



**Wednesday, February 11, 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:

-
1. **Call to Order**

 2. **Pledge of Allegiance**

 3. **Roll Call**

 4. **Changes to the Agenda**

 5. **Citizen Concerns and Comments**

 6. **Consent Items**

 7. **Items for Review**
 - A. Docket No. PSUBFP26-0001, Request for Final Plat Approval for a 4-Lot Residential Subdivision for The Holdings, LLC (2812 & 2822 Jackson Drive).
 - B. Docket No. PSPMIN25-0025, Request for Minor Site Plan Approval for the Installation of Electric Vehicle (EV) Charging Stations for Apex Window Werks (111 Marquardt Drive).

 8. **Approval of Minutes**
 - A. Approval of Minutes of the Regular Meeting of January 14, 2026 (including the Findings of Fact for Docket No. PSU25-0024).

 9. **Other Business**

 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: February 11, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSUBFP26-0001, Request for Final Plat Approval for a 4-Lot Residential Subdivision for The Holdings, LLC (2812 & 2822 Jackson Drive).

RECOMMENDED ACTION: Recommend approval of Docket No. PSUBFP26-0001, granting Final Plat Approval under Title 17, Planning Subdivisions and Developments as shown on the Final Plat of 2812 Jackson Drive Resubdivision prepared by RE Allen and Associates, LTD., last revised 1/29/2026, for the property located at 2812 & 2822 Jackson Drive, Wheeling, Illinois, subject to the following conditions:

1. Developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees prior to consideration by the Village Board.
2. Village permits shall not be issued until the Final Plat of 2812 Jackson Drive Resubdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Village permits shall not be issued until the petitioner has provided the required contribution to the Village's sidewalk fund in satisfaction with the Village Engineer.

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:

- Annexed into the Village of Wheeling per Document No. 033644121, recorded 12/29/2003.
- Resolution No. 2026-031, approved February 2, 2026, granting preliminary plat approval for 2812 Jackson Drive Resubdivision (Docket # PSUBPP25-0001).

SUMMARY OF REQUEST

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

FINAL PLAT ANALYSIS

The subject property consists of two lots totaling approximately 3.245 acres, located along the west side of Jackson Drive. The Final 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 Final Plat includes the required drainage and utility easements, as well as building setback lines.

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 Preliminary Plat of Subdivision was approved at the February 2, 2026 Village Board (Resolution No. 2026-031), subject to the following condition:

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

The attached Final Plat includes the building setback lines per the above condition and is consistent with the Preliminary Plat.

STAFF REVIEW

Fire Department Review: No outstanding comments from the Fire Department.

Engineering Division Review: Comments from the Engineering Division have been incorporated into the conditions of approval.

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

1. Developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees prior to consideration by the Village Board.

2. Village permits shall not be issued until the Final Plat of 2812 Jackson Drive Resubdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Village permits shall not be issued until the petitioner has provided the required contribution to the Village's sidewalk fund in satisfaction with the Village Engineer.

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

Recommend approval of Docket No. PSUBFP26-0001, granting Final Plat Approval under Title 17, Planning Subdivisions and Developments as shown on the Final Plat of 2812 Jackson Drive Resubdivision prepared by RE Allen and Associates, LTD., last revised 1/29/2026, for the property located at 2812 & 2822 Jackson Drive, Wheeling, Illinois, subject to the following conditions:

1. Developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees prior to consideration by the Village Board.
2. Village permits shall not be issued until the Final Plat of 2812 Jackson Drive Resubdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Village permits shall not be issued until the petitioner has provided the required contribution to the Village's sidewalk fund in satisfaction with the Village Engineer.

ATTACHMENTS:

- Attachments to Staff Report (Staff)
- Final Plat of 2812 Jackson Drive Resubdivision, prepared by RE Allen and Associates, LTD., last revised 1/29/2026



LOCATION MAP



ZONING MAP

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

2812 JACKSON DRIVE RESUBDIVISION

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

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.

GRAPHIC SCALE



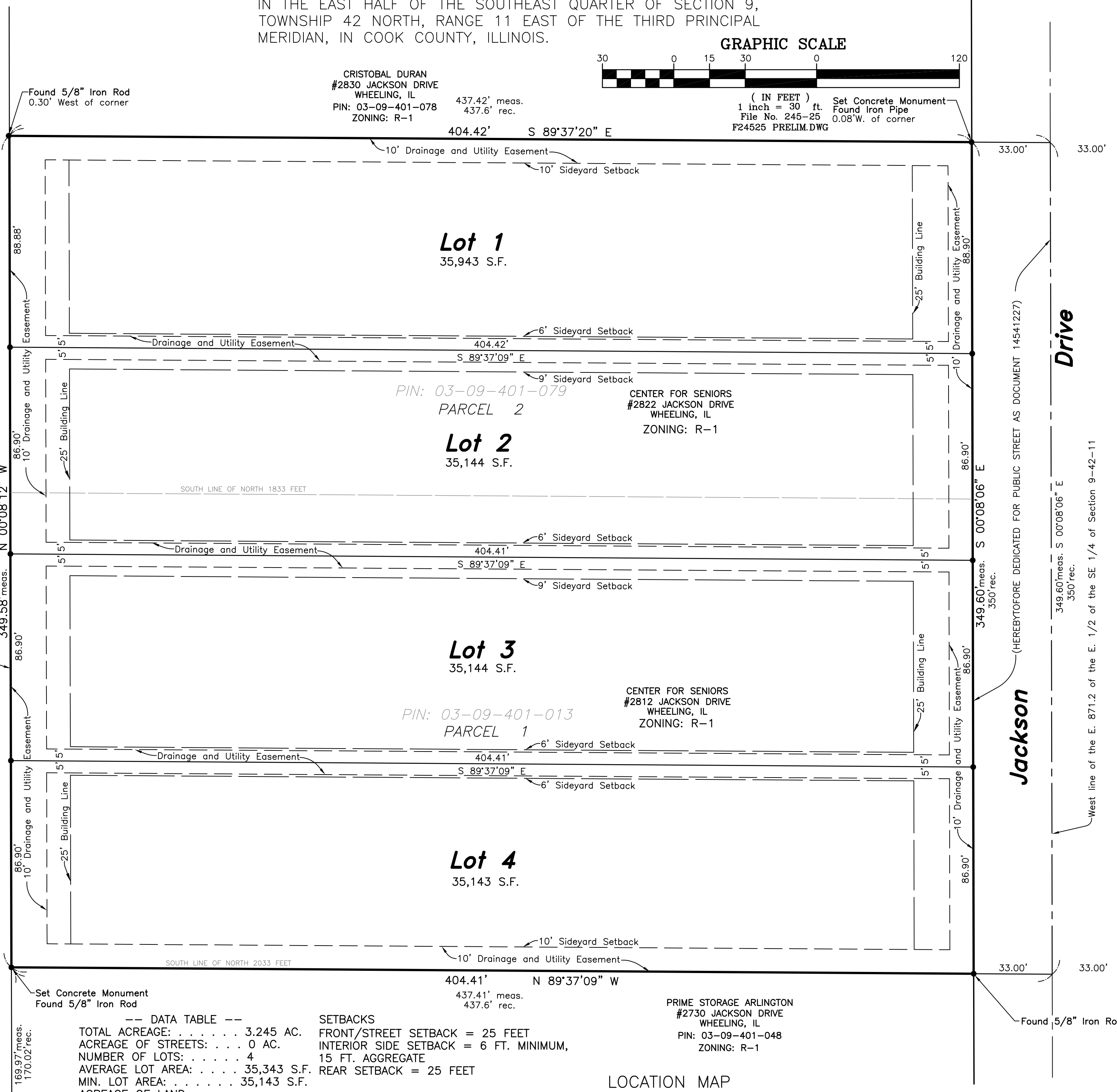
(IN FEET)
1 inch = 30 ft. Set Concrete Monument
File No. 245-25 Found Iron Pipe
F24825 PRELIM.DWG
0.08"W. of corner

