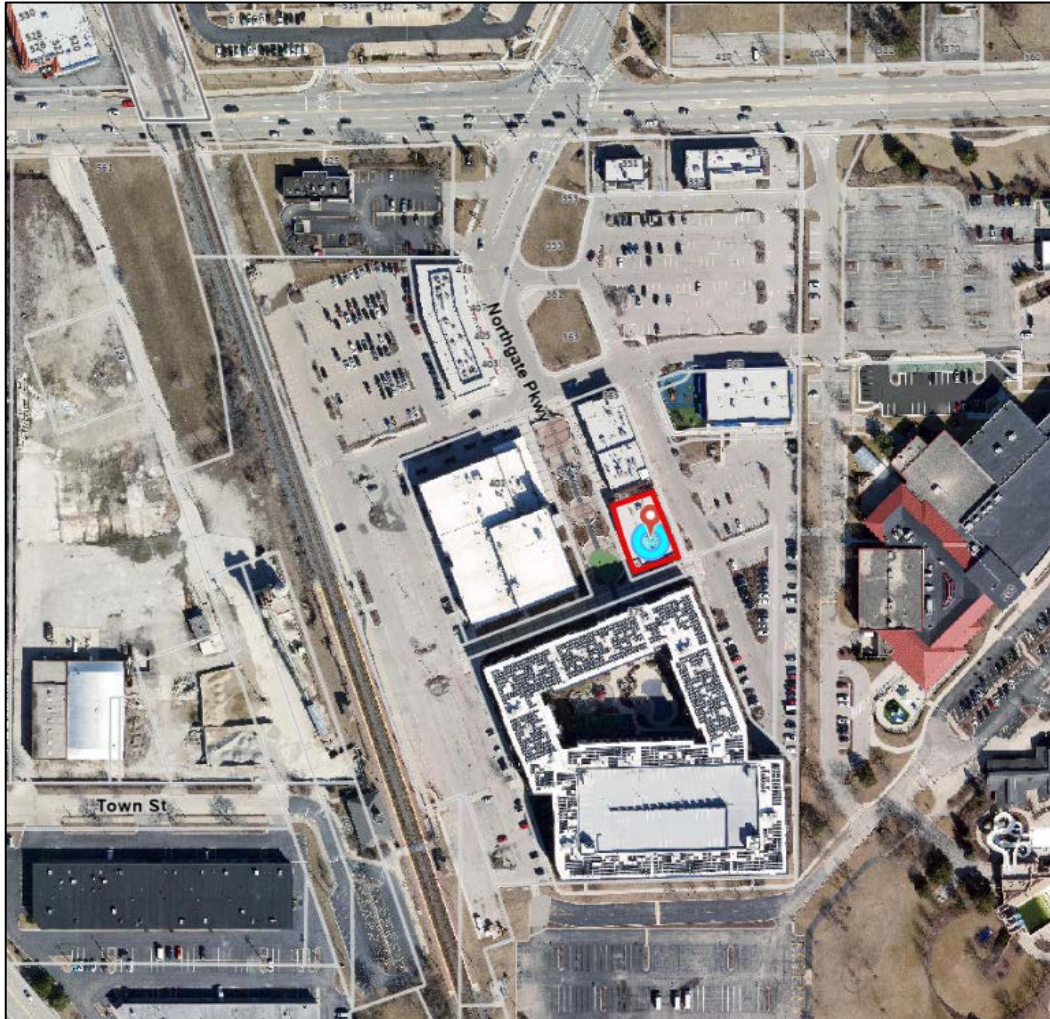
EXIST ABOVE

36" W EXISTING EXIT DOOR LOCATION TO REMAIN

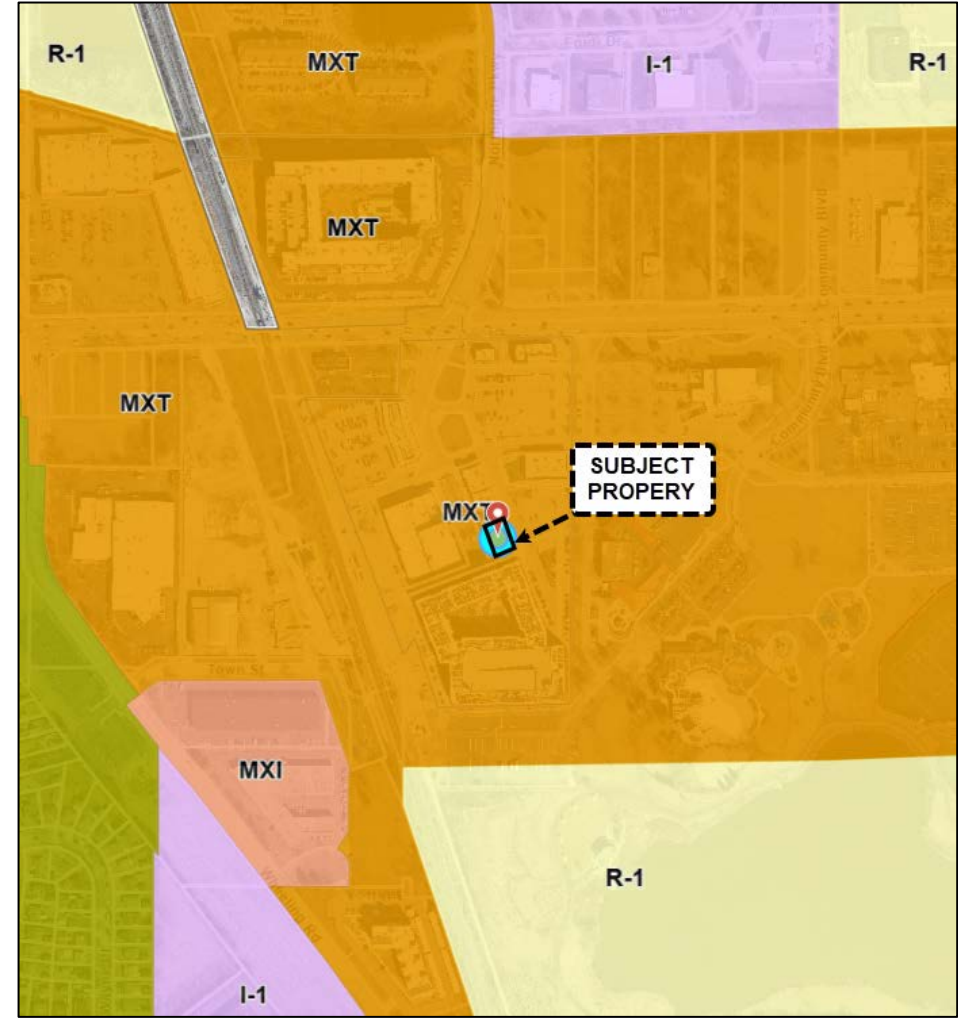
ALL FURNITURE & EQUIPMENT SHOWN FOR REFERENCE ONLY TO BE PURCHASED BY OWNER & INSTALLED BY GC OR VENDOR.

FLOORING TO BE SELECTED BY OWNER & INSTALLED BY CONTRACTOR

EXIST DOOR NOT A REQD EXIT SHALL BE LATER



LOCATION MAP



ZONING MAP



East façade, proposed location for Blade Sign.



Southwest corner of building, location for canopy sign.



North side of the building, location for wall sign extending above roofline.



ALA CARTE ENTERTAINMENT

CORPORATE OFFICES

2330 HAMMOND DR. SUITE G
SCHAUMBURG, IL 60173

TEL: (847) 303-4400 FAX: (847) 303-0112

BELLA NAPOLI WOODFIRED PIZZA

BELLAWOODFIRED.COM

1540 N. ROSELLE RD, SCHAUMBURG, IL 60195
(847) 519-7555

CHANDLER'S

CHANDLERSCHOPHOUSE.COM

401 N. ROSELLE RD, SCHAUMBURG, IL 60194
(847) 885-9009

DRINK

DRINKNIGHTCLUB.COM

871 E. ALGONQUIN RD, SCHAUMBURG, IL 60173
(847) 397-3100

FAMOUS FREDDIE'S ROADHOUSE

FAMOUSFREDDIESROADHOUSE.COM

510 S. PARK AVE, FOX LAKE, IL 60020
(847) 587-9677

FINN MCCOOL'S

IRISH SPORTS PUB

FINNMCCOOLSPUB.COM

1941 E. ALGONQUIN RD, SCHAUMBURG, IL 60173
(847) 303-5100

**LP'S T.A.P. HOUSE
& THE LOFT**

LPSTAPHOUSE.COM

2251 N. LINCOLN AVE, CHICAGO, IL 60614
(773) 348-5100

MORETTI'S

MORETTISRESTAURANTS.COM

TWELVE LOCATIONS

128 S. WOOL ST, BARRINGTON, IL 60010
(847) 469-1300

1175 W. LAKE ST, BARTLETT, IL 60103
(630) 837-4992

6500 S CENTRAL AVE, BEDFORD PARK, IL 60638
(773) 974-7774

6727 N. OLMSTED AVE, EDISON PARK, IL 60631
(773) 631-1223

2300 BUSHWOOD DR, ELGIN, IL 60124
(847) 303-4444

164 S. ROUTE 12, FOX LAKE, IL 60020
(847) 973-1800

2475 W. HIGGINS RD, HOFFMAN ESTATES, IL 60169
(847) 885-0400

220 N. RANDALL RD, LAKE IN THE HILLS, IL 60156
(847) 854-7220

6415 DEMPSTER ST, MORTON GROVE, IL 60053
(847) 469-1200

1799 S. BUSSE RD, MOUNT PROSPECT, IL 60056
(847) 593-2200

9519 W. HIGGINS RD, ROSEMONT, IL 60018
(847) 692-6600

1893 WALDEN OFFICE SQUARE

SCHAUMBURG, IL 60173

(847) 397-4200

SNUGGERY RIVER ROADHOUSE

SNUGGERYMCHENRY.COM

801 N. RIVER RD, MCHENRY, IL 60050
(815) 578-9600

MORETTI'S UNIQUE EVENTS

MORETTISEVENTS.COM

2525 W. HIGGINS RD, HOFFMAN ESTATES, IL 60169
(847) 519-7575

October 24, 2025

Village of Wheeling Plan Commission,

Ala Carte Entertainment has presented a sign package for 373 W. Dundee Road Finn McCool's & Moretti's Unique Events prepared by Omega Sign & Lighting, Inc. for preliminary review by staff on October 14th. The Staff review came back with comments on the signs presented with the following Variances that would be needed:

1. Other than projecting box signs, prohibited cabinet wall signs without individual letters require a variance review.
2. Signs are not allowed above the roofline of the building. North Wall sign also slightly exceeds 1.5 square feet per lineal feet of North wall length. Two Variance reviews needed.
3. Canopy sign size shall have maximum area 1.5 sq. ft. per lineal feet of canopy. Variance review needed.
4. Projecting sign is allowed up to 10% of the applicable wall sign area based on length of wall it is mounted from. Variance review needed.

We have prepared an A-8 Sign Variance Response sheet for each of these items for your review that address the hardships that created the need for different viewpoints from the basic generic Wheeling sign code for normal building conditions.

The building at 371 & 373 W. Dundee Road housed former failed businesses Mia's Cantina & Arctic Spoon. These didn't do well due to the setback and hidden nature of the location. There are also obstruction hardships especially during the Tuesday Night Markets tent setups and being behind Moretti's. The proposed North Facade sign, still somewhat hidden, is of a size and elevated height that solves that hardship. The East sign needs to project for visible exposure from the North roadways and is proposed to be a similar size as the one for Moretti's further to the North. Mia's Cantina had two large signs on the East and West Facades that were larger than Ala Carte proposes. Arctic Spoon had three Cabinet-type signs with script lettering on East, North & West Brick walls near where Ala Carte is only proposing one similar-sized logo sign but elevated higher than the obstructions above the roof coping but much less above the roof than the huge vertical Cinergy sign is. Therefore these proposed signs are less intrusive to the neighboring buildings than what was there previously. Visible distance and obstructions need special allowances for this hidden building setback nearly 1,000 feet from Dundee Road to generate an acceptable marketable exposure. I'm sure the Village of Wheeling feels the success of Wheeling Town Center is vital to be a go-to destination for the enjoyment of it's residents and to bring in tax dollars from the surrounding community. The signage proposed utilizes the Corporate Logo for the established "Finn McCool's" brand so the signage should reflect that. The proposed Canopy sign on the Southwest corner is the only place a sign can be seen from the distant Train Station and West Parking Lot between Cinergy & the apartment building. That is the only sign that is proposed facing West.

Sincerely,

Mark Hoffmann
Ala Carte Entertainment



P1	DOUBLE FACE FLAG MOUNTED SIGN - EAST ELEVATION	SHEETS 2,3
E	LOGO CABINET SIGN - WEST ELEVATION	SHEETS 2,4,
F	LOGO CABINET SIGN - ABOVE ROOF LINE NORTH ELEVATION	SHEETS 2,5



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630.237.4397
OMEGASIGNCHICAGO.COM

**Moretti's
Unique Events
& Finn Mcools**
Wheeling Town Center
Wheeling, 60090

Date	10/02/25
Acct. Executive	Sam Menna
Sheet #	001
△ Revision Number	Date
1	00/00/00
2	10/08/25
3	10/14/25
4	
5	
6	
Drawn By	D.Townson

****For Design Intent Only****
SQC # 251409-03

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	modify
Cust. Approval	Date
Signature	modify
Landlord Approval	Date

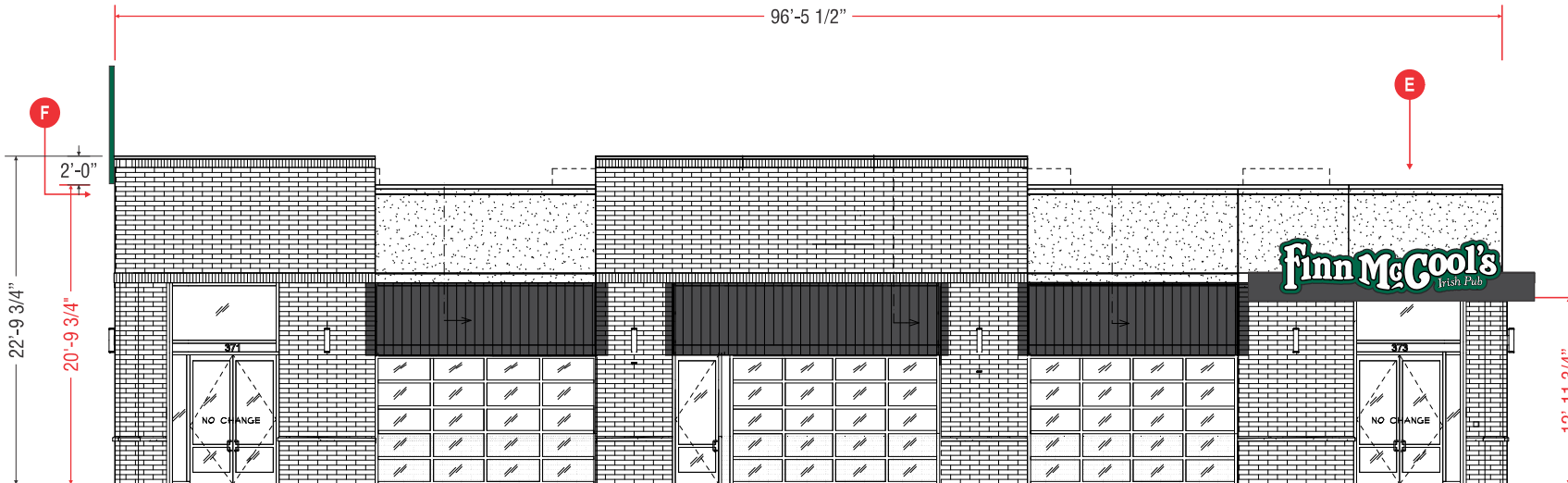
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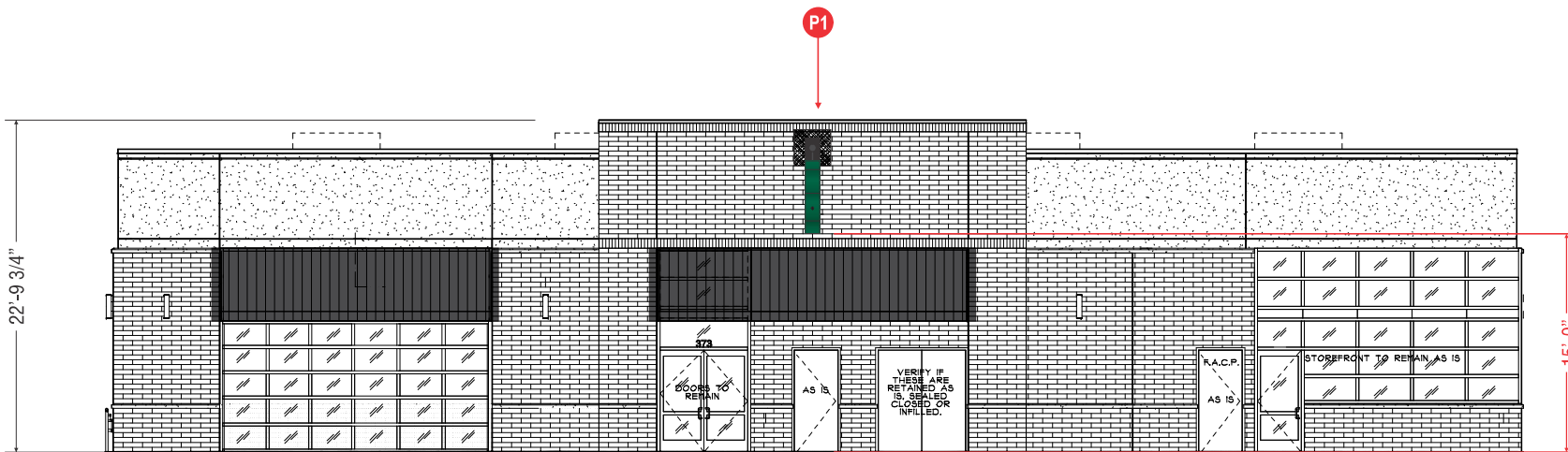


ELECTRICAL NOTES
Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

- Each Sign Must Have:**
1. A minimum of One(1) dedicated 120V 20A circuit.
 2. Junction box installed within Six(6) feet of Sign.
 3. Three Wire: Line, Ground, and Neutral.



