



**Wednesday, June 10, 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:

-
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. PSPMIN24-0014, Request for Minor Site Plan and Appearance Approval to Expand the Rear Parking Lot and Associated Site Improvements (300 Marquardt Drive).

 8. **Approval of Minutes**
 - A. Approval of Minutes of the Regular Meeting of May 13, 2026 (including the Findings of Fact for Docket No's. PSU26-0005, PSU26-0002, PSU26-0006, PSU26-0007, PSU26-0009, PSU26-0003, PV26-0006 and PV26-0007).

 9. **Other Business**

 10. **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: June 10, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSPMIN24-0014, Request for Minor Site Plan and Appearance Approval to Expand the Rear Parking Lot and Associated Site Improvements (300 Marquardt Drive).
RECOMMENDED ACTION: **Approve Docket No. PSPMIN24-0014**, granting minor site plan and appearance approval to expand the rear parking lot and associated site improvements for the property located at 300 Marquardt Drive, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Project Description Letter prepared by Andrzej Kacprzynski dated 4/19/2024; Site Plan prepared by Pro-Plan Architects, last revised 5/22/2026; Engineering Plans (4 Sheets) prepared by Lukaven Engineering, LLC, received by the Village 5/29/2026; Landscape Cost Estimate prepared by A&N Outdoor Services, LLC Dated 3/28/2026; and subject to the following conditions:

1. Wheeling Permits shall be obtained prior to commencement of any site improvements, including but not limited to pavement installation, parking lot modifications, landscaping, construction of the trash enclosure, and installation of any perimeter fencing or gates.
2. The finished side of the perimeter fence shall face outward toward adjacent properties.
3. A financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to the issuance of any Village permits. The amount shall be based on the Landscape Cost Estimate prepared by A&N Outdoor Services, LLC, dated 3/28/2026.
4. The Final Plat of Consolidation of Wheeling Office Center prepared by IG Consulting, Inc. shall be submitted for Village Board review and recorded prior to the issuance of any Village permits.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Petitioner: Summit Construction & Development Group, PLLC, on behalf of the property owner

Address: 300 Marquardt Drive

Building size: 12,400 sq. ft. Building

Property Size: 60,197 (1.38 acres)

Neighboring Property Land Use(s):
North/East/West: Industrial
South (across Marquardt Drive): Industrial

Existing Use of Property: Multi-tenant industrial building

Existing Zoning: I-3, General Industrial
RPZ, Runway Protection Zones and Transition Areas

Comprehensive Plan Designation: Industrial

Zoning History:

- Docket #SCBA 06-46, approved 8/10/2006, granting appearance approval for a business identification wall sign.
- Ordinance No. 4858, approved 5/5/2014, granting special use and site plan approval for a U-Haul truck rental facility (Docket #2014-7).
- Docket #AC86-24 granting architectural design for United States Testing Co.

SUMMARY OF REQUEST

The petitioner, Summit Construction & Development Group, PLLC, is requesting Minor Site Plan and Appearance approval for proposed site improvements for expansion of the rear parking area, new trash enclosure, and associated landscaping, located at 300 Marquardt Drive.

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. Appearance review only involves the aspects of exterior architectural design – style, form, scale, materials, colors, 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.

As outlined in the petitioner's project letter (attached), the petitioner is seeking approval for proposed improvements to include restriping of the existing parking lot, expansion of the rear parking area, installation of a 6 foot tall perimeter wood fence (associated with an outdoor storage area), construction of a trash enclosure, installation of bicycle parking, and installation of new landscaping.

Site Plan: An outdoor storage area is proposed at the rear (north end) of the subject property for parking of power equipment and construction vehicles associated with one of the building tenants' operations. The expanded surface parking/storage area will consist of an asphalt surface and will be enclosed by a 6-foot-tall solid wood privacy fence with two gated access points from the parking lot. To accommodate the new storage area, the existing parking lot will be restriped to reconfigure the existing parking area to a one-way circulation pattern. The parking modifications also include revised ADA-accessible parking spaces, accessible routes, and upgraded concrete ramps and landings near the building entrances on the west façade.

Parking: The subject site currently contains 48 parking spaces, including two ADA-accessible spaces. As a result of the parking lot reconfiguration, the parking will increase to 51 parking spaces, including four ADA-accessible spaces. Forty-four spaces will be located outside of the gated area for use by employees, customers, and tenants. This supply is sufficient to accommodate the parking demand associated with the use of the 12,400 square foot multi-tenant industrial building.

Trash Enclosure: A new exterior trash enclosure will be constructed on the north side of the building. The enclosure will be constructed of treated black painted pine boards and gates, as shown on the attached site plan. The trash enclosure will also be protected with concrete bollards.

Bicycle Parking: Two bicycle parking areas are proposed to be located along the west side of the building, with a second bike rack near the south entrance to the building.

Landscaping: The landscape plan includes new shrubs, ornamental plantings, sod areas, and one new deciduous tree. The proposed landscaping is concentrated within the parking lot landscape island near the site entrance and along the base of the west building elevation to enhance the appearance of the site and provide additional green space. The plans also include pruning of existing trees in accordance with forestry best management practices.

Stormwater Management: The engineering plans include stormwater and drainage improvements associated with the parking lot expansion. The petitioner is proposing installation of an underground stormwater detention system utilizing a chamber system beneath the new parking area.