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

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

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

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



ATANAS CHERIV
#2829 JACKSON DRIVE
WHEELING, IL
PIN: 03-09-401-030
ZONING: R-1
JOANNA METYNIA
#2825 JACKSON DRIVE
WHEELING, IL
PIN: 03-09-401-054
ZONING: R-1
NICOLAS HERNANDES
#2821 JACKSON DRIVE
WHEELING, IL
PIN: 03-09-401-033
ZONING: R-1
ATANACIO SANCHEZ & BEL
#2805 JACKSON DRIVE
WHEELING, IL
PIN: 03-09-401-035
ZONING: R-1

OWNERS CERTIFICATE
STATE OF ILLINOIS
COUNTY OF COOK) S.S.
I, 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 _____

NOTARY
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: _____



SURVEYOR'S CERTIFICATE
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
XX 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

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)
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
APPURTENANCES 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), GRANTEE,
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, 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 HIGH SCHOOL
SCHOOL DISTRICT SCHOOL DISTRICT
12 # 214

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 _____

VILLAGE BOARD
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
PLAN COMMISSION
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 _____

VILLAGE COLLECTOR
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 ENGINEER
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____.

NO.	DATE	DESCRIPTION	BY
2	01-29-26	REVIEW COMMENTS	B.J.L.
1	01-16-26	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.

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: February 11, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSPMIN25-0025, Request for Minor Site Plan Approval for the Installation of Electric Vehicle (EV) Charging Stations for Apex Window Werks (111 Marquardt Drive).

RECOMMENDED ACTION: **Approve Docket No. PSPMIN25-0025**, granting minor site plan and appearance approval for the installation of electric vehicle (EV) charging stations for the property located at 111 Marquardt Drive, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Irina Kryuchkov, dated 9/23/2025, EV Charging Station Specification Sheets, Site Plan prepared by Grid Studio, last revised 1/22/2026, and subject to the following conditions:

1. Prior to installation of any electric vehicle (EV) charging stations of this approval, the petitioner shall obtain all required Village permits and shall remove all existing electric vehicle (EV) charging equipment installed without permits, including chargers mounted on the building and chargers attached to guard rails.
2. A detail for the concrete bollard shall be provided with the permit application.
3. The abandoned semi-trailer currently located at the southeast corner of the property shall be removed no later than March 1, 2026.
4. All materials currently being stored within parking spaces along the south property line shall be removed no later than March 1, 2026.
5. Parking in the driveways in front of the roll up doors on the north side of the building is prohibited.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Applicant: Apex Windows Werks

Property Address: 111 Marquardt Drive

Property size: 49,234 sq. ft. (building)

Neighboring Property Land Use(s):

North: Industrial
East: Industrial
South: Industrial
West: Industrial

Existing Use of Property: Industrial (Apex Windows Werks)

Existing Zoning: I-3, General Industrial

Comprehensive Plan Designation: Industrial

Zoning History: None

SUMMARY OF REQUEST

The petitioner, Apex Window Werks, is requesting minor site plan and appearance approval for installation of electric vehicle (EV) charging stations located on the southwest and east sides of the property, located at 111 Marquardt Drive.

Site Plan and Appearance Review

For the purposes of promoting compatible development and ensuring adequate public facilities, Site Plan and Appearance review and approval is required prior to issuance of a building permit or commencing use of land, except for single and two-family residences. Site Plan review only involves the static aspects of a site – layout, parking, landscaping, fencing, etc., and not the land use or operations of a business. Appearance review only involves the aspects of exterior architectural design – style, form, scale, materials, colors, etc., and not the land use or operations of a business. Major Site Plan and Appearance review requires a concept review by the Village Board, a recommendation by the Commission, and a final decision by the Village Board. Minor Site Plan and Appearance review does not require a concept review and only requires a final decision by the Plan Commission.

The petitioner is requesting Minor Site Plan and Appearance approval for the installation of seven electric vehicle (EV) chargers at the subject property for fleet vehicle charging. Three (3) single charging stations are proposed at the southwest corner of the site, and three (3) dual charging stations are proposed along the east side of the property. In addition, one (1) ADA-accessible dual charging station is proposed at the northeast corner of the site.

There are currently non-permitted EV charging stations that have been installed throughout the site without receiving the necessary Plan Commission approval and building permits. These charging units are temporary in nature and are affixed to guard rails (see attached photos). Staff has added a condition requiring the removal of all non-permitted EV charging equipment as part of the issuance of a permit for the proposed EV charging stations.

All proposed EV charging stations will be Level 2 EV chargers with dual ports, mounted on black/gray charging pedestals measuring approximately 10.82 inches by 8.46 inches by 53.14 inches, as shown on the attached manufacturer specification sheets. Each charging pedestal will be protected by a bollard. However, a bollard detail has not been provided. Therefore, a condition has been included requiring that a bollard detail be submitted as part of the building permit application.

No other site changes are proposed.

STAFF REVIEW

Fire Department Review: There are no comments related to the Minor Site Plan and Appearance Review.

Engineering Division Review: There are no comments related to the Minor Site Plan and Appearance Review.

Staff Recommended Actions: Staff recommends approval of the Minor Site Plan and Appearance review subject to the following conditions:

1. Prior to installation of any electric vehicle (EV) charging stations of this approval, the petitioner shall obtain all required Village permits and shall remove all existing electric vehicle (EV) charging equipment installed without permits, including chargers mounted on the building and chargers attached to guard rails.
2. A detail for the concrete bollard shall be provided with the permit application.
3. The abandoned semi-trailer currently located at the southeast corner of the property shall be removed no later than March 1, 2026.
4. All materials currently being stored within parking spaces along the south property line shall be removed no later than March 1, 2026.
5. Parking in the driveways in front of the roll up doors on the north side of the building is prohibited.

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of minor building appearance approval, the appropriate motion would be to:

Approve Docket No. PSPMIN25-0025, granting minor site plan and appearance approval for the installation of electric vehicle (EV) charging stations for the property located at 111 Marquardt Drive, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Irina Kryuchkov, dated 9/23/2025, EV Charging Station Specification Sheets, Site Plan prepared by Grid Studio, last revised 1/22/2026, and subject to the following conditions:

1. Prior to installation of any electric vehicle (EV) charging stations of this approval, the petitioner shall obtain all required Village permits and shall remove all existing electric vehicle (EV) charging equipment installed without permits, including chargers mounted on the building and chargers attached to guard rails.
2. A detail for the concrete bollard shall be provided with the permit application.
3. The abandoned semi-trailer currently located at the southeast corner of the property shall be removed no later than March 1, 2026.
4. All materials currently being stored within parking spaces along the south property line shall be removed no later than March 1, 2026.
5. Parking in the driveways in front of the roll up doors on the north side of the building is prohibited.

