



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 CHANGES TO AGENDA – Agenda Items 7E, F, and G were withdrawn, and the petitioner would be moving out of the location.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. Commissioner Myer voted yes, and Commissioners Smart, 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 Karl, 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.