



**Wednesday, March 25, 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**

 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. PSU25-0004, Request for Special Use Approval to Permit the Operation of a Heavy Motor Vehicle Repair Facility (250 Alderman Avenue). **PUBLIC HEARING**
 - B. Docket No. PSPMIN26-0002, Request for Minor Site Plan Approval for Modifications to the Off-Street Parking Areas Associated with a Proposed Heavy Motor Vehicle Repair Facility (250 Alderman Avenue).

 8. **Other Business**

 9. **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: March 25, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSU25-0004, Request for Special Use Approval to Permit the Operation of a Heavy Motor Vehicle Repair Facility (250 Alderman Avenue). **PUBLIC HEARING**
RECOMMENDED ACTION: **Recommend approval of Docket No. PSU25-0004**, granting Special Use approval in order to permit the operation of a heavy motor vehicle repair shop (VA Prime), located at 250 Alderman Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Detailed Statement of Operations received by the Village on 1/27/2026 and Site Plan prepared by Level Enterprises, LLC, last revised 3/5/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PSPMIN26-0002 (request for minor site plan approval).
2. The non-permitted outdoor structure attached to the east side of the building shall be removed, and any repairs shall be completed prior to the issuance of any certificate of occupancy or business license.
3. All parking spaces serving the site shall be striped no later than June 1, 2026. A building permit shall be applied for and obtained from the Village of Wheeling prior to commencement of work.
4. Any service performed on vehicles, including but not limited to inspection, diagnosis, repair, or maintenance activities, shall be conducted entirely within the enclosed building.
5. All parking and vehicle storage shall occur only within the designated parking areas shown on the approved Site Plan. No vehicles or equipment, of any kind, shall be parked or stored within landscape areas, drive aisles, fire lanes or any pavement areas not delineated for vehicle parking.
6. Heavy motor vehicles or equipment awaiting repair or pickup shall only be parked within the six parking stalls designated as "Heavy Motor Vehicle Repair Stalls" on the approved Site Plan. Said spaces shall not be used for heavy motor vehicle storage, short term or long term, including but not limited to stopovers, storage, or for the renting of spaces for daily/weekly/monthly use.
7. Light motor vehicle and heavy motor vehicle dismantling and/or salvage operations shall be prohibited.
8. Long-term storage of heavy motor vehicles or equipment is prohibited.
9. The petitioner shall obtain all required building permits and comply with all applicable building, fire, and health codes prior to issuance of a certificate of occupancy and business license.
10. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board. A Business License shall be obtained prior to commencing the operation of a heavy motor vehicle repair shop at the subject location.

11. 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.
12. Failure to comply with the conditions of approval or Village Code may result in revocation of the Special Use approval, pursuant to Section 19.10.030(i).

EXECUTIVE SUMMARY

Docket No. PSU25-0004: Old World Granite (250 Alderman Avenue, Wheeling, IL 60090), property owner, is seeking special use approval to permit the operation of a heavy motor repair facility (“Prime VA”) for the property located at 250 Alderman Avenue, zoned I-3, General Industrial, pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Old World Granite, property owner

Property size: 72,712 sq. ft. (1.67 acres)

Building size: 15,269 sq. ft.

Neighboring Property Land Use(s):

North/East/South: Industrial

West: Railroad tracks/ComEd right-of-way

Existing Use of Property: Industrial (Old World Granite)

Existing Zoning: I-3, General Industrial

Comprehensive Plan Designation: Industrial

Zoning History:

- Ordinance #1277, approved 12/10/1973, granting a special use for outdoor storage (Docket No. 363).

SUMMARY OF REQUEST

Old World Granite, property owner, is seeking to operate a separate business as “VA Prime” within a portion of the existing industrial building which requires special use approval to permit the operation of a heavy motor vehicle repair shop, located at 250 Alderman Avenue.