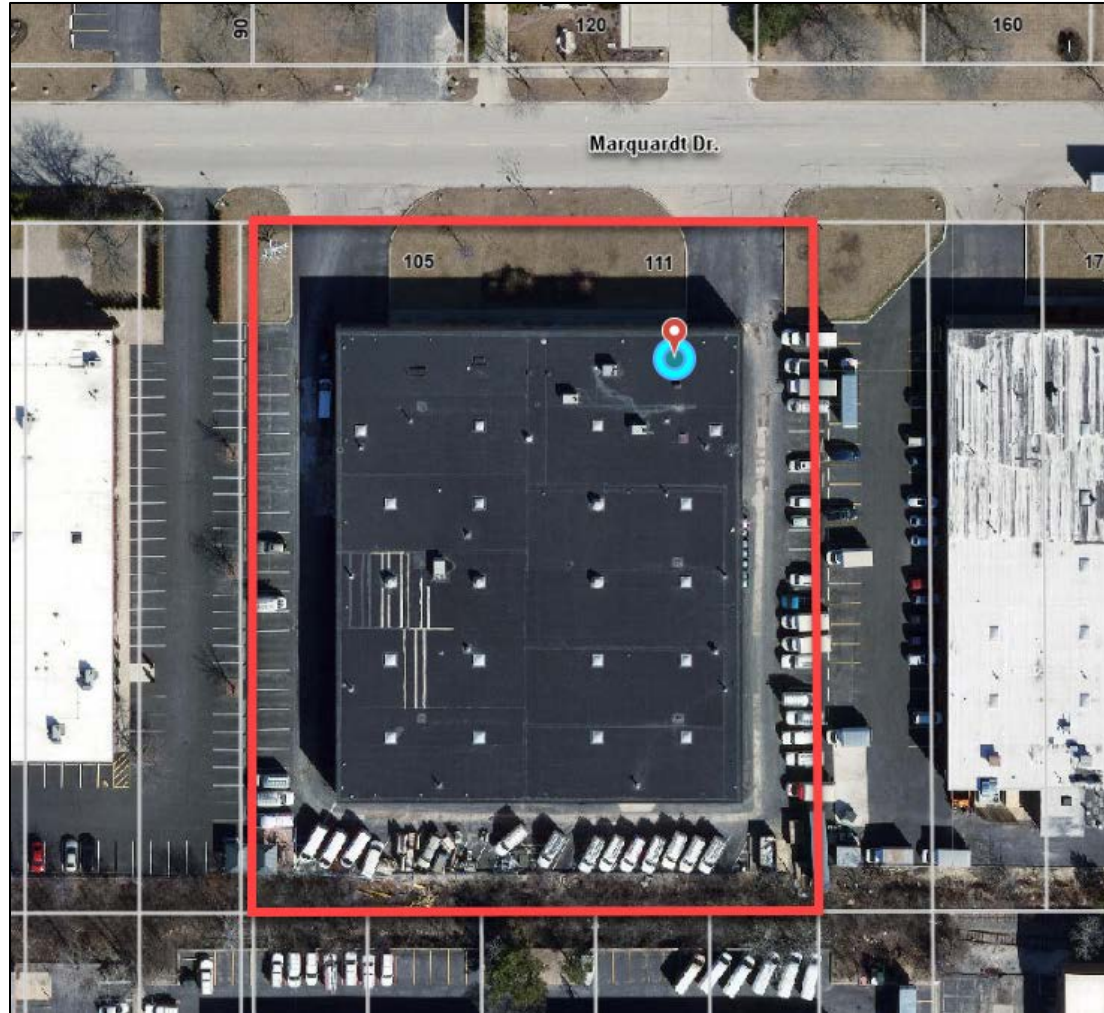
ATTACHMENTS:

Attachments to Staff Report (Staff)

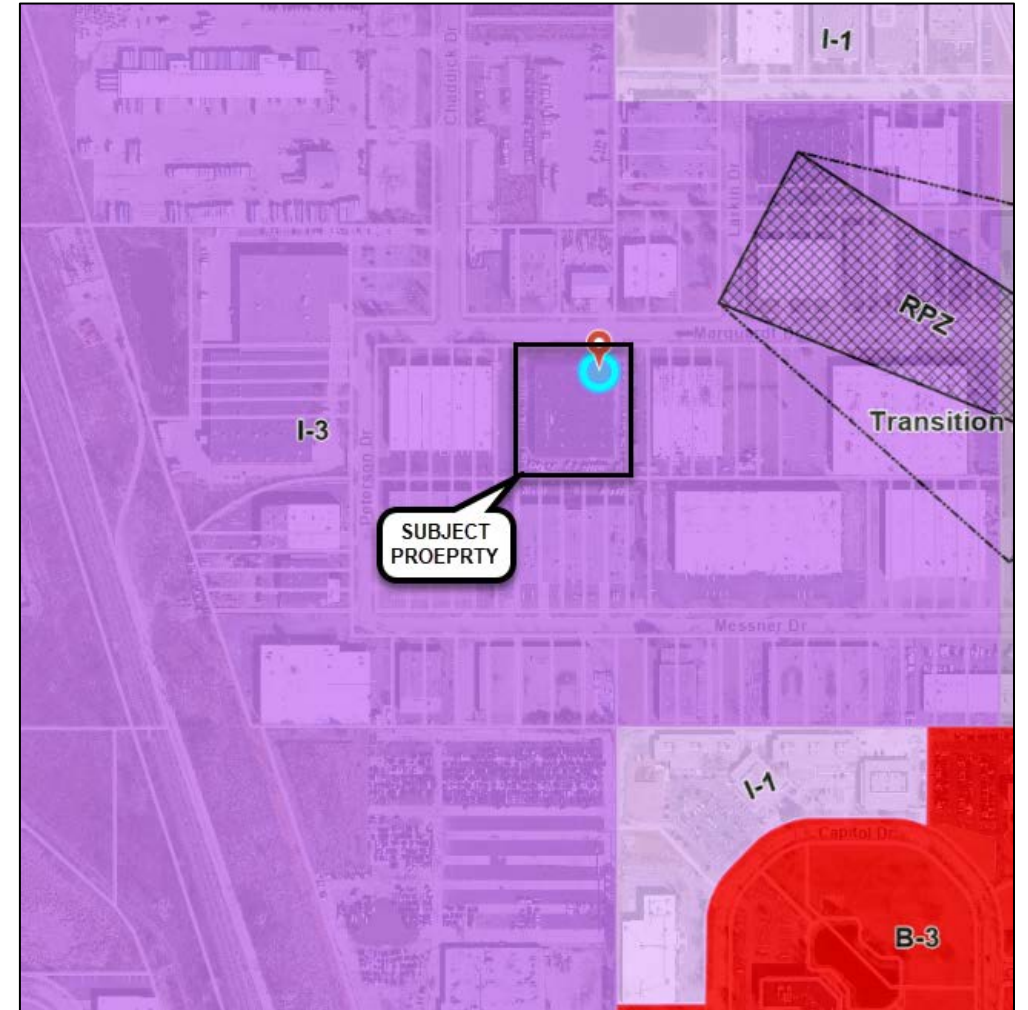
Petitioner's Project Description Letter prepared by Irina Kryuchkov, dated 9/23/2025

EV Charging Station Specification Sheets

Site Plan prepared by Grid Studio, last revised 1/22/2026



LOCATION MAP



ZONING MAP



Existing Non-Permitted EV Chargers Mounted on West Building Façade – To Be Removed.



Existing Temporary EV Chargers to be Replaced with New Charging Stations at Southwest Corner of Site.



