



**Wednesday, January 14, 2026  
Plan Commission Regular Meeting Agenda**

**PUBLIC NOTICE** - in accordance with the applicable statutes of the state of Illinois and Ordinances of the Village of Wheeling, notice is hereby given that the Regular Meeting of the Wheeling Plan Commission will be held in the Board Room, Wheeling Village Hall, 2 Community Boulevard, Wheeling, Illinois, at 6:30 PM, during which meeting it is anticipated there will be discussion and consideration of and, if so determined, action upon the matters contained in the following agenda:

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1. **Call to Order**

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  2. **Pledge of Allegiance**

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  3. **Roll Call**

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  4. **Changes to the Agenda**

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  5. **Citizen Concerns and Comments**

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  6. **Consent Items**

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  7. **Items for Review**
    - A. Docket No. PSUBPP25-0001, Request for Preliminary Plat Approval for a 4-Lot Residential Subdivision for The Holdings, LLC (2812 & 2822 Jackson Drive).
    - B. Docket No. PSU25-0024, Request for Special Use Approval to Permit the Operation of a Massage Establishment (Jie Spa) for Jie Liu (747 W. Dundee Road). **PUBLIC HEARING**

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  8. **Approval of Minutes**
    - A. Approval of Minutes of the Regular Meeting of December 17, 2025 (including the Finding of Facts for Docket Nos. PSU25-0011, PV25-0003, PV25-0004 and PV25-0007).

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  9. **Other Business**

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  10. **Adjournment**

This meeting will be televised on channels 17 and 99. If you would like to attend a Village meeting but require an auxiliary aid such as a sign language interpreter, call 847-499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING. To view the full agenda packet, visit <https://wheelingil.portal.civicclerk.com/>.



## MEMORANDUM

**DATE:** January 14, 2026  
**FROM:** Marcy Knysz, Village Planner  
**SUBJECT:** Docket No. PSUBPP25-0001, Request for Preliminary Plat Approval for a 4-Lot Residential Subdivision for The Holdings, LLC (2812 & 2822 Jackson Drive).  
**RECOMMENDED ACTION:** **Recommend approval of Docket No. PSUBPP25-001**, granting Preliminary Plat Approval under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat of 2812 Jackson Drive Resubdivision prepared by RE Allen and Associates, LTD., dated 1/6/2026, for the property located at 2812 & 2822 Jackson Drive, Wheeling, Illinois, subject to the following condition:

1. The minimum required side yard setback shall be clearly identified on each lot on the Final Plat of Subdivision.

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## EXECUTIVE SUMMARY

### GENERAL PROPERTY INFORMATION

Petitioner: The Holdings, LLC, 747 Lake Cook Road, Suite 100 W., Deerfield, IL 60015 (contract purchaser)

Address: 2812 & 2822 Jackson Drive

Property size: 3.245 acres (141,373 sq. ft.)

Neighboring Property Land Use(s):

North, East, South: Residential, Single Family

West: Residential, Multi-Family

Existing Use of Property: Vacant

Proposed Use: 4-Lot Single Family Subdivision

Comprehensive Plan Designation: Single Family Residential

Zoning History:

- Subdivision Annexed into the Village of Wheeling per Document No. 033644121, recorded 12/29/2003.

### SUMMARY OF REQUEST

The petitioner, The Holdings, LLC, is seeking approval of a Preliminary Plat of Subdivision to subdivide two existing lots (2812 & 2822 Jackson Drive) into 4 lots, which are zoned R-1, single family residential.

### PRELIMINARY PLAT REVIEW

The subject property consists of two lots totaling approximately 3.245 acres, located along the west side of Jackson Drive. The Preliminary Plat proposes to subdivide the property into four individual lots, each meeting the minimum requirements of the R-1 Zoning District, as detailed in the following table:

**Minimum Lot Requirements Table**

R-1 District Requirements		Proposed Subdivision
Minimum Lot Area	12,000 sq. ft.	35,143 sq. ft.
Minimum Lot Width	75 ft.	86.90 ft.
Minimum Lot Depth	120 ft.	404.41 ft.
Front/Street Setback	25 ft.	25 ft.
Interior Side Setback	6 ft. minimum, 15 ft. aggregate	6 ft. minimum, 15 ft. aggregate
Rear Setback	25 ft.	25 ft.

All proposed lots would retain access from Jackson Drive and will be served by public sanitary sewer utility (via an existing sanitary main located along the east side of the lots) and individual wells for water (no public water utility is available along Jackson Drive). The Preliminary Plat includes the required drainage and utility easements; however, the minimum required side yard setbacks are not accurately reflected, and a condition has been added that all side yard setbacks shall be clearly identified for each lot on the Final Plat of Subdivision.

In lieu of constructing sidewalks along each lot frontage, the petitioner proposes to contribute to the Village’s sidewalk fund, as there are currently no sidewalks on either side of Jackson Drive. The petitioner has confirmed that no covenants are currently anticipated for the proposed four-lot subdivision, which is consistent with surrounding lots along Jackson Drive. The petitioner will be responsible for paying the developer impact fees to the Village of Wheeling prior to consideration by the Village Board of the Final Plat of Subdivision.

Pursuant to the Village Code, the Preliminary Plat is not intended for recording. A separate Final Plat of Subdivision will be prepared and submitted to the Plan Commission for review following Village Board approval of the Preliminary Plat. All components of the “Proposed Preliminary Plat of 2812 Jackson Drive Resubdivision” comply with Village codes.

**STAFF REVIEW**

**Fire Department Review:** No comments related to the Preliminary Plat of Subdivision.

**Engineering Division Review:** No comments related to the Preliminary Plat of Subdivision.

**Staff Recommended Action:** Staff recommends approval of the Preliminary Plat of 2812 Jackson Drive Resubdivision, located at 2812 & 2822 Jackson Drive, subject to the following condition:

1. The minimum required side yard setback shall be clearly identified on each lot on the Final Plat of Subdivision.

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If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of Preliminary Plat Approval, the appropriate motion would be to:

**Recommend approval of Docket No. PSUBPP25-001**, granting Preliminary Plat Approval under Title 17, Planning Subdivisions and Developments as shown on the Preliminary Plat of 2812 Jackson Drive Resubdivision prepared by RE Allen and Associates, LTD., dated 1/6/2026, for the property located at 2812 & 2822 Jackson Drive, Wheeling, Illinois, subject to the following condition:

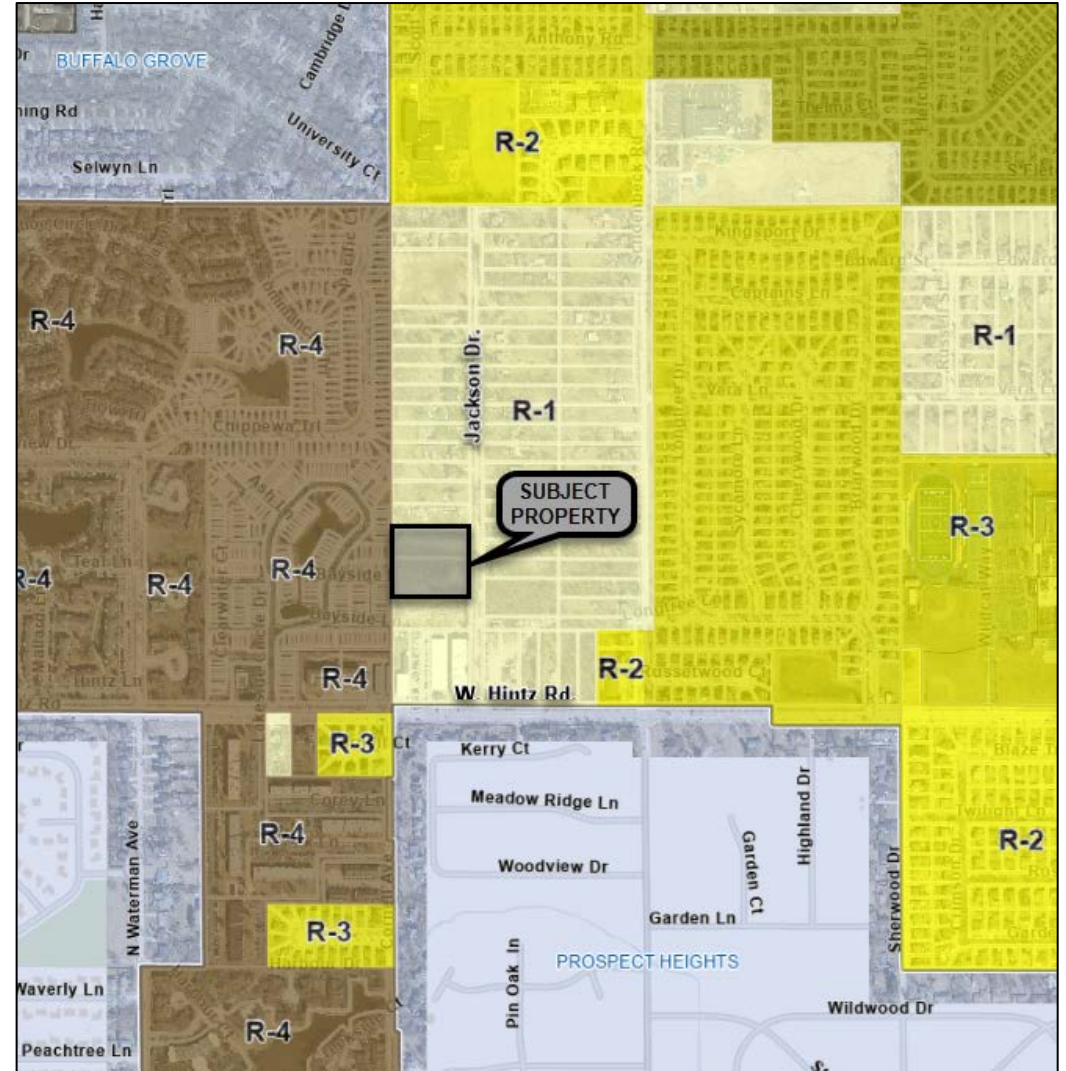
1. The minimum required side yard setback shall be clearly identified on each lot on the Final Plat of Subdivision.

**ATTACHMENTS:**

- Attachments to Staff Report (Staff)
- Project Description Letter prepared by Derick Goodman with the Huron Group
- Preliminary Plat of 2812 Jackson Drive Resubdivision, prepared by RE Allen and Associates, LTD., dated 1/6/2026
- Email from Steve Goodwin, dated 1/7/2026
- Plat of Survey



**LOCATION MAP**



**ZONING MAP**



Derick Goodman, President  
The Huron Group, Inc.  
747 Lake Cook Road, Suite 100W  
Deerfield, IL 60015  
312-260-9822 X 702  
dgoodman@thehurongroup.com

December 18<sup>th</sup>, 2025

Ross Klicker, Director of Community Development  
Steve Robles, Assistant Director of Community Development  
Village of Wheeling, IL  
2 Community Boulevard  
Wheeling, IL 60090

RE: 2812 Jackson Dr Re-subdivision

Dear Mr. Klicker & Mr. Robles,

THG Holdings LLC (THG) asks that the Village of Wheeling, IL accept our formal application to resubdivide the property commonly known as 2812 & 2822 Jackson Dr from two to four R-1 residential single family conforming lots. THG is not seeking any variations from the zoning code.