In addition, the petitioner is seeking minor site plan approval for outdoor storage associated with the heavy motor vehicle repair shop (Docket No. PSPMIN26-0002).

SPECIAL USE ANALYSIS

A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

The petitioner currently operates Old World Granite, a granite and quartz countertop contractor business at the subject site. Due to changes in operations, the western portion of the industrial building is no longer needed for granite/quartz operations and the petitioner is requesting special use approval to operate VA Prime, a heavy motor vehicle repair shop, within a portion of the industrial building. Upon approval of the Special Use request, the

petitioner will submit building permit plans to fully demise the building to create a separate space within the western portion of the building.

As outlined in the petitioner's Detailed Statement of Operations, the facility will be used for the inspection, diagnosis, repair, and maintenance of heavy-duty commercial vehicles, including trucks, tractors, and trailers. The proposed services are described in the petitioner's submittal letter. All repair activities will be conducted indoors. Vehicles that are actively being serviced or awaiting pickup will be parked within the rear outdoor parking area identified on the Site Plan as "Heavy Motor Vehicle Repair Stalls". As identified, the facility will operate during standard business hours, and any conditions imposed by the approving authority. The petitioner did not specify the number of employees who will be working at the facility.

Floor Plan

The proposed heavy motor vehicle repair facility will occupy the western portion of the existing building. This area includes a set of bathrooms and a lounge. The petitioner proposes to install a new partition wall with a 6-foot-wide double door in the middle of the building, as well as a triple-basin in the floor. Three roll-up doors are located on the north side of the building (adjacent to the parking lot), and one roll-up door is located on the west side of the building. The west portion of the building can be accessed from either the south or west façades.

Parking

Parking spaces are currently not delineated at the property. The petitioner is proposing to stripe a total of 35 parking spaces, including 2 ADA-compliance parking spaces, to serve both the proposed heavy motor retail facility and the existing granite business, as shown on the Site Plan. Pursuant to the Village's off-street parking requirements for industrial uses, parking must be provided at a ratio of 2 spaces per 1,000 square feet of floor area for active industrial use areas and 4 spaces per 1,000 square feet of floor area for office areas. Based on the total floor area of the building, the site required 35 parking spaces. Staff finds that the proposed shared parking supply, as shown on the Site Plan prepared by Level Enterprises, LLC, last revised March 5, 2026, adequately accommodates both businesses.

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: The proposed Special Use is necessary for public convenience at this location because it provides essential repair and maintenance services for commercial trucks and trailers that support local and regional commerce. Reliable heavy-duty vehicle repair services are critical to maintaining safe transportation networks, ensuring regulatory compliance, and minimizing vehicle downtime for businesses operating within the community. The proposed facility will serve local fleets and owner-operators, reducing the need for long-distance travel to obtain necessary repairs and inspections, thereby improving efficiency and safety for the community at large.

Staff: The proposed location within the I-3, General Industrial Zoning District permits heavy motor vehicle repair facilities subject to the granting of a Special Use, which the proposed use will be compatible with typical I-3 uses along Alderman Avenue.

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

Petitioner: The proposed Special Use will not alter the essential character of the surrounding area. The facility will operate in a manner consistent with other commercial and industrial uses typically found in similar zoning districts. Repair activities will be conducted primarily indoors, minimizing noise, visual impact, and disruption to adjacent properties. The use will not introduce retail, residential, or high-traffic consumer activity and will maintain an orderly appearance consistent with the existing character of the area.

Staff: The proposed repair facility will utilize an existing industrial building and all repair services will be conducted inside the building. Therefore, the proposed use will not alter the essential character of the area, as the use maintains the industrial nature of the 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 location and size of the proposed Special Use, the nature and intensity of operations, and the size of the site are appropriate and in harmony with the orderly development of the zoning district. The site provides adequate access from public streets designed to accommodate commercial vehicle traffic. The scale of the operation is suitable for the property and will not impede surrounding development. Noise, lighting, and operational impacts will be controlled through indoor operations and standard commercial practices. The use will not generate smoke, odor, or excessive light beyond that typically associated with permitted commercial service facilities.