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 and Appearance request subject to the following conditions:

1. Wheeling Permits shall be obtained prior to commencement of any site improvements, including but not limited to pavement installation, parking lot modifications, landscaping, construction of the trash enclosure, and installation of any perimeter fencing or gates.
2. The finished side of the perimeter fence shall face outward toward adjacent properties.
3. A financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to the issuance of any Village permits. The amount shall be based on the Landscape Cost Estimate prepared by A&N Outdoor Services, LLC, dated 3/28/2026.
4. The Final Plat of Consolidation of Wheeling Office Center prepared by IG Consulting, Inc. shall be submitted for Village Board review and recorded prior to the issuance of any Village permits.

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

Approve Docket No. PSPMIN24-0014, granting minor site plan and appearance approval to expand the rear parking lot and associated site improvements for the property located at 300 Marquardt Drive, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Project Description Letter prepared by Andrzej Kacprzyński dated 4/19/2024; Site Plan prepared by Pro-Plan Architects, last revised 5/22/2026; Engineering Plans (4 Sheets) prepared by Lukaven Engineering, LLC, received by the Village 5/29/2026; Landscape Cost Estimate prepared by A&N Outdoor Services, LLC Dated 3/28/2026; and subject to the following conditions:

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4. The Final Plat of Consolidation of Wheeling Office Center prepared by IG Consulting, Inc. shall be submitted for Village Board review and recorded prior to the issuance of any Village permits.

ATTACHMENTS:

Attachments to Staff Report (Staff)

Project Description Letter prepared by Andrzej Kacprzyński dated 4/19/2024

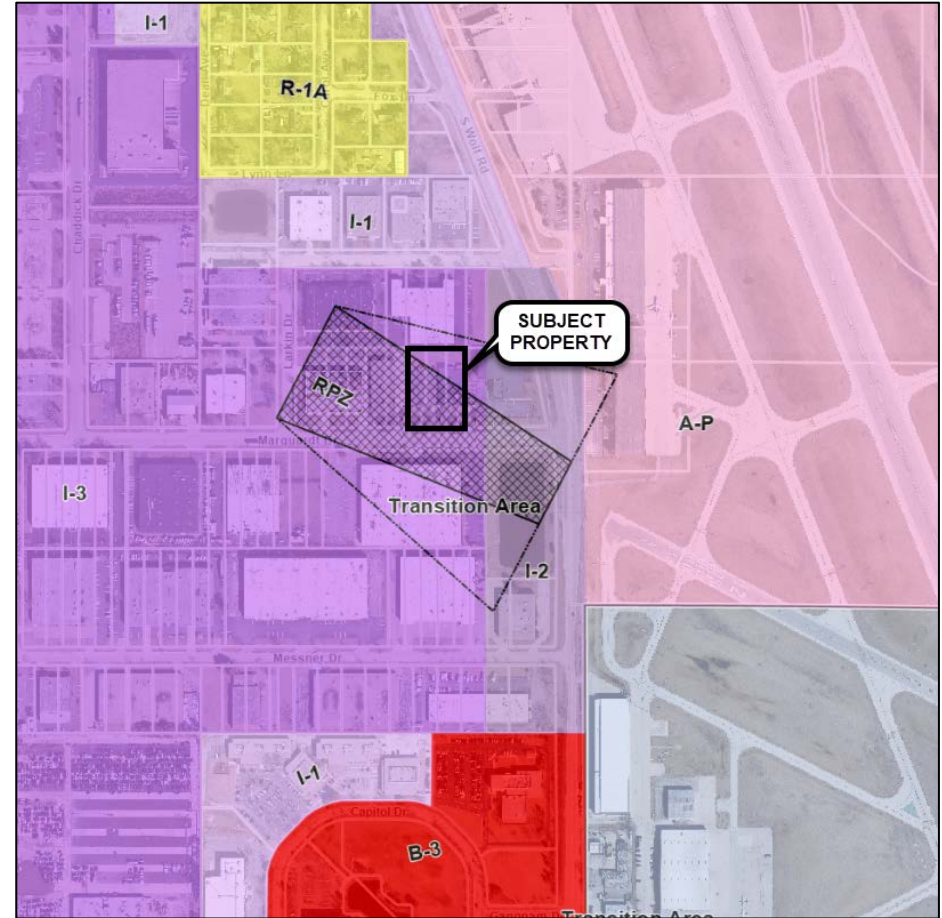
Site Plan prepared by Pro-Plan Architects, last revised 5/22/2026

Engineering Plans (4 Sheets) prepared by Lukaven Engineering, LLC, received by the Village 5/29/2026

Landscape Cost Estimate prepared by A&N Outdoor Services, LLC Dated 3/28/2026



LOCATION MAP



ZONING MAP



Entrance to property from Marquardt Drive facing Northwest.



Photo taken from the south side of the parking lot facing north.

4/19/2024

PROJECT DESCRIPTION

PROJECT NAME: EXISTING PARKING MODIFICATIONS/ EXTENSION

PROJECT NUMBER:

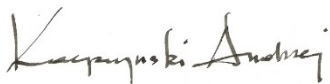
LOCATION: 300 W Marquardt Dr Wheeling, IL 60090

To Whom It May Concern

The above project scope is to include:

- Added drive in front (curb cut for exiting the parking lot)
- Restriping existing parking lot for added parking/ new layout
- Expansion of exiting parking in the rear of the property for required parking spaces as per code
- Added paved area in back for power equipment / construction vehicles parking.
- Added trash enclosure.
- Added bicycle parking as per code.