<b>Existing Land Use:</b>	Vacant
<b>Existing Zoning:</b>	R-1 Single Family Residential
<b>Proposed Zoning:</b>	R-1 Single Family Residential

**Surrounding Area:**

- North/Northeast R-1 Single Family Residential
- East R-1 Single Family Residential
- South R-1 Single Family Residential
- West R-4 High-Density /Multifamily

**Project Narrative/Use Description:**

THG Holdings LLC is the contract purchaser for 2812 & 2822 Jackson Drive, Wheeling, IL 60090. The property is comprised of two parcels with a combined area of 3.245 acres. The proposed average parcel size subsequent to the resubdivision will be 35,343 SF which meets the zoning requirement of a minimum lot area of 12,000 square feet. All four proposed lots will meet the setback requirements of R1 single family zoning. THG's intended use for the property is to construct attached single family custom homes, and we believe this conforms with the surrounding R1 single family home use. Each of the homes will be serviced by existing public sewer on Jackson Drive, and private well. Gas and electric mains are at Jackson Drive for individual services.

**Attachments:**

Enclosed are the materials required for final plat approval:

- Planning & zoning application
- Contract to purchase
- Title report
- Final plat of subdivision
- Paid tax bill

Please don't hesitate to contact our office with any additional questions.

Thank you,



Derick Goodman

MAIL PLAT TO:  
VILLAGE OF WHEELING  
2 COMMUNITY BOULEVARD  
WHEELING, IL 60090

PRELIMINARY PLAT

2812 JACKSON DRIVE RESUBDIVISION

BEING A RESUBDIVISION  
IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

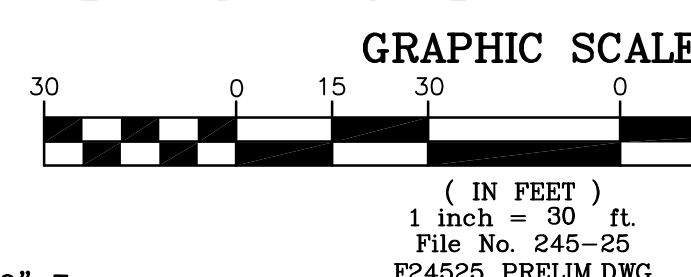
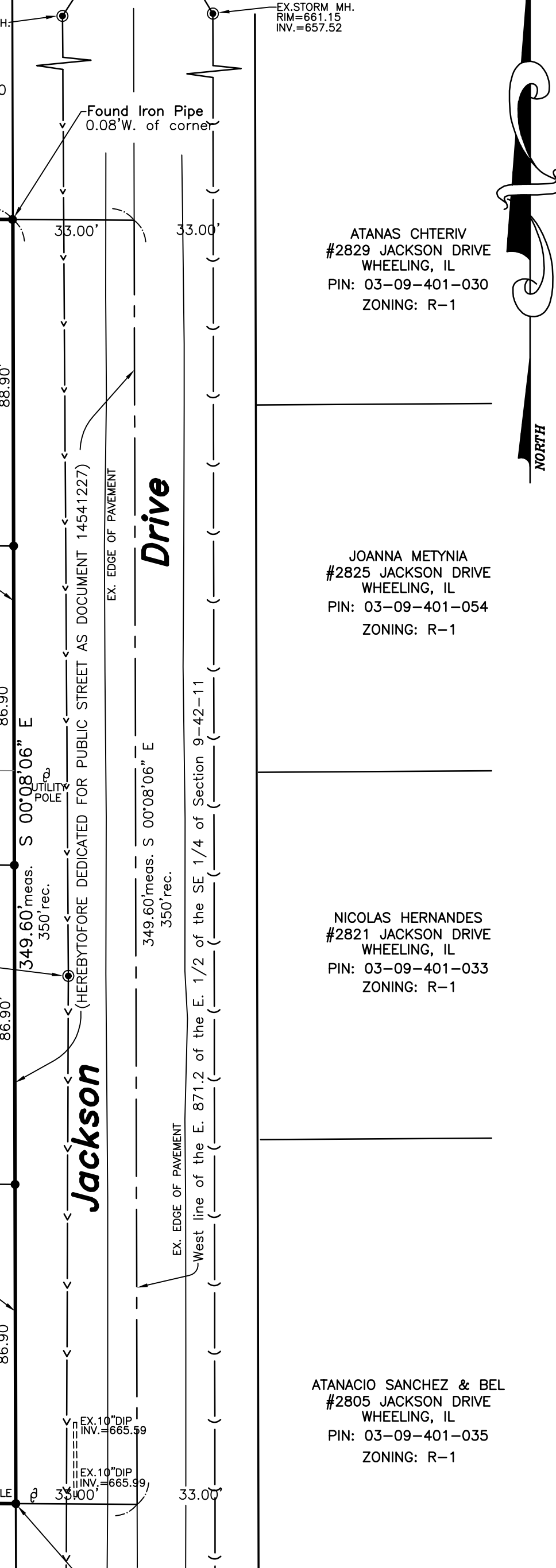
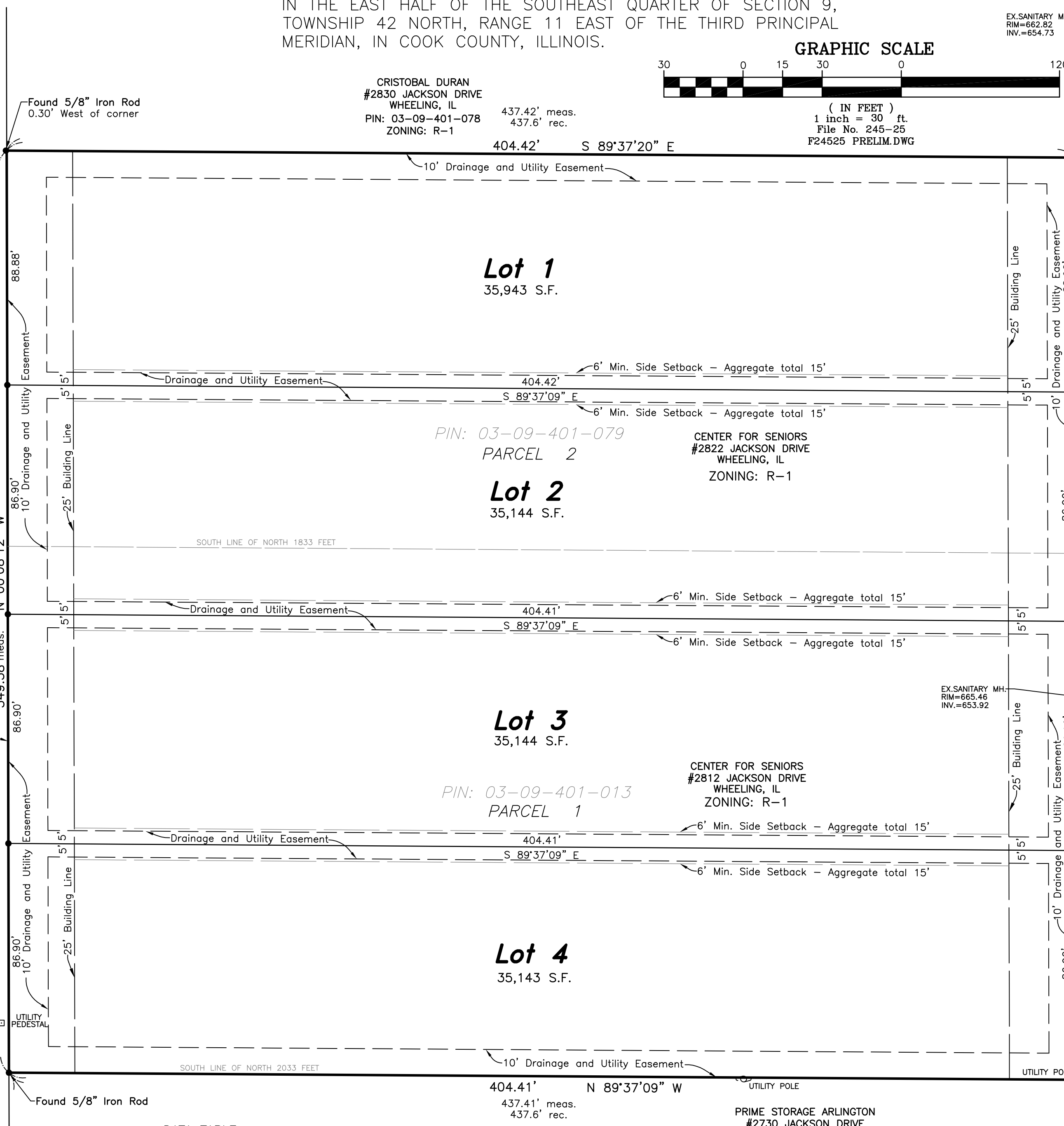
THE PREMISES COMMONLY KNOWN AS:  
2812, 2822 JACKSON DRIVE, WHEELING, IL  
PARCEL AREA = 3.245 ACRES, 141,373 S.F.  
PIN'S: 03-09-401-013  
03-09-401-079

UNIT 2  
LAKESIDE VILLAS  
#659 YURI DYARUK  
LAKESIDE CIRCLE DR.  
WHEELING, IL  
PIN: 03-09-404-088  
ZONING: R-4  
#661 CAROLYN HAYES  
LAKESIDE CIRCLE DR.  
WHEELING, IL  
PIN: 03-09-404-087  
ZONING: R-4  
#663 THOS D JEAN C BOUSLOG  
LAKESIDE CIRCLE DR.  
WHEELING, IL  
PIN: 03-09-404-086  
ZONING: R-4

CANDLEWOOD CT.  
#1403 VITALY BOGRACHEV  
CANDLEWOOD CT.  
WHEELING, IL  
PIN: 03-09-404-086  
ZONING: R-4  
#1401 LAOIE HEGWOOD  
CANDLEWOOD CT.  
WHEELING, IL  
PIN: 03-09-404-097  
ZONING: R-4

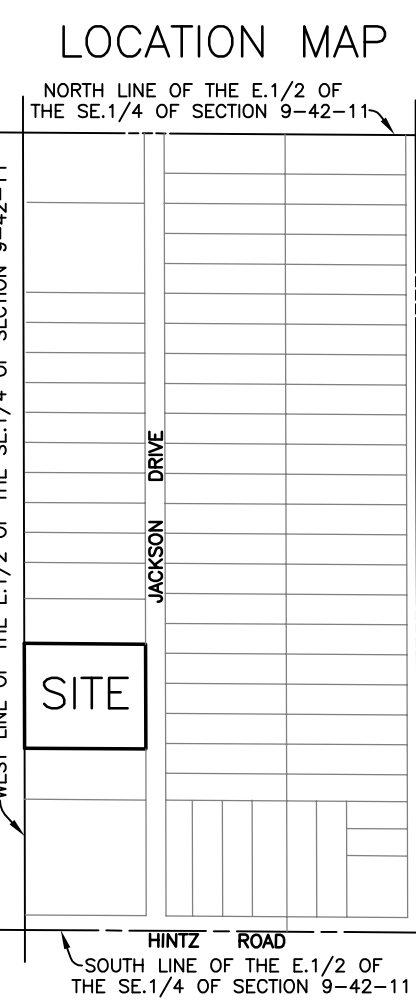
UNIT 2  
LAKESIDE VILLAS  
#1402 DARREN P CASTELLANOS  
BAYSIDE CT.  
WHEELING, IL  
PIN: 03-09-404-105  
ZONING: R-4  
#1400 ARKADY NAYSHUT TRUSTEE  
BAYSIDE CT.  
WHEELING, IL  
PIN: 03-09-404-106  
ZONING: R-4

BAYSIDE DR.  
UNIT 2  
LAKESIDE VILLAS  
#705 SCOTT & TERRI LUDWIG  
BAYSIDE CT.  
WHEELING, IL  
PIN: 03-09-404-130  
ZONING: R-4  
#707 ELOY CRUZ  
BAYSIDE CT.  
WHEELING, IL  
PIN: 03-09-404-129  
ZONING: R-4  
#709 DOUGLAS EDWARD MORRIS  
BAYSIDE CT.  
WHEELING, IL  
PIN: 03-09-404-128  
ZONING: R-4  
#711 OLGA ZHENCHAK  
BAYSIDE CT.  
WHEELING, IL  
PIN: 03-09-404-127  
ZONING: R-4  
#713 HOWARD & KARYN BASNER  
BAYSIDE CT.  
WHEELING, IL  
PIN: 03-09-404-126  
ZONING: R-4