Staff: The proposed heavy motor vehicle repair facility will occupy an existing developed site with sufficient building area, circulation space, and parking to support the use. No expansion of the building footprint is proposed. Vehicular access from Alderman Avenue is adequate for the proposed use. The Special Use will not interfere with the normal or orderly development of adjacent industrial properties and will operate in harmony with surrounding land uses.

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: The location, nature, and height of existing buildings and any associated site improvements are appropriate for the proposed use and will not hinder or discourage the development or use of adjacent properties. No significant exterior alterations are proposed that would negatively impact surrounding land uses. Landscaping, fencing, and site features will be maintained to ensure visual compatibility, and the proposed use will not impair the value of neighboring properties.

Staff: The proposed use will operate within the existing industrial building and will not introduce new building mass or structures that would negatively affect adjacent properties. Therefore, the proposed use is not anticipated to hinder or discourage the development or use of adjacent properties or 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: Adequate parking will be provided to accommodate employees and service vehicles associated with the facility. Parking areas will be properly located and managed to ensure safe and efficient circulation. Entrance and exit drives are designed to prevent traffic hazards and nuisances, and commercial vehicle access will occur from appropriate roadways rather than residential streets. The proposed use will not generate excessive traffic or cause congestion beyond what is typical for a commercial service facility.

Staff: Based on the parking requirements for the proposed special use and existing use (Old World Granite), the number of parking spaces shown on the Site Plan would be sufficient to accommodate the operational needs of both uses.

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: The subject property is uniquely suited for a heavy motor vehicle repair facility due to the building size, industrial zoning (I-3), and access to roads capable of accommodating commercial vehicles. Without approval of the Special Use, the property would be limited to uses that do not fully utilize the building's layout and site characteristics.

Staff: The proposed use is consistent with the I-3, General Industrial Zoning District and the Comprehensive Land Use designation of Industrial.

STAFF REVIEW

Fire Department Review:

Proper fire sprinkler coverage shall be provided/maintained throughout the tenant space in accordance with the

2019 Edition of NFPA 13. An Illinois licensed sprinkler contractor shall submit plans for any sprinkler system improvements (Including demolition) required. Sprinkler system to be evaluated at permitting to verify partition does not impede sprinkler coverage.

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. Special Use approval is contingent upon approval of Docket No. PSPMIN26-0002 (request for minor site plan approval).
2. The non-permitted outdoor structure attached to the east side of the building shall be removed, and any repairs shall be completed prior to the issuance of any certificate of occupancy or business license.
3. All parking spaces serving the site shall be striped no later than June 1, 2026. A building permit shall be applied for and obtained from the Village of Wheeling prior to commencement of work.
4. Any service performed on vehicles, including but not limited to inspection, diagnosis, repair, or maintenance activities, shall be conducted entirely within the enclosed building.
5. All parking and vehicle storage shall occur only within the designated parking areas shown on the approved Site Plan. No vehicles or equipment, of any kind, shall be parked or stored within landscape areas, drive aisles, fire lanes or any pavement areas not delineated for vehicle parking.
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7. Light motor vehicle and heavy motor vehicle dismantling and/or salvage operations shall be prohibited.
8. Long-term storage of heavy motor vehicles or equipment is prohibited.
9. The petitioner shall obtain all required building permits and comply with all applicable building, fire, and health codes prior to issuance of a certificate of occupancy and business license.
10. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board. A Business License shall be obtained prior to commencing the operation of a heavy motor vehicle repair shop at the subject location.
11. 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.
12. Failure to comply with the conditions of approval or Village Code may result in revocation of the Special Use approval, pursuant to Section 19.10.030(i).