WEST ELEVATION 1/8" = 1'



EAST ELEVATION 1/8" = 1'

**Moretti's
Unique Events
& Finn Mcools**
Wheeling Town Center
Wheeling, 60090

Date	10/02/25
Acct. Executive	Sam Menna
Sheet #	002
△ Revision Number	Date
1	00/00/00
2	10/08/25
3	10/14/25
4	
5	
6	
Drawn By	D.Townson

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Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	_____ Date
Cust. Approval	_____ Date
Signature	_____ Date
Landlord Approval	_____ Date

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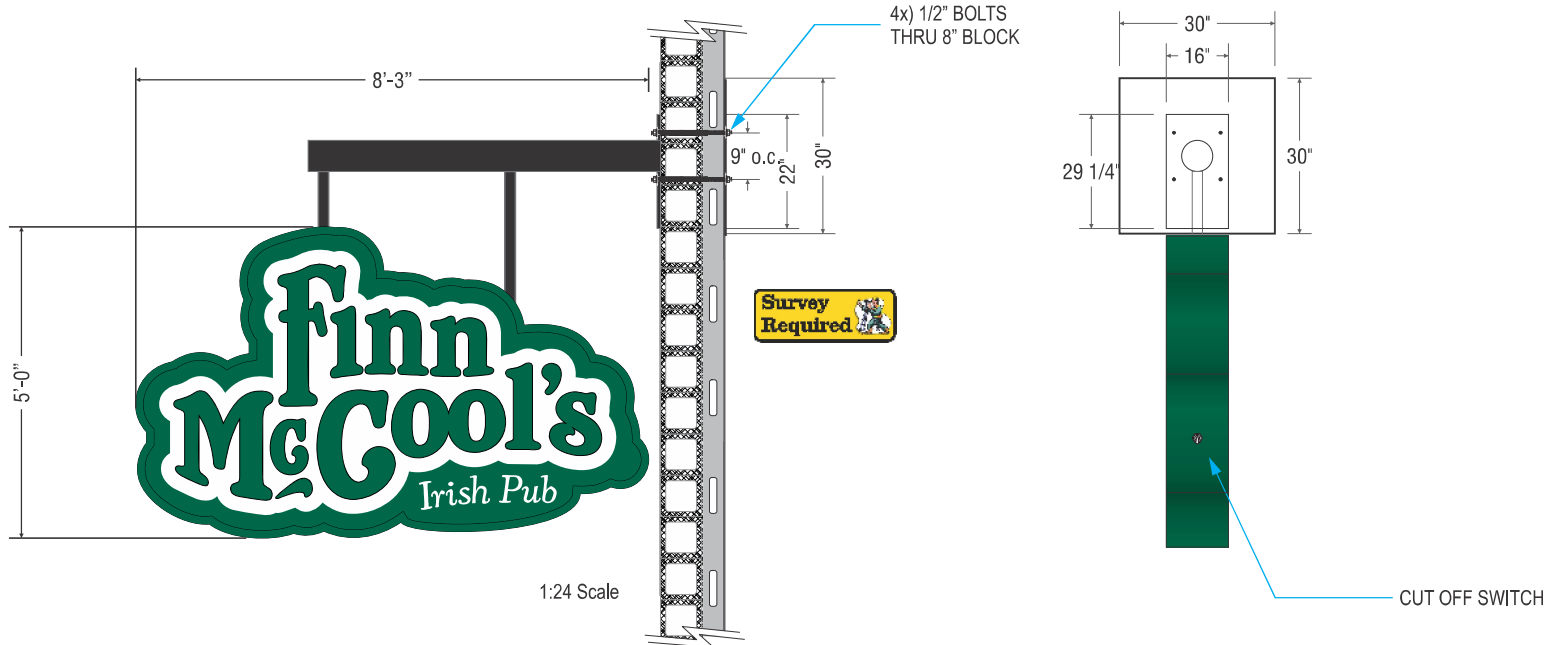
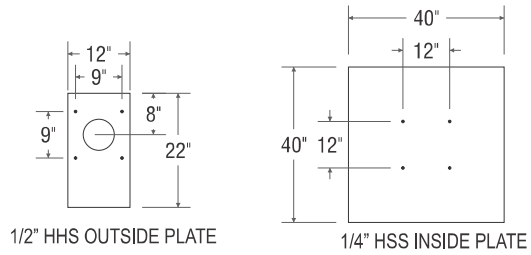
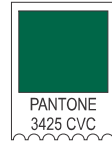
P1 QTY(1x) S/F FLAG MOUNTED SIGN - EAST ELEVATION

29.5 SQ. FT.

Quantity: 1
 O.A.H.: 5'-0"
 O.A.W.: 8'-3"
 Face: Polycarbonate
 - Face-Lit
 Returns: Aluminum / Painted PMS 3425
 Vinyl: PMS 3425

Illumination: Internal LED
 Face-Lit Polycarbonate

Notes: Single Face / NO Copy or Illumination
 Facing the Apartment Building



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**Moretti's
 Unique Events
 & Finn Mcools**
 Wheeling Town Center
 Wheeling, 60090

Date	10/02/25
Acct. Executive	Sam Menna
Sheet #	003
△ Revision Number	Date
△ 1	00/00/00
△ 2	10/08/25
△ 3	10/14/25
△ 4	
△ 5	
△ 6	
Drawn By	D.Townson

****For Design Intent Only****
SQC # 251409-03

PERMIT INFO	
Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	month/year
Cust. Approval	Date
Signature	month/year
Landlord Approval	Date

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Each Sign Must Have:

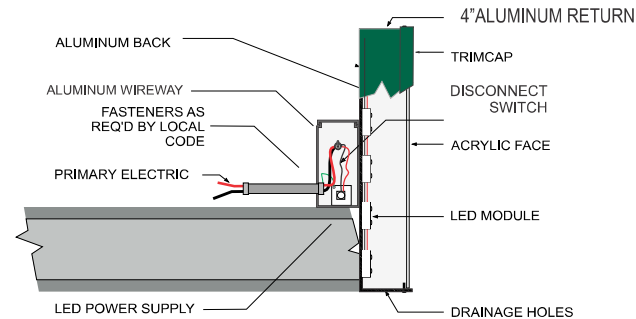
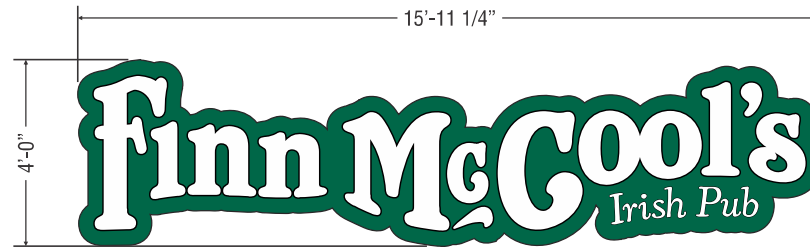
1. A minimum of One(1) dedicated 120V 20A circuit.
2. Junction box installed within Six(6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.

E CHANNEL LETTER STYLE LOGO CABINET

Quantity: 1
 O.A.H.: 4'-0"
 O.A.W.: 15'-11 1/4"
 Face: Polycarbonate = Face-Lit
 Returns: Aluminum / Painted Green
 Vinyl: Vinyl Color PMS 3425
 Illumination: Internal LED & Power Supply



Notes: Raceway mounted above existing canopy.
 41.49 SQ. FT.



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**Moretti's
 Unique Events
 & Finn Mcools**
 Wheeling Town Center
 Wheeling, 60090

Date	10/02/25
Acct. Executive	Sam Menna
Sheet #	004
△ Revision Number	Date
1	00/00/00
2	10/08/25
3	10/14/25
4	
5	
6	
Drawn By	D.Townson

****For Design Intent Only****
 SQC # 251409-03

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Signature	initials
Cust. Approval	Date
Signature	initials
Landlord Approval	Date

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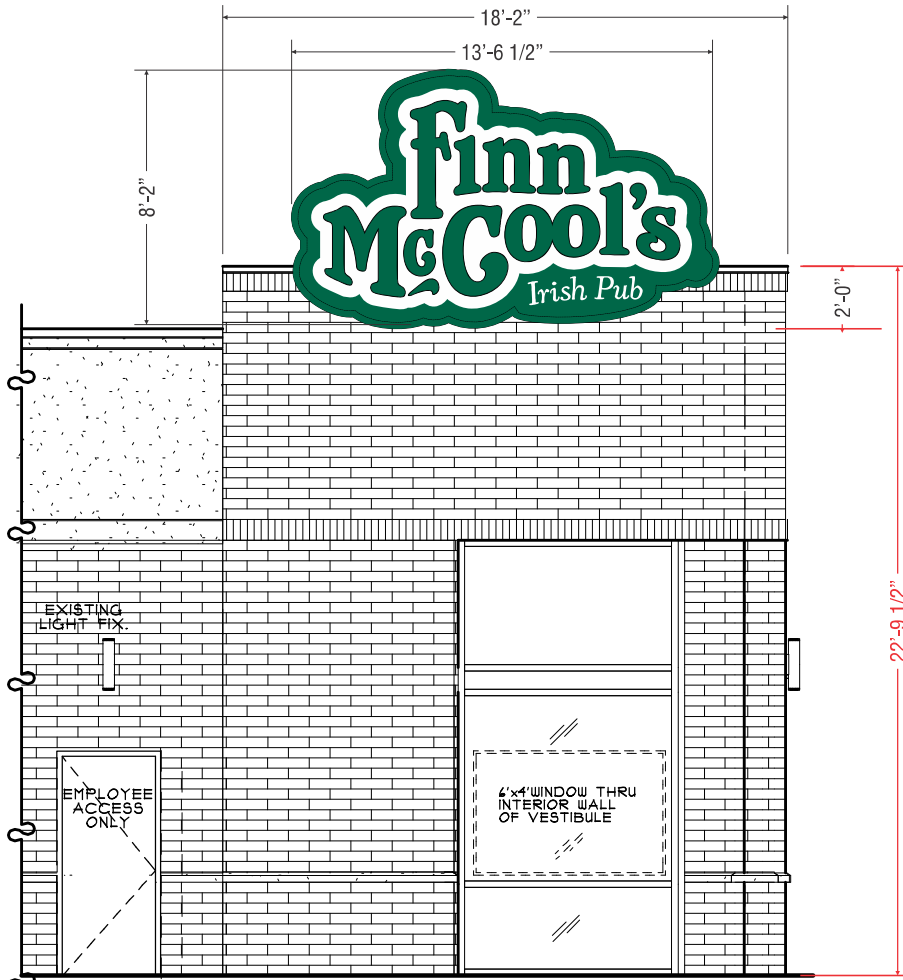
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3. Three Wire: Line, Ground, and Neutral.

F QTY(1) ILLUMINATED S/F CONTOUR CABINET @ NORTH COURTYARD ROOFLINE

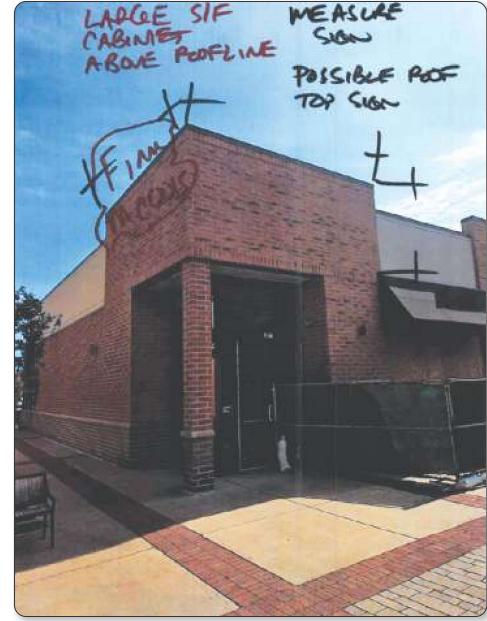


PARTIAL NORTH ELEVATION

SCALE 1/4" = 1'-0"

Quantity: 1
 O.A.H.: 8'-2"
 O.A.W.: 13'-6 1/2"
 Face: Polycarbonate = Face-Lit
 Trim: Aluminum / Painted Green
 Returns: Aluminum / Painted Green
 Vinyl: Vinyl Color PMS 3425
 Illumination: Internal LED & Power Supply

Notes: 72.92 SQ. FT.



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**Moretti's
 Unique Events
 & Finn Mcools**
 Wheeling Town Center
 Wheeling, 60090

Date	10/02/25
Acct. Executive	Sam Menna
Sheet #	005
△ Revision Number	Date
1	00/00/00
2	10/08/25
3	10/14/25
4	
5	
6	
Drawn By	D.Townson

****For Design Intent Only****
SQC # 251409-03

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	initials
Cust. Approval	Date
Signature	initials
Landlord Approval	Date

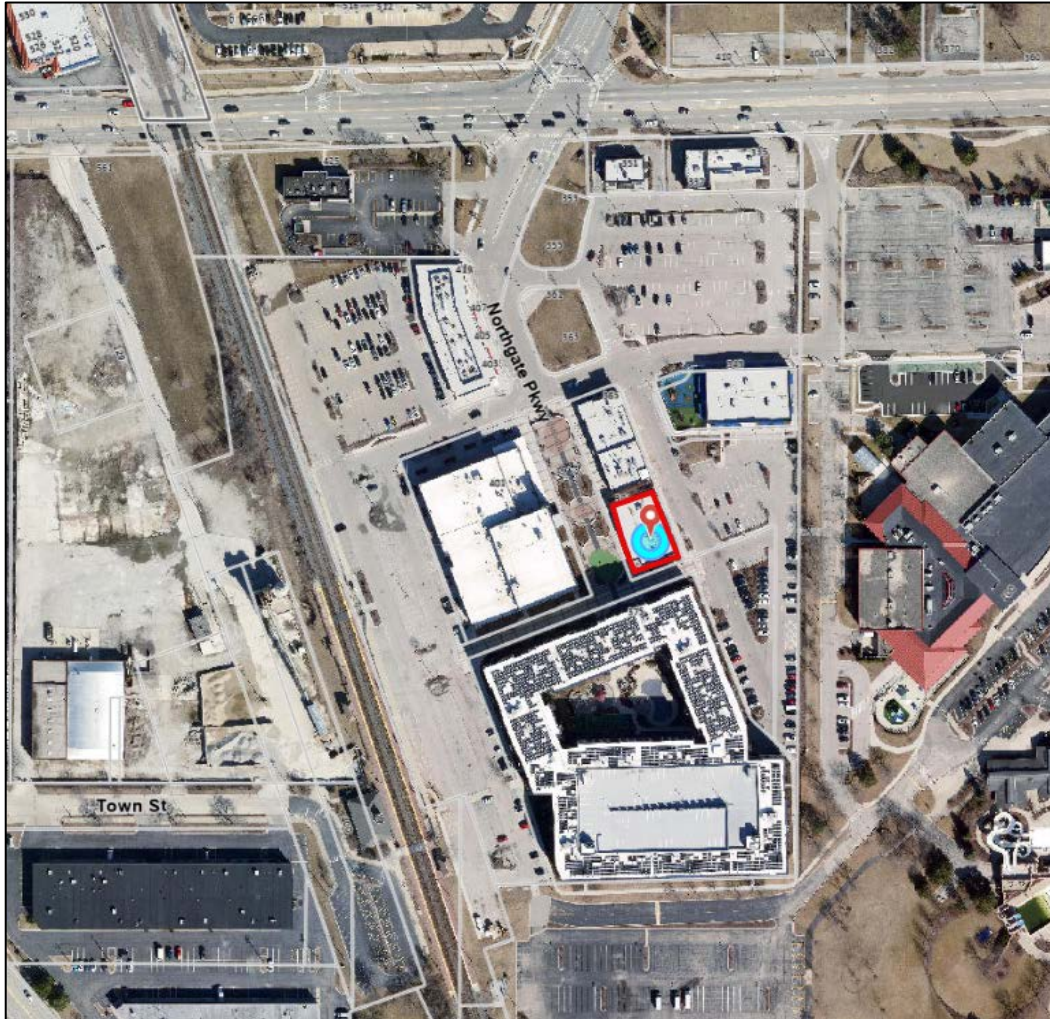
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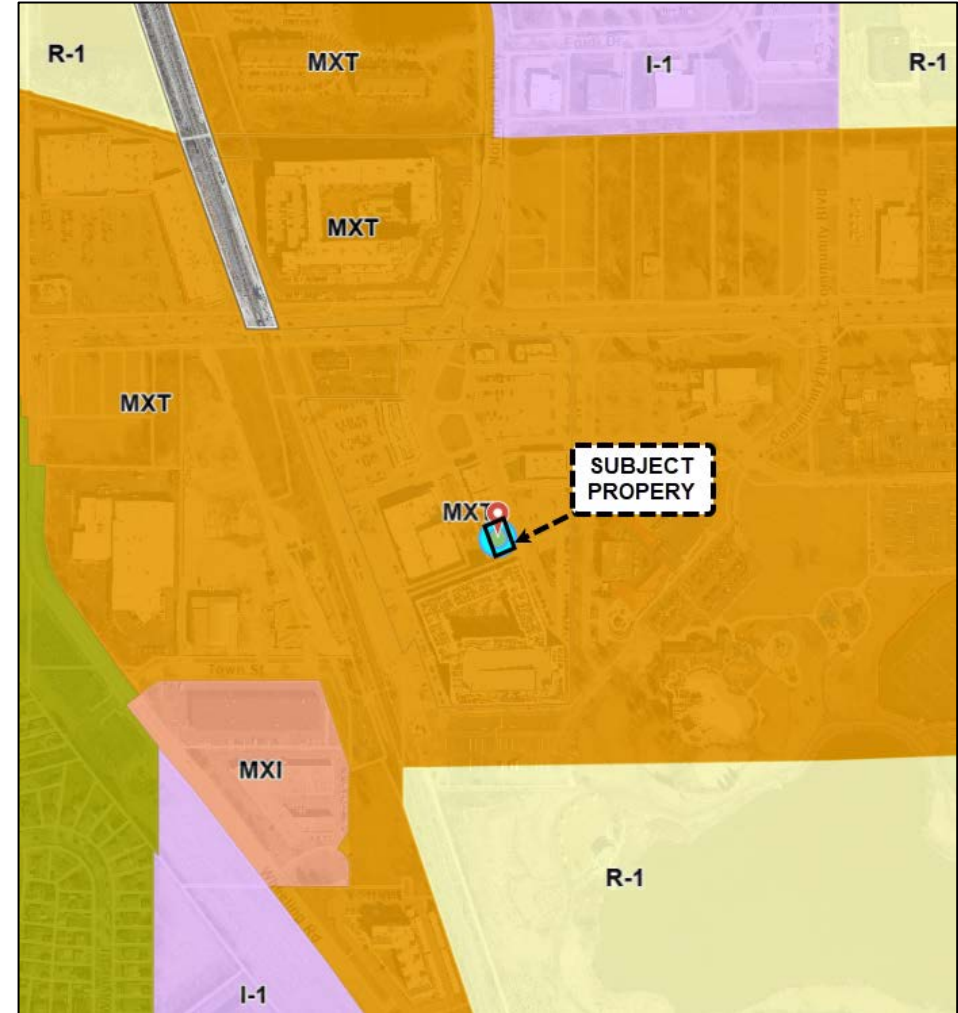


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LOCATION MAP



ZONING MAP



East façade, proposed location for Blade Sign.