--- DATA TABLE ---  
TOTAL ACREAGE: . . . . . 3.245 AC.  
ACREAGE OF STREETS: . . . . . 0 AC.  
NUMBER OF LOTS: . . . . . 4  
AVERAGE LOT AREA: . . . . . 35,343 S.F.  
MIN. LOT AREA: . . . . . 35,143 S.F.  
ACREAGE OF LAND  
TO BE DEDICATED: . . . . . 0 AC.  
ESTIMATED POPULATION OF  
PROPOSED SUBDIVISION: . . . . . 12.6

PRELIMINARY PLAT, NOT TO BE RECORDED  
OWNER: CENTER FOR SENIORS  
8900 CAPITOL DRIVE  
WHEELING, IL 60090  
WARRANTY DEED DOCUMENT #1423904067  
SUBDIVIDER:  
THE HURON GROUP  
747 LAKE COOK ROAD, SUITE 100W  
DEERFIELD, IL 60015  
SURVEYOR:  
R.E. ALLEN AND ASSOCIATES, LTD.  
PROFESSIONAL LAND SURVEYORS  
1015 N. CORPORATE CIRCLE, SUITE C  
GRAYSLAKE, IL 60030



PUBLIC UTILITY AND DRAINAGE EASEMENT  
A PERPETUAL EASEMENT, DESIGNATED FOR OVERHEAD, UNDERGROUND, AND SURFACE PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY RESERVED FOR, AND GRANTED TO, VILLAGE OF WHEELING, COMMONWEALTH EDISON COMPANY, COMCAST CABLE COMMUNICATIONS, INC. (CABLE TV), INCOG GAS, AND AT&T ILLINOIS TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNEES, IN ALL PLATTED EASEMENT AREAS, STREETS, AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL, AND REMOVAL OF ANY AND ALL PUBLIC UTILITIES, DRAINAGE LOCALITIES AND RELATED APPOINTMENTS IN, OVER, ACROSS, ALONG AND UPON THE SO DESIGNATED PROPERTY. SAID EASEMENT SHALL INCLUDE THE RIGHT TO ENTER THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT WITHOUT LIABILITY TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES OR DEVICES WITHIN THE DESIGNATED EASEMENT PROPERTY AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. WITHOUT CONSENT OF GRANTEE, NO BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, PLANTED, OR PLACED IN ANY SUCH EASEMENT AREA, STREETS, OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USES BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. SUCH EASEMENTS SHALL SURVIVE THE VACATION BY PROPER AUTHORITY OF ANY STREETS AND OTHER PUBLIC WAY AND PLACE SHOWN ON THIS PLAT, UNLESS OTHERWISE EXPRESSLY MENTIONED IN THE ORDINANCE OF VACATION.

EASEMENT PROVISIONS  
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMCAST CABLE COMMUNICATIONS, INC. (CABLE TV) COMMONWEALTH EDISON COMPANY AND AT&T ILLINOIS TELEPHONE COMPANY. THEIR RESPECTIVE SUCCESSORS AND ASSIGNEES, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT". THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE THE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM, REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 2 (E) OF "AN ACT IN RELATION TO CONDOMINIUMS", ILLINOIS REVISED STATUTES, CH. 30, PAR. 302 (E), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS, OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF GRANTEE/LOT OWNER UPON WRITTEN REQUEST.

SCHOOL DISTRICT CERTIFICATE  
THIS IS TO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED AS AND LEGALLY DESCRIBED AS THE PLAT OF THE SAME NAME, HAS DETERMINED TO THE BEST OF HIS/HER KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES.

SCHOOL DISTRICTS  
ELEMENTARY SCHOOL DISTRICT # \_\_\_\_\_ HIGH SCHOOL SCHOOL DISTRICT # \_\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF COOK ) S.S.

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE \_\_\_\_\_ WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SIGNED SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

STATE OF ILLINOIS  
COUNTY OF COOK ) S.S.

ACCEPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COOK AND LAKE COUNTIES, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_ PRESIDENT  
ATTEST: \_\_\_\_\_ VILLAGE CLERK

STATE OF ILLINOIS  
COUNTY OF COOK ) S.S.

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF WHEELING, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF COOK ) S.S.

I, \_\_\_\_\_ VILLAGE COLLECTOR OF THE VILLAGE OF WHEELING, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAT HEREON DRAWN, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

VILLAGE COLLECTOR \_\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF COOK ) S.S.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WHEELING, COOK AND LAKE COUNTIES, ILLINOIS, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

VILLAGE ENGINEER \_\_\_\_\_

COOK COUNTY CLERK'S CERTIFICATE  
STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

I, \_\_\_\_\_ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY CLERK

NO.	DATE	DESCRIPTION	BY
1	01-06-26	ORIGINAL ISSUE	B.J.L.

FIELDWORK COMPLETED: 12-10-2025  
CLIENT NAME: The Huron Group  
ADDRESS: 747 Lake Cook Road, Suite 100 W  
Deerfield, IL 60015

NOTES:  
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.  
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.  
A raised SURVEYOR'S SEAL indicates that this survey is an original print.

R.E. ALLEN AND ASSOCIATES, LTD.  
PROFESSIONAL LAND SURVEYORS  
1015 N. CORPORATE CIRCLE, SUITE C  
GRAYSLAKE, ILLINOIS 60030  
PHONE: 847-223-0914 FAX: 847-223-0980

OWNERS CERTIFICATE  
STATE OF ILLINOIS  
COUNTY OF COOK ) S.S.

THE UNDERSIGNED, DO HEREBY CERTIFY THAT (CORPORATION OR INDIVIDUAL) ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON AND CONSENTS TO THE SUBDIVISION AND PLAT OF SAID PROPERTY, AND THE RESERVATIONS OF EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

OWNER \_\_\_\_\_ ATTEST \_\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF COOK ) S.S.

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT \_\_\_\_\_ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED, AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

SURVEYOR'S AUTHORIZATION TO RECORD  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

I, BRYAN J. LEE, A ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616, DO HEREBY GRANT PERMISSION TO \_\_\_\_\_ TO RECORD THIS PLAT AND PROVIDE THIS SURVEYOR A RECORDED COPY OF THE SAME.  
DATED AT GRAYSLAKE, ILLINOIS, THIS 7TH DAY OF JANUARY, A.D. 20 26.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
MY LICENSE EXPIRES 11-30-26  
PROFESSIONAL DESIGN FIRM NO. 184-002732

IN ACCORDANCE WITH PUBLIC ACT 86-1238, THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY:

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF COOK ) S.S.

THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

BEING A RESUBDIVISION OF:  
PARCEL 1: THE SOUTH 200 FEET OF THE NORTH 2033 FEET (EXCEPT THE EAST 871.2 FEET THEREOF) OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
PARCEL 2: THE SOUTH 150 FEET OF THE NORTH 1833 FEET (EXCEPT THE EAST 871.2 FEET) OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 871.2 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINT OF CHANGES IN ALIGNMENT WILL BE SET.

THE PROPERTY, AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WHEELING, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN.

IN MY BEST OPINION, THE LAND IN THE ANNEXED LEGAL DESCRIPTION FALLS IN ZONE "C" AREA AS SHOWN ON COMMUNITY-PANEL NUMBER 17031C0064J, DATED AUGUST 19, 2008 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GIVEN UNDER MY HAND AND SEAL AT GRAYSLAKE, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
MY LICENSE EXPIRES 11-30-26  
PROFESSIONAL DESIGN FIRM NO. 184-002732

NOTARY PUBLIC

**From:** [Steve Goodman](#)  
**To:** [Marcy Knysz](#)  
**Subject:** 2812 and 2822 Jackson Drive  
**Date:** Wednesday, January 7, 2026 9:00:43 AM

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\*\*\*! [CAUTION-EXTERNAL EMAIL]: Do not click links or open attachments unless you recognize the sender and know the content is safe \*\*\*

To: Village of Wheeling.

Please be advised that this parcel once subdivided into four single family home lots will not have bylaws or covenants due to the fact that the future homeowner will be responsible for maintaining their own homes and lots. There will be no outlot and the roads will be maintained by the Village of Wheeling as it is maintained currently.



**Steve Goodman**  
Vice President, **THE HURON GROUP**

312.260.9822 X706 | [847.917.6550](tel:847.917.6550)

[sgoodman@thehurongroup.com](mailto:sgoodman@thehurongroup.com)

[thehurongroup.com](http://thehurongroup.com)

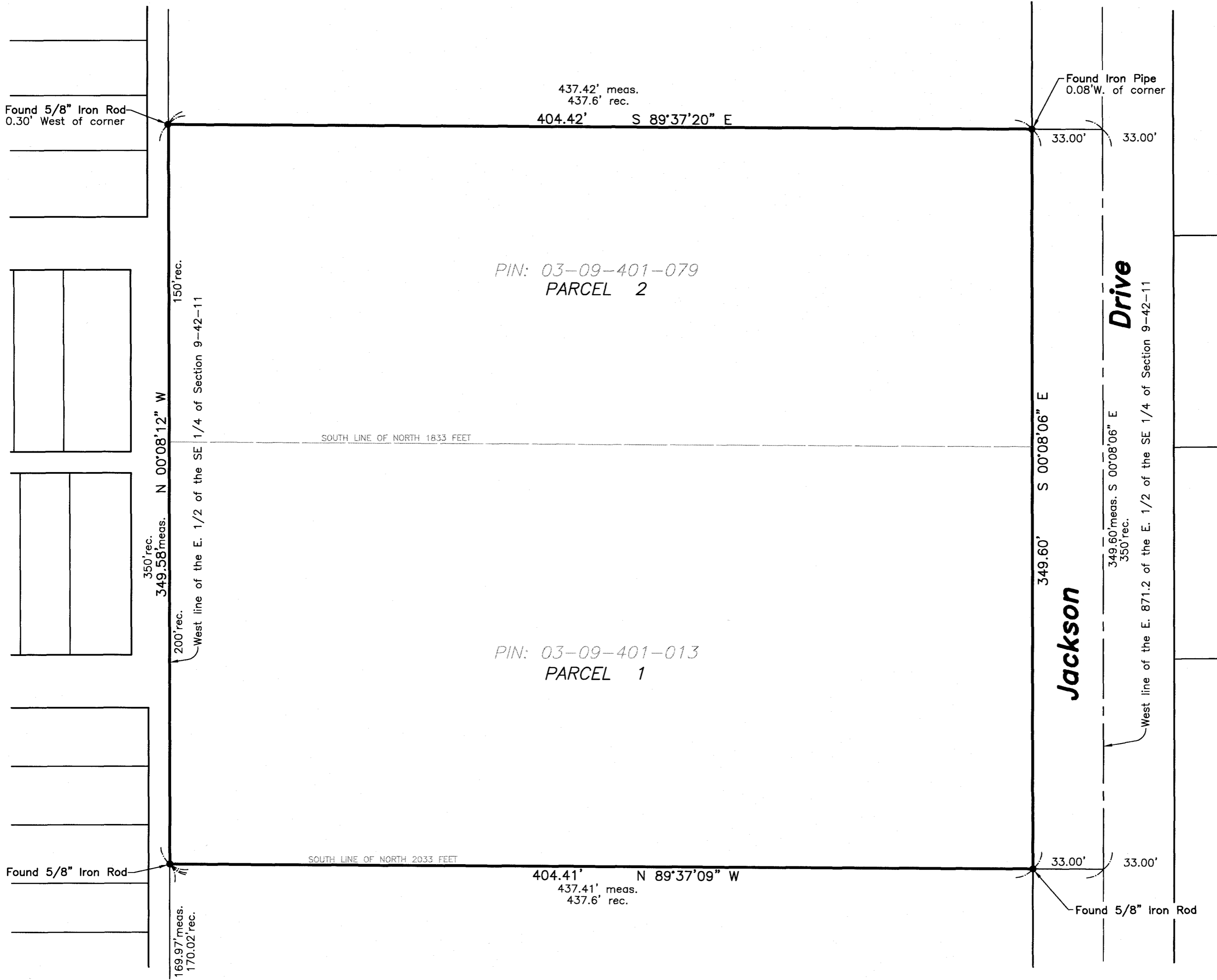
[747 Lake Cook Rd, Ste 100W, Deerfield, IL 60015](#)