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. PSU25-0004, granting Special Use approval in order to permit the operation of a heavy motor vehicle repair shop (VA Prime), located at 250 Alderman Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Detailed Statement of Operations received by the Village on 1/27/2026 and Site Plan prepared by Level Enterprises, LLC, last revised 3/5/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PSPMIN26-0002 (request for minor site plan approval).
2. The non-permitted outdoor structure attached to the east side of the building shall be removed, and any

repairs shall be completed prior to the issuance of any certificate of occupancy or business license.

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8. Long-term storage of heavy motor vehicles or equipment is prohibited.
9. The petitioner shall obtain all required building permits and comply with all applicable building, fire, and health codes prior to issuance of a certificate of occupancy and business license.
10. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board. A Business License shall be obtained prior to commencing the operation of a heavy motor vehicle repair shop at the subject location.
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12. Failure to comply with the conditions of approval or Village Code may result in revocation of the Special Use approval, pursuant to Section 19.10.030(i).

ATTACHMENTS:

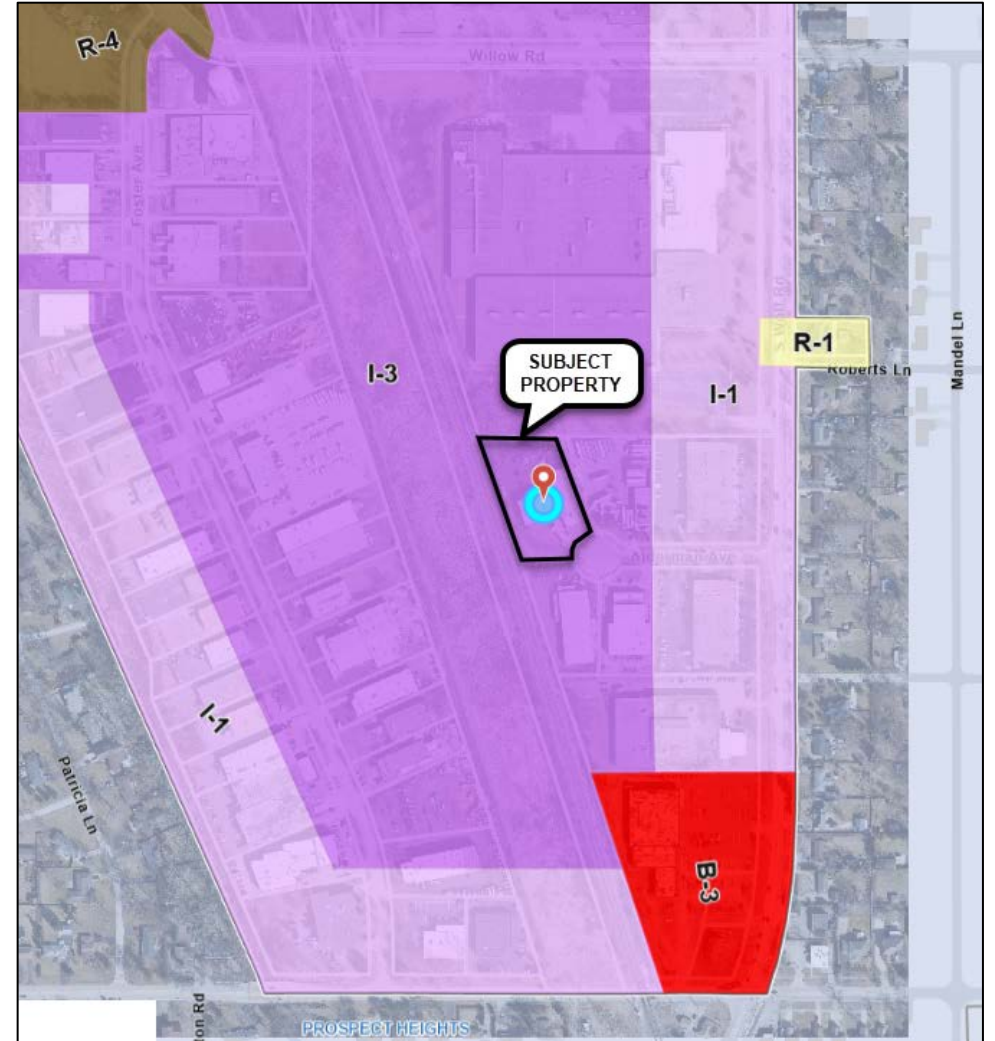
Attachments to Staff Report (Staff)