Southwest corner of building, location for canopy sign.



North side of the building, location for wall sign extending above roofline.



ALA CARTE ENTERTAINMENT

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MORETTISEVENTS.COM

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October 24, 2025

Village of Wheeling Plan Commission,

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Sincerely,

Mark Hoffmann
Ala Carte Entertainment



P1	DOUBLE FACE FLAG MOUNTED SIGN - EAST ELEVATION	SHEETS 2,3
E	LOGO CABINET SIGN - WEST ELEVATION	SHEETS 2,4,
F	LOGO CABINET SIGN - ABOVE ROOF LINE NORTH ELEVATION	SHEETS 2,5



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Unique Events
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Drawn By	D.Townson

****For Design Intent Only****
SQC # 251409-03

PERMIT INFO

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No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	modify
Cust. Approval	Date
Signature	modify
Landlord Approval	Date

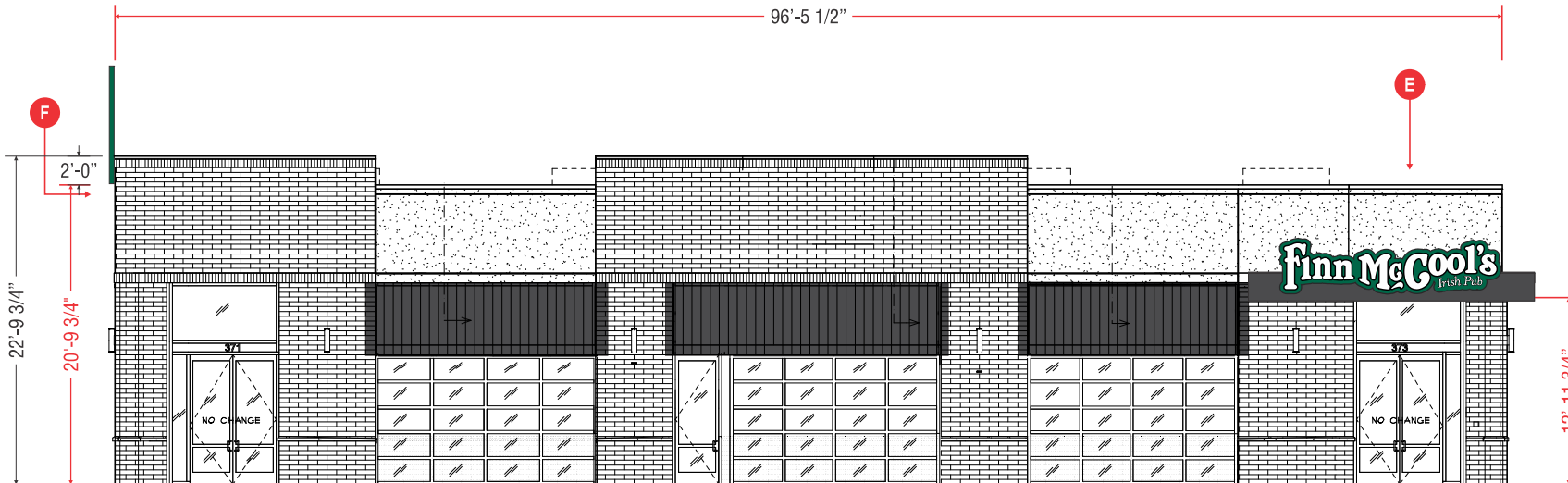
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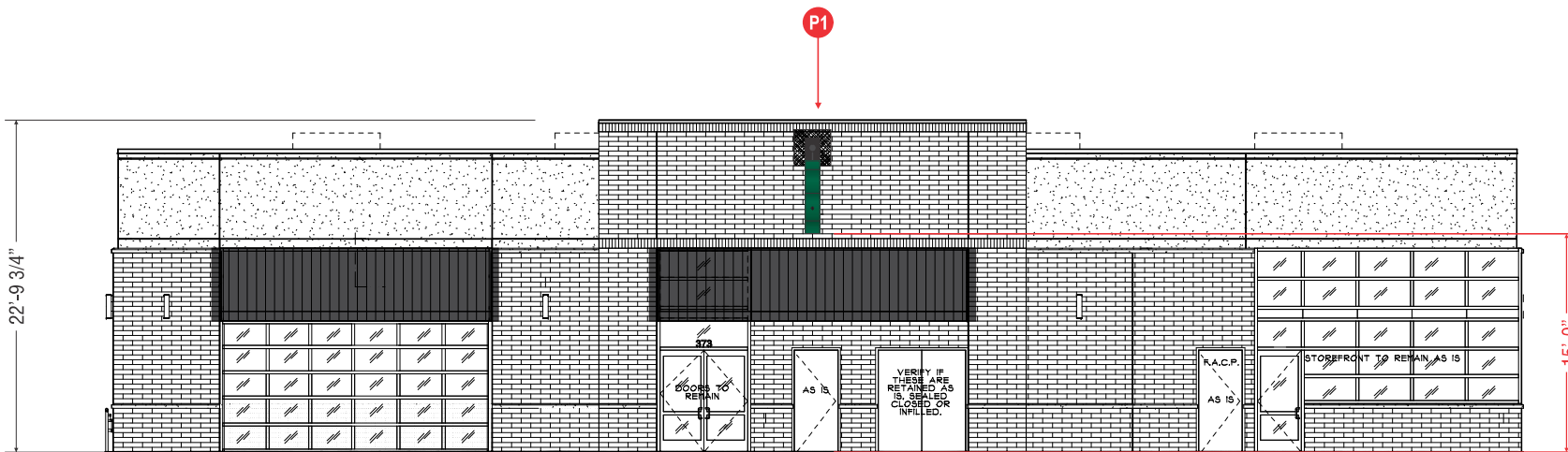


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 2. Junction box installed within Six(6) feet of Sign.
 3. Three Wire: Line, Ground, and Neutral.



WEST ELEVATION 1/8" = 1'



EAST ELEVATION 1/8" = 1'

**Moretti's
Unique Events
& Finn Mcools**
Wheeling Town Center
Wheeling, 60090

Date	10/02/25
Acct. Executive	Sam Menna
Sheet #	002
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Cust. Approval	_____ Date
Signature	_____ Date
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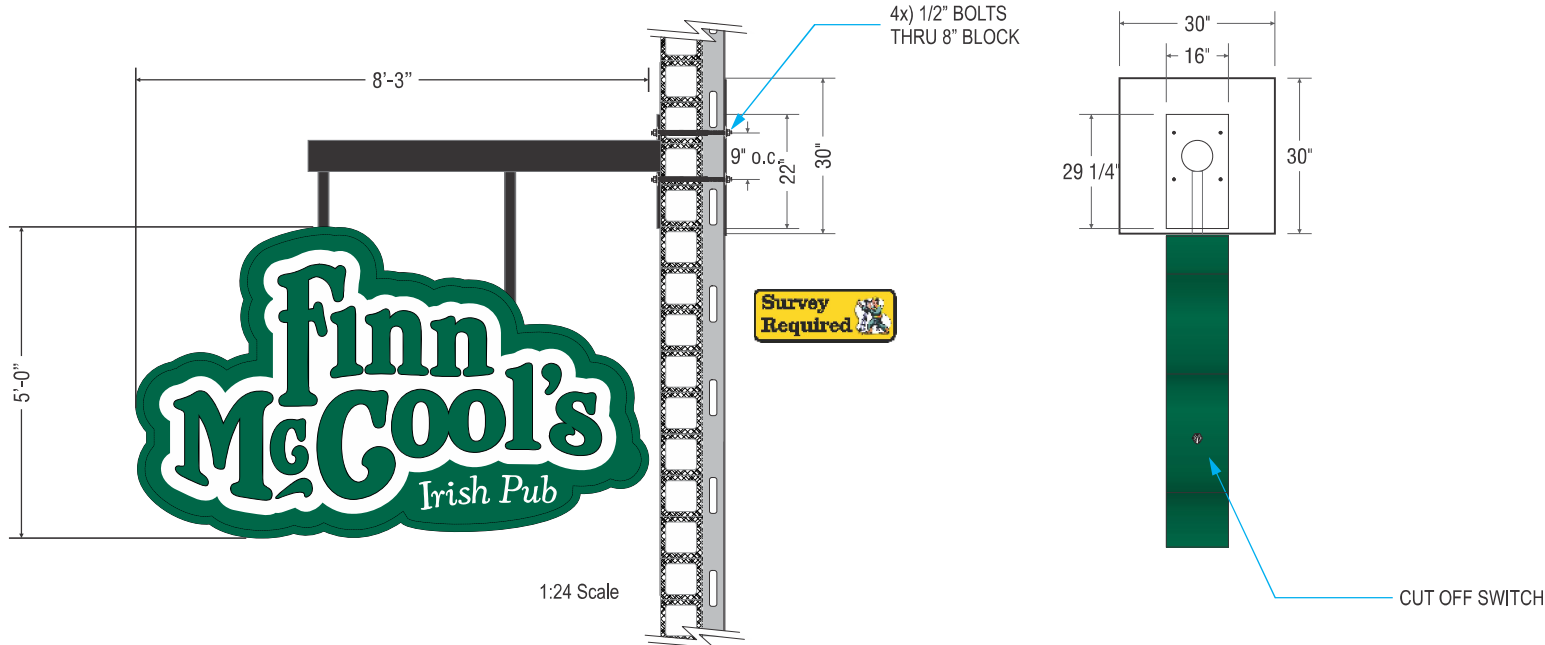
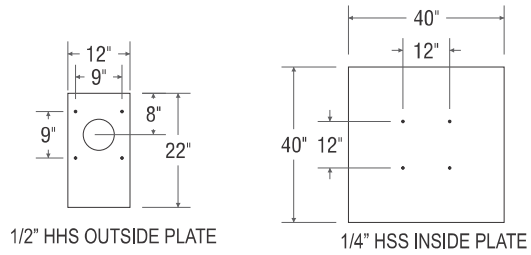
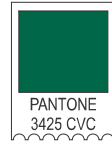
P1 QTY(1x) S/F FLAG MOUNTED SIGN - EAST ELEVATION

29.5 SQ. FT.

Quantity: 1
 O.A.H.: 5'-0"
 O.A.W.: 8'-3"
 Face: Polycarbonate
 - Face-Lit
 Returns: Aluminum / Painted PMS 3425
 Vinyl: PMS 3425

Illumination: Internal LED
 Face-Lit Polycarbonate

Notes: Single Face / NO Copy or Illumination
 Facing the Apartment Building



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**Moretti's
 Unique Events
 & Finn Mcools**
 Wheeling Town Center
 Wheeling, 60090

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Drawn By	D.Townson

****For Design Intent Only****
SQC # 251409-03

PERMIT INFO	
Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	month/yy
Cust. Approval	Date
Signature	month/yy
Landlord Approval	Date

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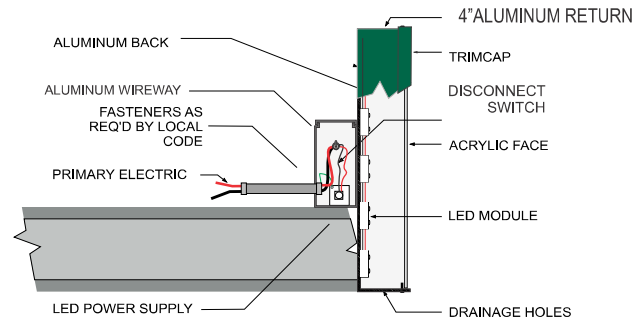
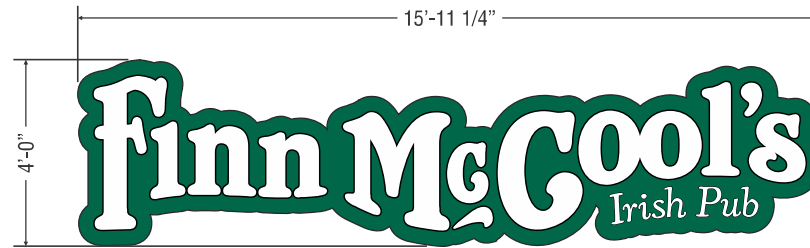
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2. Junction box installed within Six(6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.

E CHANNEL LETTER STYLE LOGO CABINET

Quantity: 1
 O.A.H.: 4'-0"
 O.A.W.: 15'-11 1/4"
 Face: Polycarbonate = Face-Lit
 Returns: Aluminum / Painted Green
 Vinyl: Vinyl Color PMS 3425
 Illumination: Internal LED & Power Supply



Notes: Raceway mounted above existing canopy.
 41.49 SQ. FT.



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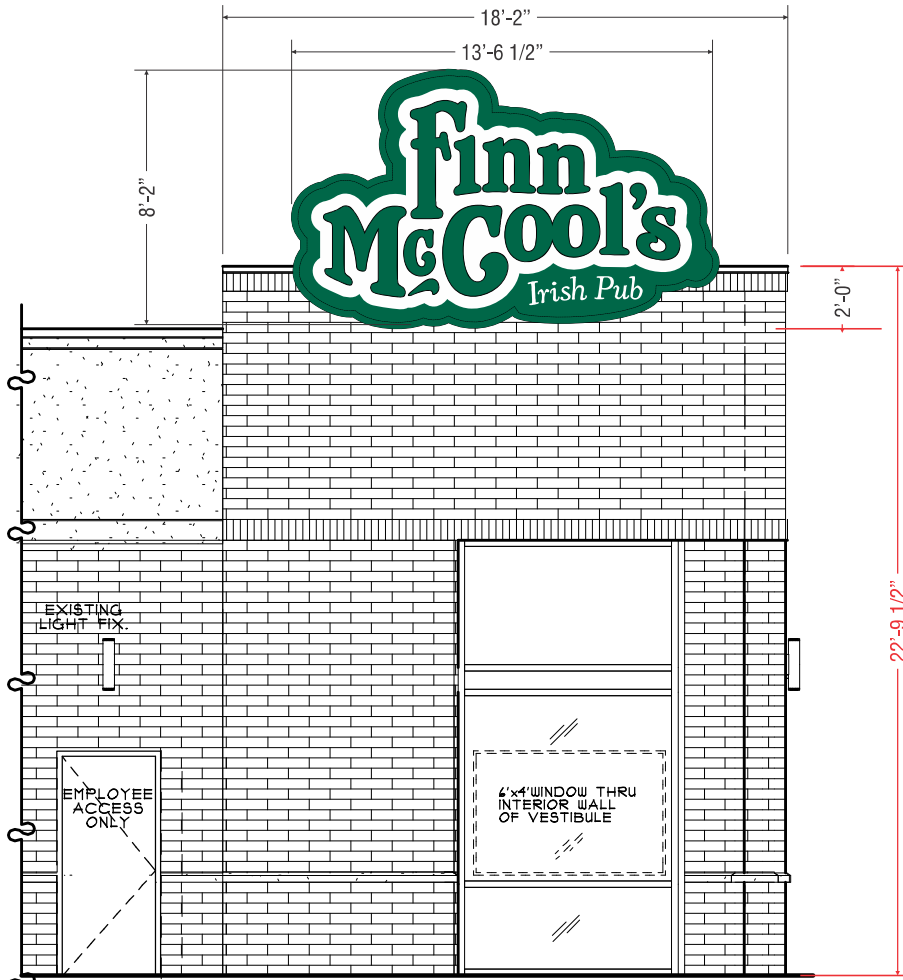
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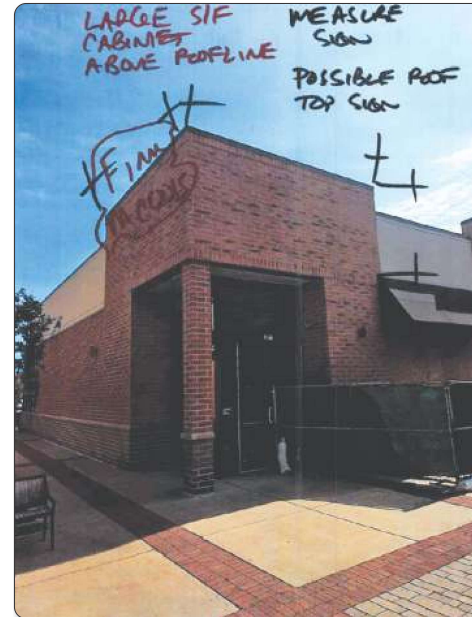
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F QTY(1) ILLUMINATED S/F CONTOUR CABINET @ NORTH COURTYARD ROOFLINE



Quantity: 1
 O.A.H.: 8'-2"
 O.A.W.: 13'-6 1/2"
 Face: Polycarbonate = Face-Lit
 Trim: Aluminum / Painted Green
 Returns: Aluminum / Painted Green
 Vinyl: Vinyl Color PMS 3425
 Illumination: Internal LED & Power Supply

Notes: 72.92 SQ. FT.