# PLAT OF SURVEY

THE PREMISES COMMONLY KNOWN AS:  
 2812, 2822 JACKSON DRIVE, WHEELING, IL  
 PARCEL AREA = 3.245 ACRES, 141,373 S.F.  
 PIN'S: 03-09-401-013  
 03-09-401-079

PARCEL 1: THE SOUTH 200 FEET OF THE NORTH 2033 FEET (EXCEPT THE EAST 871.2 FEET THEREOF) OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 PARCEL 2: THE SOUTH 150 FEET OF THE NORTH 1833 FEET (EXCEPT THE EAST 871.2 FEET) OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 871.2 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

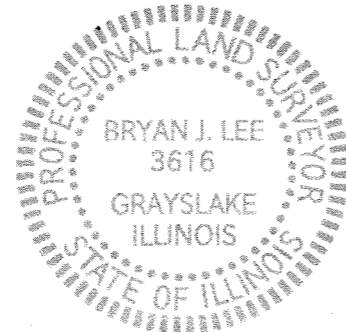


STATE OF ILLINOIS  
 COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 17TH DAY OF DECEMBER, A.D. 2025.

Bryan J. Lee  
 ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
 MY LICENSE EXPIRES 11-30-26  
 PROFESSIONAL DESIGN FIRM NO. 184-002732



Scale: 1" = 40'

FILE NO. 245-25  
 F24525 SURVEY.DWG

FIELDWORK COMPLETED: 12-10-2025  
 CLIENT NAME: The Heron Group  
 ADDRESS: 747 Lake Cook Road, Suite 100 W  
Deerfield, IL 60015

NOTES:  
 Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.  
 A raised SURVEYORS SEAL indicates that this survey is an original print.

**R.E. ALLEN AND ASSOCIATES, LTD.**  
 PROFESSIONAL LAND SURVEYORS  
 1015 N. CORPORATE CIRCLE, SUITE C  
 GRAYSLAKE, ILLINOIS 60030  
 PHONE: 847-223-0914 FAX: 847-223-0980



## MEMORANDUM

**DATE:** January 14, 2026  
**FROM:** Marcy Knysz, Village Planner  
**SUBJECT:** Docket No. PSU25-0024, Request for Special Use Approval to Permit the Operation of a Massage Establishment (Jie Spa) for Jie Liu (747 W. Dundee Road). **PUBLIC HEARING**  
**RECOMMENDED ACTION:** **Recommend approval of Docket No. PSU25-0024**, granting Special Use to Jie Liu, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the operation of a massage establishment (Jie Spa), located at 747 W. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Jie Liu dated 10/13/2025, Floor Plan received by the Village 12/1/2025, and subject to the following conditions:

1. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board. Upon demonstrating that the petitioner and the proposed business operations comply with all requirements of Chapter 4.74 of the Wheeling Municipal Code, a Business License shall be obtained prior to commencing operation of the massage establishment at the subject location.
2. 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.

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## EXECUTIVE SUMMARY

**Docket No. PSU25-0024:** Jie Liu (747 W. Dundee Road, Wheeling, IL 60090), lessee, is seeking special use approval pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections, to permit the operation of a massage establishment (Jie Spa), for the property located at 747 W. Dundee Road, which is zoned MXT, Transit-Oriented Mixed Use.

### GENERAL PROPERTY INFORMATION

Applicant: Jie Liu (Jie Spa)

Neighboring Property Land Use(s):

North: Commercial (across Dundee Road)

East: Commercial

South: Single-family Residential

West: Commercial

Existing Use of Property: Vacant storefront located within a multi-tenant shopping center

Existing Zoning: MXT, Transit-Oriented Mixed Use

Comprehensive Plan Designation: Transit Oriented Mixed Use

### **Zoning History:**

- Ordinance No. 3018, approved 2/6/1995, granting a variation to reduce parking for First Street Red Hots

(Docket #838).

- Ordinance No. 3019, approved 2/6/1995, granting special use and site plan approval for a restaurant for First Street Red Hots (Docket #1995-2).
- Ordinance No. 5732, approved 5/5/2025, granting special use to permit a massage establishment for 6-Foot Spa (Docket No, PSU25-0002).

## **SUMMARY OF REQUEST**

The applicant, Jie Liu, is requesting Special Use approval to operate a massage establishment, Jie Spa, located at 747 W. Dundee Road. The subject tenant space is unoccupied but the Village previously granted special use approval in 2025 (Ordinance No. 5732) for a massage establishment to an unrelated petitioner for “6-Foot Spa” in the same location. However, the applicant subsequently withdrew the request following obtaining the special use and the business did not open.

The current petitioner is required to obtain special use approval to operate a new massage establishment (“Jie Spa”) within the same tenant space.

**Standards for Special Use:** The petitioner has submitted the following responses to the standards for special use. (Any staff comments follow the petitioner’s response)

**1. State why the Special Use is necessary for the public convenience at the proposed location.**

Petitioner: Our store is located in a commercial area. There are a lot of employees working, they need a good massage to relax or refresh themselves.

Staff: The proposed location within the MXT, Transit-Oriented Mixed Use Zoning District, permits massage establishments subject to the granting of a Special Use and is consistent with the commercial uses within the shopping center.

**2. State how the Special Use will not alter the essential character of the area in which it is to be located.**

Petitioner: We do massage in this area. We won’t change the essential character of the area, around our store are all commercial spaces. It matches well with other spaces.

Staff: The proposed use is consistent with the established commercial character of the Dundee Road corridor in this area.

**3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.**

Petitioner: The size of the space is 1,100 sq. ft. We don’t use any space on the street. We don’t use any public space. All the massage is done inside the space. We don’t make any noise and don’t bother neighborhood.

Staff: The proposed use will occupy an existing commercial tenant space and will operate entirely indoors. The site is served by existing public streets and shared off-street parking, and the scale and intensity of the operation are consistent with other commercial uses in the area. As proposed, the use will not impede the orderly development of the zoning district.

**4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.**

Petitioner: Our store is located at 747 W. Dundee Rd. Wheeling IL 60090. The space is a common commercial space. We don’t have a fence and don’t have any additional construction. We only use the original space.

Staff: The proposed use will operate entirely within an existing commercial tenant space and does not involve any exterior modifications or new construction. As such, the proposed use will not hinder or discourage the appropriate development or use of adjacent properties, nor will it impair their value.

**5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to**

**prevent traffic hazards and nuisances and the development will not cause traffic congestion.**

Petitioner: Our space is located in a plaza. We share the parking lot with other commercial spaces. There are plenty of parking lot for us. The max number of customers for us is two. We don't make any trouble for neighbor and public parking.

Staff: The proposed use is located within an existing multi-tenant commercial plaza served by a shared off-street parking lot. Based on the limited size and low intensity of the use, including a maximum of two customers at any given time, the existing parking supply is adequate to serve the use.

**6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone.**

Petitioner: We believe we will get reasonable return under the conditions allowed by the regulations in that zone.

Staff: The proposed use is consistent with the MXT, Transit-Oriented Mixed Use Zoning District and the Comprehensive Land Use designation of Commercial.

**STAFF REVIEW**

**Fire Department Review:** No comments from the Fire Department related to the Special Use.

**Engineering Division Review:** No comments from the Engineering Division related to the Special Use.

**Staff Recommended Action:** Staff recommends approval of the special use, subject to the following conditions:

1. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board. Upon demonstrating that the petitioner and the proposed business operations comply with all requirements of Chapter 4.74 of the Wheeling Municipal Code, a Business License shall be obtained prior to commencing operation of the massage establishment at the subject location.
2. 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.

\*\*\*\*\*

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use, the appropriate motion would be to:

**Recommend approval of Docket No. PSU25-0024**, granting Special Use to Jie Liu, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the operation of a massage establishment (Jie Spa), located at 747 W. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Jie Liu dated 10/13/2025, Floor Plan received by the Village 12/1/2025, and subject to the following conditions:

1. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board. Upon demonstrating that the petitioner and the proposed business operations comply with all requirements of Chapter 4.74 of the Wheeling Municipal Code, a Business License shall be obtained prior to commencing operation of the massage establishment at the subject location.
2. 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.

**ATTACHMENTS:**

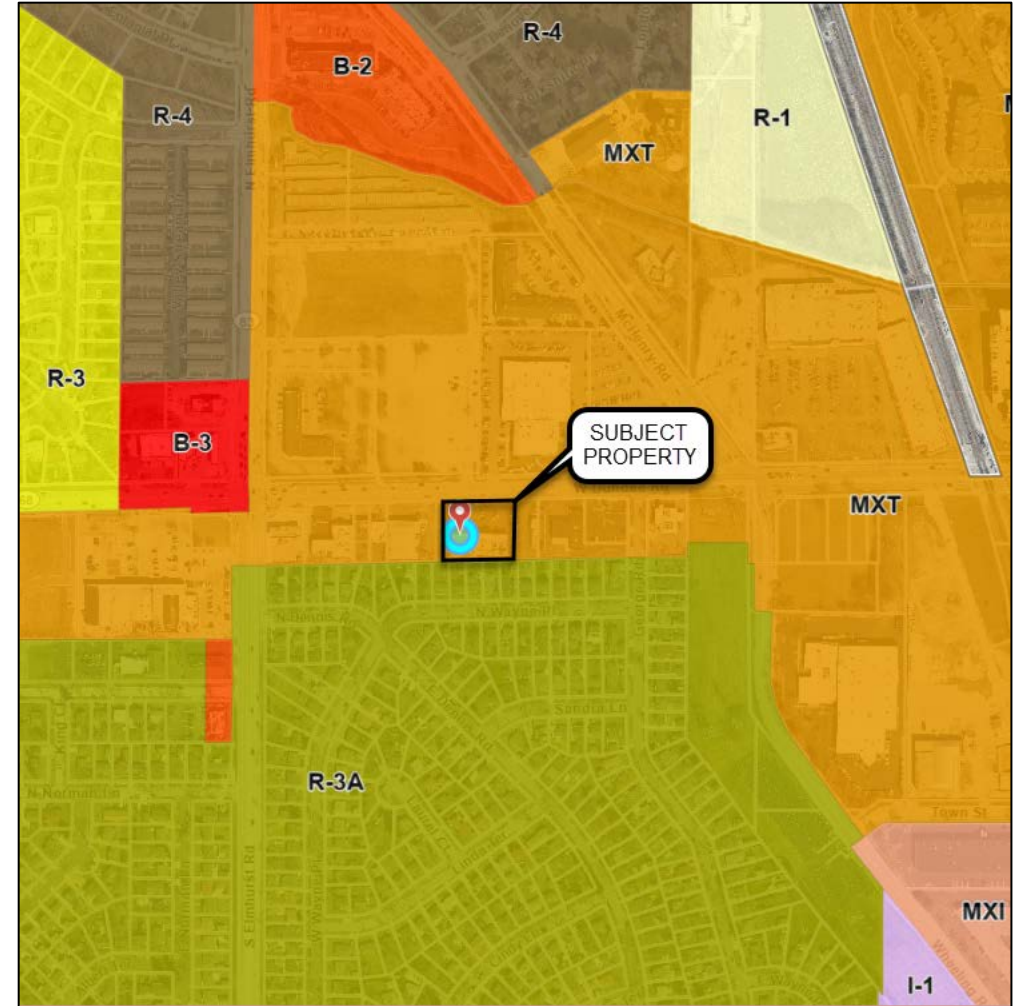
Attachments to Staff Report (Staff)

Petitioner's Project Description Letter prepared by Jie Liu dated 10/13/2025

Floor Plan received by the Village 12/1/2025



LOCATION MAP



ZONING MAP



View of Unit Facing South from the Parking Lot.

