



Meeting Minutes
Wednesday, December 3, 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 December 3, 2025.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners Karl, Riles, Hyken, Sprague, Smart and Chairman Johnson. Also present was Village Planner Marcy Knysz. Absent was Commissioner Myer with previous notice.

4. CHANGES TO AGENDA – None

5. CITIZENS' CONCERNS AND COMMENTS – None

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW

7A. Docket No.: PUS25-0025

Applicant: Otaman Supreme Company

Address: 638 Wheeling Road

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

See the Findings of Fact for Docket No. PSU25-0025.

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0025, 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, Smart, Sprague, Riles,

NAYS: None

ABSENT: Commissioner Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Hyken, to close

Docket No. PSU25-0025.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioner Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

- 7B. Docket No.: PSU25-0019**
Applicant: One More Game Pickleball and Badminton Club, LLC
Address: 851 Seton Court
Request: Request for Special Use and Minor Site Plan Approval to Permit a Recreation and Instruction Facility

See the Findings of Fact for Docket No. PSU25-0019.

MOTION: Commissioner Sprague moved, seconded by Commissioner Karl, to approve Docket No. PSU25-0019, Request for Special Use and Minor Site Plan Approval to Permit a Recreation and Instruction Facility.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioner Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Hyken, to approve closing Docket No. PSU25-0019.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioner Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

- 7C. Docket No.: PSU25-0015**
Applicant: Red Bottle Restaurant
Address: 401 E. Dundee Road
Request: Request for Special Use Approval to Permit the Operation of an Entertainment Establishment

See the Findings of Fact for Docket No. PSU25-0015 & PSU25-0026.

MOTION: Commissioner Karl moved, seconded by Commissioner Sprague, to approve Docket No. PSU25-0015, Request for Special Use Approval to Permit the Operation of an Entertainment Establishment.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioner Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

- 7D. Docket No.: PSU25-0026**
Applicant: Red Bottle Restaurant
Address: 401 E. Dundee Road
Request: Request for Special Use Approval to Permit the Operations of an Assembly Hall (Banquet Facility)

See the Findings of Fact for Docket No. PSU25-0015 & PSU25-0026.

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0026, Request for Special Use Approval to Permit the Operations of an Assembly Hall (Banquet Facility).

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioner Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Hyken moved, seconded by Commissioner Riles, to approve closing Docket Nos. PSU25-0015 and PSU25-0026.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioner Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

- 7E. Docket No.: PSPMIN25-0031**
Applicant: Red Bottle Restaurant

**Address: 401 E. Dundee Road
Request: Request for Minor Site Plan and Appearance Approval to Establish an
Outdoor Dining Area**

Ms. Knysz read the proposed conditions:

1. Minor Site Plan and Appearance approval is contingent upon approval of Docket No. PSU25-0015 for the operation of an entertainment establishment and Docket No. PSU25-0026 for the operation of an assembly hall (banquet facility).
2. All outdoor furniture shall be commercial grade, weather-resistant, and appropriate for year-round outdoor conditions.
3. A building permit must be obtained from the Community Development Department prior to commencing installation of the light poles.
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.

The Commissioners agreed to change the third condition related to the lights. It was decided to add two additional conditions:

1. The broken light pole must be removed prior to the start of business operations.
2. A second light post shall be installed opposite the existing light post, for a total of two light posts, by June 1, 2026.

MOTION: Commissioner Karl moved, seconded by Commissioner Sprague, to approve Docket No. PSPMIN25-0031, granting minor site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, to establish an outdoor dining area for Red Bottle Restaurant, for the property located at 401 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Dmitry Khlebnikov (received by the Village 10/29/2025); Plan Set prepared by Patrick Kinsfather, last revised 10/28/2025; Light Pole Specification Sheet (received by the Village 10/29/2025); and subject to the following conditions:

1. Minor Site Plan and Appearance approval is contingent upon approval of Docket No. PSU25-0015 for the operation of an entertainment establishment and Docket No. PSU25-0026 for the operation of an assembly hall (banquet facility).
2. All outdoor furniture shall be commercial grade, weather resistant, and appropriate for year-round outdoor conditions.
3. The broken light posts shall be removed prior to the start of business operations.
4. A second light post shall be installed opposite of the existing light post by June 1, 2026, for a total of 2 light posts in the outdoor dining area.
5. 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, Smart, Sprague, Riles,

NAYS: None

ABSENT: Commissioner Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

MOTION: Commissioner Hyken moved, seconded by Commissioner Riles, to approve the Minutes of the Regular Meeting of November 19, 2025 (including the Findings of Fact for Docket Nos. PSU25-0021, PV25-0009, PV25-0010, PV25-0011, PV25-0012, and PV24-0013).

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

NAYS: None

ABSENT: Commissioner Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

9A. 2026 Plan Commission Calendar

Chairman Johnson asked anyone who knew they could not attend a meeting to let them know.

Commissioner Sprague recognized Commissioner Smart for her two-year anniversary.

10. ADJOURNMENT

MOTION: Commissioner Smart moved, seconded by Commissioner Karl, to adjourn the meeting at 7:56 p.m. The motion was approved by a voice vote.