Apex Window Werk
111 E Marquardt Dr
Wheeling, IL 60090

Date: September 23, 2025

To:

Village of Wheeling
Community Development Department
2 Community Boulevard
Wheeling, IL 60090

Subject: Minor Site Plan and Appearance Review Application – EV Charging Station Installation

Dear Community Development Department,

On behalf of **Apex Window Werk**, please accept this letter as part of our formal application package for a **Minor Site Plan and Appearance Review** in relation to the proposed installation of **electric vehicle (EV) charging stations** at our facility located at **111 E Marquardt Dr, Wheeling, IL 60090**.

Project Description:

We are proposing to install **5 Level 2 EV charging stations** within our existing parking lot to support the growing demand for electric vehicle infrastructure and promote sustainable business practices. The installation will include:

- EV charging pedestals mounted on new concrete pads
- Electrical conduit and connections to existing power supply
- Signage and pavement markings designating EV-only spaces
- Minor restriping of parking spaces to accommodate the chargers
- No changes to existing building footprint, drainage, or landscaping

The project has been designed to maintain the visual integrity of the site while enhancing accessibility and environmental responsibility.

Request:

We respectfully request that the Village of Wheeling review and approve our application for a **Minor Site Plan and Appearance Review** for the proposed EV charger installation. Enclosed are the required documents, including site plans, equipment specifications, and visual renderings for your consideration.

If any additional information or clarifications are needed during your review, please feel free to contact me directly.

Thank you for your time and attention to this request.

Sincerely,

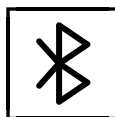
Prepared by:
Irina Kryuchkov
Project Manager
Apex Window Werk

111 Marquardt dr.
Wheeling, IL 60090

phone: 847-557-9600 –fax 847-954-2369
www.apexwindowwerks.com

LEVEL 2 EV CHARGER DUAL - PORT

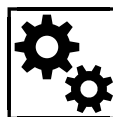
Order Code:
09541



Bluetooth



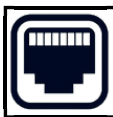
Wi-Fi



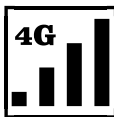
OCPP



RFID



LAN (RJ-45)



Network
(Optional)

FEATURES

- **Output: 1*80A, 19.2kW/2*40A, 9.6kW**
- **Connector Types: J1772, NACS**
- **4.3" LCD Screen**
- **OCPP 1.6J/2.0.1**
- **Enclosure Rating: NEMA Enclosure Type 4**
- **18FT Cable**
- **CTEP/NTEP (Optional)**
- **ISO15118 (Optional)**
- **Payment Method: RFID, QR, APP (Optional: Credit Card)**



SPECIFICATIONS

Output Current	1*80A/2*40A (Average Loading)
Product Power	19.2kW/ 2*9.6kW
Input Voltage	208 - 240V 60Hz
Power Wiring	L1/L2/GND
Output Cable & Connectors	2*18Ft (25FT Optional)
	2*SAE J1772 (Standard), NACS (Optional)
Dimensions	Net Weight: 21 Lbs.
	Dimensions: 23.4in x 16.9in x 25in)
Environmental Parameter	NEMA Enclosure Type4, IK10
	Humidity: Up to 95%, Non-Condensing
	Operating Temperature: -22°F to 122°F (-30 ~ 50°C)
	Storage Temperature: -40°F to 167°F (-40 ~ 75°C)
	Altitude: ≤2000m
	Cooling Method: Natural Cooling

Longhorn

351 South Main Place, Carol Stream, IL



Phone: 214.571.6374
Fax: 214.571.6285



www.maverickled.com
sales@maverickled.com

LEVEL 2 EV CHARGER DUAL - PORT

Protection Function	CCID20	Short Circuit Protection
	Over Voltage Protection	Ground Protection
	Under Voltage Protection	Over-Temp Protection
	Over-Current Protection	Surge Protection : 6 kV @ 3,000A.
	Over Load Protection	Fault Self-Test
Regulation	Safety Regulations: ETL (UL2231,UL2594,UL1998,UL991)	
	Metering & Billing: CTEP/NTEP (Optional), ISO15118 (Optional)	
	Energy Efficiency: Energy Star	
	Wireless Certificate: FCC, IC	
Meter	On - Board Power Meter	
Memory	Flash Rom (32M Bit)	
	TF Card Memory Expansion (No TF Card)	
Real Time Clock	Supercapacitor	
	Coin Cell Battery	



AC Powered EV Charger Pedestal



SPECIFICATIONS	
Size	10.82"X8.46"X53.14"
Product Weight	31.3 lbs.
Mounting Material	SGCC



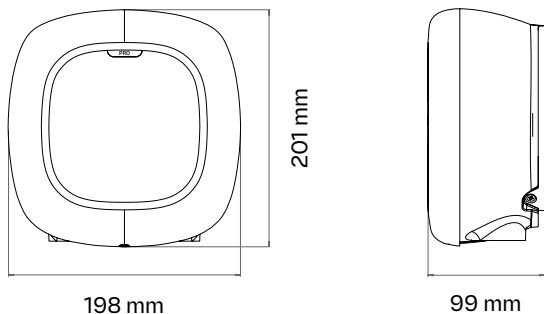
Technical Datasheet

General Specifications

Model	Pulsar Pro
Colour	Black/Grey
Cable Length	5 m/7 m
Charging Mode (IEC 61851-1)	Mode 3
Dimensions	198x201x99 mm
Weight	1.3kg (without cable)
Operating Temperature	-30°C to 50°C
Storage Temperature	-40°C to 70°C
Standards	CE, UKCA, EAC and RCM Mark. IEC 61851-1, IEC 61851-21-2, IEC 62196, BS 7671, IEC 60364. RED Directive 2014/53/ EU and RoHS Directive 2011/65/EU
Cybersecurity	Tamper detection, secure update, secure boot, secure storage & encrypted communications

Compliant with UK regulations on smart charging ^[1]

Dimensions



^[1] UK Only

^[2] According to local regulation

^[3] Require an additional meter

^[4] 22kW charger limited to 11kW during installation

Electrical Specifications

Charging Power	7,4 kW	11 kW^[4]	22 kW
Rated Voltage AC ± 10%	230 V	400 V	400 V
Rated Current	32 A (1P)	16 A (3P)	32 A (3P)
Connector Type (IEC 62196)	Type 2		
Cable Width	Up to 13 mm ²		
Configurable Current	From 6 A to rated current		
Rated Frequency	50 Hz / 60 Hz		
Protection Rating	IP55 / IK10		
Surge Category	CAT III		
Residual Current Detection	DC 6 mA		
RCD	RCD Type A is required ^[2]		
Internal metering	Class A equivalent (Error ≤ 2%). Factory calibrated.		
Additional Protections	Optional external shunt (welding shut down)		

Communications & User Interface

Connectivity	4G, Wi-Fi, Bluetooth
User Identification	myWallbox App & Portal, RFID
User Interface	myWallbox App & Portal
External communication interface	OCPP, partner API and SDK
Charger Status Information	Halo RGB LED, myWallbox App & Portal
Included Features	Schedules, Statistics, lock/unlock/autolock, charger remote control, User Management, Pay per month, Pay per charge, Power Sharing
Optional Features	Power Boost, Dynamic Power Sharing, Eco-Smart, External MID
HW ready features	NFC

Part Number Structure

C E
A B D F

Wall Box Chargers S.L.U. Made in Spain
 Paseo Castellana, 95-PLT 28, 28046 Madrid, Spain 2023-06
SN: 123456 **UID: ABCDEFGH**