Honorable officer

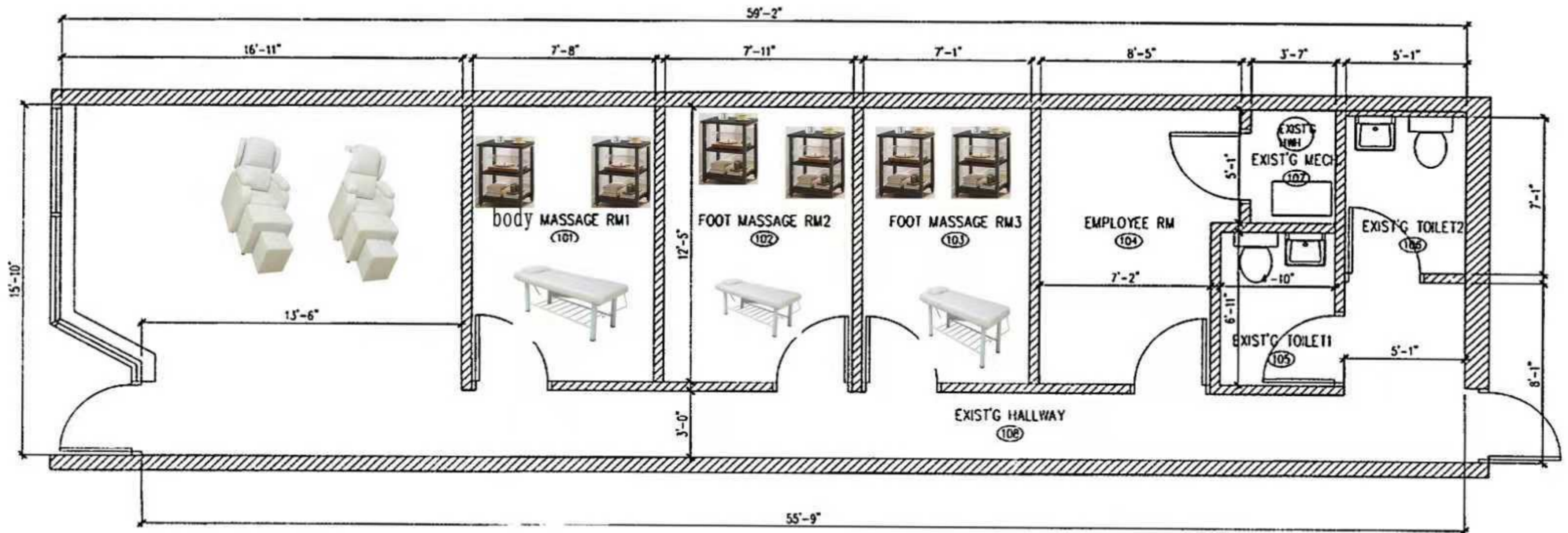
This is jie spa, the address is 747 W DUNDEE RD WHLEELING .my last name is liu , first name is jie, I wan to give my schedule to you .

my store will be open 7 days a week ,the working time is 9:00AM--9:00pm. We will hire two employees,the number of our car is two,the max number of customers is two, we provide massage service ,no noise,no pollution no impact to our neighbour, we have three massage rooms , one waiting area ,we want to give all the washing and dry business to our neighbor the launder store,wo we donot have any washing room ,we also have a male bathroom and a women bathroom

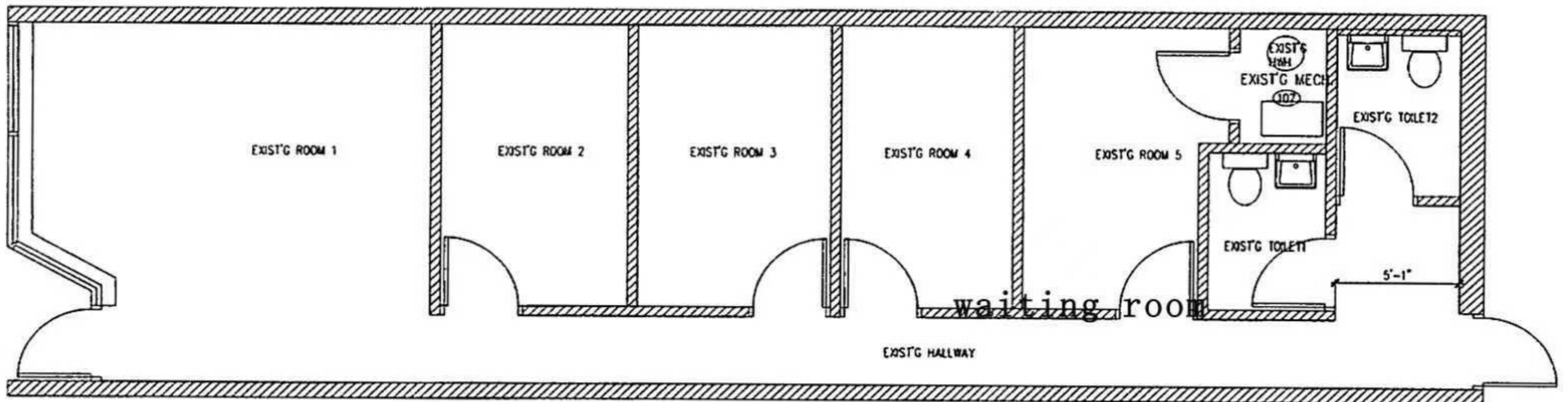
I hope you have a nice day

Jie liu

10/13/2025



**B PROPOSED FLOOR PLAN**  
SCALE 3/8"=1'-0" N ⊕ EXIST'G WALL



**A EXIST'G FLOOR PLAN**  
SCALE 3/8"=1'-0" N ⊕ EXIST'G WALL



**Meeting Minutes**  
**Wednesday, December 17, 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 17, 2025.

**2. PLEDGE OF ALLEGIANCE**

Everyone stood for the Pledge of Allegiance.

**3. ROLL CALL**

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

**4. CHANGES TO AGENDA – None**

**5. CITIZENS' CONCERNS AND COMMENTS – Ariel Wozner from Hands Off Wheeling, a local non-profit, was having an upcoming event on December 21 from 4:00 p.m. to 6:00 p.m. at the Rise and Dine to collect food and clothing donations. Food, coats, and toys for foster children will be collected.**

It was asked what food and toys were needed. Non-perishables and toys for under the age of 13 were requested.

**6. CONSENT ITEMS – None**

**7. ITEMS FOR REVIEW**

**7A. Docket No.: PSPMIN25-0030**

**Applicant: Inspired Learners Academy**

**Address: 410 E. Dundee Road**

**Request: Request for Minor Site Plan & Appearance Approval to Establish a Pick-Up and Drop-Off Area**

The petitioners reported that the time frame for drop-off was 8:30 to 9:00 a.m. and pick-up was from 3:00 to 3:30 p.m. The drop-off and pick-ups would be staggered based on age. There was a three-car pull up, staff with hand-held signs, and unloading and loading would occur within one to three minutes.

Commissioner Riles asked about the amount of time estimated for loading and unloading. The petitioners stated that the maximum would be five minutes, but the general range was one to three minutes. Commissioner Riles asked if the parent or

guardian would enter the daycare, and the petitioners confirmed that they would not. The staff would be going out to greet the children and escort them into the building. Other families could also choose to park and bring their children in.

Commissioner Smart asked if unloading only occurred at space one or if the unloading occurred simultaneously. The petitioners explained that unloading would occur at the first parking spot, and then the cars would pull up. The maximum number of children at the school at once was 20, and the times would be staggered. Commissioner Smart asked what would happen if there were more than six cars. The petitioners explained that they could park and walk their child in or stay in the area until the unloading spaces opened up.

Commissioner Hyken asked if every student was going home with their parent and if there was any busing. The petitioners confirmed that there was no busing.

Commissioners Sprague, Karl, and Myer had no questions.

Chairman Johnson noted his experiences with parents lining up in advance at schools and asked if there would be any signage or payment markings. The petitioners stated that they would have a staff member with their signs and the child's aide.

Ms. Knysz the proposed conditions:

1. A designated staff member shall be present during all pick-up and drop-off periods. The staff member shall wear a reflective safety vest and utilize a handheld stop sign or similar device to ensure safe operations.
2. All pick-up and drop-off activity shall occur on-site. Vehicle queuing on public streets or access drives outside of the designated loading area is prohibited.
3. Any changes to the approved Site Plan, including circulation patterns or designated loading areas, shall be resubmitted to the Community Development Department for review and approval prior to implementation.

Commissioner Smart asked if would be beneficial to add a condition that drop off could only occur at the first space. Ms. Knysz confirmed that she would add the condition, "Students can only be dropped off at Space #1."

Commissioner Riles asked about parking on the side and how it would work. The petitioners explained that those parking spots would remain open.

The Commissioners had no further questions.

**MOTION:** Commissioner Sprague moved, seconded by Commissioner Myer, to approve Docket No. PSPMIN24-0030, granting minor site plan approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the establishment of a drop-off and pick-up area associated with Inspired Learners Academy located at 410 E. Dundee Road, in accordance with the Petitioner's Project Description Letter prepared by Karyn Olszak, received by the Village on 11/5/2025; Updated Drop-Off and Pick-Up Narrative prepared by Karyn Olszak, received by the Village on 11/24/2025; Drop Off- and Pick-Up Site Plan prepared by Karyn Olszak,

received by the Village on 11/24/2025; and subject to the following conditions:

1. A designated staff member shall be present during all pick-up and drop-off periods. The staff member shall wear a reflective safety vest and utilize a handheld stop sign or similar device to ensure safe operations.
2. All pick-up and drop-off activity shall occur on-site. Vehicle queuing on public streets or access drives outside of the designated loading area is prohibited.
3. Any changes to the approved Site Plan, including circulation patterns or designated loading areas, shall be resubmitted to the Community Development Department for review and approval prior to implementation.
4. Students can only be dropped off and picked up at Location No. 1 as shown on the Site Plan submitted by the Petitioner.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Ms. Knysz noted that no further approvals were required.

Chairman Johnson asked when they would be starting, and the petitioners stated that they would start very soon.

- 7B. Docket No.: PSPMIN25-0026**  
**Applicant: Lakeside Villas Subdivision**  
**Address: 794 Lakeside Circle Drive**  
**Request: Request for Minor Site Plan and Appearance Approval for the Construction of Retaining Walls, Installation of Six-Foot Tall Board on Board Fencing, and Associated Site Improvements Along the East Property Line**

Ms. Knysz reported that Lakeside Villas Subdivision was proposing to put in a retaining wall with a fence.

Ms. Knysz read the proposed conditions:

1. A tree survey or inventory identifying the species, size (DBH), condition, and form of each tree proposed for removal shall be submitted to the Community Development Department for staff approval prior to the issuance of a construction permit and prior to the removal of any trees.
2. The maximum height of the fence shall be 6 feet. Height shall be measured from the finished grade level (top of retaining wall) and shall be identified on Final as-built drawings.
3. The finished/completed side of the fence must face outward from the property to which the fence is constructed.