Detailed Statement of Operations received by the Village on 1/27/2026

Site Plan prepared by Level Enterprises, LLC, last revised 3/5/2026



Location Map



Zoning Map



Existing Front of the Building



Existing Front of the Building and Driveway West of Building



Existing Parking Lot



Area Behind Building

Detailed Statement of Operations

Old World Granite – Special Use Application Statement

250 Alderman Avenue, Wheeling, Illinois (I-3 District)

On behalf of VA Prime Logistics Inc., the following Statement of Operations is submitted in support of a Special Use Permit request for the operation of a Heavy-Duty Motor Vehicle Repair Facility at 250 Alderman Avenue, located within the I-3 Heavy Industrial Zoning District of the Village of Wheeling.

The proposed operations are consistent with the intent of the I-3 District, which accommodates industrial, service, and transportation-related uses that require larger buildings, vehicle access, and operational flexibility, while maintaining compliance with all applicable safety, environmental, and site-development standards.

1. Heavy-Duty Truck and Trailer Repair Operations

The facility will be used for inspection, diagnosis, repair, and maintenance of heavy-duty commercial vehicles, including trucks, tractors, and trailers. Services may include, but are not limited to:

- Preventative maintenance
- DOT-style inspections
- Brake, suspension, and steering repairs
- Wheel-end and hub service
- Air system diagnostics and repair
- Electrical and lighting systems
- Cooling system repairs
- Battery and starting systems
- Tire replacement and related service

All repair activities will be conducted indoors using commercial-grade equipment suitable for heavy-duty vehicles. The scale and intensity of operations are appropriate for an I-3 district and will be managed to minimize noise, vibration, and off-site impacts.

2. Trailer Repair, Reinforcement, and Fleet Upfitting

Accessory to the primary repair use, the facility will perform trailer repair, reinforcement, and fleet upfitting, including limited welding, cutting, and installation of prefabricated components necessary to maintain safe and compliant commercial trailers.

These activities will occur entirely indoors, are limited in scope, and do not constitute mass production or industrial manufacturing.

3. Parts Installation and Limited Assembly

The facility may perform limited assembly and installation of prefabricated components such as brackets, rails, decking, lighting assemblies, or reinforcement members as required for repair or fleet functionality.

No trailer manufacturing, large-scale fabrication, or industrial assembly lines are proposed.

4. Parts Receiving, Storage, and Internal Logistics

Designated areas within the building will be used for receiving, storage, and staging of parts and materials necessary to support repair and maintenance operations.

Materials may include tires, brake components, mechanical parts, fluids, and related equipment.

All receiving and storage activities are accessory to the approved use and consistent with industrial operations permitted within the I-3 zoning district.

5. Vehicle Staging and Short-Term Parking

A portion of the site may be used for temporary staging or short-term parking of trucks and trailers that are actively being serviced or awaiting pickup. All vehicle staging will be:

- Temporary in nature
- Managed in an orderly manner

- Designed to maintain safe circulation and required parking availability

No long-term outdoor storage or abandoned vehicles are proposed.

6. Environmental, Safety, and Code Compliance

VA Prime Logistics Inc. will operate in full compliance with all applicable Village of Wheeling ordinances, building codes, fire protection requirements, and environmental regulations. Regulated materials such as used oil, filters, coolant, batteries, and absorbent materials will be properly stored and disposed of through licensed vendors. Spill prevention, housekeeping, and safety procedures will be maintained at all times.