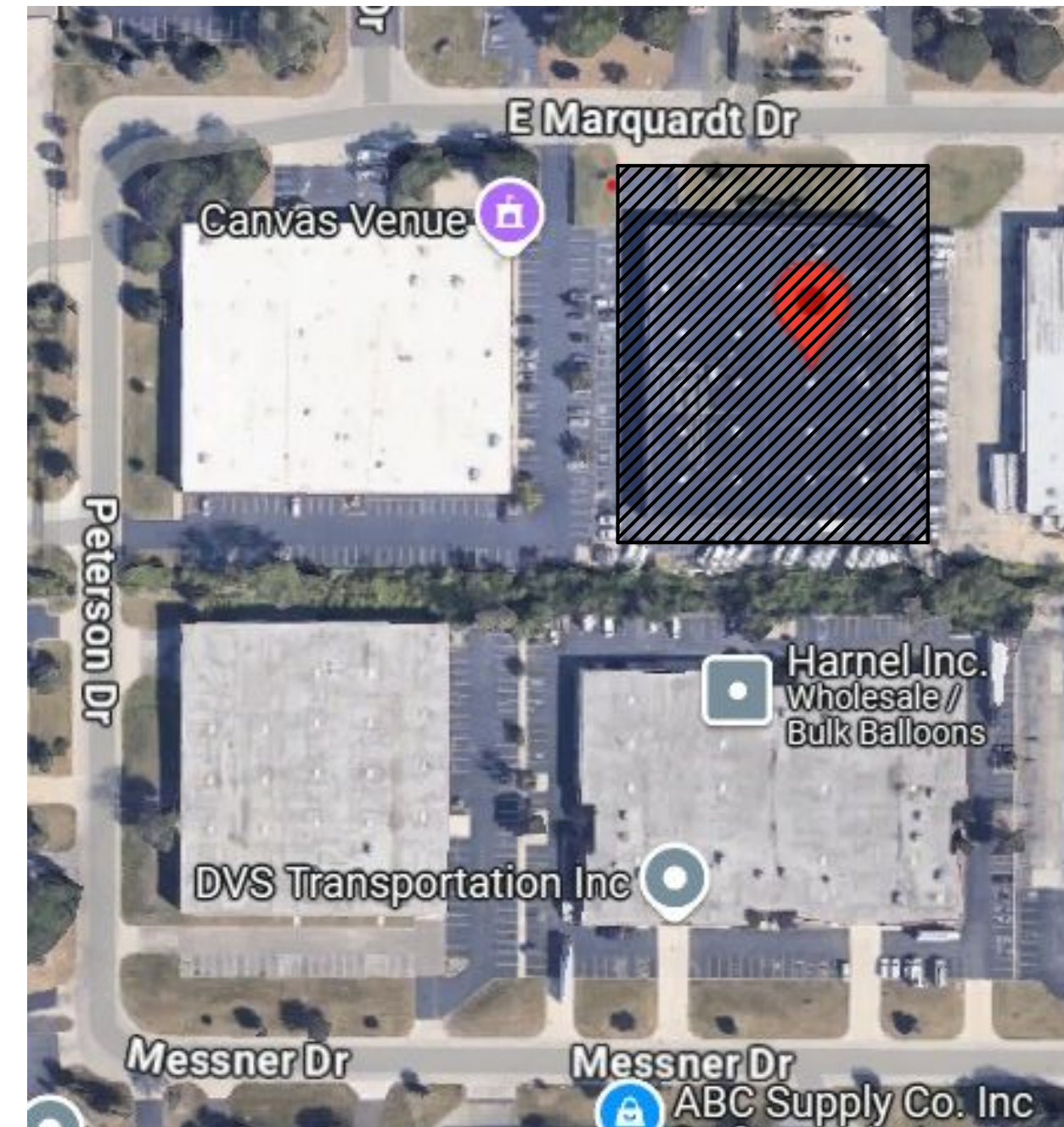
PN: PPR1-X-X-X-XXX REV X Pulsar Pro
 Input/Output: 230/400VAC, 50/60Hz, 32A, XP+N+PE
 Outdoor use IP55, IK10
 IEC 61439-7
 -30°C to 50°C

	Code	Definition
A Model	PPR1	Pulsar Pro
B Cable	0	5m
	M	7m
C Connector	2	Type 2
D Power	2	7,4kW
	4	22kW
E Product Version	K	Residual Current Detection (DC 6mA) + 4G + RFID
	T	Residual Current Detection (DC 6mA) + Earthing protection + 4G + RFID
F Custom	XXX	Colours

APEX TECH

111 W MARQUARDT DR

WHEELING, ILLINOIS



AERIAL VIEW
N.T.S.

CODE INFORMATION

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES AND ORDINANCES OF THE VILLAGE OF WHEELING INCLUDING AMENDMENTS

2018 INTERNATIONAL BUILDING CODE W/ AMENDMENTS

2018 INTERNATIONAL EXISTING BUILDING CODE

2014 ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS

2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS

2017 NATIONAL ELECTRIC CODE W/AMENDMENTS

2021 ILLINOIS STATE ENERGY CONSERVATION CODE

2018 INTERNATIONAL FIRE CODE W/ AMENDMENTS

2018 STATE OF ILLINOIS ACCESSIBILITY CODE

ZONING INFORMATION

-GENERAL INDUSTRIAL DISTRICT
-ANY USE PERMITTED IN PLANNED GENERAL INDUSTRIAL DISTRICT

BUILDING INFORMATION

CONSTRUCTION TYPE: 2B NON COMBUSTIBLE ONE STORY COMMERCIAL

GROUP CLASSIFICATION:
FACTORY INDUSTRIAL GROUP F-2 W/ BUSINESS GROUP B

EXISTING BUILDING: 49,234 SF
AREA OF WORK:
FIRST FLOOR ALTERATIONS = 13,409 SF

THE EXISTING BUILDING IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM SPRINKLER CONTRACTOR SHALL SUBMIT DRAWINGS FOR REVIEW AND APPROVAL

THE EXISTING BUILDING IS PROTECTED BY A FIRE ALARM SYSTEM AND FIRE ALARM CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL

PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH SECTION 904.1 OF THE 2018 INTERNATIONAL FIRE CODE AND NFPA 10

PORTABLE FIRE EXTINGUISHERS SHALL BE PLACED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL

PROVIDE A FIRE EXTINGUISHER IN THE ROOM LISTED AS A LABORATORY OR ANY OTHER SPECIAL HAZARD AREA

EGRESS REQUIREMENTS

OCCUPANT LOAD:
S-1 STORAGE 49,234 SF / 500 = 44 OCCUPANTS

EGRESS WIDTH PER OCCUPANT:
S-1 = .15 PER PERSON
48 OCC. * .15 PER UNIT OF EXIT WIDTH = 7.2' REQ'D

7 - EXISTING EXITS @ 34" = 238"

TRAVEL DISTANCE GROUP S-1 = 400' FULLY SPRINKLERED

ILLINOIS ACCESSIBILITY CODE

ALL AREAS OF NEWLY DESIGNED AND NEWLY CONSTRUCTED BUILDINGS AND FACILITIES AND ALTERED PORTIONS OF EXISTING BUILDINGS AND FACILITIES SHALL COMPLY WITH THE 2018 ILLINOIS ACCESSIBILITY CODE AND THE ENVIRONMENTAL BARRIERS ACT

DRAWING SYMBOL LIST

	CALL OUT HEAD
	WINDOW TAG
	INTERIOR ELEVATIONS
	ELEVATION TAG
	WALL TAG
	LINTEL TAG

ARCHITECTURAL ABBREVIATIONS

BD	BOARD
COMB.	COMBINED
CONC.	CONCRETE
EXIST.	EXISTING
EXT.	EXTERIOR
FD.	FLOOR DRAIN
GYP.	GYPSPUM
LAV.	LABORATORY
LFT.	LINEAR FEET
MAX.	MAXIMUM
MIN.	MINIMUM
MTL.	METAL
N.I.C.	NOT IN CONTRACT
P.T.	PRESSURE TREATED
REQ'D	REQUIRED
S.F.	SQUARE FEET
WD.	WOOD

GENERAL NOTES:

SHOULD THE OWNER(S) OR CONTRACTOR(S) FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS, SPECIFICATIONS OR ANY OTHER DOCUMENTS, HE OR SHE SHOULD NOTIFY THE ARCHITECT AT ONCE TO OBTAIN CLARIFICATION PRIOR OF BIDDING.

THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OVER THE MEANS AND METHODS OF CONSTRUCTION.

THE ARCHITECT WILL NOT PROVIDE SITE VISITS OR INSPECTIONS UNLESS SPECIFIED ON THE CONTRACT.

EXISTING UTILITIES SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION AND KEPT IN SERVICE UNLESS SPECIFIED.

THE CONTRACTORS ARE REQUIRED TO COORDINATE THE SCHEDULING OF EXISTING AND ALL NEW CONSTRUCTION WITH THE OWNERS AND ADJACENT PROPERTY OWNERS.

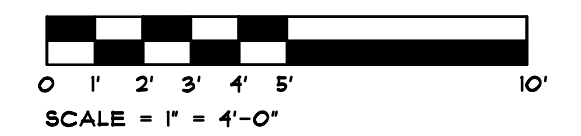
THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING AND DIRECTING THE WORK USING THEIR BEST SKILLS AND ATTENTION.

ON SITE VERIFICATION OF DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND EACH SUB-CONTRACTOR.

ALL PARTITION DIMENSIONS ON PLAN SHEET ARE FACE OF SHEATROCK AND FACE OF SHEATHING.

WALL LEGEND

	MASONRY WALLS
	NEW PARTITIONS
	EXIST. WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN
	CONCRETE WALLS



CONTACT THE LOCAL AUTHORITY TO DETERMINE IF MODIFICATIONS TOWARDS CURRENT COMPLIANCE AS TO ADDRESS MARKINGS AND KEY BOX REQUIREMENTS SHALL BE REQUIRED.

INDEX OF DRAWINGS

SHEET	DESCRIPTION
A-0	SITE PLAN + GENERAL NOTES
A-01	ACCESSIBLE PARKING STALL
D-1	DEMOLITION PLAN
A-1	EGRESS DIAGRAM
A-2	FIRST FLOOR PLAN
A-3	ENLARGED FIRST FLOOR PLAN
A-4	GENERAL NOTES AND DETAILS
A-5	EQUIPMENT SCHEDULE
E-1	ELECTRICAL PLANS
E-2	ELECTRICAL DIAGRAM
E-3	PARTIAL ELEC ROOF PLAN

GRID STUDIO

184.008934-0001
CERT. NO.
EXP. DATE: 04/30/2021

ARCHITECT'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH THE CODES AND ORDINANCES OF THE CITY OF CHICAGO BUILDING CODE AND AMENDMENTS.

001-021888 3-18-2025
CERT. NO. DATE
EXP. DATE: 11-30-2026

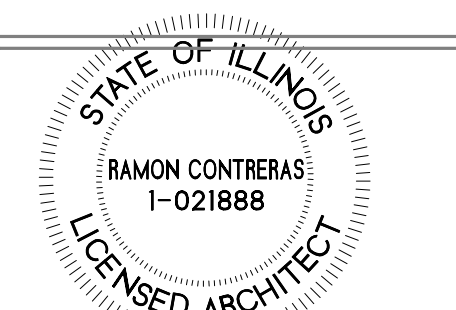
GRID STUDIO

RAMON CONTRERAS
ARCHITECT
4403 W HIGGINS
CHICAGO, IL 60654
TEL. 113-381-1051
FAX 113-286-6084
gridstudio24@gmail.com

REVISIONS:

