



Meeting Minutes
Wednesday, March 25, 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 25, 2026.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners, Riles, Hyken, Myer, Sprague, Smart, and Chairman Johnson. Commissioner Karl 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.: PSU25-0004

Applicant: Old World Granite

Address: 250 Alderman Avenue

Request: Request for Special Use Approval to Permit the Operation of a Heavy Motor Vehicle Repair Facility

See the Findings of Fact for Docket No. PSU25-0004

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve 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).

On the roll call, the vote was as follows:

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

NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve closing Docket No. PSU25-0004.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7B. Docket No.: PSPMIN26-0002

Applicant: Old World Granite

Address: 250 Alderman Avenue

Request: Request for Minor Site Plan Approval for Modifications to the Off-Street Parking Areas Associated with a Proposed Heavy Motor Vehicle Repair Facility

Ms. Knysz read the proposed 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.

The Commissioners had no further questions.

MOTION: Commissioner Sprague moved, seconded by Commissioner Myer, 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:

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.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: Commissioner Karl

ABSTAIN: None

There being six affirmative votes, the motion was approved.

Ms. Knysz noted that the Village Board meeting the petitioners attended would depend on when they submitted their business license application.

Peter asked about the tax incentive 6B and if there was anyone they could contact to find out more information regarding their situation. Ms. Knysz recommended contacting the Economic Development Director, Len Becker. Peter asked if there were any plans for the neighboring property on the north side. Ms. Knysz stated it was being demolished, but there were no future plans.

8. OTHER BUSINESS

Commissioner Smart announced that the Wheeling High School mock trial students got in the top 10 in the state competition again. Chairman Johnson reported that the Greek Joynt was having their ribbon cutting in a week and a half.

9. ADJOURNMENT

MOTION: Commissioner Hyken moved, seconded by Commissioner Smart, to adjourn the meeting at 6:37 p.m. The motion was approved by a voice vote.