PARTIAL NORTH ELEVATION

SCALE 1/4" = 1'-0"

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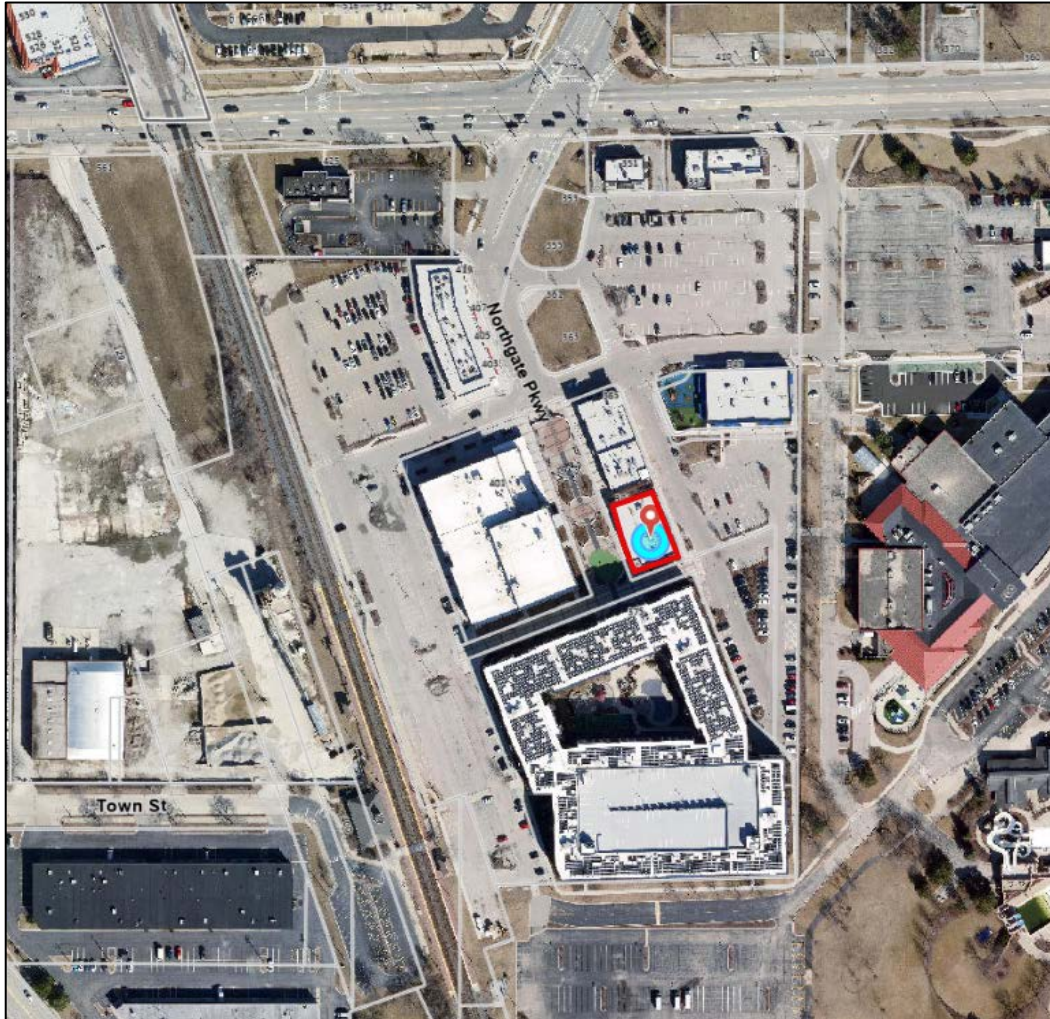


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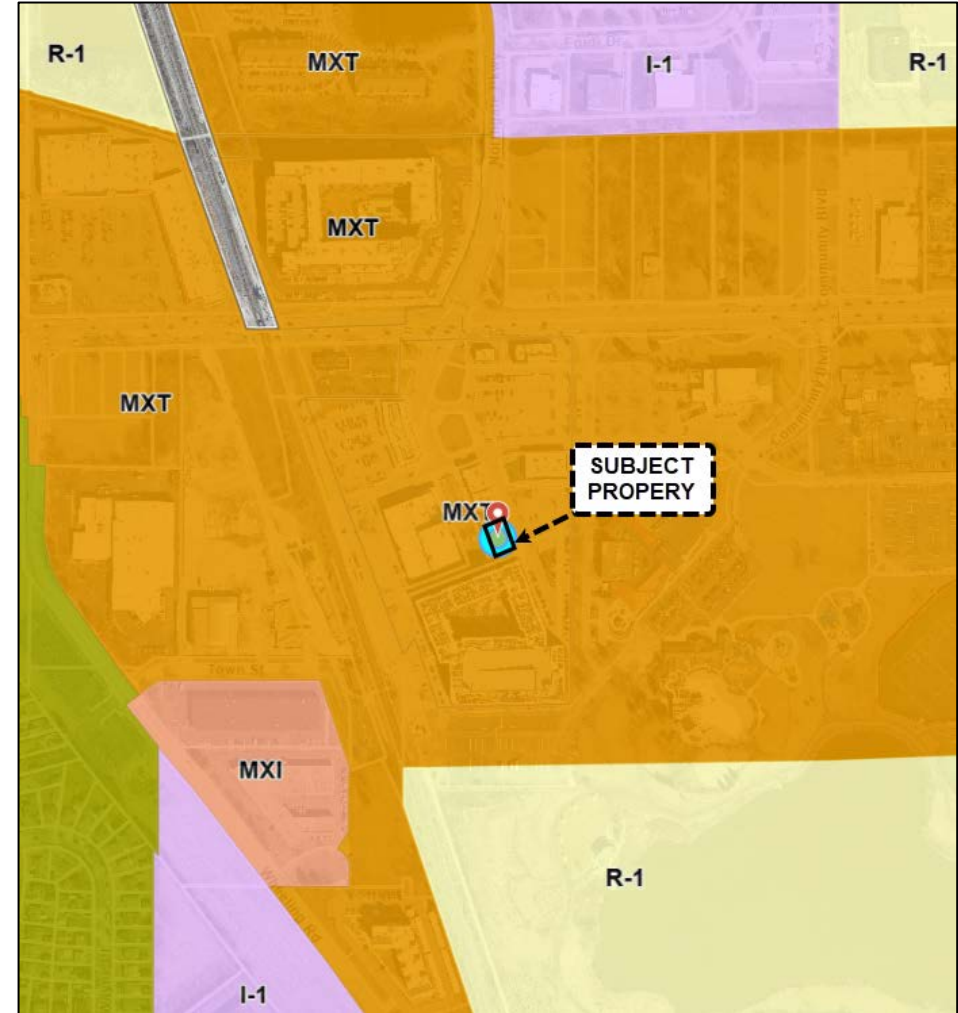
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Signature	modify
Landlord Approval	Date

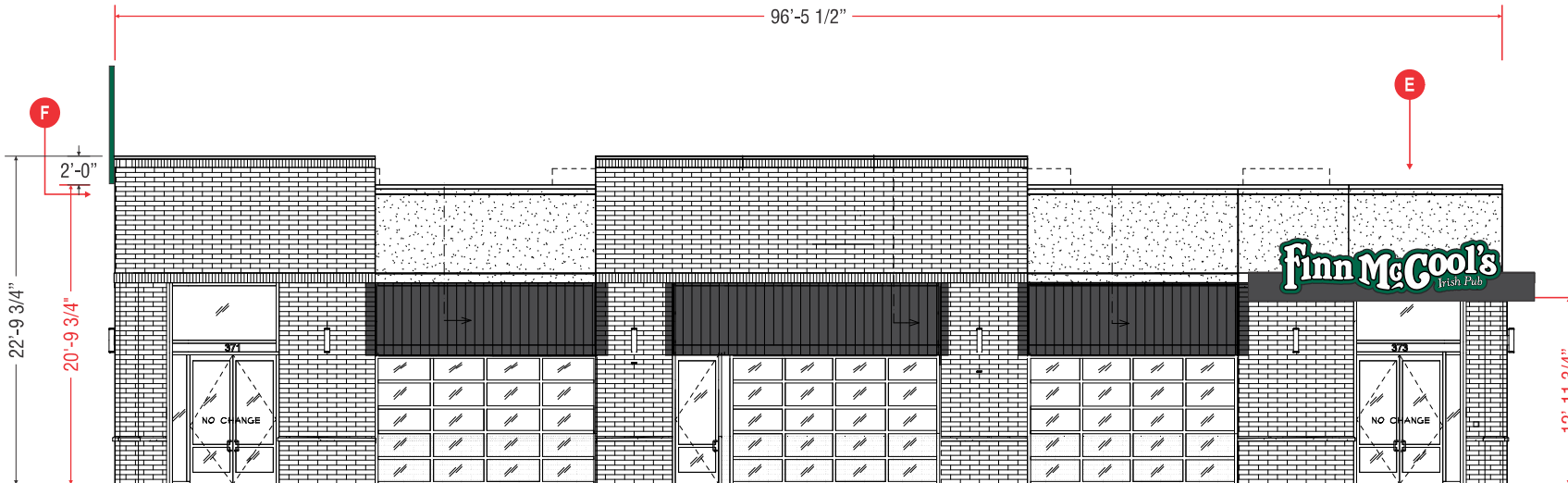
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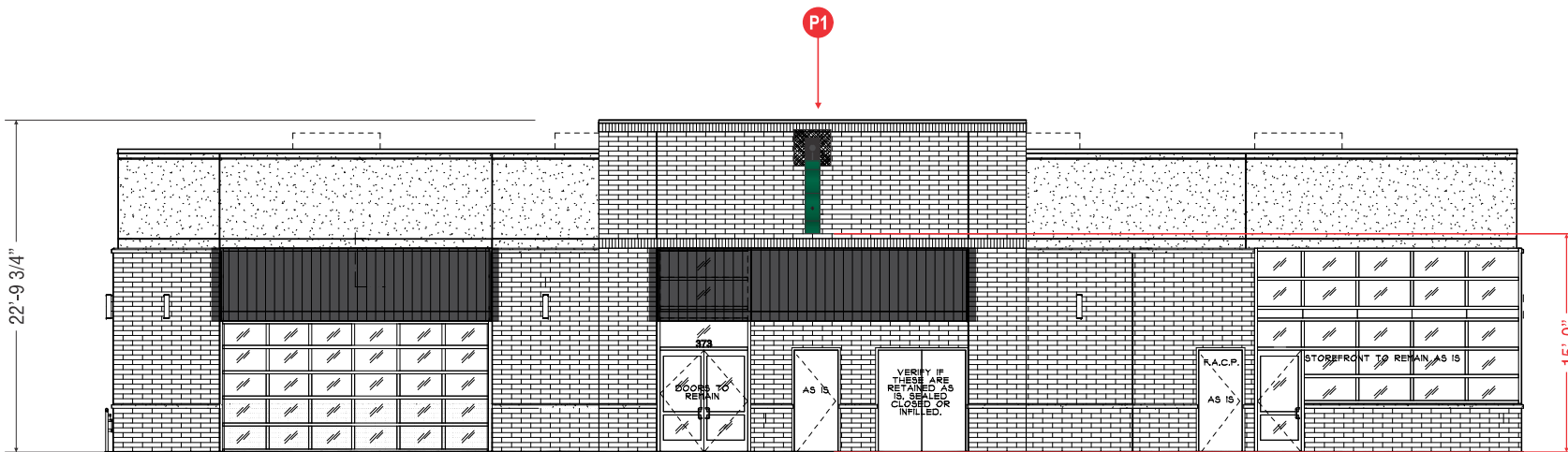


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 2. Junction box installed within Six(6) feet of Sign.
 3. Three Wire: Line, Ground, and Neutral.



WEST ELEVATION 1/8" = 1'



EAST ELEVATION 1/8" = 1'

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**Moretti's
Unique Events
& Finn Mcools**
Wheeling Town Center
Wheeling, 60090

Date	10/02/25
Acct. Executive	Sam Menna
Sheet #	002
△ Revision Number	Date
1	00/00/00
2	10/08/25
3	10/14/25
4	
5	
6	
Drawn By	D.Townson

****For Design Intent Only****
SQC # 251409-03

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	_____ Date
Cust. Approval	_____ Date
Signature	_____ Date
Landlord Approval	_____ Date

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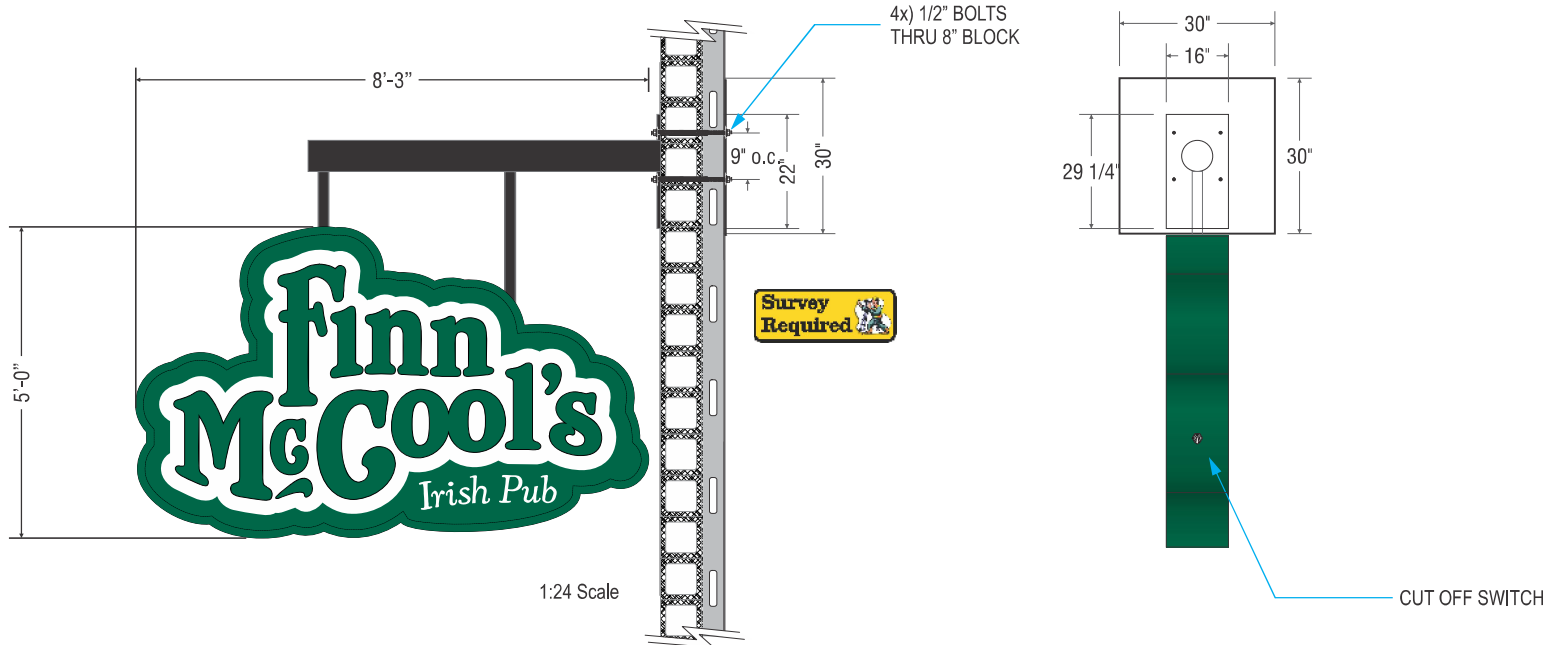
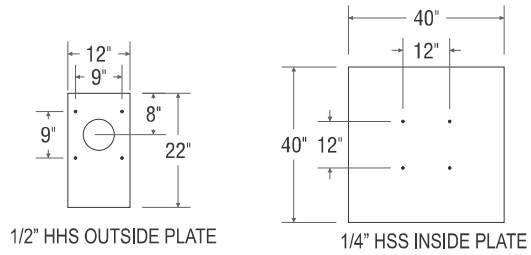
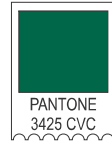
P1 QTY(1x) S/F FLAG MOUNTED SIGN - EAST ELEVATION

29.5 SQ. FT.

Quantity: 1
 O.A.H.: 5'-0"
 O.A.W.: 8'-3"
 Face: Polycarbonate
 - Face-Lit
 Returns: Aluminum / Painted PMS 3425
 Vinyl: PMS 3425

Illumination: Internal LED
 Face-Lit Polycarbonate

Notes: Single Face / NO Copy or Illumination
 Facing the Apartment Building



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**Moretti's
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 & Finn Mcools**
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Cust. Approval	Date
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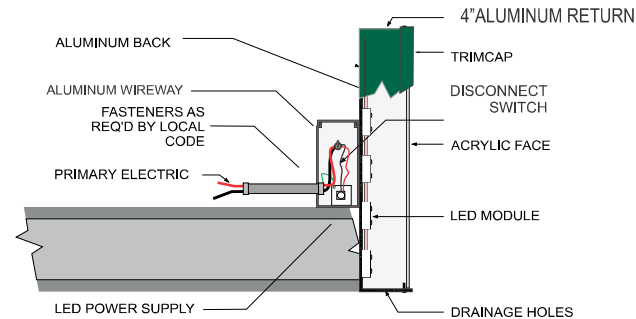
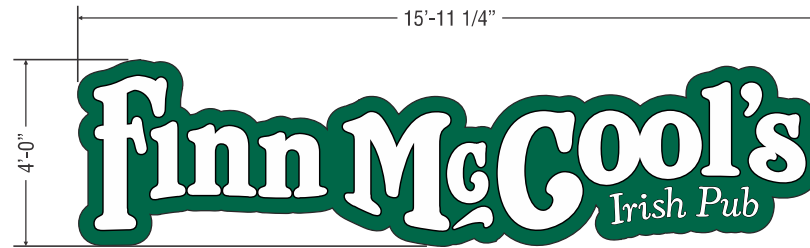
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E CHANNEL LETTER STYLE LOGO CABINET

Quantity: 1
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 Face: Polycarbonate = Face-Lit
 Returns: Aluminum / Painted Green
 Vinyl: Vinyl Color PMS 3425
 Illumination: Internal LED & Power Supply



Notes: Raceway mounted above existing canopy.
 41.49 SQ. FT.