If you have any questions/ concerns please call us at 773 505 9998.

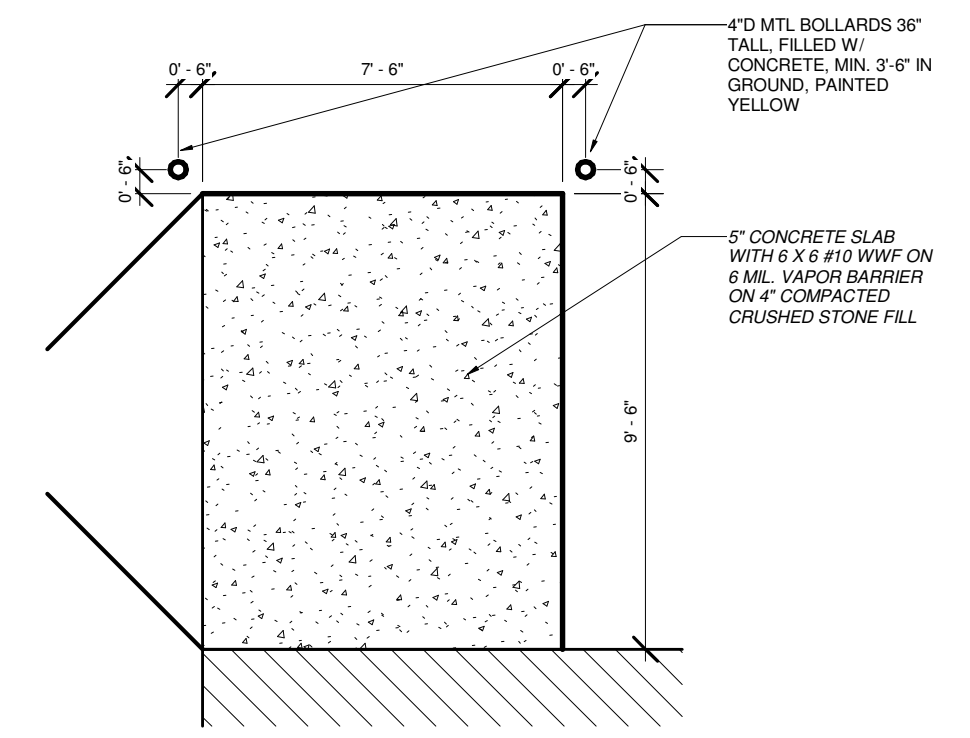


.....
Andrzej Kacprzyński Licensed Architect #001.021686

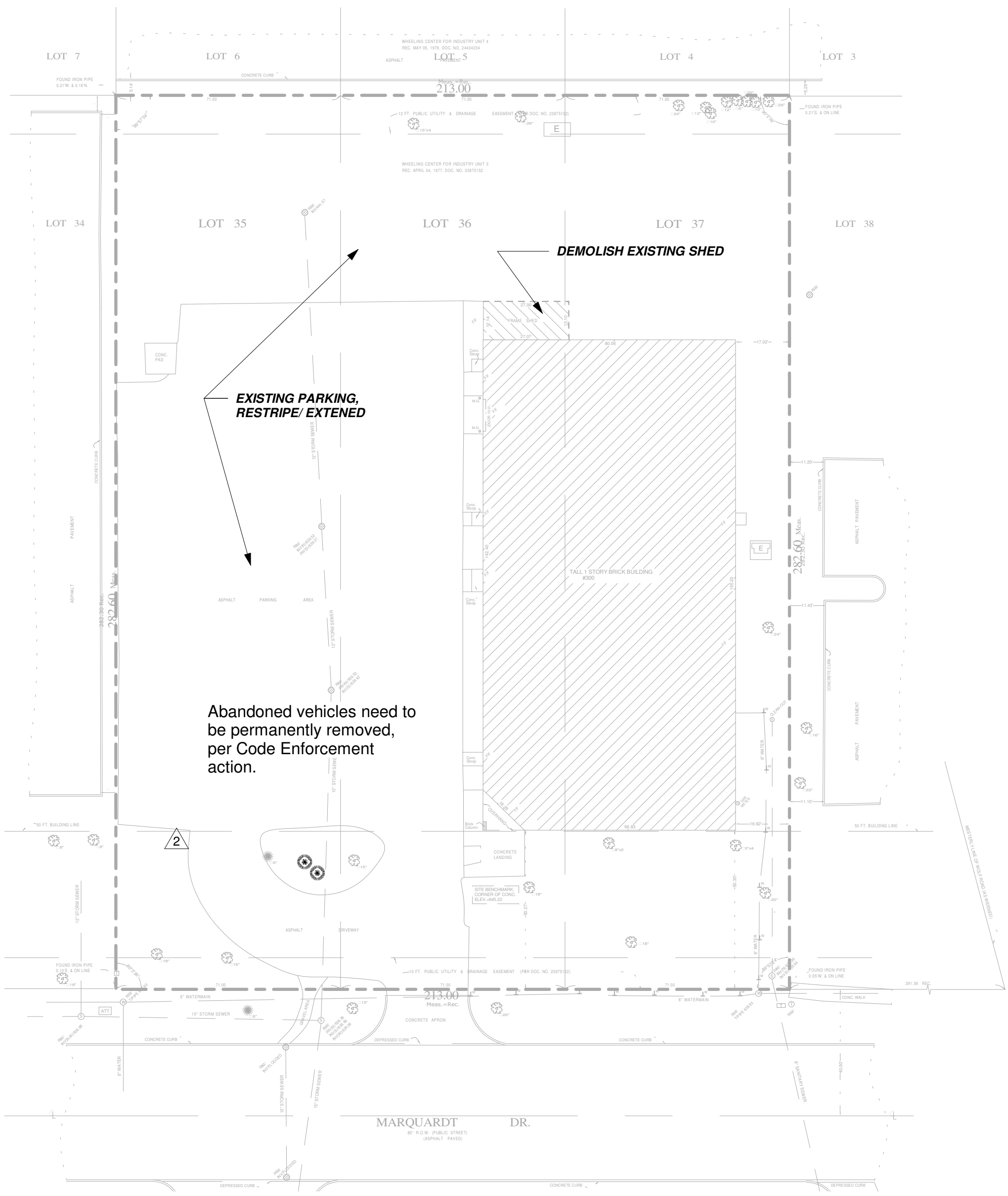
LANDSCAPE SCHEDULE		
NO.	BOTANICAL NAME	QUANTITY
1	MAPLE, AMUR (<i>Acer ginnala</i>) (3" CALIPER, 12' HT)	1
2	Miss Kim Lilac (<i>Syringa pubescens</i> subsp. <i>patula</i> 'Miss Kim') (MIN. 30" HT- MAX.48")	1+3
3	FLOWER BED (TYP. COMPOSITION FOR 3L FEET) (2)Coral Bells (1)Karl Foerster Grass (2)Variegated Liriope	APPROX. 40 UNITS
4	Common Ninebark (<i>Physocarpus opulifolius</i>) (MIN. 30" HT- MAX.48")	2+2