1	8-16-2025
2	9-17-2025
3	11-24-2025

SCOPE:
INTERIOR IMPROVEMENTS TO AN EXISTING STORY COMMERCIAL BUILDING

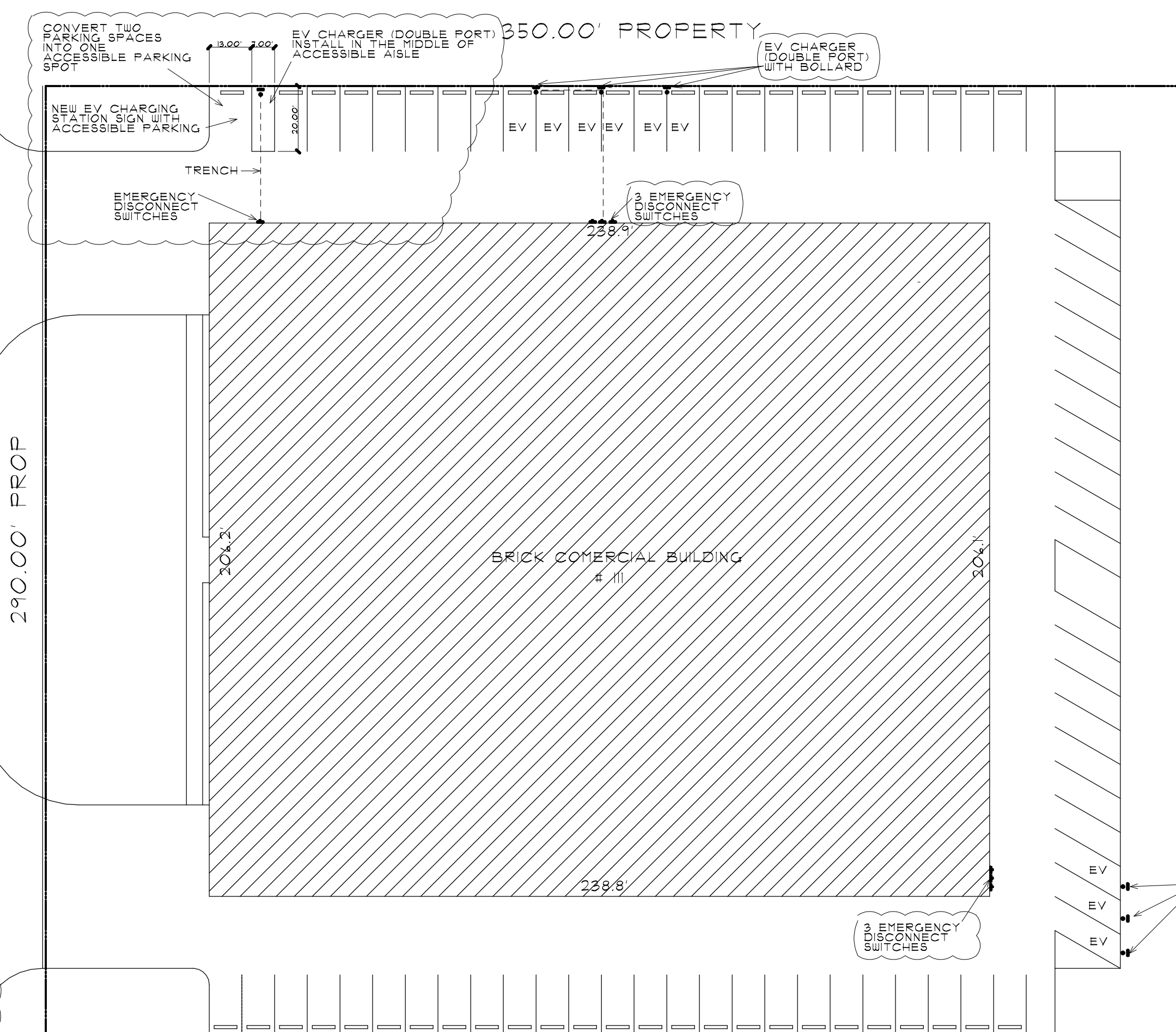


APEX TECH

111 W MARQUARDT
WHEELING, IL

2025-09
RC

1-28-2026 OF ELEVEN



W. MARQUARDT DRIVE

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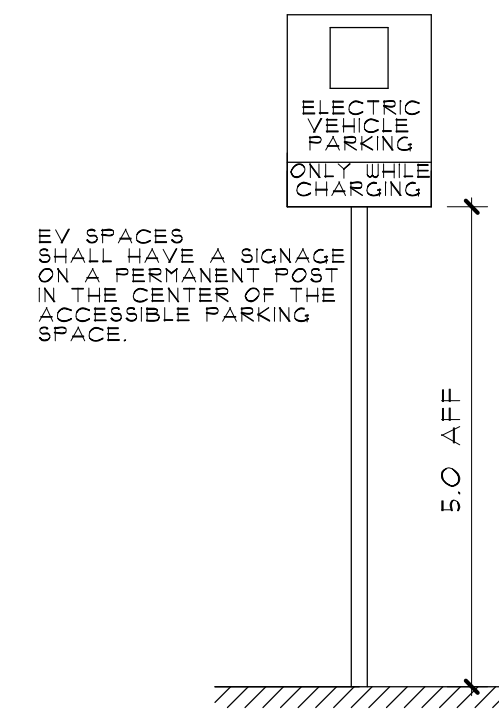
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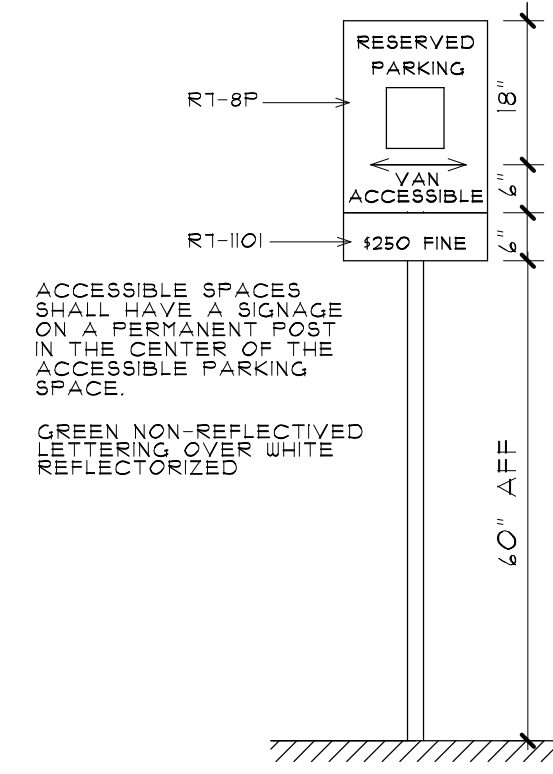
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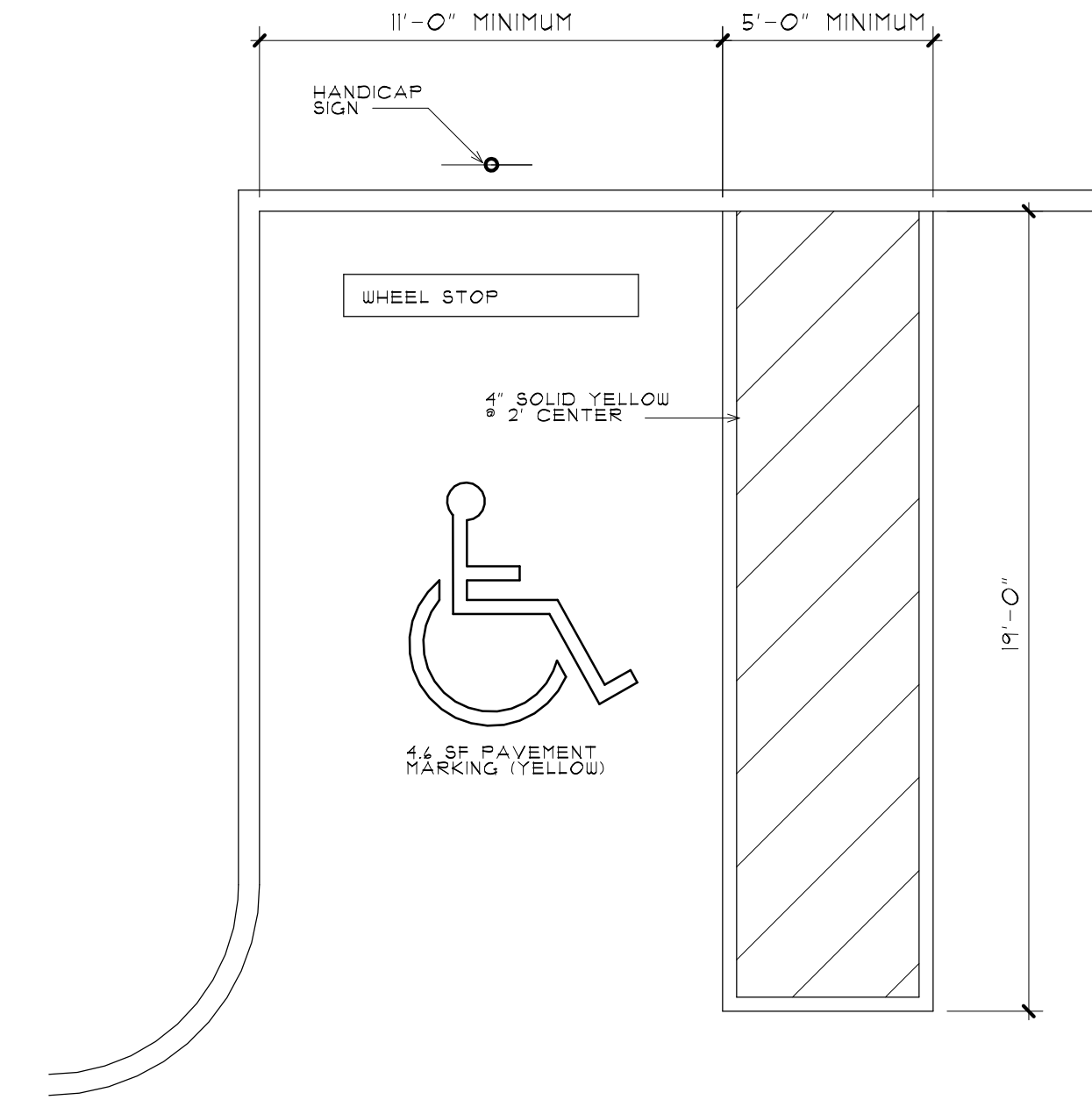
EV
PARKING SIGNAGE