Operations will be conducted in a manner consistent with the industrial character of the I-3 district and will not adversely impact surrounding properties.



MEMORANDUM

DATE: March 25, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSPMIN26-0002, Request for Minor Site Plan Approval for Modifications to the Off-Street Parking Areas Associated with a Proposed Heavy Motor Vehicle Repair Facility (250 Alderman Avenue).
RECOMMENDED ACTION: **Approve Docket No. PSPMIN25-0004**, granting minor site plan approval for modifications to parking areas for the property located at 250 Alderman Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Detailed Statement of Operations received by the Village on 1/27/2026 and Site Plan prepared by Level Enterprises, LLC, last revised 3/5/2026; and subject to the following conditions:

1. Minor Site Plan approval is contingent upon approval of Docket No. PSU25-0004, special use approval to permit the operation of a heavy motor vehicle repair facility.
2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Site Plan, and Detailed Statement of Operations, except as modified by the Plan Commission or Village Board.
3. All parking spaces serving the site shall be striped no later than June 1, 2026. A building permit shall be applied for and obtained from the Village of Wheeling prior to commencement of work.
4. Heavy motor vehicles or equipment awaiting repair or pickup shall only be parked within the six parking stalls designated as "Heavy Motor Vehicle Repair Stalls" on the approved Site Plan. Said spaces shall not be used for heavy motor vehicle storage, short term or long term, including but not limited to stopovers, storage, or for the renting of spaces for daily/weekly/monthly use.
5. All parking and vehicle storage shall occur only within the designated parking areas shown on the approved Site Plan. No vehicles or equipment, of any kind, shall be parked or stored within landscape areas, drive aisles, fire lanes or any pavement areas not delineated for vehicle parking.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Petitioner: Old World Granite, property owner

Property size: 72,712 sq. ft. (1.67 acres)

Building size: 15,269 sq. ft.

Neighboring Property Land Use(s):

North/East/South: Industrial

West: Railroad tracks/ComEd right-of-way

Existing Use of Property: Industrial (Old World Granite)

Existing Zoning: I-3, General Industrial

Comprehensive Plan Designation: Industrial

Zoning History:

- Ordinance #1277, approved 12/10/1973, granting a special use for outdoor storage (Docket No. 363).

SUMMARY OF REQUEST

Old World Granite, property owner, is requesting minor site plan approval for modifications to the off-street parking areas located at 250 Alderman Avenue associated with a proposed heavy motor vehicle repair facility (special use Docket No. PSU25-0004).

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. 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 proposes to re-establish parking spaces for employees, customers and heavy motor vehicles awaiting repair and/or pick-up, as shown on the Site Plan prepared by Level Enterprises, LLC, last revised March 5, 2026. Currently, the rear of the site is entirely paved, (legal non-conforming condition) and has historically been used for vehicle parking and outdoor storage by prior property owners. Limited customer and employee parking has also been established within a driveway area in front of the building.

The requested site modifications consist of reconfiguring the off-street parking areas to provide a total of 35 parking spaces, including two ADA-compliant parking spaces. The main parking field in the rear of the property would provide 31 standard vehicle spaces and six heavy motor vehicles spaces along the north property line. As indicated by the petitioner, the heavy motor vehicle spaces are to be used for those vehicles awaiting repair or pick-up upon completion of repairs. A condition has been added to reinforce that these parking spaces shall only be used for heavy motor vehicles awaiting repair or pick-up. Within the front of the building, the parking area will be formalized and slightly expanded to provide compliant parking for two ADA parking spaces and two standard parking stalls.