4. Prior to installation of any lighting and landscaping, the construction permit shall be revised to include lighting and landscaping specifications for staff analysis in order to determine if formal Plan Commission approval is required.
5. All construction activity shall not disturb the adjacent property owners' properties.
6. A structural engineer shall inspect the wall and fence installation during construction. Prior to final approval, the petitioner shall submit a signed and sealed letter from a licensed structural engineer certifying that the retaining walls and fence have been designed and constructed in accordance with all applicable building codes, engineering standards, and manufacturer specifications.
7. All proposed storm sewer improvements shall comply with Village engineering standards. Final as-built drawings shall be submitted to the Village following installation and prior to issuance of final project approval.
8. No additional site work, building alterations, or accessory structures beyond what is shown on the approved plans shall be permitted without further Village review and approval.

John Everard stepped to the podium. He reported that Lakeside Villas was looking to establish their property line on the eastern side and create privacy for the residents. There was a fence already established, and the goal was to extend the fence to delineate the property. On the north half, there was a drop off, so the retaining wall would be added to gain more of the backyards. The fence would continue from the south side to the north property line. Where there was retaining wall, storm units would be added to capture stormwater that was not previously caught. All of the brush and scrub was already removed, but five more trees needed to be removed. The fence was set back by one foot from the property line. There was signed permission from the three property owners that had the five trees.

Commissioner Myer asked if the five trees would be replaced. John Everard stated that there were no plans to replace them. A couple of them were noxious trees, such as cottonwoods.

Commissioner Karl asked if there was a plan if any damage was done to neighboring properties. John Everard confirmed that they would repair the damage.

Commissioner Sprague raised a concern about the existing fences and the resulting two-foot space between the fences. John Everard stated that there would be gates so that they could maintain the area in between the fences. Commissioner Sprague commented on utilities underground. John Everard confirmed that they would be ensuring that the utilities were located.

Commissioners Hyken, Myer, and Riles had no questions.

Chairman Johnson asked what lighting would be added. John Everard stated that lighting was not included in the project. Chairman Johnson asked about the tree inventory and if it was submitted. Ms. Knysz stated that it had not been submitted. Chairman Johnson asked if the property owners along the property line had been notified. John Everard confirmed that they had, and they had received written waivers.

The Commissioners had no further questions.

**MOTION:** Commissioner Karl moved, seconded by Commissioner Myer, to approve Docket No. PSPMIN25-0026, granting minor site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the construction of retaining walls, installation of six-foot tall board on board fencing, and associated site improvements, along the east property line of Lakeside Villas subdivision, generally located at 794 Lakeside Circle Drive, in accordance with the Petitioner's Project Description Letter prepared by John Everard, dated 10/10/2025; Proposed Improvements for Lakeside Villas East Property Line – North, prepared by Manhard Consulting, last revised 11/25/2025; Proposed Improvements for Lakeside Villas East Property Line – South, prepared by Manhard Consulting, last revised 11/25/2025; and subject to the following conditions:

1. A tree survey or inventory identifying the species, size (DBH), condition, and form of each tree proposed for removal shall be submitted to the Community Development Department for staff approval prior to the issuance of a construction permit and prior to the removal of any trees.
2. The maximum height of the fence shall be 6 feet. Height shall be measured from the finished grade level (top of retaining wall) and shall be identified on Final as-built drawings.
3. The finished/completed side of the fence must face outward from the property to which the fence is constructed.
4. Prior to installation of any lighting and landscaping, the construction permit shall be revised to include lighting and landscaping specifications for staff analysis in order to determine if formal Plan Commission approval is required.
5. All construction activity shall not disturb the adjacent property owners' properties.
6. A structural engineer shall inspect the wall and fence installation during construction. Prior to final approval, the petitioner shall submit a signed and sealed letter from a licensed structural engineer certifying that the retaining walls and fence have been designed and constructed in accordance with all applicable building codes, engineering standards, and manufacturer specifications.
7. All proposed storm sewer improvements shall comply with Village engineering standards. Final as-built drawings shall be submitted to the Village following installation and prior to issuance of final project approval.
8. No additional site work, building alterations, or accessory structures beyond what is shown on the approved plans shall be permitted without further Village review and approval.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- 7C. Docket No.: PSU25-0011**  
**Applicant: K-Educate, Inc. Day Care Center**  
**Address: 740 W. Hintz Road**  
**Request: Request for Special Use Approval to Permit the Operation of a Day Care Facility**

See the Findings of Fact for Docket No. PSU25-0011.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Smart, to approve Docket No. PSU25-0011, granting Special Use approval, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the operation of a day care center for K-Educate, Inc. Day Care Center, located at 740 W. Hintz Road, in accordance with the Petitioner's Project Description Letter received by the Village on 6/20/2025; Drop-off and Pick-up Procedures prepared by Katerina Shafran, dated 6/20/2025; Floor Plan received by the Village on 11/13/2025; Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025; Proposal for Fence by ABC Fence, Inc. dated 8/24/2025; Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV25-0003 (variation to permit a reduction in the minimum required rear and side yard setbacks for a playground); Docket No. PV25-0004 (variation to permit a reduction in the minimum required fence height); and Docket No. PSPMIN25-0033 (request for minor site plan and appearance approval to construct an outdoor playground).
2. The day care facility shall obtain and maintain all required State of Illinois Department of Children and Family Services (DCFS) licenses prior to the commencement of business operations. A copy of the approved DCFS license shall be submitted to the Village before a Wheeling Business License is issued.
3. Hours of operation shall be limited to Monday through Friday, 7:00 AM to 6:00 PM, consistent with the petitioner's project description letter (received by the Village on 6/20/2025). Any modification of operational hours shall constitute a special use revision pursuant to Section 19.10.030 of the Wheeling Zoning Code.

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.: PV25-0003**  
**Applicant: K-Educate, Inc. Day Care Center**  
**Address: 740 W. Hintz Road**  
**Request: Request for a Variation to Permit a Reduction in the Minimum Required Rear and Side Yard Setbacks From 19 Feet and 25 Feet, Respectively, to Zero Feet Associated with the Construction of a Playground**

See the Findings of Fact for Docket No. PV25-0003.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PV25-0003 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06.040, B-3 General Commercial and Office District, and associated sections, to permit a reduction in the minimum required rear and side yard setbacks for a playground for K-Educate, Inc. Day Care Center from 19 feet and 25 feet, respectively, to zero feet, associated with the construction of a playground located at 740 W. Hintz Road in accordance with the Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025; Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025; Petitioner's Project Description Letter received by the Village on 6/20/2025; Playground Equipment Details; Site Plan received by the Village on 11/19/2025; and subject to the following conditions:

1. The proposed Arborvitae plantings along the north and east property lines shall be installed by May 1, 2026, as shown on the Site Plan. All landscaping must be maintained in healthy condition; any dead or diseased material shall be replaced within one year from planting.
2. A permit shall be applied for and received from the Community Development Department prior to grading the play area and/or the removal of any existing trees.

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.: PV25-0004**  
**Applicant: K-Educate, Inc. Day Care Center**  
**Address: 740 W. Hintz Road**  
**Request: Request for a Variation to Permit a Reduction in the Minimum Required Fence Height for a Day Care Center from 6 Feet to 5 Feet**

See the Findings of Fact for Docket No. PV25-0004.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Smart, to approve Docket No. PV25-0004 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10.070(c)(2)(A) Accessory Uses and Structures – Specific Fence Requirements, and associated sections, to permit a reduction in the minimum required fence height for day care centers from 6 feet to 5 feet for K-Educate, Inc. Day Care Center, located at 740 W. Hintz Road in accordance with the Petitioner's Project Description Letter received by the Village on 6/20/2025, Site Plan received by the Village on 11/19/2025 and subject to the following condition:

1. Any leaning fence sections of the existing perimeter fencing located along the east property line shall be repaired at the same time the playground area is cleared and re-graded, and shall be included within the permit applied for and received from the Community Development Department prior to the commencement of any work.

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 Karl moved, seconded by Commissioner Myer, to approve closing Docket Nos. PSU25-0011, PV25-003, and PV25-004.

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.: PSPMIN25-0033**  
**Applicant: K-Educate, Inc. Day Care Center**  
**Address: 740 W. Hintz Road**  
**Request: Request for Minor Site Plan & Appearance Approval for the Construction of a Playground**

Ms. Knysz read the proposed conditions:

1. Minor Site Plan and Appearance approval is contingent upon approval of Docket No. PSU25-0011, seeking special use approval to permit the operation of a day care center; Docket No. PV25-0003, a request for a variation to reduce the minimum required rear and side yard setback for a playground; and Docket No. PV25-0004, a request for a variation to reduce the minimum required fence height from 6 feet to 5 feet.
2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Site Plan, Playground Equipment Details, Grading Plan, Fence Proposal, Project Description Letter and Drop-off and Pick-up Procedures, except as modified by the Plan Commission or Village Board.
3. The proposed Arborvitae plantings (34 total) along the north and east property lines shall be installed by May 1, 2026, as shown on the Site Plan. All landscaping must be maintained in healthy condition; any dead or diseased material shall be replaced within one year from planting.
4. A permit shall be applied for and received from the Community Development Department prior to grading the play area and/or the removal of any existing trees.
5. All parking spaces serving the site shall be restriped and brought into full compliance with the Village Code no later than June 1, 2026.
6. 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 had no further questions.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Smart, to approve Docket No. PSPMIN25-0033, Request for Minor Site Plan & Appearance Approval for the Construction of a Playground.

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 stated that the petitioners would go to the Village Board on January 6 at 6:30 p.m.

- 7G. Docket No.: PV25-0007**  
**Applicant: Gene's Towing**  
**Address: 1290 Peterson Drive**  
**Request: Request for a Variation to Reduce the Minimum Required Side Yard Setback on the North Property Line from 17 Feet to Zero Feet Associated with a Non-Permitted Building Addition**

See the Findings of Fact for Docket No. PV25-0007.

**MOTION:** Commissioner Sprague moved, seconded by Commissioner Smart to approve Docket No. PV25-0007 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07, Industrial Districts, and associated sections, to reduce the minimum required side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition located at 1290 Peterson Drive, in accordance with the Petitioner's Project Description Letter prepared by Joseph Pascucci, Jr., dated 10/6/2025; Plan Set prepared by Michael Aiello, dated 1/31/2025; Proposal and exhibit prepared by Stardust Construction, Inc. dated 11/13/2025, and subject to the following conditions:

1. The petitioner shall obtain all necessary after-the-fact Village permits and inspections to bring the existing building addition into compliance with applicable Village codes no later than February 1, 2026.
2. No further expansion or modification of the building addition shall occur without permit review and approval by the Village. All aspects of the addition shall comply with the approved plans, Village codes, and any conditions imposed by the Village Board as part of this approval.
3. The petitioner shall complete the Plat of Consolidation (Docket No. PSUBFP25-0005) to consolidate all lots associated with the addition into a single lot.
4. No signage shall be installed on the addition unless approved through the Village

Sign Permit process in compliance with Chapter 21.4 of the Wheeling Sign Code.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion was not approved.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Smart, to close Docket No. PV25-0007.

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.

- 7H. Docket No.: PSPMAJ25-004**  
**Applicant: Gene's Towing**  
**Address: 1290 Peterson Drive**  
**Request: Request for Major Site Plan and Building Appearance Approval to Permit a Building Addition**

See the Findings of Fact for Docket No. PSPMAJ25-0004.

