



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

**2. PLEDGE OF ALLEGIANCE**

Everyone stood for the Pledge of Allegiance.

**3. ROLL CALL**

Present were Commissioners Karl, Riles, Hyken, Myer, Sprague, Smart, and Chairman Johnson. Also present were 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.: PSPMAJ26-0001**

**Applicant:**

**Address: 268 7th Street**

**Request: Request for Major Site Plan Approval to Construct a Multi-Family Residential Building and Associated Site Improvements**

Ms. Knysz presented the existing six flats and reported that the proposal was for a new three-story brick-and-frame building with six multi-family residential units. The units would be one- or two-bedroom, and each would have a deck or patio. There was covered parking in the back, per Village Code, and a trash enclosure. The petitioner is proposing a new sidewalk, new light poles, and new building lights. There would be landscaping around the building foundation and trees by the road. Any required variations were taken care of by the previous property owner. The previous property owner obtained site approval, but it expired after a year.

Ms. Knysz read the three conditions:

1. In accordance with Section 17.26 (Impact Fees) of the Village Code, the petitioner shall pay impact fees to the Village of Wheeling prior to the issuance of any building or engineering permits.
2. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the

form of a financial surety to the Community Development Department prior to the issuance of any engineering site permits or building permits.

3. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc., shall be obtained prior to the issuance of any engineering site permits or building permits.

The petitioner, Krzysztof Gotkiewicz, stepped to the podium. He reported that he had taken over the property and was continuing the project. They learned that the permit had expired and wanted to complete their project as soon as they could. He noted that they were not changing any of the projects previously approved by the old owner.

Commissioner Myer asked whether a composite material would be used for the trash enclosure to improve durability and longevity. Krzysztof Gotkiewicz confirmed that they would use a composite material.

Commissioners Karl and Sprague had no questions.

Commissioner Hyken asked whether a carport would be installed. Krzysztof Gotkiewicz reported that they were, and it would hold six cars.

Commissioners Smart and Riles had no questions. Chairman Johnson had no questions.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSPMAJ26-0001, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, to permit the construction of a multi-family residential building and associated site improvements, located at 268 7th Street, in accordance with the Carport Detail by Home Improvements Kits.Com; Elevations (Sheets a2.3-a2.4), prepared by aMa-Architecture, last revised 12/16/2024; Engineering Plans (Sheets C.1-C.9), prepared by CIVILAND, PLCC, last revised 11/26/2024; Floor Plans (Sheets a2.5-p1.0), prepared by aMa-Architecture, last revised 12/16/2024; Landscape Plan, Sheet L-1, prepared by CIVILAND, PLCC, last revised 11/26/2024; Lighting Plan (Sheet E1), prepared by Kornacki & Associates dated 5/2/2024, last revised 10/14/2024; Project Description letter prepared by Krzysztof Gotkiewicz, dated 2/21/2026; Rendering; Site Plan (Sheet a.1.1), prepared by aMa-Architecture, last revised 12/16/2024; Stormwater Narrative, prepared by CIVILAND, PLCC, last revised 11/26/2024; Title Sheet (a1.0), prepared by aMa-Architecture, last revised 12.16/2024; and subject to the following conditions:

1. In accordance with Section 17.26 (Impact Fees) of the Village Code, the petitioner shall pay impact fees to the Village of Wheeling prior to the issuance of any building or engineering permits.
2. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the form of a financial surety to the Community Development Department prior to the issuance of any

engineering site permits or building permits.

3. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc. shall be obtained prior to the issuance of any engineering site permits or building permits.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Ms. Knysz noted that the petitioner would attend the Village Board meeting on April 6<sup>th</sup> for the final decision.

**7B. Docket No.: PSU25-0012**

**Applicant: Hamro Investment Group, LLC**

**Address: 604 N. Milwaukee Avenue**

**Request: Request for Special Use Approval to Permit the Operation of an Entertainment Establishment (“604 The Arena”)**

See the Findings of Fact for Docket No. PSU25-0012.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSU25-0012, granting Special Use approval to permit the operation of an entertainment establishment to be known as “604 The Arena” by Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) to be located at 604 N. Milwaukee 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 Project Narrative prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Floor Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0003 (variation to permit a reduction in the minimum required parking stall length); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width); and Docket No. PSPMAJ25-0001 (major site plan and appearance approval for a building addition and related site improvements).
2. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner’s access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon

acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.