NOT TO SCALE



ACCESSIBLE
PARKING SIGNAGE

NOT TO SCALE



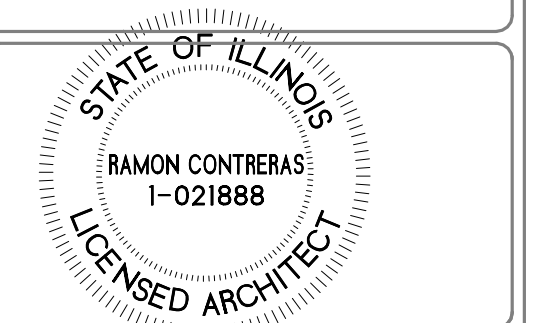
ACCESSIBLE
PARKING STALL

NOT TO SCALE

GRID STUDIO
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- REVISIONS:
- 1 8-16-2025
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SCOPE:
INTERIOR IMPROVEMENTS
TO AN EXISTING STORY
COMMERCIAL BUILDING



APEX TECH

III W MARQUARDT
WHEELING, IL

2025-09
RC

1
OF ELEVEN



Meeting Minutes
Wednesday, January 14, 2026
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 January 14, 2026.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners Karl, Riles, Hyken, Sprague, Smart and Chairman Johnson. Commissioner Myer was absent with prior notice. Also present was Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

4. CHANGES TO AGENDA – None

5. CITIZENS' CONCERNS AND COMMENTS – None

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW

- 7A. Docket No.: PSUBPP25-0001**
Applicant: The Holdings, LLC
Address: 2812 and 2822 Jackson Drive
Request: Request for Preliminary Plat Approval for a Four-Lot Residential Subdivision

Chairman Johnson called Docket No. PSUB on January 14, 2026. Present were Commissioners Riles, Hyken, Karl, Johnson, Sprague and Smart. Commissioner Myer was absent with prior notice. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

The petitioner 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. 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.

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.

Steve Goodman, Vice President of The Holdings, LLC, reported that the company was located in Deerfield. They came across the property since one of their clients was looking to build a house in Wheeling. The property, consisting of 2812 and 2822 Jackson Drive, was 3.245 acres and zoned R1. The minimum lot area in R1 was 12,000 square feet, and each lot was well above the minimum 30,000 square feet or more. The minimum lot width was 75 feet, and the lots were 86.90 feet wide. The minimum depth was 120 feet, and the properties were 404 feet. The front setback was the same as the Village requirement. The interior side yards were to be a minimum of six feet and an aggregate 15 feet, which would be followed. The rear setbacks met the requirement. The block had no water, but there were storm and sanitary sewers.

Ms. Knysz reported that the addresses would be assigned around the time of the recording.

The Commissioners had no questions.

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken, to approve Docket No. PSUBPP25-0001, 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.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioner Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Ms. Knysz noted that the applicants would attend the Village Board meeting on February 2.

7B. Docket No.: PSU25-0024

Applicant: Jie Liu

Address: 747 W. Dundee Road

Request: Request for Special Use Approval to Permit the Operation of a Massage Establishment (Jie Spa)

See the Findings of Fact for Docket No. PSU25-0024.

MOTION: Commissioner Karl moved, seconded by Commissioner Sprague, to approve 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.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commission Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Ms. Knysz noted that the applicants would attend the Village Board meeting on February 2, 2026.

MOTION: Commissioner Hyken moved, seconded by Commissioner Karl, to close Docket No. PSU25-0024.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commission Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. **APPROVAL OF MINUTES**

MOTION: Commissioner Sprague moved, seconded by Commissioner Smart, to approve the Minutes of the Regular Meeting of December 17, 2025 (including the Findings of Fact for Docket Nos. PSU25-0011, PV25-0003, PV25-0004, and PV25-0007).

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

NAYS: None

ABSENT: Commission Myer

ABSTAIN: None

There being six affirmative votes, the motion was approved.

9. **OTHER BUSINESS**

Ms. Knysz reported that the next scheduled meeting for January 28, 2026, was cancelled. The public hearing that was recently noticed was withdrawn. That was the only item on the agenda. She noted that there were many larger projects in the works, but no one was ready to attend the meeting yet.

Chairman Johnson reported that he attended the reopening of Jet's Pizza. There was an upcoming ribbon cutting for the Red Bottle, and the Greek Joynt was close to opening.

10. **ADJOURNMENT**

MOTION: Commissioner Smart moved, seconded by Commissioner Hyken, to adjourn the meeting at 7:00 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: January 14, 2026

Re: 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)

Chairman Johnson called Docket No. PSU25-0024 on January 14, 2026. Present were Commissioners Riles, Hyken, Karl, Johnson, Sprague and Smart. Commissioner Myer was absent with prior notice. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

The petitioner is seeking to operate a massage establishment ("Jie Spa") within a vacant tenant space at 747 W. Dundee Road. As described in the project description letter, massage services will be offered daily from 9:00 AM to 9:00 PM, with two employees on site. The submitted floor plan depicts a waiting area at the front of the tenant space, three massage rooms, and an employee room located at the rear.

Secretary Sprague reported that Jie Liu was seeking special-use approval to operate a massage establishment. He read the requirements for special-use approval.

Ms. Knysz reported that the space was currently unoccupied. A different petitioner came through in 2025 for a massage establishment in the same location, and it was approved. The applicant subsequently withdrew their request, and the business never opened.

Ms. Knysz read the proposed conditions:

1. The petitioner shall submit an application for a 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.

Jie Liu and Michael Xu, the petitioners, stepped to the podium and were sworn in. Michael Xu reported that they wanted to provide spa services and stated that they would not make any noise. The floor was opened to public comments.

Peter Klasik stepped to the podium and was sworn in. He objected to the spa on behalf of himself and his wife and expressed concern about its proximity to their spa. The distance between the two locations was 325 feet, and a one-minute walk.

Findings of Fact and Recommendation

DOCKET NO. PSU25-0024

Young Xu Chen stepped to the podium and was sworn in. She reported that she owned the property. She stated that there were 47 regular parking spaces and three handicap spaces, so there was plenty of space.

Michael Xu confirmed that they would have a state spa license, and he stated they believed there were enough customers for both businesses in the area.

Commissioner Riles asked whether foot massage was offered and how many rooms were available for it. Michael Xu confirmed that it was for a foot massage. There were three rooms, but the massage would take place in only one. There would be one worker. Commissioner Riles asked what would happen if three people came in at the same time. Michael Xu stated that there was a waiting area. He stated that they would recommend the other business if they had too many customers at once.

Commissioner Smart asked if the hours were 9:00 a.m. to 9:00 p.m., seven days per week. Michael Xu confirmed this was the case and stated that they were open to changing the times. Commissioner Hyken asked what the maximum number of people would be at any one time. Michael Xu stated that the maximum would be three because there would likely be two customers and one employee. Young Xu Chen reported that there were parking places for all tenants, and they were never filled. She noted that most of the time, only half of the spaces were filled. There were no designated spaces.

Commissioner Sprague asked if Jie Liu was the certified masseuse. Michael Xu reported that his mother would be doing the massages.

Chairman Johnson asked why the previous applicant withdrew. Ms. Knysz reported that she was unsure. The applicant had applied for the business license and then withdrew.

Commissioner Karl had no questions.

Chairman Johnson noted that some opposition letters had been received from other businesses, largely related to high traffic and proximity to the existing spa establishment.

The Commissioners had no further questions.

MOTION: Commissioner Karl moved, seconded by Commissioner Sprague 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.

**Findings of Fact and
Recommendation**

DOCKET NO. PSU25-0024

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Hyken moved, seconded by Commissioner Karl to close Docket No. PSU25-0024.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

DRAFT