**MOTION:** Commissioner Sprague moved, seconded by Commissioner Smart, to approve Docket No. PSPMAJ24-0004, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, associated with a non-permitted building addition located at 1290 Peterson Drive, in accordance with the Petitioner's Project Description Letter prepared by Joseph Pascucci, Jr., dated 10/6/2025; Plan Set prepared by Michael Aiello, dated 1/31/2025; Proposal and exhibit prepared by Stardust Construction, Inc. dated 11/13/2025, and subject to the following conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PV25-0007, variation to reduce the minimum required side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition.
2. The petitioner shall obtain all necessary after-the-fact Village permits and inspections to bring the existing building addition into compliance with applicable Village codes no later than February 1, 2026.
3. The petitioner shall apply for an after-the fact permit from the Community Development Department for the installation of a six-foot tall permanent fence along the west property line of 1290 Peterson Drive by February 1, 2026, which

shall include the removal of the double swing gate section and be replaced with standard fence sections.

4. A removal and restoration plan shall be coordinated with and approved by ComEd for the removal of all unauthorized elements placed or installed within the adjacent ComEd property and restored upon the deadline agreed upon by ComEd. A copy of such agreement and plan shall be provided to the Director of Community Development.
5. No signage shall be installed on the addition unless approved through the Village Sign Permit process in compliance with Chapter 21.4 of the Wheeling Sign Code.

On the roll call, the vote was as follows:

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

There being two affirmative votes, the motion was not approved.

Ms. Knysz noted that both the variation and major site plan requests would go to the Village Board on January 6<sup>th</sup>.

**8. APPROVAL OF MINUTES**

**MOTION:** Commissioner Sprague moved, seconded by Commissioner Smart, to approve the Minutes of the Regular Meeting of December 3, 2025 (including the Findings of Fact for Docket Nos. PSU25-0025, PSU25-0019, PSU25-0015, and PSU25-0026).

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

There being six affirmative votes, the motion was approved.

**9. OTHER BUSINESS**

The next meeting was scheduled for January 14, 2026.

Commissioners Hyken and Smart wished everyone a Happy Holidays.

**10. ADJOURNMENT**

**MOTION:** Commissioner Myer moved, seconded by Commissioner Karl, to adjourn the meeting at 7:46 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: December 17, 2025

Re: Docket No. PSU25-0011  
Request for Special Use Approval to Permit the Operation of a Day Care Facility for K-Educate, Inc. Day Care Center (740 W. Hintz Road).

Docket No. PV25-0003, Request for a Variation to Permit a Reduction in the Minimum Required Rear and Side Yard Setbacks From 19 Feet and 25 Feet, Respectively, to Zero Feet Associated with the Construction of a Playground for K-Educate, Inc. Day Care Center (740 W. Hintz Road).

Docket No. PV25-0004, Request for a Variation to Permit a Reduction in the Minimum Required Fence Height for a Day Care Center from 6 Feet to 5 Feet for K-Educate, Inc. Day Care Center (740 W. Hintz Road).

Chairman Johnson called Docket Nos. PSU25-0011, PV25-0003 and PV25-0004 on December 17, 2025. Present were Commissioners Riles, Hyken, Karl, Myer, Johnson, Sprague and Smart. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi

Secretary Sprague reported that K-Educate, Inc. was seeking special use approval to permit the operation of a day care facility as well as variations for reductions in the minimum required setbacks for the rear and side yards and the minimum fence requirement. He reviewed the special use requirements and zoning variations.

The petitioner is requesting special use approval to operate K-Educate Day Care Learning Center, within the existing commercial retail building formerly occupied by Family Video. Upon the closing of Family Video, the building was subsequently divided to create two commercial tenant spaces, with the western portion occupied by Aura Family Dental. This request for a day care operation would be located within the eastern portion of the building. As described in the petitioner's project description letter, the facility proposes to accommodate up to 60 children, ranging in age from 18 months to 12 years. The day care will offer full-time, part-time, and drop-in care.

The proposed hours of operation are Monday through Friday, 7:00 AM to 6:00 PM. Typical drop-off hours are anticipated to occur between 8:00 AM and 9:00 AM, with pick-up hours between 5:00 PM and 6:00 PM. A total of eight employees will be present during the peak shift, including three teachers, three assistants, one director, and one kitchen staff member.

The petitioner is proposing to construct a playground on the north and east sides of the building, in conjunction with the proposed day care center for K-Educate (Docket No. PSU25-0011). The proposed playground would be located within an existing fenced area that is currently landscaped with a number of trees, which are to be removed to accommodate the playground. Since the proposed playground would be located within the existing fenced area, the playground encroaches into both the required rear and side yard setbacks, resulting in zero-foot setbacks. Pursuant to Ordinance No. 4517 (approved 4/19/2010), variations were granted for the

**Findings of Fact and  
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**DOCKET NOS. PSU25-0011,  
PV25-0003 & PV25-0004**

construction of the (former) Family Video and established a rear yard setback (north side) of 19 feet, and a side yard setback (east side) of 25 feet. The petitioner's proposal would reduce both setbacks to zero feet to accommodate the playground improvements.

The proposed playground area would be located within an existing enclosed area, with a 5' tall wood fenced enclosure. Since the petitioner is proposing to keep the existing 5' tall fence, a variation is required to reduce the minimum required fence height for day care centers from 6 feet to 5 feet.

The section of fence along the east property line is leaning, but remains functional. Therefore, a condition has been included requiring the petitioner to repair the fence at the same time the area is cleared and re-graded for the installation of the playground. The strict regulations regarding playground fence height and solid material of the Wheeling Zoning Code do not align with the Illinois Department of Child and Family Services (ILDCFS) which allows for playgrounds to be enclosed with a minimum four-foot tall fence and also allows for "open" type fencing, such as chain link.

Ms. Knysz reported that day care facilities required special use approval in the Village of Wheeling. The variation request for the side and rear setbacks was due to wanting to place the playground. The request was from 19 feet to zero feet and 25 feet to zero feet. The playground would consist of items in an area with woodchips. The backyard area was already surrounded by a fence that was five feet in height, and it would not make sense to ask the petitioners to replace the entire fence to add one foot. There was one section in need of repair, and one of the conditions was to fix that area of fencing. There were some existing trees, some of which were considered nuisance trees, and 10 were being removed. The petitioners were proposing to plant 34 new trees. The metal fence presented would be within the playground to create a walkway and have a gate to enter the area. A detailed pick up and drop off analysis was provided in the packet. Ms. Knysz provided a brief history of the building.

The petitioners, Anna Linscheid and Katerina Shafran, as well as a representative from the property management company, Briana Carlson, stepped to the podium and were sworn in. They each introduced themselves. They discussed that K-Educate would consist of three classrooms, food would be catered, and there was a detailed business plan.

Commissioner Myer asked how the pick-up and drop off would flow with Oral Dental in the same building. Ms. Linscheid explained that everyone came in at different times, and parents could pull into the front spots and bring their children in. there were not more parents than the number of available spots expected at any one time. Commissioner Myer asked if there were any issues with repairing the fence. Ms. Linscheid confirmed that they would repair it. the shorter metal fence would divide the smaller and larger playgrounds. Commissioner Myer asked if there were any safety concerns with the existing fence. Ms. Linscheid explained that when the damaged area was repaired, the posts would be resecured, and the fence would be evaluated.

Commissioner Karl asked what the playground area would consist of. Ms. Linscheid reported that it would be mulch specialized for playgrounds, and it would be six inches deep. Commissioner Karl asked if there were any concerns about the stormwater in the back area. Ms. Linscheid stated that they would be re-grading the back area and creating a drainage system.

Commissioner Sprague asked if four spots were designated for drop off and pick up. Ms. Linscheid reported that there were also five spots on the car. She stated that the other side of the parking lot was available in worst case scenarios, but it was not anticipated to be needed.

Commissioner Sprague noted that the drop off and pick up times aligned perfectly with rush hour and people could have difficulties getting to the entrance. Ms. Linscheid acknowledged the overlap and discussed that they would be able to work with the traffic. Commissioner Sprague asked if there was a fence all the way around the playground and if there was any access by the sidewalk. Ms. Linscheid explained that the only access to the play area was a gate and two exit doors. The gate was locked on the inside with a DCFS approved lock that the children could not reach. Commissioner Sprague asked if there would be someone outside with the children on the playground. Ms. Linscheid confirmed that when there were children out in the playground, a staff member would always be present.

Commissioner Hyken asked if the parking lot would be one way in and one way out. Ms. Linscheid stated that there would be an entrance and exit on both sides. Commissioner Hyken raised concerns about the parking lot being too tight. Ms. Knysz noted that the parking lot was sized appropriately to have two-way traffic.

Commissioner Smart asked if DCFS had any mandates on the fence. Ms. Linscheid stated that DCFS mandated having a fence of at least four feet tall. Commissioner Smart asked for confirmation on the entrances and exits on both accesses and that parents would be bringing the children in. Ms. Linscheid confirmed this was the case. Commissioner Smart asked if there were any structures in the rear or side areas aside from the playground. Ms. Linscheid confirmed that there would not be. Commissioner Smart asked about the maximum number of children, and it was reported to be 56. Commissioner Smart asked about the ratio of teachers to children on the playground. Katerina Shafran explained that there would typically be 20 children to two teachers outside.

Commissioner Riles asked about the ratio of children to teachers in general. Ms. Linscheid reported that it ranged from one to ten children per teacher, depending on age. Commissioner Riles asked how often the playground would be in use. Ms. Linscheid stated that each group would be taken out two times per day on average. Commissioner Riles asked about the process if there was a fire and children were on the playground. Ms. Linscheid explained that the gate separating the playgrounds would be pushed open and everyone would exit toward the parking lot. Both emergency exit doors out of the building led to the playground. Children would not have to go back into the building to exit the area in the case of a fire.

The Commissioners had no further questions.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Smart to recommend approval of Docket No. PSU25-0011, granting Special Use approval, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit the operation of a day care center for K-Educate, Inc. Day Care Center, located at 740 W. Hintz Road, in accordance with the Petitioner's Project Description Letter received by the Village on 6/20/2025; Drop-off and Pick-up Procedures prepared by Katerina Shafran, dated 6/20/2025; Floor Plan received by the Village on 11/13/2025; Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025; Proposal for Fence by ABC Fence, Inc. dated 8/24/2025; Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV25-0003 (variation to permit a reduction in the minimum required rear and side yard setbacks for a playground); Docket No. PV25-0004 (variation to permit a reduction in the minimum required fence height); and Docket No. PSPMIN25-0033 (request for minor site plan and appearance approval to construct an outdoor playground).

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**DOCKET NOS. PSU25-0011, PV25-0003 & PV25-0004**

2. The day care facility shall obtain and maintain all required State of Illinois Department of Children and Family Services (DCFS) licenses prior to the commencement of business operations. A copy of the approved DCFS license shall be submitted to the Village before a Wheeling Business License is issued.
3. Hours of operation shall be limited to Monday through Friday, 7:00 AM to 6:00 PM, consistent with the petitioner's project description letter (received by the Village on 6/20/2025). Any modification of operational hours shall constitute a special use revision pursuant to Section 19.10.030 of the Wheeling Zoning Code.

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 Riles to recommend approval of Docket No. PV25-0003 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06.040, B-3 General Commercial and Office District, and associated sections, to permit a reduction in the minimum required rear and side yard setbacks for a playground for K-Educate, Inc. Day Care Center from 19 feet and 25 feet, respectively, to zero feet, associated with the construction of a playground located at 740 W. Hintz Road in accordance with the Existing Conditions Landscape Plan prepared by Intrinsic Landscaping dated 9/19/2025; Grading Plan prepared by RBD Associates, Inc., last revised 12/10/2025; Petitioner's Project Description Letter received by the Village on 6/20/2025; Playground Equipment Details; Site Plan received by the Village on 11/19/2025; and subject to the following conditions:

1. The proposed Arborvitae plantings along the north and east property lines shall be installed by May 1, 2026, as shown on the Site Plan. All landscaping must be maintained in healthy condition; any dead or diseased material shall be replaced within one year from planting.
2. A permit shall be applied for and received from the Community Development Department prior to grading the play area and/or the removal of any existing trees.