3. The special use shall be operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

**7C. Docket No.: PV26-0003**

**Applicant: Hamro Investment Group, LLC**

**Address: 604 N. Milwaukee Avenue**

**Request: Request for a Variation to Permit a Reduction in the Minimum Required Stall Length for 90-Degree Parking from 18.5 Feet to 18.0 Feet**

See the Findings of Fact for Docket No. PV26-0003.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV26-0003 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required stall length for 90-degree parking from 18.5 feet to 18.0 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

On the roll call, the vote was as follows:

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

NAYS: None  
ABSENT: None  
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

**7D. Docket No.: PV26-0004**

**Applicant: Hamro Investment Group, LLC**

**Address: 604 N. Milwaukee Avenue**

**Request: Request for a Variation to Permit a Reduction in the Minimum Required Drive Aisle Width for Double-Row Parking from 25 Feet to 24 Feet for Hamro Investment Group, LLC**

See the Findings of Fact for Docket No. PV26-0004.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PV26-0004 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required drive aisle width for double-row parking from 25 feet to 24 feet for Hamro Investment Group, LLC (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004), located at 604 N. Milwaukee Avenue in accordance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall) and Docket No. PSPMAJ25-0001 (major site plan and building appearance approval for the construction of a building addition and associated site improvements).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

**7E. Docket No.: PSPMAJ25-001**

**Applicant: Hamro Investment Group, LLC**

**Address: 604 N. Milwaukee Avenue**

**Request: Request for a Major Site Plan and Building Appearance Approval For the Construction of an Approximately 4,977 SF Building Addition, Building Façade Enhancements, and Associated Site Improvements**

Ms. Knysz read the proposed conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a reduction in the minimum required stall length); and Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width).
2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.
3. A building permit must be obtained from the Community Development Department prior to commencing any construction on the building addition or demolition of the site.
4. A completed Application for Wheeling Business License for the new business shall be submitted to the Community Development Department prior to the commencement of operations.
5. The maximum number of outdoor seats shall be limited to 39 seats, unless additional shared parking spaces are secured.
6. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.
7. The parking lot shall be resurfaced within one (1) year of issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy, whichever is issued first.
8. The outdoor space located west of the trash enclosure shall not be used for outdoor storage of materials, including boxes and/or pallets.
9. 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).
10. The proposed fence section addition on the north side of the building shall match the existing fence in material and design and shall have the finished side facing north.
11. All outdoor furniture shall be commercial grade, weather resistant, and suitable

for year-round outdoor conditions.

12. Plantings shall be maintained year round in the four (4) planters along the building's south elevation.
13. The sidewalk proposed as part of this development shall be constructed of concrete in accordance with the Village's standard construction details.
14. The following items shall be submitted with the building permit application:
  - a. The final size and location of the rooftop unit (RTU) enclosures. The enclosures shall match the new Pearl Gray EIFS finish on the building façade.
  - b. A detail of the proposed bicycle rack(s), including specifications demonstrating compliance with Village Code requirements.
  - c. The Landscape Plan shall include suitable landscape plantings within the entrance island along Milwaukee Avenue, excluding mulch, stone, or similar.
  - d. Construction ready irrigation plans.

Chairman Johnson asked about locating the owner of the neighboring parking lot. Manish Chaudhary confirmed that they had and that negotiations were ongoing.