LANDSCAPE REQUIREMENTS		
	REQ.	PROVIDED
I-3 ZONING GREEN SPACE	MIN. 25%= 60,255.67X 0.25= 15,063.91	PROVIDED : 15,080 SF EXISTING - 13,313

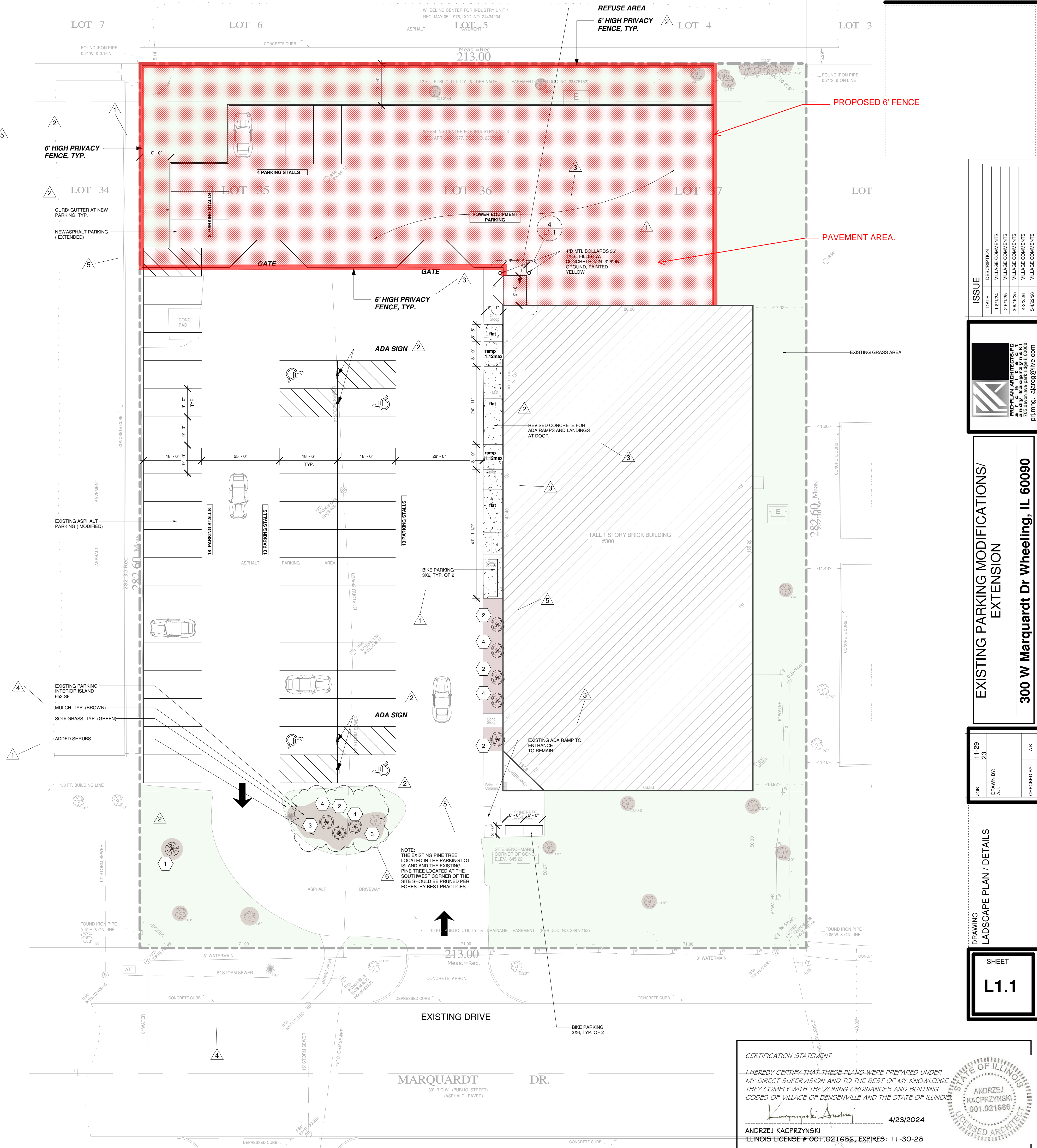
PARKING REQUIREMENTS		
	REQ.	PROVIDED
OFFICE USE EXISTING BUILDING 12649	4 SPACES / 1000 SF = 51	51 (4 ADA)
BIKE PARKING	4 SPACES 3X6	4 SPACES 3X6