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Cust. Approval	Date
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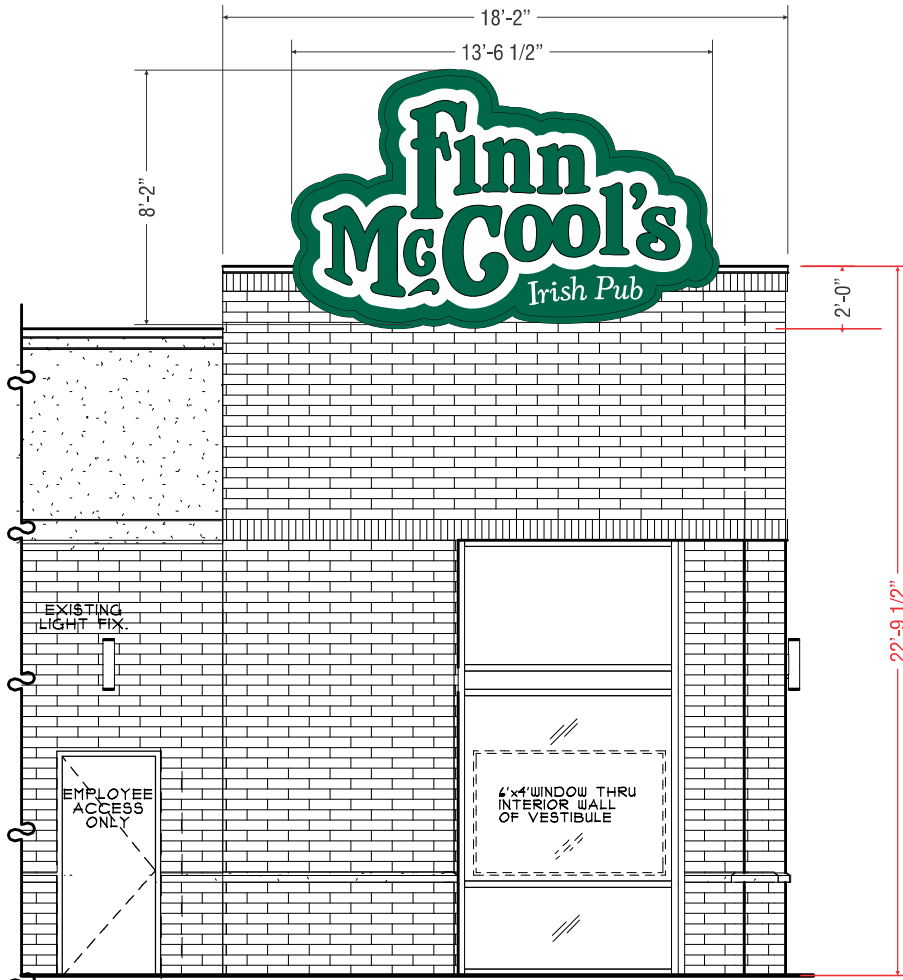
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F QTY(1) ILLUMINATED S/F CONTOUR CABINET @ NORTH COURTYARD ROOFLINE

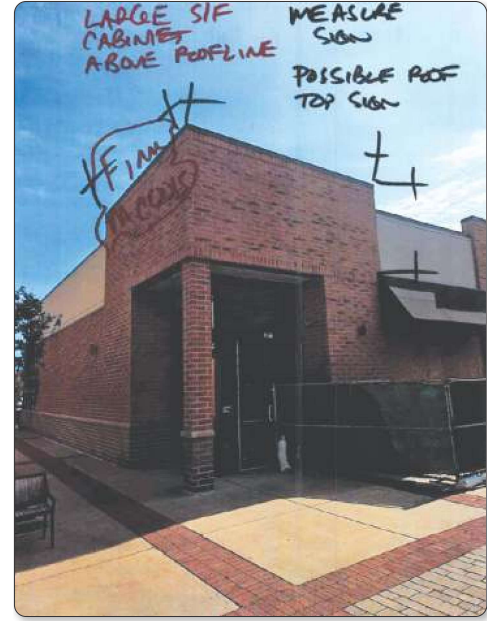


PARTIAL NORTH ELEVATION

SCALE 1/4" = 1'-0"

Quantity: 1
 O.A.H.: 8'-2"
 O.A.W.: 13'-6 1/2"
 Face: Polycarbonate = Face-Lit
 Trim: Aluminum / Painted Green
 Returns: Aluminum / Painted Green
 Vinyl: Vinyl Color PMS 3425
 Illumination: Internal LED & Power Supply

Notes: 72.92 SQ. FT.



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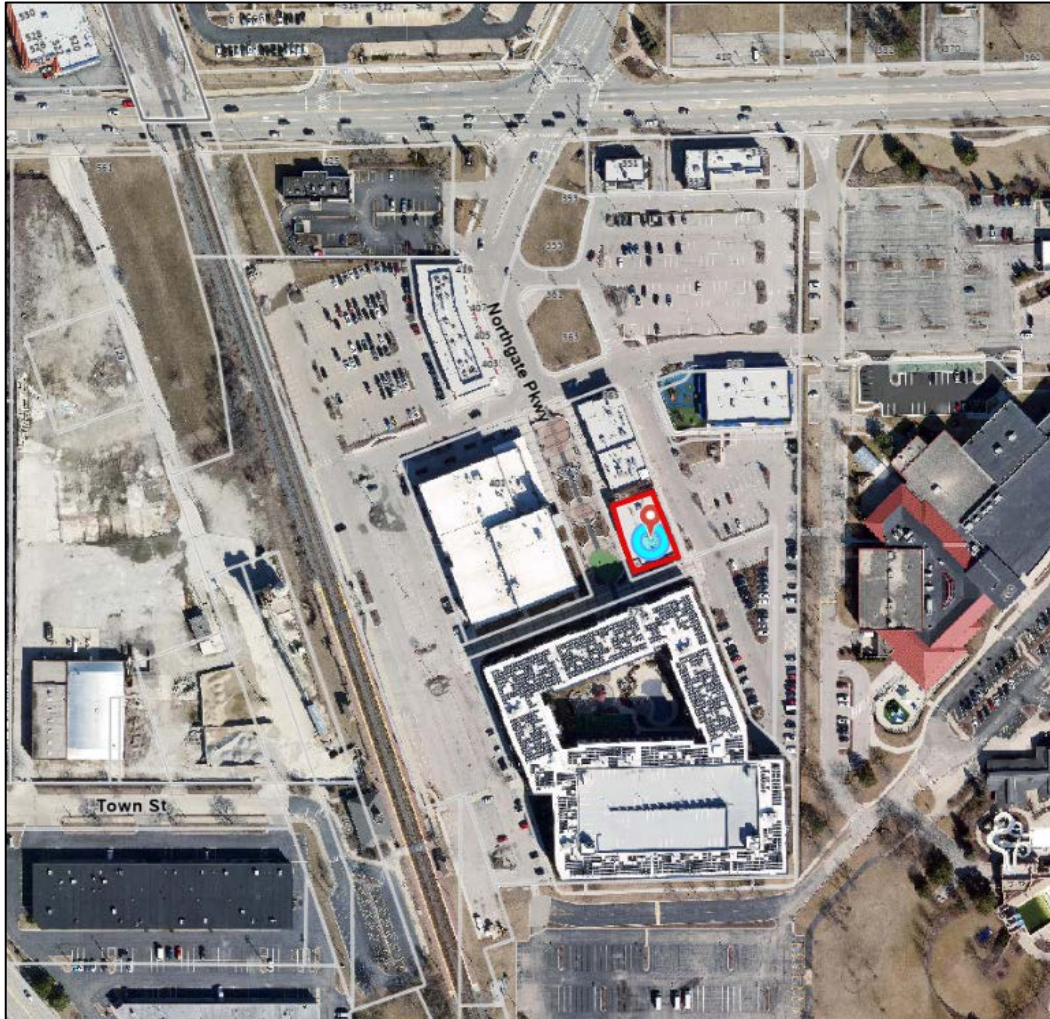
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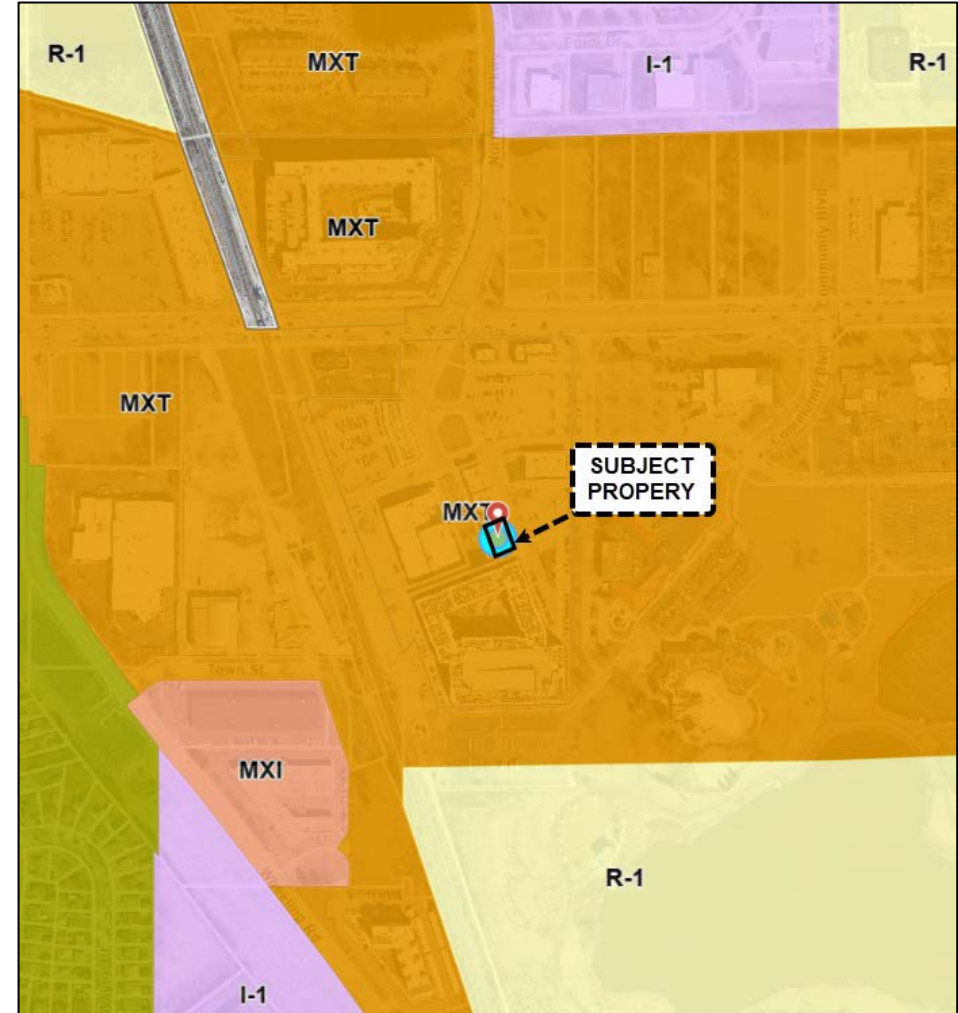


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LOCATION MAP



ZONING MAP



East façade, proposed location for Blade Sign.



Southwest corner of building, location for canopy sign.



North side of the building, location for wall sign extending above roofline.



ALA CARTE ENTERTAINMENT

CORPORATE OFFICES

2330 HAMMOND DR. SUITE G
SCHAUMBURG, IL 60173

TEL: (847) 303-4400 FAX: (847) 303-0112

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BELLAWOODFIRED.COM

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(847) 519-7555

CHANDLER'S

CHANDLERSCHOPHOUSE.COM

401 N. ROSELLE RD, SCHAUMBURG, IL 60194
(847) 885-9009

DRINK

DRINKNIGHTCLUB.COM

871 E. ALGONQUIN RD, SCHAUMBURG, IL 60173
(847) 397-3100

FAMOUS FREDDIE'S ROADHOUSE

FAMOUSFREDDIESROADHOUSE.COM

510 S. PARK AVE, FOX LAKE, IL 60020
(847) 587-9677

FINN MCCOOL'S

IRISH SPORTS PUB

FINNMCCOOLSPUB.COM

1941 E. ALGONQUIN RD, SCHAUMBURG, IL 60173
(847) 303-5100

**LP'S T.A.P. HOUSE
& THE LOFT**

LPSTAPHOUSE.COM

2251 N. LINCOLN AVE, CHICAGO, IL 60614
(773) 348-5100

MORETTI'S

MORETTISRESTAURANTS.COM

TWELVE LOCATIONS

128 S. WOOL ST, BARRINGTON, IL 60010
(847) 469-1300

1175 W. LAKE ST, BARTLETT, IL 60103
(630) 837-4992

6500 S CENTRAL AVE, BEDFORD PARK, IL 60638
(773) 974-7774

6727 N. OLMSTED AVE, EDISON PARK, IL 60631
(773) 631-1223

2300 BUSHWOOD DR, ELGIN, IL 60124
(847) 303-4444

164 S. ROUTE 12, FOX LAKE, IL 60020
(847) 973-1800

2475 W. HIGGINS RD, HOFFMAN ESTATES, IL 60169
(847) 885-0400

220 N. RANDALL RD, LAKE IN THE HILLS, IL 60156
(847) 854-7220

6415 DEMPSTER ST, MORTON GROVE, IL 60053
(847) 469-1200

1799 S. BUSSE RD, MOUNT PROSPECT, IL 60056
(847) 593-2200

9519 W. HIGGINS RD, ROSEMONT, IL 60018
(847) 692-6600

1893 WALDEN OFFICE SQUARE

SCHAUMBURG, IL 60173

(847) 397-4200

SNUGGERY RIVER ROADHOUSE

SNUGGERYMCHENRY.COM

801 N. RIVER RD, MCHENRY, IL 60050
(815) 578-9600

MORETTI'S UNIQUE EVENTS

MORETTISEVENTS.COM

2525 W. HIGGINS RD, HOFFMAN ESTATES, IL 60169
(847) 519-7575

October 24, 2025

Village of Wheeling Plan Commission,

Ala Carte Entertainment has presented a sign package for 373 W. Dundee Road Finn McCool's & Moretti's Unique Events prepared by Omega Sign & Lighting, Inc. for preliminary review by staff on October 14th. The Staff review came back with comments on the signs presented with the following Variances that would be needed:

1. Other than projecting box signs, prohibited cabinet wall signs without individual letters require a variance review.
2. Signs are not allowed above the roofline of the building. North Wall sign also slightly exceeds 1.5 square feet per lineal feet of North wall length. Two Variance reviews needed.
3. Canopy sign size shall have maximum area 1.5 sq. ft. per lineal feet of canopy. Variance review needed.
4. Projecting sign is allowed up to 10% of the applicable wall sign area based on length of wall it is mounted from. Variance review needed.

We have prepared an A-8 Sign Variance Response sheet for each of these items for your review that address the hardships that created the need for different viewpoints from the basic generic Wheeling sign code for normal building conditions.

The building at 371 & 373 W. Dundee Road housed former failed businesses Mia's Cantina & Arctic Spoon. These didn't do well due to the setback and hidden nature of the location. There are also obstruction hardships especially during the Tuesday Night Markets tent setups and being behind Moretti's. The proposed North Facade sign, still somewhat hidden, is of a size and elevated height that solves that hardship. The East sign needs to project for visible exposure from the North roadways and is proposed to be a similar size as the one for Moretti's further to the North. Mia's Cantina had two large signs on the East and West Facades that were larger than Ala Carte proposes. Arctic Spoon had three Cabinet-type signs with script lettering on East, North & West Brick walls near where Ala Carte is only proposing one similar-sized logo sign but elevated higher than the obstructions above the roof coping but much less above the roof than the huge vertical Cinergy sign is. Therefore these proposed signs are less intrusive to the neighboring buildings than what was there previously. Visible distance and obstructions need special allowances for this hidden building setback nearly 1,000 feet from Dundee Road to generate an acceptable marketable exposure. I'm sure the Village of Wheeling feels the success of Wheeling Town Center is vital to be a go-to destination for the enjoyment of it's residents and to bring in tax dollars from the surrounding community. The signage proposed utilizes the Corporate Logo for the established "Finn McCool's" brand so the signage should reflect that. The proposed Canopy sign on the Southwest corner is the only place a sign can be seen from the distant Train Station and West Parking Lot between Cinergy & the apartment building. That is the only sign that is proposed facing West.

Sincerely,

Mark Hoffmann
Ala Carte Entertainment



P1	DOUBLE FACE FLAG MOUNTED SIGN - EAST ELEVATION	SHEETS 2,3
E	LOGO CABINET SIGN - WEST ELEVATION	SHEETS 2,4,
F	LOGO CABINET SIGN - ABOVE ROOF LINE NORTH ELEVATION	SHEETS 2,5



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Drawn By	D.Townson

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SQC # 251409-03

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No. of Power Supplies	
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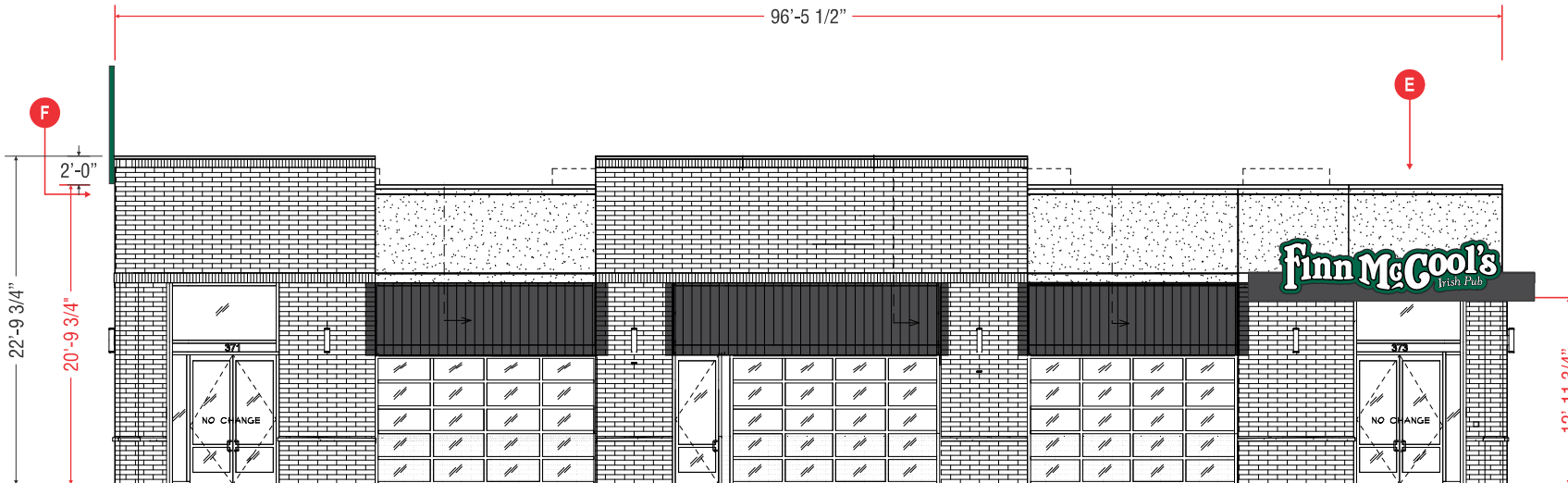
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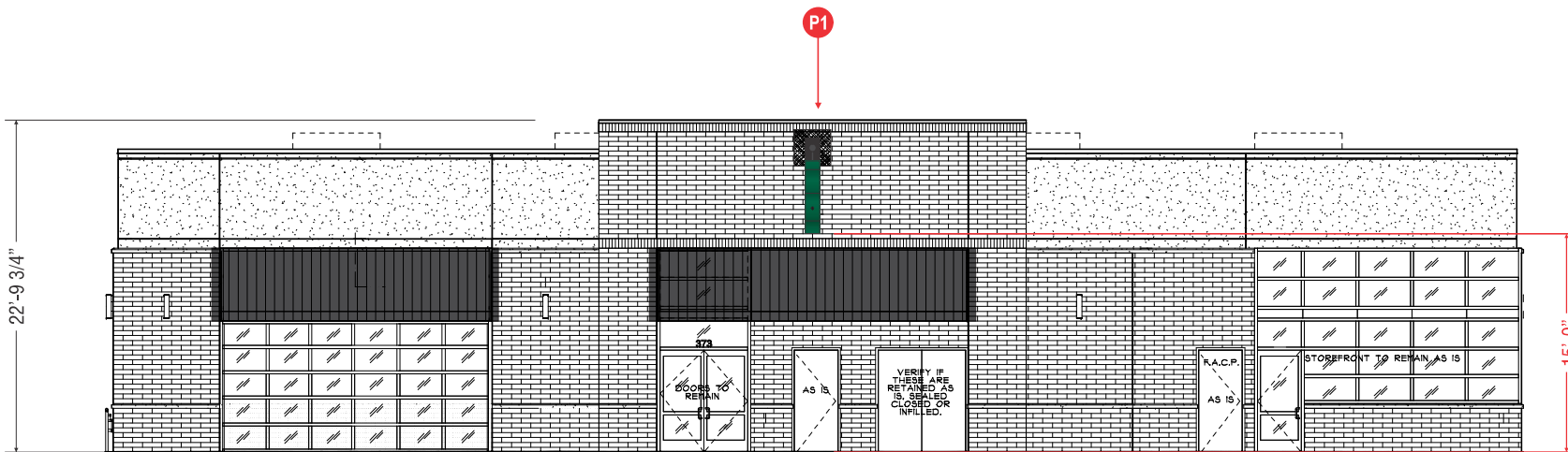