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 Smart to recommend approval of Docket No. PV25-0004 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10.070(c)(2)(A) Accessory Uses and Structures – Specific Fence Requirements, and associated sections, to permit a reduction in the minimum required fence height for day care centers from 6 feet to 5 feet for K-Educate, Inc. Day Care Center, located at 740 W. Hintz Road in accordance with the Petitioner's Project Description Letter received by the Village on 6/20/2025, Site Plan received by the Village on 11/19/2025 and subject to the following condition:

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Recommendation**

**DOCKET NOS. PSU25-0011,  
PV25-0003 & PV25-0004**

1. Any leaning fence sections of the existing perimeter fencing located along the east property line shall be repaired at the same time the playground area is cleared and re-graded, and shall be included within the permit applied for and received from the Community Development Department prior to the commencement of any work.

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 Karl moved, seconded by Commissioner Myer to close Docket No. PSU25-0019.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

**FINDINGS OF FACT  
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: December 17, 2025

Re: Docket No. PV25-0007  
Request For a Variation to Reduce the Minimum Required Side Yard Setback on the North Property Line From 17 Feet to 0 Feet Associated With a Non-Permitted Building Addition for Gene's Village Towing, Inc. Located at 1290 Peterson Drive.

Docket No. PSPMAJ25-0004  
Request for Major Site Plan and Building Appearance Approval Associated With a Non-Permitted Building Addition for Gene's Village Towing, Inc. Located at 1290 Peterson Drive.

Chairman Johnson called Docket Nos. PV25-0007 and PSPMAJ25-0004 on December 17, 2025. Present were Commissioners Riles, Myer, Hyken, Karl, Johnson, Sprague and Smart. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

Secretary Sprague reported that Gene's Towing was seeking a variation to reduce the minimum required side yard setback and for major site plan and building appearance approval to permit a building addition. He read the requirements for zoning variations.

Ms. Knysz noted that at the October 22, 2025 public hearing, the Plan Commission recommended denial of the petitioner's request for a building setback variation from 17 feet to zero feet, and also recommended denial of the major site plan and appearance review (Docket No. PSPMAJ25-0004) for the non-permitted building addition for Gene's Village Towing. Following the Plan Commission hearing, the petitioner informed Community Development of their intent to modify the exterior façade of the addition in an effort to better align with the Village's building design guideline requirements. As a result, at the December 1, 2025 Village Board meeting, the Board remanded the request back to the Commission for consideration of the petitioner's revised submittal. This item is being presented as a new public hearing by the Commission.

The petitioner is seeking a variation to reduce the minimum required building side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition for Gene's Towing, located at 1290 Peterson Drive. As described in the Petitioner's Project Description Letter, the addition is to provide a secured storage area that is fully enclosed, isolated, and protected from outdoor exposure. Since the necessary Village permits were not obtained prior to the construction of the addition, this approval is considered "after-the-fact".

Due to the size of the addition exceeding 1,000 sq. ft., the petitioner is also seeking major site plan and appearance approval (PSPMAJ25-0004), which requires final approval by the Village Board. Additionally, since the existing building and addition span three parcels, a Plat of Consolidation (Docket No. PSUBFP25-0005) will be processed to consolidate the three existing parcels into a single lot. The Plat of Consolidation requires approval by the Village Board only and therefore, will not require action at the Plan Commission.

The Petitioner is seeking an after-the-fact variance to permit a zero foot side yard setback for a 1,395 sq. ft. building addition constructed along the north wall of the existing building. Since the necessary Village permits were not obtained prior to the construction of the addition, the Village could not ensure compliance with all applicable codes, including building setbacks. The building addition is constructed with steel framing, wrapped externally with a moisture barrier for insulation, and sheeted on the roof and sides with aluminum. Access to the addition is provided through overhead garage doors located on the east and west façades, as well as a man door on the north façade. The petitioner is further proposing to install a 4' tall faux-brick kneewall along the base of the east and north elevations of the addition. Further, the revision includes the installation of 6" gutter and 2 downspouts to the building addition.

The 1,395 sq. ft. building addition constructed along the north wall of the existing building is to provide a secured storage area that is fully enclosed, isolated, and protected from outdoor exposure. Since the necessary Village permits were not obtained prior to the construction of the addition, the Village could not ensure compliance with all applicable codes, thus the addition was constructed within the required building north side yard setback (see Docket No. PV25-0007).

The building addition is constructed with steel framing, wrapped externally with a moisture barrier for insulation, and sheeted on the roof and sides with aluminum. Access to the addition is provided through overhead garage doors located on the east and west façades, as well as a man door on the north façade. The petitioner is further proposing the installation of a 4' tall faux-brick kneewall along the base of the east and north elevations of the addition. Further, the revision includes the installation of 6" gutter and 2 downspouts to the building addition.

The revised submittal includes the addition of faux-brick at the base of the building addition to increase consistency with the principal building. However, the primary material of the addition remains of aluminum siding, which is not a permitted exterior material under current Village standards, nor is the addition consistent with the principle building.

Ms. Knysz read the proposed conditions for Docket No. PV25-0007:

1. The petitioner shall obtain all necessary after-the-fact Village permits and inspections to bring the existing building addition into compliance with applicable Village codes no later than February 1, 2026.
2. No further expansion or modification of the building addition shall occur without permit review and approval by the Village. All aspects of the addition shall comply with the approved plans, Village codes, and any conditions imposed by the Village Board as part of this approval.
3. The petitioner shall complete the Plat of Consolidation (Docket No. PSUBFP25- 0005) to consolidate all lots associated with the addition into a single lot.
4. No signage shall be installed on the addition unless approved through the Village Sign Permit process in compliance with Chapter 21.4 of the Wheeling Sign Code.

Joseph Pascucci and Joey Pascucci stepped to the podium and were sworn in. They explained what had changed since the last Planning Commission meeting, including the addition of a four-foot by 100-foot brick board with plywood and installation. It would look exactly like the brick on the building. The brick board and plywood added a total of once inch.

Commissioner Riles had no questions.

Commissioner Smart thanked the petitioner for the revisions and asked about any upcoming proposed changes. Commissioner Smart noted that the aluminum siding was a non-permitted material in Wheeling. Joseph Pascucci stated that they would not be proposing any additional changes.

Commissioner Hyken had no questions.

Commissioner Sprague asked if the fence was changed at all and if there were gates. Joseph Pascucci reported that the fence was pulled back to its original position and there were swing gates for snow plowing. Commissioner Sprague raised concerns about dumping rain into the neighbor's yard and noted that the neighbor had indicated that there was no issue since the last Planning Commission meeting. He asked if there was a drain. Joseph Pascucci reported that there was a sewer where the properties meet, and both properties were graded towards the sewer. Commissioner Sprague asked if the neighbor was okay with him being so close to the property line. Joseph Pascucci confirmed that he was. Commissioner Sprague commented that he was disappointed that Joseph Pascucci did not come to the Planning Commission prior to the project but was okay with proceeding since the neighbor had no issues.

Commissioner Karl had no questions.

Commissioner Myer discussed that some of the structure did not comply with the Village's requirements and how he reached the conclusion of the brick board. Joseph Pascucci stated that the brick board had not been installed yet, but they had spoken with the Village about it. The weather had not allowed for it to be installed and they first wanted approval. Commissioner Myer asked if there were plans for signage. Joseph Pascucci confirmed they did not, and they already had enough signage.

Ms. Knysz confirmed that permits were applied for, and they had received their first round of comments back. She noted that there was a review letter, but she was unsure on the inspections that had been done. Joey Pascucci reported that the fire inspector had inspected everything.

The Commissioners had no further questions.

**MOTION:** Commissioner Sprague moved, seconded by Commissioner Smart to recommend approval for Docket No. PV25-0007 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07, Industrial Districts, and associated sections, to reduce the minimum required side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition located at 1290 Peterson Drive, in accordance with the Petitioner's Project Description Letter prepared by Joseph Pascucci, Jr., dated 10/6/2025; Plan Set prepared by Michael Aiello, dated 1/31/2025; Proposal and exhibit prepared by Stardust Construction, Inc. dated 11/13/2025, and subject to the following conditions:

1. The petitioner shall obtain all necessary after-the-fact Village permits and inspections to bring the existing building addition into compliance with applicable Village codes no later than February 1, 2026.
2. No further expansion or modification of the building addition shall occur without permit review and approval by the Village. All aspects of the addition shall comply with the approved plans, Village codes, and any conditions imposed by the Village Board as part of this approval.

3. The petitioner shall complete the Plat of Consolidation (Docket No. PSUBFP25-0005) to consolidate all lots associated with the addition into a single lot.
4. No signage shall be installed on the addition unless approved through the Village Sign Permit process in compliance with Chapter 21.4 of the Wheeling Sign Code.

On the roll call, the vote was as follows:

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

There being three affirmative votes, the motion was not approved.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Smart to close Docket No. PV25-0007.

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.

Ms. Knysz read the proposed conditions for Docket No. PSPMAJ25-0004:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PV25-0007, variation to reduce the minimum required side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition.
2. The petitioner shall obtain all necessary after-the-fact Village permits and inspections to bring the existing building addition into compliance with applicable Village codes no later than February 1, 2026.
3. The petitioner shall apply for an after-the fact permit from the Community Development Department for the installation of a six-foot tall permanent fence along the west property line of 1290 Peterson Drive by February 1, 2026, which shall include the removal of the double swing gate section and be replaced with standard fence sections.
4. A removal and restoration plan shall be coordinated with and approved by ComEd for the removal of all unauthorized elements placed or installed within the adjacent ComEd property and restored upon the deadline agreed upon by ComEd. A copy of such agreement and plan shall be provided to the Director of Community Development.
5. No signage shall be installed on the addition unless approved through the Village Sign Permit process in compliance with Chapter 21.4 of the Wheeling Sign Code.

The Commissioners had no further questions.

**MOTION:** Commissioner Sprague moved, seconded by Commissioner Smart to recommend approval for Docket No. PSPMAJ24-0004, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, associated with a non-permitted building addition located at 1290 Peterson Drive, in accordance with the Petitioner's Project Description Letter prepared by Joseph Pascucci, Jr., dated 10/6/2025; Plan Set prepared by Michael Aiello, dated 1/31/2025; Proposal and exhibit prepared by Stardust Construction, Inc. dated 11/13/2025, and subject to the following conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PV25-0007, variation to reduce the minimum required side yard setback on the north property line from 17 feet to zero feet associated with a non-permitted building addition.
2. The petitioner shall obtain all necessary after-the-fact Village permits and inspections to bring the existing building addition into compliance with applicable Village codes no later than February 1, 2026.
3. The petitioner shall apply for an after-the fact permit from the Community Development Department for the installation of a six-foot tall permanent fence along the west property line of 1290 Peterson Drive by February 1, 2026, which shall include the removal of the double swing gate section and be replaced with standard fence sections.
4. A removal and restoration plan shall be coordinated with and approved by ComEd for the removal of all unauthorized elements placed or installed within the adjacent ComEd property and restored upon the deadline agreed upon by ComEd. A copy of such agreement and plan shall be provided to the Director of Community Development.
5. No signage shall be installed on the addition unless approved through the Village Sign Permit process in compliance with Chapter 21.4 of the Wheeling Sign Code.

On the roll call, the vote was as follows:

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

There being two affirmative votes, the motion was not approved.