4 DETAIL- TRASH ENCLOSURE PLAN
1/4" = 1'-0"

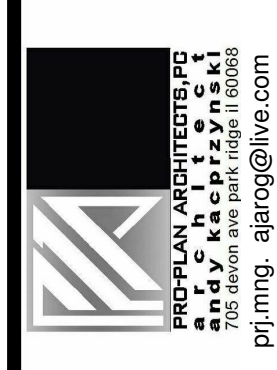


1 EXISTING SITE PLAN
1" = 30'-0"



2 PARKING/ LANDSCAPE PLAN
1/16" = 1'-0"

DATE	DESCRIPTION
1/1/24	VILLAGE COMMENTS
2/5/25	VILLAGE COMMENTS
3/11/25	VILLAGE COMMENTS
4/3/26	VILLAGE COMMENTS
5/12/26	VILLAGE COMMENTS



EXISTING PARKING MODIFICATIONS/
EXTENSION
300 W Marquardt Dr Wheeling, IL 60090

JOB NO.	11-23
DRAWN BY:	AJ
CHECKED BY:	A.K.

DRAWING
LANDSCAPE PLAN / DETAILS
SHEET
L1.1

CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH THE ZONING ORDINANCES AND BUILDING CODES OF VILLAGE OF BENSENVILLE AND THE STATE OF ILLINOIS.
Andrzej Kacprzynski
ANDRZEJ KACPRZYNSKI
ILLINOIS LICENSE # 001.021688, EXPIRES: 11-30-28
4/23/2024





LEGEND - GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL) BACKGROUND - WHITE (RETROREFL)

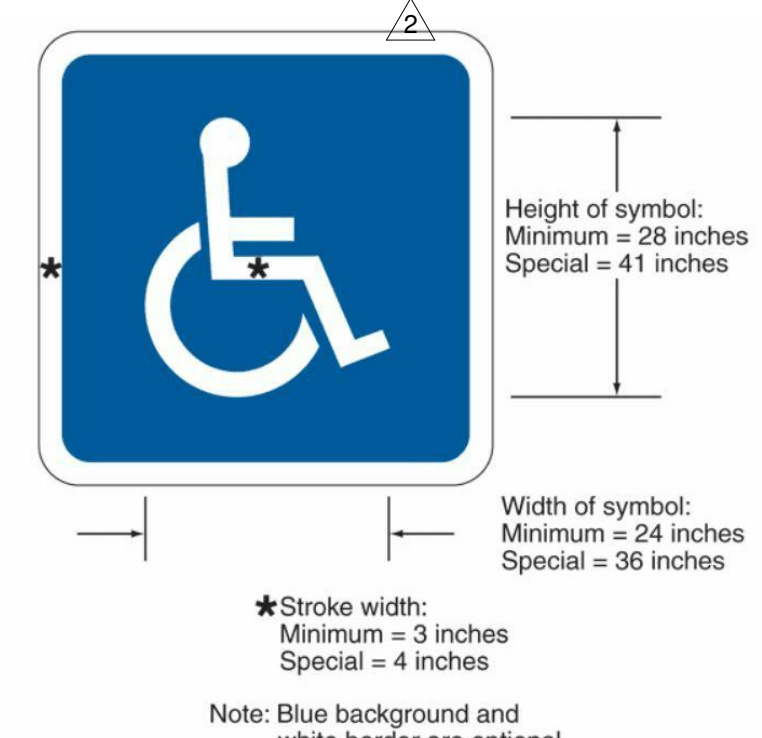
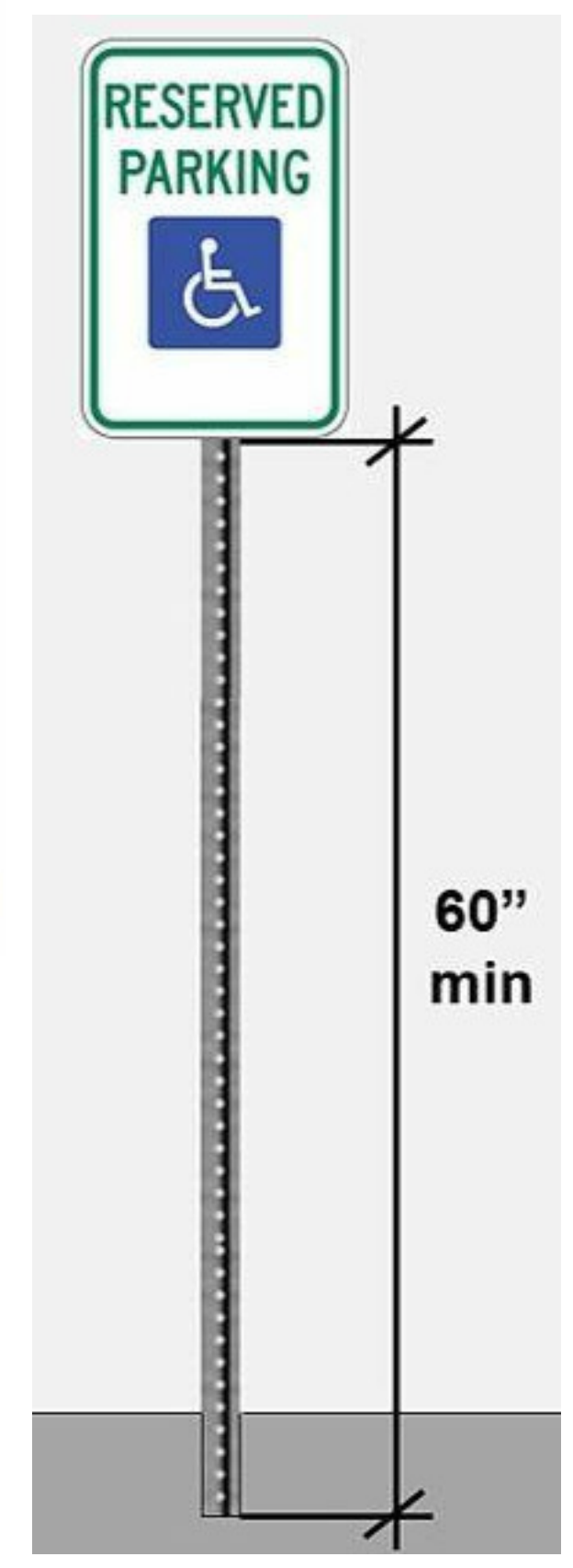


