



**Meeting Minutes**  
**Wednesday, February 11, 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 February 11, 2026.

**2. PLEDGE OF ALLEGIANCE**

Everyone stood for the Pledge of Allegiance.

**3. ROLL CALL**

Present were Commissioners Karl, Riles, Hyken, Myer, Sprague, and Chairman Johnson. Commission Smart 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.: PSUBFP26-0001**  
**Applicant: The Holdings, LLC**  
**Address: 2812 & 2822 Jackson Drive**  
**Request: Request for Final Plat Approval for a 4-Lot Subdivision**

Ms. Knysz read the three 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.

Mr. Steve Goodman was present on behalf of the petitioner. He reported that nothing had changed other than the addition of the side-yard setbacks to the final plat.

The Commissioners had no questions.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Hyken, 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.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioner Smart

ABSTAIN: None

There being six affirmative votes, the motion was approved.

**7B. Docket No.: PSPMIN25-0025  
Applicant: Apex Window Werks  
Address: 111 Marquardt Drive  
Request: Request for Minor Site Plan Approval for the Installation of Electric Vehicle (EV) Charging Stations**

Ms. Knysz reported that Apex Window Werks had temporary EV charging stations installed throughout the parking lot. They would be removed and replaced with the permanent EV charging stations.

Ms. Knysz read the proposed 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.

Irina Kryuchkov, Project Manager for Apex Window Werks, stepped to the podium.

It was asked if the conditions could be met by March 1<sup>st</sup>. Irina Kryuchkov stated that they were working on it and thinks they would be done by March 1<sup>st</sup>. She stated that her only concern related to the materials in the back.

The Commissioners and Ms. Knysz agreed to extend the deadline to April 1<sup>st</sup>.

Mikhail Kabayeu from Gerus Inc. stated he was the electrical contractor who would install the chargers. Mr. Kabayeu, asked if the safety bollards for the charger had to be solid concrete. Ms. Knysz confirmed that the fill would be concrete, but the bollard itself could be steel. She asked for the specifications so that their engineers could review them.

It was asked whether it was open only to employees or also to the public. It was confirmed that it was for private use only.

The Commissioners had no further questions.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Hyken, 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, 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 April 1, 2026.
4. All materials currently being stored within parking spaces along the south property line shall be removed no later than April 1, 2026.
5. Parking in the driveways in front of the roll up doors on the north side of the building is prohibited.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioner Smart

ABSTAIN: None

There being six affirmative votes, the motion was approved.

## **8. APPROVAL OF MINUTES**

**MOTION:** Commissioner Karl moved, seconded by Commissioner Riles, to approve the Minutes of the Regular Meeting of January 14, 2026 (including the Findings of Fact for Docket No. PSU25-0024).

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioner Smart

ABSTAIN: Commissioner Myer

There being five affirmative votes, the motion was approved.

## **9. OTHER BUSINESS**

It was noted that the next meeting might be canceled.

It was announced that there was an upcoming sneak peek on March 2<sup>nd</sup> at Finn McCool's.

**10. ADJOURNMENT**

**MOTION:** Commissioner Myer moved, seconded by Commissioner Hyken, to adjourn the meeting at 6:41 p.m. The motion was approved by a voice vote.