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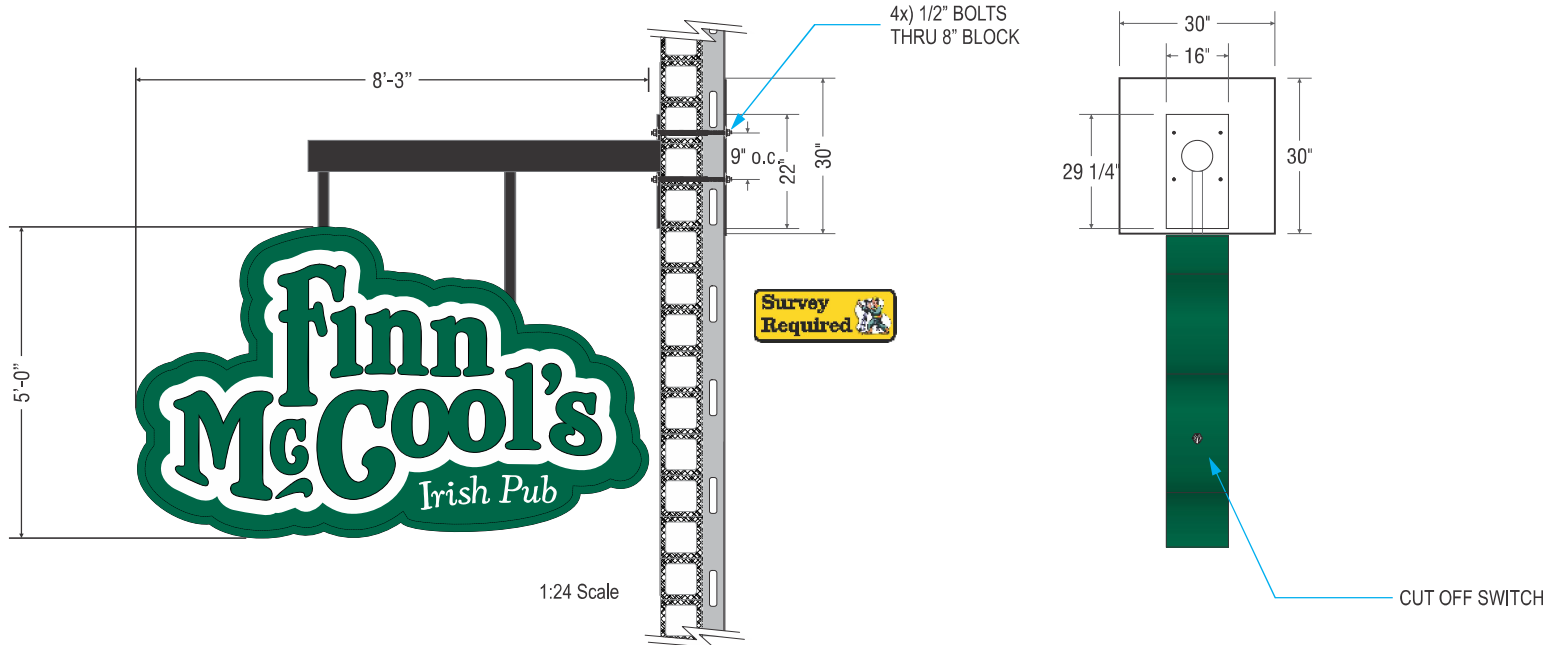
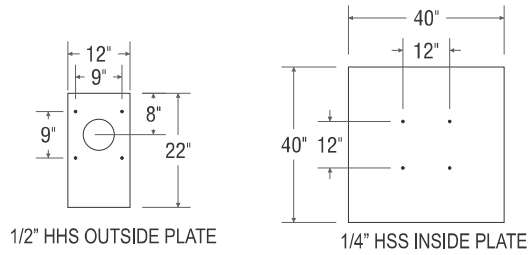
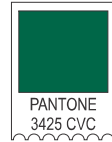
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 Vinyl: PMS 3425

Illumination: Internal LED
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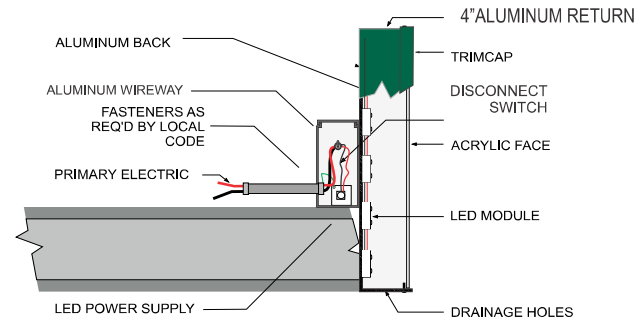
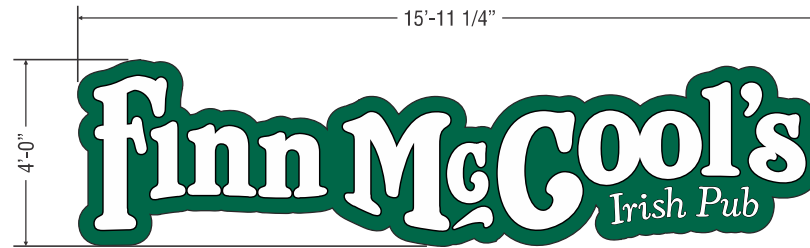
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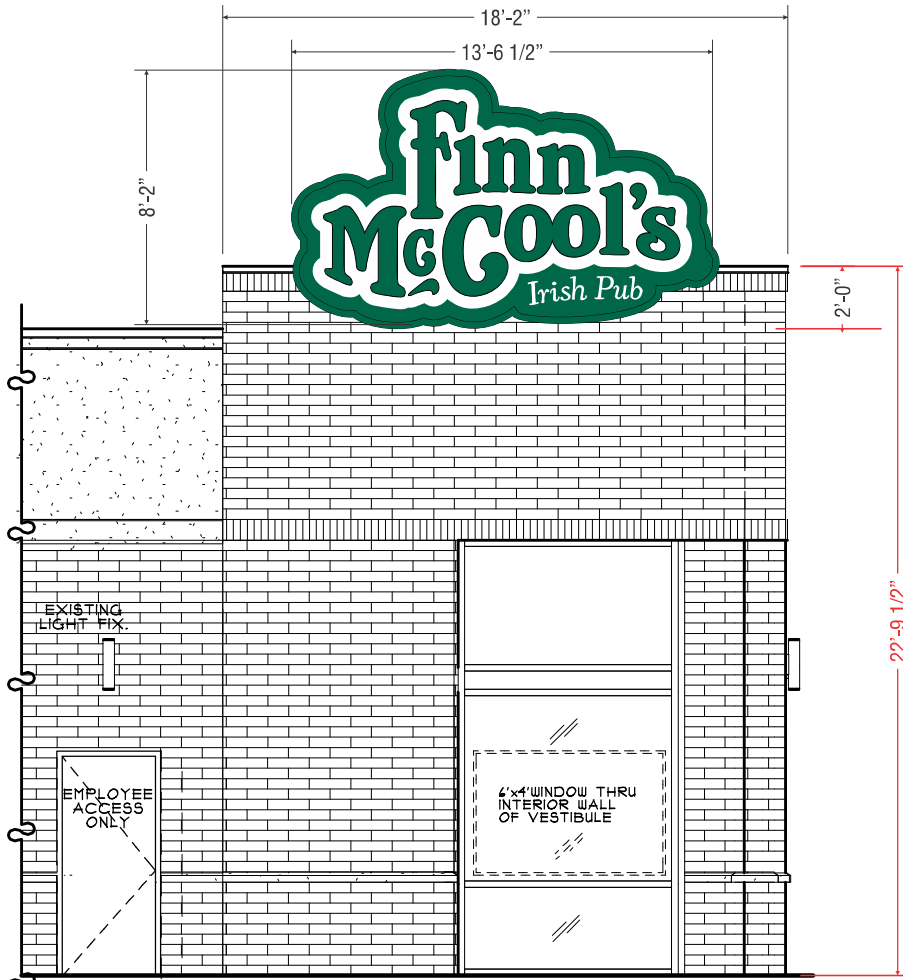
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F QTY(1) ILLUMINATED S/F CONTOUR CABINET @ NORTH COURTYARD ROOFLINE

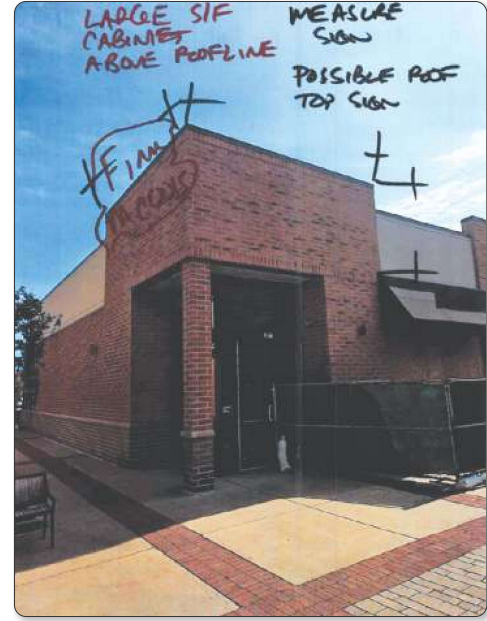


PARTIAL NORTH ELEVATION

SCALE 1/4" = 1'-0"

Quantity: 1
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 O.A.W.: 13'-6 1/2"
 Face: Polycarbonate = Face-Lit
 Trim: Aluminum / Painted Green
 Returns: Aluminum / Painted Green
 Vinyl: Vinyl Color PMS 3425
 Illumination: Internal LED & Power Supply

Notes: 72.92 SQ. FT.



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**Moretti's
 Unique Events
 & Finn Mcools**
 Wheeling Town Center
 Wheeling, 60090

Date	10/02/25
Acct. Executive	Sam Menna
Sheet #	005
△ Revision Number	Date
1	00/00/00
2	10/08/25
3	10/14/25
4	
5	
6	
Drawn By	D.Townson

****For Design Intent Only****
SQC # 251409-03

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	initials
Cust. Approval	Date
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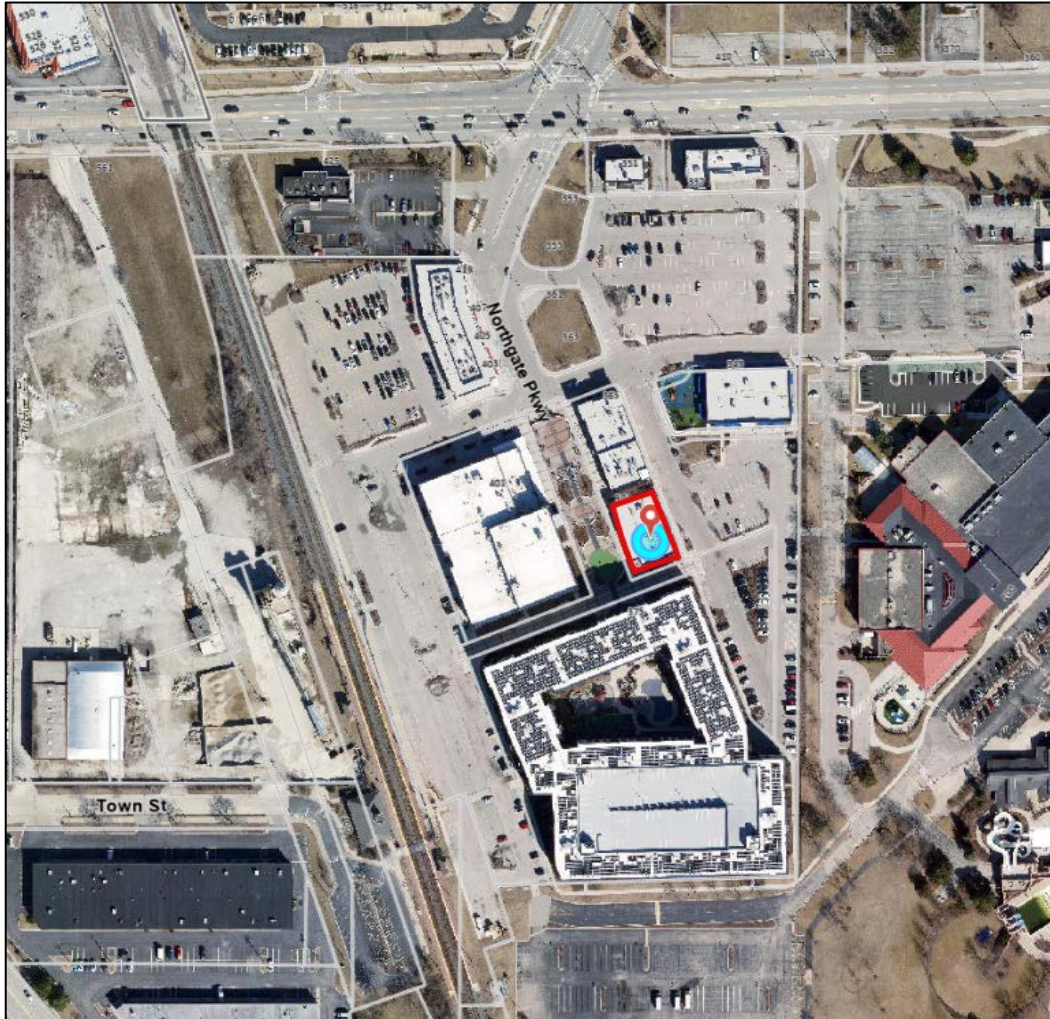
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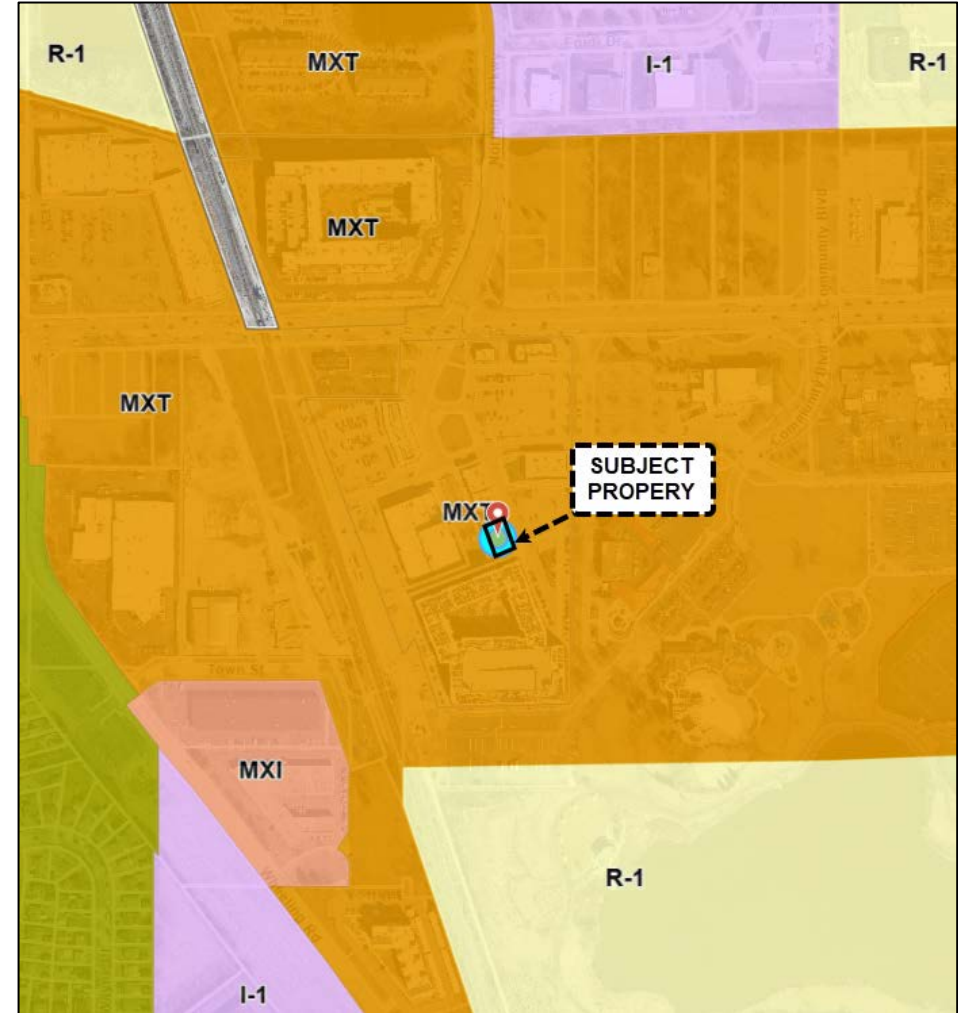


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LOCATION MAP



ZONING MAP



East façade, proposed location for Blade Sign.



Southwest corner of building, location for canopy sign.



North side of the building, location for wall sign extending above roofline.