SIGN SIZE	DIMENSIONS			
	A	B	C	D
12 X 6	12.00	6.00	1.50	10.00

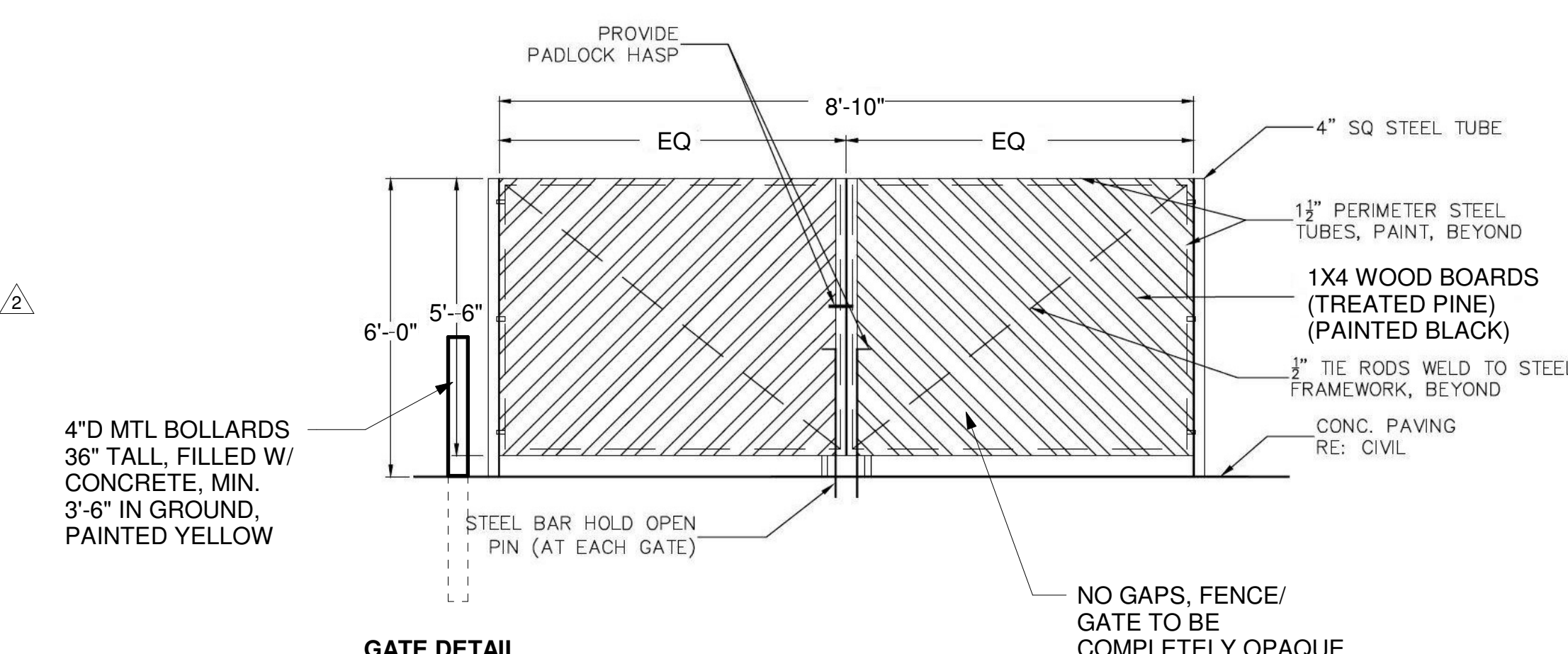
SIGN SIZE	SERIES BY LINE		MARGIN	BORDER
	1	2		
12 X 6	2.5	B	0.375	0.438