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, subject to the following conditions:

1. Minor Site Plan approval is contingent upon approval of Docket No. PSU25-0004, special use approval to permit the operation of a heavy motor vehicle repair facility.
2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Site Plan, Cover Letter and Detailed Statement of Operations, except as modified by the Plan Commission or Village Board.
3. All parking spaces serving the site shall be striped no later than June 1, 2026. A building permit shall be applied for and obtained from the Village of Wheeling prior to commencement of work.
4. Heavy motor vehicles or equipment awaiting repair or pickup shall only be parked within the six parking stalls designated as "Heavy Motor Vehicle Repair Stalls" on the approved Site Plan. Said spaces shall not be used for heavy motor vehicle storage, short term or long term, including but not limited to stopovers, storage, or for the renting of spaces for daily/weekly/monthly use.
5. All parking and vehicle storage shall occur only within the designated parking areas shown on the approved Site Plan. No vehicles or equipment, of any kind, shall be parked or stored within landscape areas, drive

aisles, fire lanes or any pavement areas not delineated for vehicle parking.

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

Approve Docket No. PSPMIN25-0004, granting minor site plan approval for modifications to parking areas for the property located at 250 Alderman Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Detailed Statement of Operations received by the Village on 1/27/2026 and Site Plan prepared by Level Enterprises, LLC, last revised 3/5/2026; and subject to the following conditions:

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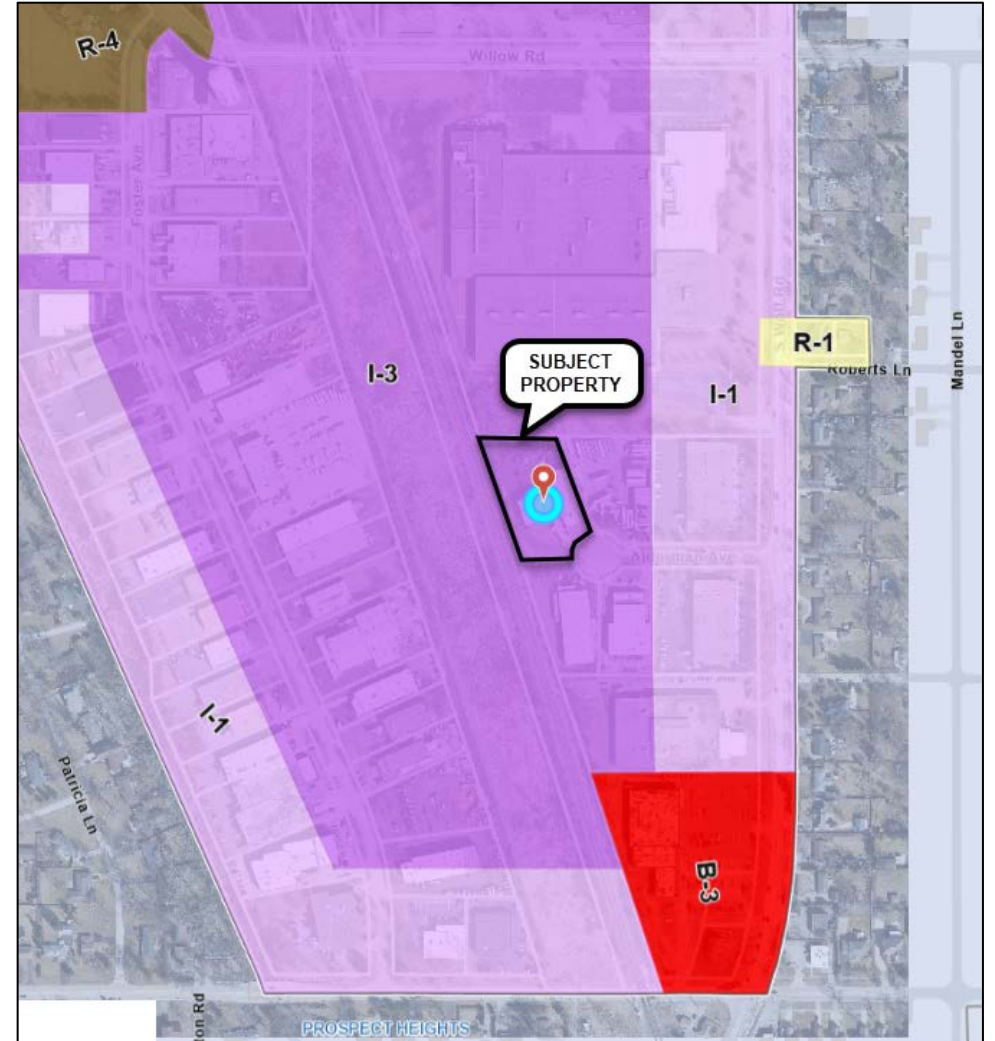
Attachments to Staff Report (Staff)