The Commissioners had no further questions.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PSPMAJ25-0001, granting major site plan and building appearance approval for the construction of an approximately 4,977 sq. ft. building addition, building façade enhancements, and associated site improvements, for Hamro Investment Group, LLC, (2604 N. Chapel Hill Drive, Arlington Heights, IL 60004) for the property located at 604 N. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, in accordance with the Building Materials Board prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Canopy System Specification Sheet by Mapes; Elevations prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Existing Conditions Photos prepared by the petitioner, dated 1/21/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; Permeable Paver Specification Sheet by Unilock; Product Specification Sheets for the Wall Base and Sill; Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Rooftop Screen Detail prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Site Details prepared by Atul Karkhanis Architects, Ltd., last revised 1/21/2026; Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026; and subject to the following conditions:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PSU25-0012 (special use approval to permit the operation of an entertainment establishment); Docket No. PV26-0003 (variation to permit a

reduction in the minimum required stall length); and Docket No. PV26-0004 (variation to permit a reduction in the minimum required drive aisle width).

2. The site improvements shall be constructed, maintained, and operated in substantial compliance with the Project Description Letter prepared by Manish Chaudhary, dated 1/29/2026; Engineering Plans prepared by Morris Engineering, Inc., last revised 1/16/2026; Landscape Plan prepared by G Studio, last revised 1/20/2026; Lighting Plan prepared by PG Enlighten, last revised 1/20/2026; and Site Plan prepared by Atul Karkhanis Architects, Ltd., last revised 1/27/2026 except as modified by the Plan Commission or Village Board.
3. A building permit must be obtained from the Community Development Department prior to commencing any construction on the building addition or demolition of the site.
4. A completed Application for Wheeling Business License for the new business shall be submitted to the Community Development Department prior to the commencement of operations.
5. The maximum number of outdoor seats shall be limited to 39 seats, unless additional shared parking spaces are secured.
6. No construction permits of any kind shall be issued for any work to be conducted at the subject site before a shared access and parking agreement between the petitioner and the property owner of the adjacent southern Parcel Index Number 03-02-200-048-0000 (commonly addressed as 562 N. Milwaukee Avenue) is submitted to the Community Development Department, allowing for the petitioner's access and use of the surface parking facility at 562 N. Milwaukee Avenue. Upon acceptance of any shared parking agreement by the Director of Community Development, said agreement shall be executed and recorded with the Cook County Clerk's Office.
7. The parking lot shall be resurfaced within one (1) year of issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy, whichever is issued first.
8. The outdoor space located west of the trash enclosure shall not be used for outdoor storage of materials, including boxes and/or pallets.
9. 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).
10. The proposed fence section addition on the north side of the building shall match the existing fence in material and design and shall have the finished side facing north.
11. All outdoor furniture shall be commercial grade, weather resistant, and suitable for year-round outdoor conditions.
12. Plantings shall be maintained year round in the four (4) planters along the

building's south elevation.

13. The sidewalk proposed as part of this development shall be constructed of concrete in accordance with the Village's standard construction details.
14. The following items shall be submitted with the building permit application:
  - a. The final size and location of the rooftop unit (RTU) enclosures. The enclosures shall match the new Pearl Gray EIFS finish on the building façade.
  - b. A detail of the proposed bicycle rack(s), including specifications demonstrating compliance with Village Code requirements.
  - c. The Landscape Plan shall include suitable landscape plantings within the entrance island along Milwaukee Avenue, excluding mulch, stone, or similar.
  - d. Construction ready irrigation plans.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Ms. Knysz reported that the petitioners would attend the April 6 Village Board meeting.

**MOTION:** Commissioner Myer moved, seconded by Commissioner Sprague, to approve closing Docket Nos. PSU25-0012-001, PV26-0003, and PV26-0004.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

## **8. APPROVAL OF MINUTES**

**MOTION:** Commissioner Myer moved, seconded by Commissioner Karl, to approve the Minutes of the Regular Meeting of February 11, 2026.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

**9. OTHER BUSINESS**

Ms. Knysz announced that Finn McCool's and the Greek Joynt opened. Sun-Wich will be opening soon. There was also a charcuterie board restaurant opening soon.

**10. ADJOURNMENT**

**MOTION:** Commissioner Myer moved, seconded by Commissioner Smart, to adjourn the meeting at 6:55 p.m. The motion was approved by a voice vote.