All dimensions in inches. Sign not to scale.

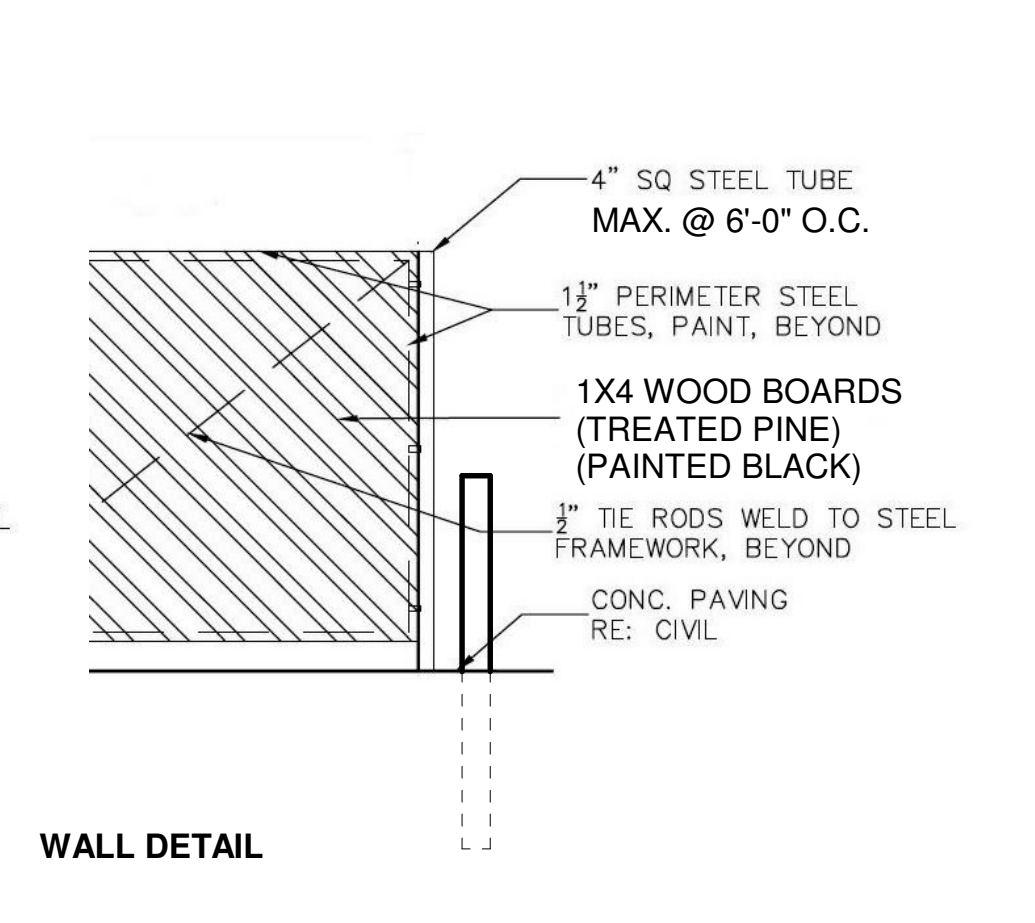
Where a fine in excess of \$250 is established by an agency in accordance with the statutes, the actual amount of the fine should be shown. This plate may be mounted directly below the R7-8 sign or combined with that sign on a single 12 inch by 24 inch sign (R7-101).



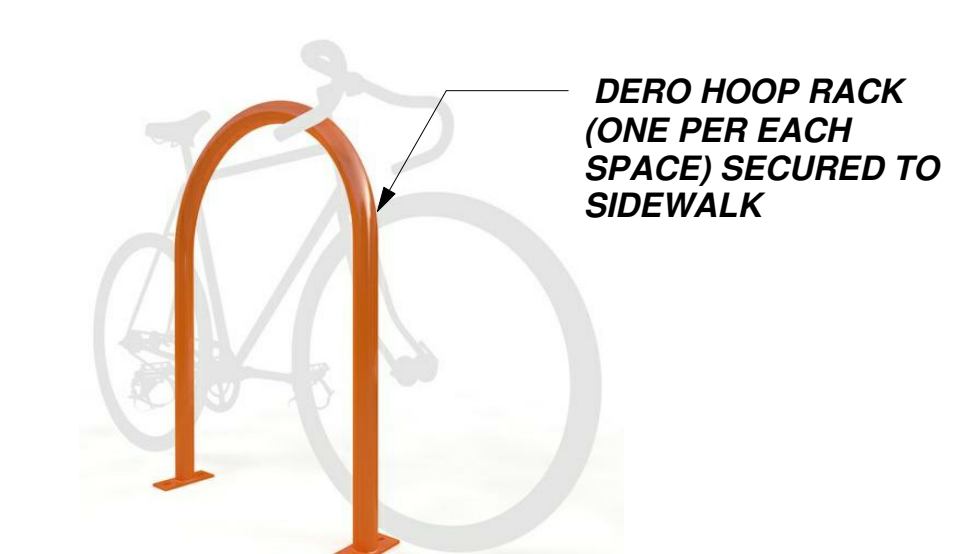
*Stroke width: Minimum = 3 inches Special = 4 inches
Note: Blue background and white border are optional