ALA CARTE ENTERTAINMENT

CORPORATE OFFICES

2330 HAMMOND DR. SUITE G
SCHAUMBURG, IL 60173

TEL: (847) 303-4400 FAX: (847) 303-0112

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BELLAWOODFIRED.COM

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(847) 519-7555

CHANDLER'S

CHANDLERSCHOPHOUSE.COM

401 N. ROSELLE RD, SCHAUMBURG, IL 60194
(847) 885-9009

DRINK

DRINKNIGHTCLUB.COM

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(847) 397-3100

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510 S. PARK AVE, FOX LAKE, IL 60020
(847) 587-9677

FINN MCCOOL'S

IRISH SPORTS PUB

FINNMCCOOLSPUB.COM

1941 E. ALGONQUIN RD, SCHAUMBURG, IL 60173
(847) 303-5100

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LPSTAPHOUSE.COM

2251 N. LINCOLN AVE, CHICAGO, IL 60614
(773) 348-5100

MORETTI'S

MORETTISRESTAURANTS.COM

TWELVE LOCATIONS

128 S. WOOL ST, BARRINGTON, IL 60010
(847) 469-1300

1175 W. LAKE ST, BARTLETT, IL 60103
(630) 837-4992

6500 S CENTRAL AVE, BEDFORD PARK, IL 60638
(773) 974-7774

6727 N. OLMSTED AVE, EDISON PARK, IL 60631
(773) 631-1223

2300 BUSHWOOD DR, ELGIN, IL 60124
(847) 303-4444

164 S. ROUTE 12, FOX LAKE, IL 60020
(847) 973-1800

2475 W. HIGGINS RD, HOFFMAN ESTATES, IL 60169
(847) 885-0400

220 N. RANDALL RD, LAKE IN THE HILLS, IL 60156
(847) 854-7220

6415 DEMPSTER ST, MORTON GROVE, IL 60053
(847) 469-1200

1799 S. BUSSE RD, MOUNT PROSPECT, IL 60056
(847) 593-2200

9519 W. HIGGINS RD, ROSEMONT, IL 60018
(847) 692-6600

1893 WALDEN OFFICE SQUARE

SCHAUMBURG, IL 60173

(847) 397-4200

SNUGGERY RIVER ROADHOUSE

SNUGGERYMCHENRY.COM

801 N. RIVER RD, MCHENRY, IL 60050
(815) 578-9600

MORETTI'S UNIQUE EVENTS

MORETTISEVENTS.COM

2525 W. HIGGINS RD, HOFFMAN ESTATES, IL 60169
(847) 519-7575

October 24, 2025

Village of Wheeling Plan Commission,

Ala Carte Entertainment has presented a sign package for 373 W. Dundee Road Finn McCool's & Moretti's Unique Events prepared by Omega Sign & Lighting, Inc. for preliminary review by staff on October 14th. The Staff review came back with comments on the signs presented with the following Variances that would be needed:

1. Other than projecting box signs, prohibited cabinet wall signs without individual letters require a variance review.
2. Signs are not allowed above the roofline of the building. North Wall sign also slightly exceeds 1.5 square feet per lineal feet of North wall length. Two Variance reviews needed.
3. Canopy sign size shall have maximum area 1.5 sq. ft. per lineal feet of canopy. Variance review needed.
4. Projecting sign is allowed up to 10% of the applicable wall sign area based on length of wall it is mounted from. Variance review needed.

We have prepared an A-8 Sign Variance Response sheet for each of these items for your review that address the hardships that created the need for different viewpoints from the basic generic Wheeling sign code for normal building conditions.

The building at 371 & 373 W. Dundee Road housed former failed businesses Mia's Cantina & Arctic Spoon. These didn't do well due to the setback and hidden nature of the location. There are also obstruction hardships especially during the Tuesday Night Markets tent setups and being behind Moretti's. The proposed North Facade sign, still somewhat hidden, is of a size and elevated height that solves that hardship. The East sign needs to project for visible exposure from the North roadways and is proposed to be a similar size as the one for Moretti's further to the North. Mia's Cantina had two large signs on the East and West Facades that were larger than Ala Carte proposes. Arctic Spoon had three Cabinet-type signs with script lettering on East, North & West Brick walls near where Ala Carte is only proposing one similar-sized logo sign but elevated higher than the obstructions above the roof coping but much less above the roof than the huge vertical Cinergy sign is. Therefore these proposed signs are less intrusive to the neighboring buildings than what was there previously. Visible distance and obstructions need special allowances for this hidden building setback nearly 1,000 feet from Dundee Road to generate an acceptable marketable exposure. I'm sure the Village of Wheeling feels the success of Wheeling Town Center is vital to be a go-to destination for the enjoyment of it's residents and to bring in tax dollars from the surrounding community. The signage proposed utilizes the Corporate Logo for the established "Finn McCool's" brand so the signage should reflect that. The proposed Canopy sign on the Southwest corner is the only place a sign can be seen from the distant Train Station and West Parking Lot between Cinergy & the apartment building. That is the only sign that is proposed facing West.

Sincerely,

Mark Hoffmann
Ala Carte Entertainment



P1	DOUBLE FACE FLAG MOUNTED SIGN - EAST ELEVATION	SHEETS 2,3
E	LOGO CABINET SIGN - WEST ELEVATION	SHEETS 2,4,
F	LOGO CABINET SIGN - ABOVE ROOF LINE NORTH ELEVATION	SHEETS 2,5



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**Moretti's
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Wheeling, 60090

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Acct. Executive	Sam Menna
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△ 3	10/14/25
△ 4	
△ 5	
△ 6	
Drawn By	D.Townson

****For Design Intent Only****
SQC # 251409-03

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	modify
Cust. Approval	Date
Signature	modify
Landlord Approval	Date

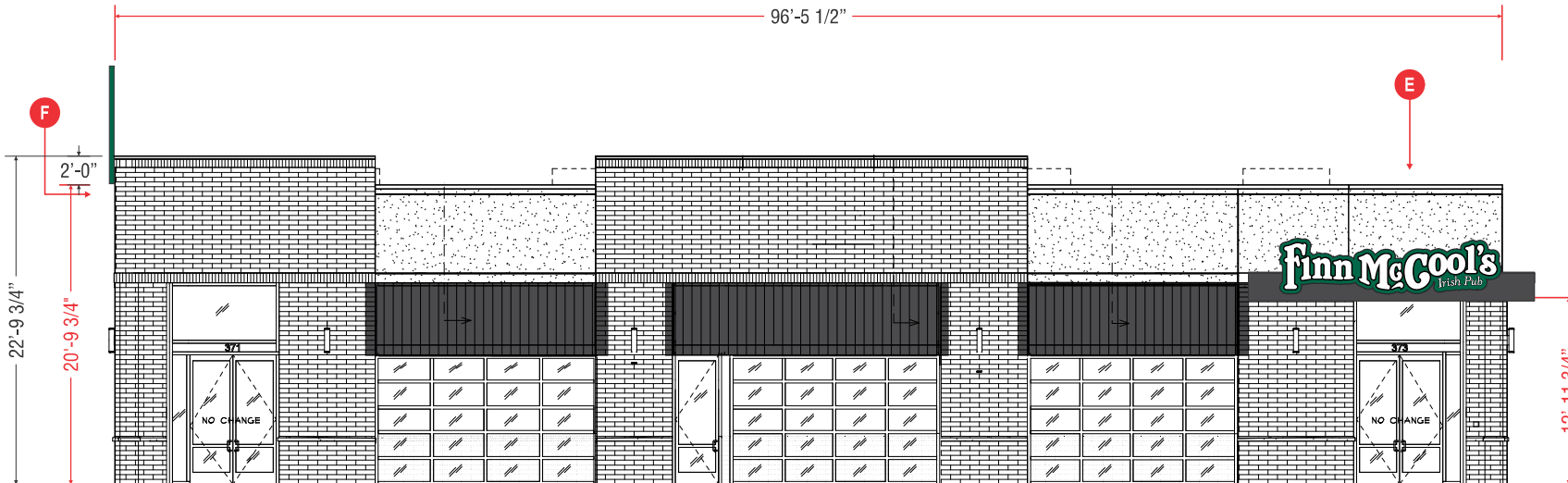
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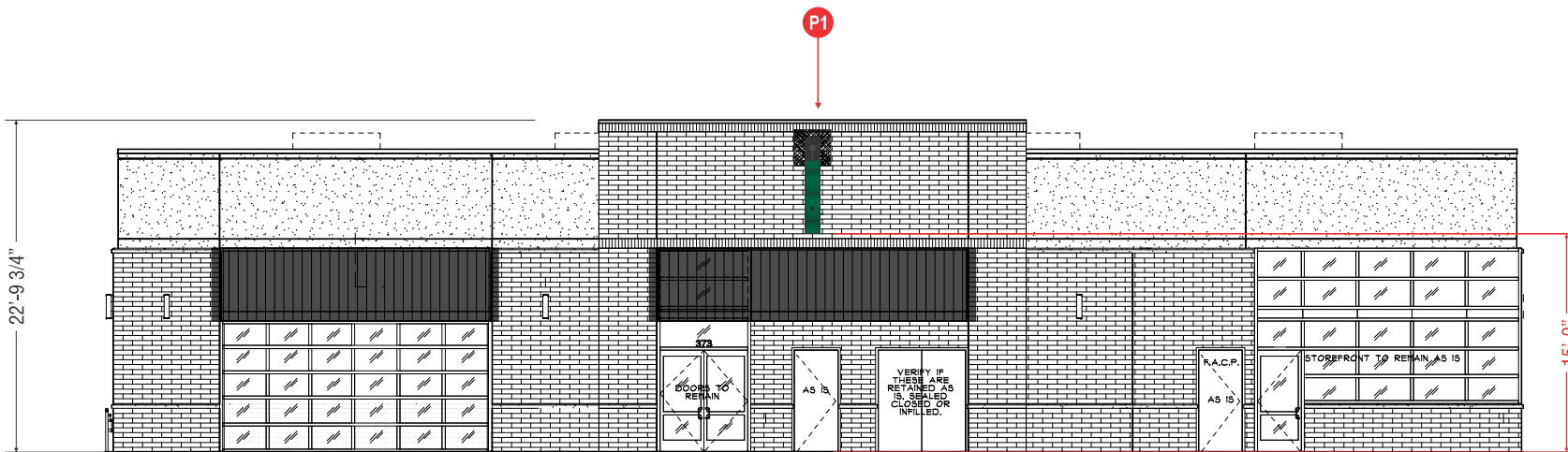


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 3. Three Wire: Line, Ground, and Neutral.



WEST ELEVATION 1/8" = 1'



EAST ELEVATION 1/8" = 1'

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Acct. Executive	Sam Menna
Sheet #	002
△ Revision Number	Date
①	00/00/00
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③	10/14/25
④	
⑤	
⑥	
Drawn By	D.Townson

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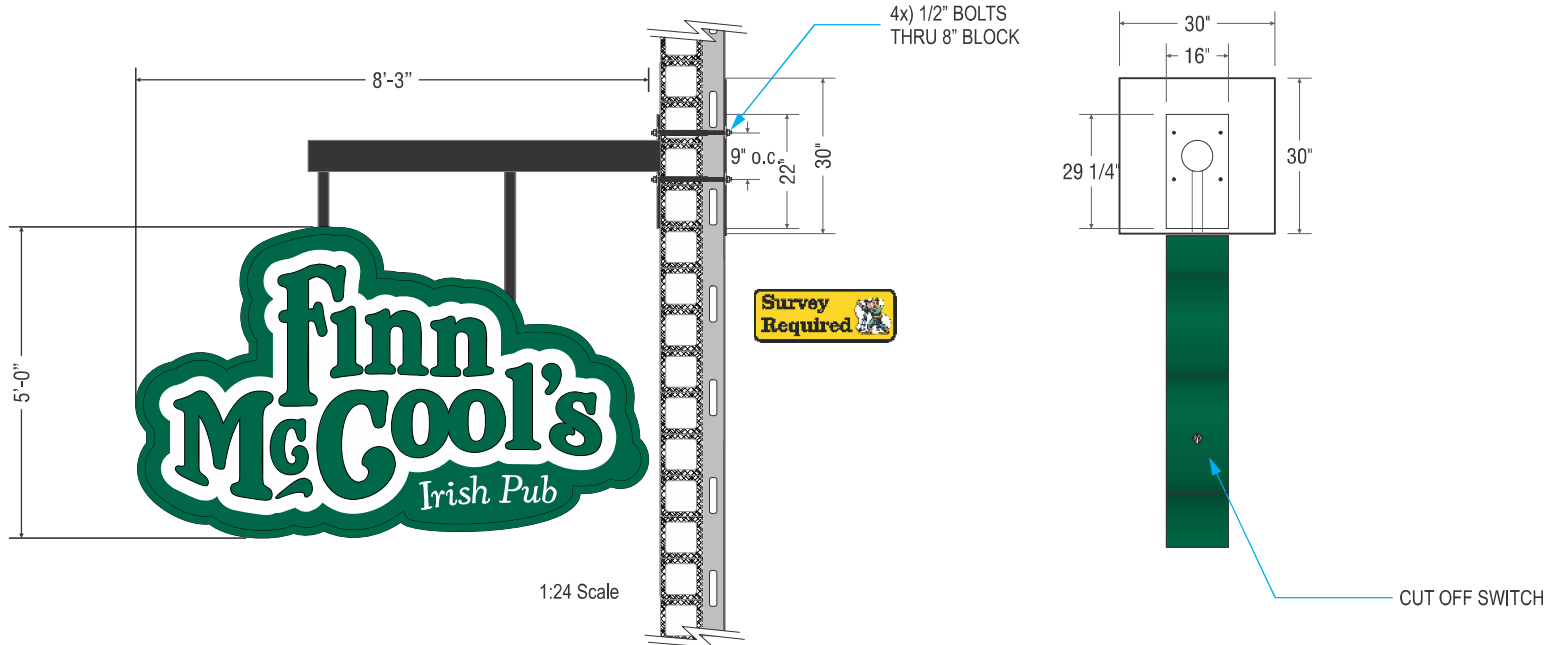
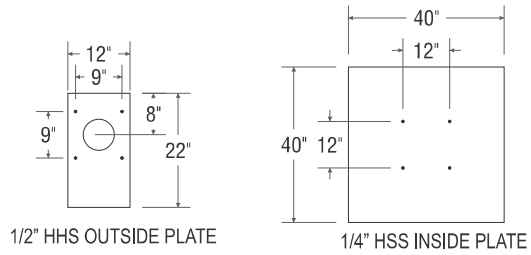
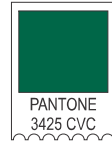
P1 QTY(1x) S/F FLAG MOUNTED SIGN - EAST ELEVATION

29.5 SQ. FT.

Quantity: 1
 O.A.H.: 5'-0"
 O.A.W.: 8'-3"
 Face: Polycarbonate
 - Face-Lit
 Returns: Aluminum / Painted PMS 3425
 Vinyl: PMS 3425

Illumination: Internal LED
 Face-Lit Polycarbonate

Notes: Single Face / NO Copy or Illumination
 Facing the Apartment Building



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 Wheeling, 60090

Date	10/02/25
Acct. Executive	Sam Menna
Sheet #	003
△ Revision Number	Date
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△ 5	
△ 6	
Drawn By	D.Townson

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SQC # 251409-03

PERMIT INFO	
Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	month/day
Cust. Approval	Date
Signature	month/day
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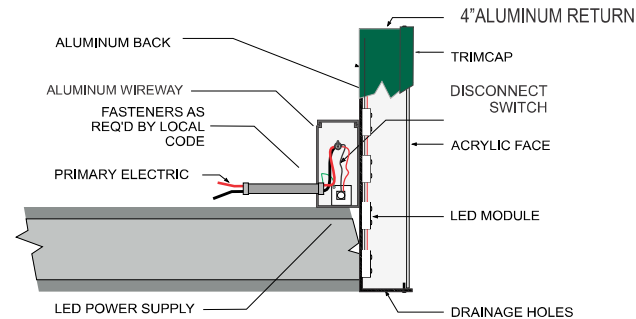
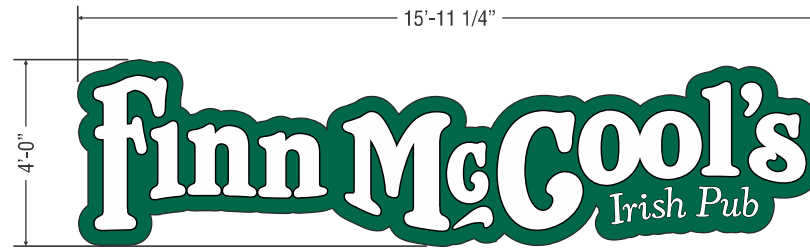
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3. Three Wire: Line, Ground, and Neutral.

E CHANNEL LETTER STYLE LOGO CABINET

Quantity: 1
 O.A.H.: 4'-0"
 O.A.W.: 15'-11 1/4"
 Face: Polycarbonate = Face-Lit
 Returns: Aluminum / Painted Green
 Vinyl: Vinyl Color PMS 3425
 Illumination: Internal LED & Power Supply



Notes: Raceway mounted above existing canopy.
 41.49 SQ. FT.



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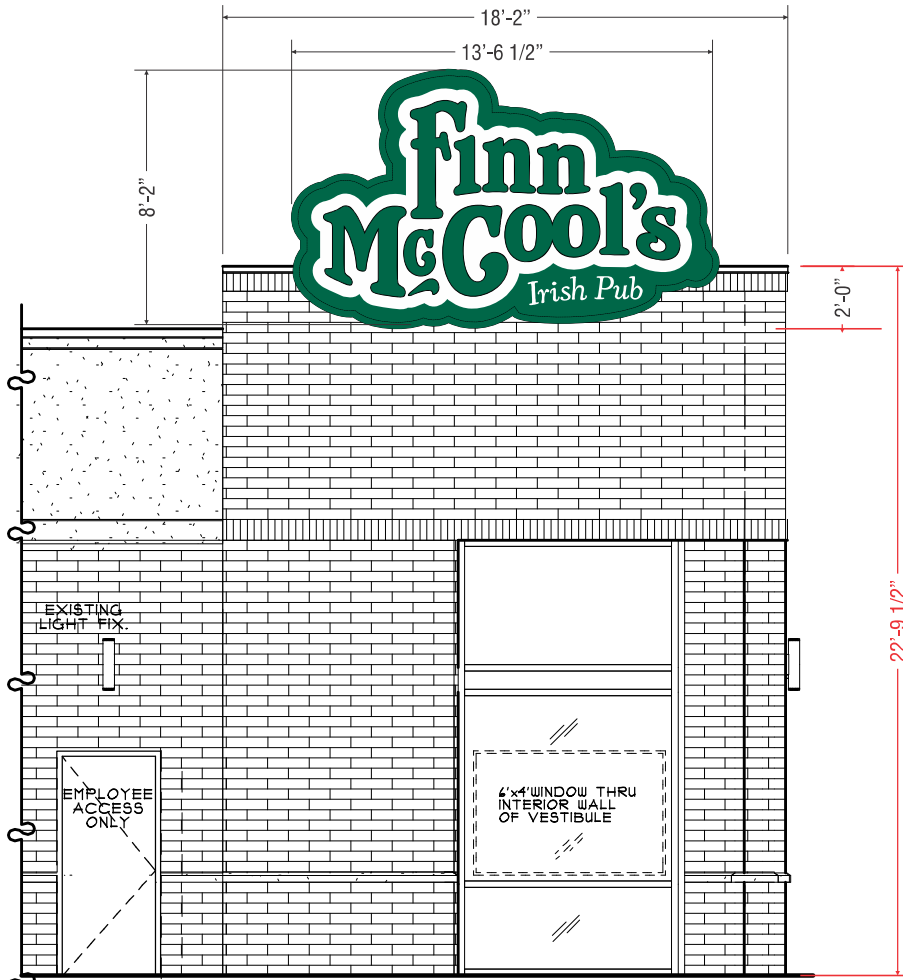
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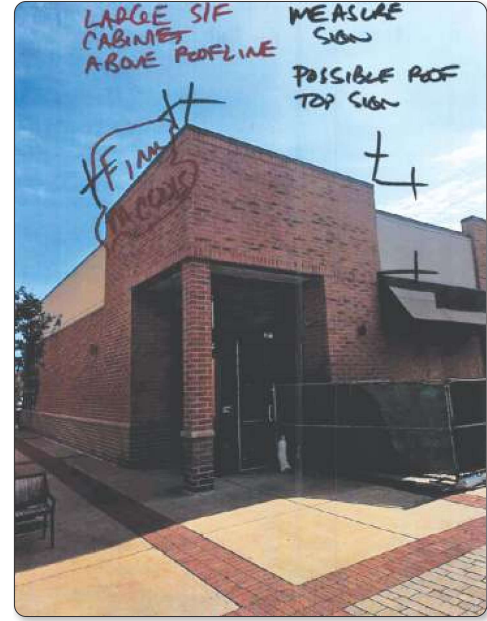


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SCALE 1/4" = 1'-0"

Quantity: 1
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 O.A.W.: 13'-6 1/2"
 Face: Polycarbonate = Face-Lit
 Trim: Aluminum / Painted Green
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 Illumination: Internal LED & Power Supply

Notes: 72.92 SQ. FT.