Detailed Statement of Operations received by the Village on 1/27/2026

Site Plan prepared by Level Enterprises, LLC, last revised 3/5/2026



Location Map



Zoning Map



Existing Front of the Building



Existing Front of the Building and Driveway West of Building



Existing Parking Lot



Area Behind Building

Detailed Statement of Operations

Old World Granite – Special Use Application Statement

250 Alderman Avenue, Wheeling, Illinois (I-3 District)

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The proposed operations are consistent with the intent of the I-3 District, which accommodates industrial, service, and transportation-related uses that require larger buildings, vehicle access, and operational flexibility, while maintaining compliance with all applicable safety, environmental, and site-development standards.

1. Heavy-Duty Truck and Trailer Repair Operations

The facility will be used for inspection, diagnosis, repair, and maintenance of heavy-duty commercial vehicles, including trucks, tractors, and trailers. Services may include, but are not limited to:

- Preventative maintenance
- DOT-style inspections
- Brake, suspension, and steering repairs
- Wheel-end and hub service
- Air system diagnostics and repair
- Electrical and lighting systems
- Cooling system repairs
- Battery and starting systems
- Tire replacement and related service

All repair activities will be conducted indoors using commercial-grade equipment suitable for heavy-duty vehicles. The scale and intensity of operations are appropriate for an I-3 district and will be managed to minimize noise, vibration, and off-site impacts.

2. Trailer Repair, Reinforcement, and Fleet Upfitting

Accessory to the primary repair use, the facility will perform trailer repair, reinforcement, and fleet upfitting, including limited welding, cutting, and installation of prefabricated components necessary to maintain safe and compliant commercial trailers.

These activities will occur entirely indoors, are limited in scope, and do not constitute mass production or industrial manufacturing.

3. Parts Installation and Limited Assembly

The facility may perform limited assembly and installation of prefabricated components such as brackets, rails, decking, lighting assemblies, or reinforcement members as required for repair or fleet functionality.

No trailer manufacturing, large-scale fabrication, or industrial assembly lines are proposed.

4. Parts Receiving, Storage, and Internal Logistics

Designated areas within the building will be used for receiving, storage, and staging of parts and materials necessary to support repair and maintenance operations.

Materials may include tires, brake components, mechanical parts, fluids, and related equipment.

All receiving and storage activities are accessory to the approved use and consistent with industrial operations permitted within the I-3 zoning district.

5. Vehicle Staging and Short-Term Parking

A portion of the site may be used for temporary staging or short-term parking of trucks and trailers that are actively being serviced or awaiting pickup. All vehicle staging will be:

- Temporary in nature
- Managed in an orderly manner

- Designed to maintain safe circulation and required parking availability

No long-term outdoor storage or abandoned vehicles are proposed.

6. Environmental, Safety, and Code Compliance

VA Prime Logistics Inc. will operate in full compliance with all applicable Village of Wheeling ordinances, building codes, fire protection requirements, and environmental regulations. Regulated materials such as used oil, filters, coolant, batteries, and absorbent materials will be properly stored and disposed of through licensed vendors. Spill prevention, housekeeping, and safety procedures will be maintained at all times.

Operations will be conducted in a manner consistent with the industrial character of the I-3 district and will not adversely impact surrounding properties.

