



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.