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Meeting Minutes
Wednesday, November 5, 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 November 5, 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 – Agenda Items 7E, F, and G were withdrawn, and the petitioner would be moving out of the location.

5. CITIZENS' CONCERNS AND COMMENTS – None

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW

7A. Docket No.: PSMPIN25-0021

Applicant: Riverside Plaza

Address: 395 E. Dundee Road

Request: Request for Minor Building Appearance Approval for Changes to the Building Façade

Ms. Knysz provided an overview, reporting that the petitioners were proposing to paint or stain the brick. The wood shingles would be replaced with metal, and the brick would be stained in an off-white color. There were two different colors of metal and three colors on the roof material.

Ms. Knysz read the items that staff requested that the Commission consider:

1. If the “PAC CLAD HWP Series” metal wall panels differ significantly in appearance or profile from standard corrugated metal panels.
2. The appropriateness of covering the brick wall of Building B with metal panels, or

whether the stain treatment would provide a more suitable finish and appearance.

3. Should the east portion of Building B be painted, adjacent to the Forest Preserve.

Pictures were reviewed.

The representative of the petitioner, Chanelle Stum, provided examples of the panels. She reported that there would be some areas of the panel that would be vertical, and the customer wanted to cover the brick with the metal panel for consistency and a cleaner look. The color of the sign would also be changed. The colors were similar, but a distinct difference could be seen in the sun. The petitioners were aiming to have a modern, clean look.

Commissioner Riles commented that he liked the design plan. He asked what aging with grace related to. Chanelle Stum discussed that the material was more durable in terms of weather resistance, it was easy to maintain, no fading was anticipated for 25 years, and fading was not noticeable when it began.

Commissioner Smart commented that it looked great. She asked about the coloring of the lettering for the signs. Chanelle Stum confirmed that it would remain the same coloring. Commissioner Smart asked if the petitioner was up to staining the back. Chanelle Stum explained that the area was not easily seen, and it was a way to save money by only focusing on the area that would be seen by the public.

Commissioner Hyken asked if the current shingles would be taken down. Chanelle Stum confirmed that they would be removed first. Commissioner Hyken commented that he would like to see something put in the back area. He asked if anything would be placed on the clock tower. Chanelle Stum reported that the only item would be the mosaic.

Commissioner Sprague commented on the back wall and suggested that either the front brick or the back wall should be painted the same color as the metal, or both should be covered with metal. Chanelle Stum stated that they could look into it. Commissioner Sprague commented that the panels looked somewhat similar to corrugated. Chanelle Stum explained the difference between their panels and corrugated panels, noting that corrugated panels had exposed fasteners and looked more industrial. She stated that there was a vast difference between the two. Commissioner Sprague asked if the return on the north end of the east side, before the back end of the building, could be painted since it could be seen from the road. Chanelle Stum stated that they would try to get it as close as possible so that it would not be seen. Commissioner Sprague asked if the doors would be painted for consistency. Chanelle Stum stated that the only doors they planned on painting were on the U-side, but not the back side. She stated that she believed they could make them, so they all matched.

Commissioner Karl asked if a gutter system was being used so that they all matched. Chanelle Stum stated that the downspouts behind the clock tower would be changed to the box style, which was the same as what was on the back of the building, and they would be painted to match the brick.

Commissioner Myer asked how tenants could mount signage on the material without having to replace it every time. Chanelle Stum stated that they had been looking into that so that they would not have to remove it every time. If they could not figure out a way, they would be able to add panels for the signage to the material. Commissioner Myer echoed her support for Commissioner Sprague's request to paint or panel the side facing the river for consistency.

Chairman Johnson commented on the ability to mount signage. Chanelle Stum discussed mounting a bracket and being diligent that signs had to stay within a certain size. Chairman Johnson asked how wide the panels were. Chanelle Stum reported that they were 30 feet long and 16 inches wide. The installation process would be done in a strategic way so that overlapping lines would not be seen. Chairman Johnson stated that he was okay with the backside not being painted. He commented that there was no trash enclosure. Ms. Knysz clarified that the trash enclosure requirement was for new developments.

Ms. Knysz read the proposed conditions:

1. The east façade of Building B shall be included in the brick staining portion of the project.
2. All wall sign raceways that currently match any of the existing exterior building materials shall be painted to match the new exterior building siding/material as part of the project.
3. The materials shown on the Façade Plans prepared by Tu Construction dated 10/16/2025 shall be used for construction.
4. A building permit must be obtained from the Community Development Department prior to commencing any construction.
5. All components of the project must be completed, including removal of cedar shingles, installation of metal wall panels and Nichiha Siding Accent Areas, brick and soffit staining, coping and flashing replacement, and ground sign painting (2 signs).

A poll was conducted to decide whether or not to keep the first condition. Commissioners Myer and Smart voted yes, and Commissioners Karl, Sprague, Hyken, and Johnson voted no. The first condition was replaced to require that the brick portions of the northeast façade of Building B visible from Dundee Road be painted.

The Commissioners had no further questions.

MOTION: Commissioner Hyken moved, seconded by Commissioner Smart, to approve Docket No. PSMIN25-0021, Request for Minor Building Appearance Approval for Changes to the Building Façade.

There being seven affirmative votes, the motion was approved.

7B. Docket No.: PSPMIN25-0027

Applicant: Finn McCool's

Address: 373 W. Dundee Road

Request: Request for Minor Building Appearance Approval to Paint Portions of the Exterior Façade

Ms. Knysz reported that the petitioners wanted to paint the tan stucco green.

Mark Hoffman stepped to the podium and was sworn in. He explained that the building previously had a generic look, and they wanted to bring more curb appeal to their second concept. The only other change to the building was to match the black on the existing doors and awnings.

It was commented that the emerald green and black looked nice.

Commissioner Sprague commented that there were two different green colors. Mark Hoffman confirmed that the green in the picture would be the final color. Commissioner Sprague asked about the black trim. Mark Hoffman explained that they were painting the trim on the bottom that looked like cement, and it would match the top trim and awning that were already black.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSPMIN25-0027, Request for Minor Building Appearance Approval to Paint Portions of the Exterior Façade.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7C. Docket No.: PSPMIN25-0029

Applicant: Crescent Cardboard

Address: 100 Willow Road

Request: Request for a Minor Site Plan Approval to Permit the Installation of an Electric Vehicle (EV) Charging Station and Associated Improvements

Ms. Knysz reported that it was an after-the-fact approval for one EV charging station. The EV charging station included the actual charger and a bollard, and the ADA space was added. Everything met code, and there were no proposed conditions. It was a requirement that all EV chargers on public properties require site plan review.

The petitioner stated that it was not used for public use at all.

Commissioner Sprague asked why a permit was not first obtained. The petitioner reported that they applied and ordered materials, but the materials came in first, so they went ahead and did the work. He stated that they had learned and knew better for the future.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PSPMIN25-0029, Request for a Minor Site Plan Approval to Permit the Installation of an Electric Vehicle (EV) Charging Station and Associated Improvements.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7D. Docket No.: PSU25-0022

Applicant: DNA Tumbling

Address: 636 Wheeling Road

Request: Request for Special Use Approval to Permit a Recreation and Instruction Facility

See the Findings of Fact for Docket No. PSU25-0022.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve Docket No. PSU25-0022, Request for Special Use Approval to Permit a Recreation and Instruction Facility.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Ms. Knysz noted that the petitioners would attend the November 17 Village Board meeting.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve closing Docket No. PSU25-0022.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

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

This item was withdrawn.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve closing Docket No. PSU25-0020 and PV25-0008.

On the roll call, the vote was as follows:

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

There being seven 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

This item was withdrawn.

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

This item was withdrawn.

7H. Docket No.: PTA25-0002

Applicant: QuickKill Extermination Co.

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 Business and Contractor-Related Services

See Findings of Fact for Docket No. PTA25-0002.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve Docket No. PSU25-0022, Request for Text Amendments to Title 19, Zoning, of the Wheeling Municipal Code and Associated Sections to Modify Regulations Concerning Business and Contractor Related Services.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Karl, Myer, Smart, Sprague, 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 approve closing Docket No. PSU25-0022, Request for Text Amendments to Title 19, Zoning, of the Wheeling Municipal Code and Associated Sections to Modify Regulations Concerning Business and Contractor Related Services.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Ms. Knysz reported that the petitioner for QuickKill should attend the November 17 Village Board meeting.

8. APPROVAL OF MINUTES

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve the Minutes of the Regular Meeting of October 22, 2025 (including the Findings of Fact for

Docket Nos. PSU25-0014 and PV25-0007).

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 it was the last night they were using BoardDocs, so she provided tips for using CivicPlus. There was a public version for CivicPlus as well as a Board version. Ms. Knysz noted that the agenda emails would come from CivicPlus instead of Ms. Knysz directly. Ms. Knysz stated that she would see if there was a phone app, and she confirmed that everyone could go back into old documents on BoardDocs through the end of the year.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to adjourn the meeting at 7:30 p.m. The motion was approved by a voice vote.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: November 5, 2025

Re: Docket No. PSU25-0022
Request for Special Use Approval to Permit a Recreation and Instruction Facility for DNA Tumbling (636 Wheeling Road).

Chairman Johnson called Docket No. PSU25-0022 on November 5, 2025. Present were Commissioners Riles, Myer, Hyken, Karl, Johnson, Sprague and Smart. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

The petitioner is seeking to operate an indoor instructional gym specializing in cheer tumbling classes that will accommodate 10-15 students per class. As outlined in the Petitioner's Project Description Letter, the facility will offer morning classes from 9:00 AM to 12:00 PM and afternoon sessions from 4:00 PM to 8:00 PM.

Staff has included a condition that the facility shall be used exclusively for cheer tumbling training; no unrelated activities, parties or events shall be permitted. Limiting the use will prevent the facility from evolving into a general event venue (e.g., special events, parties, etc.) that does not align with the intent of the zoning district.

Recreational facilities are considered compatible with the I-2 Zoning District, as they effectively utilize large, open floor areas suitable for indoor sports and other large-scale recreational activities.

Petitioners Alexia Calistri and Danielle Haro stepped up to the podium and were sworn in.

Commissioner Myer asked about staffing and hours of operation. Ms. Haro stated that they are operating at later hours from 6:30 PM to 8:30 PM at their current facility. With the new facility, they plan to start around 4:30 PM and end around 7:00 PM. They also plan to run classes in the morning on days when they are off school. One of the petitioners will always be on site along with 3-4 coaches.

Commissioner Karl asked about the type of equipment. Ms. Calistri responded that they will have a spring floor along with a dead mat and some tumbling mats. They will also have a small training trampoline (Tumble Track). In response to Commissioner Karl's question, Ms. Haro responded that the parents drop off and wait in the parking lot. Some of the parents of the younger students will stay inside until the kids are comfortable enough for the parents to drop them off.

Commissioner Sprague asked about the experience level of the coaches. Ms. Haro responded that the coaches have all been experienced cheerleaders themselves, working with the group for at least 3 years, and all are USA Cheer certified.

Commissioner Hyken did not have any additional questions.

Commissioner Smart asked about the ages of the students. Ms. Haro responded the ages range from 6-14 and they are hoping to add a mom and tot class. They intend to run weekly camps over the summer. In response to Commissioner Smart's question, the petitioners confirmed there would not be any competitions at this location as the facility does not meet the minimum competition facility standards.

Commissioner Riles asked about the coach to athlete ratio. Ms. Calistri stated that they have a lot of coaches, which has helped make them very successful. Ms. Haro stated they have a maximum ratio of 5:1 (student to coach), plus one of the two petitioners is always present. Commissioner Riles asked the petitioners to explain their process for dealing with medical situations. They maintain logs, discuss injuries with the parents, call 911 when necessary, and also have waivers signed for each student. They also require a doctor's note to return to class.

Chairman Johnson did not have any questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart to recommend approval for Docket No. PSU25-0022, 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 for DNA Tumbling, located at 636 Wheeling Road, in accordance with the Petitioner's Project Description Letter received by the Village on 9/25/2025, Floor Plan received by the Village 9/26/2025, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for cheer and tumbling training and classes; no unrelated activities, parties or events shall be permitted.
3. All activities shall be conducted entirely within the indoor facility.
4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

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 Sprague to close Docket No. PSU25-0022.

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.

DRAFT

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: November 5, 2025

Re: Docket No. PTA25-0002
Request for Text Amendments to Title 19, Zoning, of the Wheeling Municipal Code and Associated Sections to Modify Regulations Concerning Business and Contractor Related Services for QuickKill Extermination Co. (94 Messner Drive).

Chairman Johnson called Docket No. PTA25-0002 on November 5, 2025. Present were Commissioners Riles, Myer, Hyken, Karl, Johnson, Sprague and Smart. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

Village staff recently learned that the business has been operating without a Business License for several months. Upon review, staff determined that the proposed operations fall under the category of "building maintenance services", which is not permitted in the I-3 Zoning District. Therefore, QuickKill is requesting a text amendment to permit "building maintenance services" in the I-3 Zoning District.

In staff's review of the petitioner's request and the related Zoning Code use classifications, it was determined that expanded text amendments were necessary to fully remedy zoning regulations center around contractor related uses. Currently the Zoning Code provides for five defined terms for such contractor related uses, as follows:

- Building maintenance service, Business service, Contractor's shop, Contractor's yard, and Snow plow contractor's storage yard.

In reviewing the above terms and associated land use regulations, emphasized that terms could be consolidated and others expanded to align with modern business services.

Contractor Service - A new business classification termed "Contractor service" is proposed to encompass a variety of businesses previously classified under "Building maintenance services" as well as "Contractor's shop". The new "Contractor service" classification would consolidate all contractor related services/business into one expanded term as proposed:

"Contractor service" means an establishment that maintains a permanent business office engaged in providing the following services, and may include the storage and maintenance of equipment and other materials customarily used in the provision of said services:

- (a) Construction-related services on an individual or commercial basis; including but not limited to, general contracting, carpentry, mechanical, electrical, plumbing, roofing, masonry, painting, other construction trades, or fabrication excluding Manufacturing (Light, Medium, or Heavy) and Motor Vehicle related establishments.
- (b) Services that support the routine maintenance, cleaning, repair and general upkeep of buildings and property; including but not limited to, janitorial and custodial services, pest control, extermination, cleaning/disinfecting services, landscaping and lawn maintenance, carpet and upholstery cleaning, or security and alarm monitoring services.
- (c) Repair, installation, or servicing of commercial grade equipment, or similar large scale machinery and equipment, including but not limited to, hydraulic systems, electrical systems, printer and copier repair service, medical and dental equipment servicing, telecommunications equipment repair, and point-of-sale system repair, excluding Motor Vehicle (heavy and light) repair facility, body shops, and Household maintenance and repair service.

Additionally, this review identified the need to update the definitions of “Business services,” “Household maintenance and repair service,” and “Snow plow contractor’s yard” to ensure consistency, clarity, and alignment within the Zoning Code.

Appendix A (Use Table) – With the updates to the existing definition and the creation of the new “Contractor service” classification, staff assessed the Appendix A Use Table to align with the updated terms and evaluate the appropriateness of each land use within the various Zoning Districts. The following summarizes the key changes to the Appendix Use Table:

- Since the prior “Building maintenance services” category will no longer be a standalone classification and be merged into the proposed “Contractor service” classification, this classification has been removed from the Use Table.
- The terms “Building maintenance services,” “Contractor’s shop,” and “Contractor’s yard” have been removed from the Municipal Code and incorporated into the new “Contractor services” definition. Contractor-related businesses will now be a permitted use within the MXI, I-1, I-2, or I-3 Districts.
- “Household maintenance and repair” will remain a permitted use in the B-1, B-3, MXC, and MXT Districts, and will now also be permitted in the B-2 and MXI Districts. Within the I-1 District, this use will change from a special use to a permitted use.
- “Snow plow contractors” will remain a Special Use in all Industrial Districts, but will be removed from the MXI and I-4 Districts.

- “Tool/equipment rental facilities” will be removed from the B-1, B-3, MXC, MXT, and MXI Districts, and will be permitted by Special Use in the I-1, I-2, and I-3 Districts. Facilities with outdoor display will no longer be permitted in any District.

Additional text amendments to Title 19

- Updates to the B-2 and B-3 Commercial Districts Chapters to update the Statement and Intent of each district to align with the proposed changes to the definition of “business services”.
- Updates to the Off-Street Parking Chapter to match the updated contractor definitions/terms and further establish parking requirements to include company fleet vehicles.

As with all text amendments, the proposed changes are subject to review and input from the Plan Commission before being forwarded to the Village Board for consideration. Staff recommends that the Plan Commission review the proposed amendments, provide feedback, and direct staff to finalize the text changes for consideration by the Village Board.

There was general discussion related to the tool/equipment rental facilities business category. There were no other questions from the Plan Commission.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague to recommend approval for Docket No. PTA25-0002, amending Title 19 – Zoning of the Wheeling Municipal Code, specifically Chapter 19.01 (Definitions), Chapter 19.06 (Commercial Districts), Chapter 19.11.010 (Off-Street Parking and Loading), and Appendix A (Use Table), to better regulate business and contractor related services in 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 Myer moved, seconded by Commissioner Karl to close Docket No. PTA25-0002.

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.

DRAFT