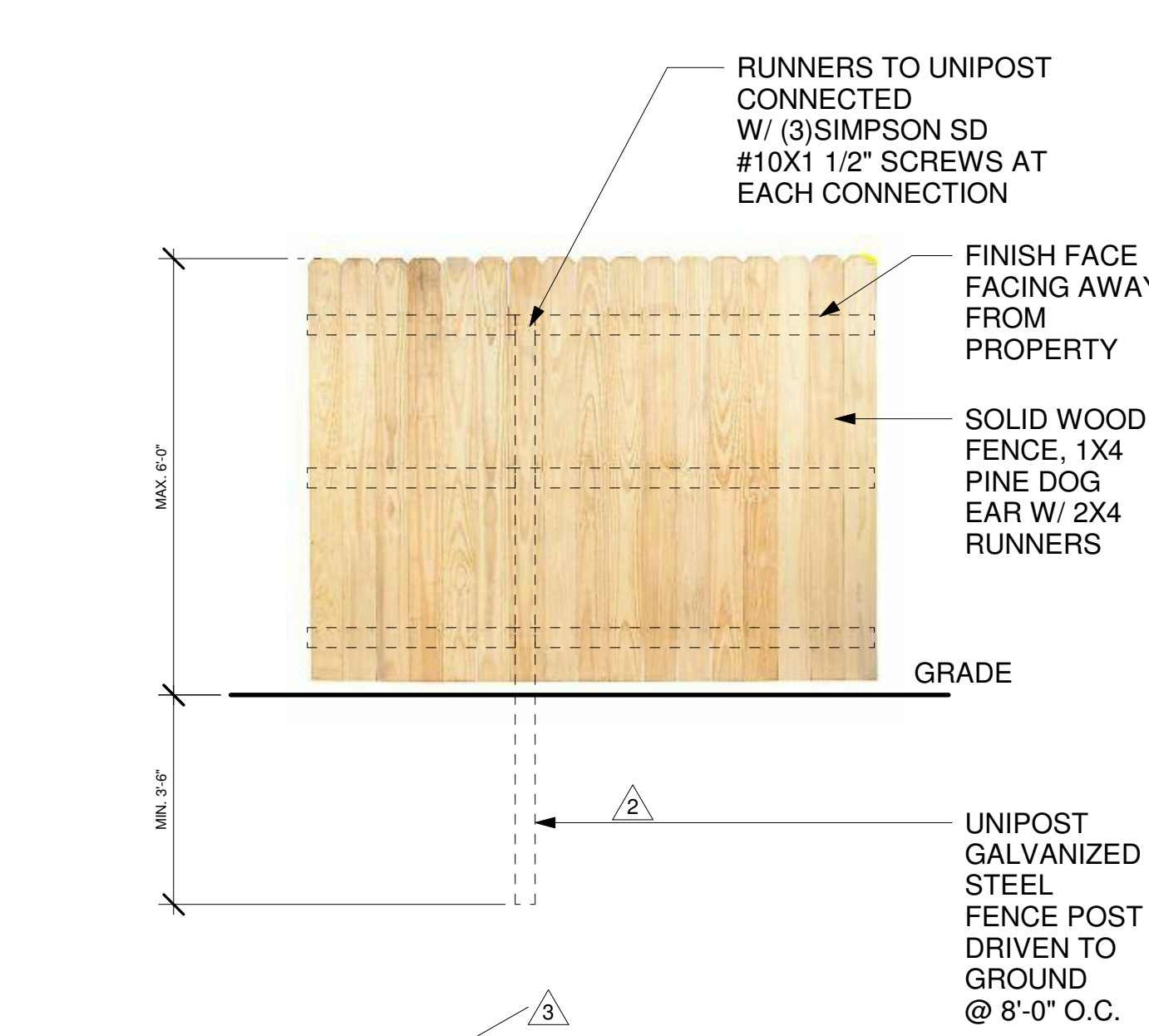
NO GAPS, FENCE/GATE TO BE COMPLETELY OPAQUE



1 TRASH ENCLOSURE
1/4" = 1'-0"



3 BIKE RACK DETAIL
1/4" = 1'-0"



2 FENCE DETAIL
1/4" = 1'-0"

INFORMATION ON PLANTING BED PREPARATION AND SOIL AMENDMENTS TO ENSURE PROPER INSTALLATION AND LONG-TERM PLANT HEALTH.

TO ENSURE SUCCESSFUL PLANT INSTALLATION AND LONG-TERM VITALITY, PLANTING BED PREPARATION SHOULD FOCUS ON STRUCTURAL LOOSENING, NUTRIENT ENRICHMENT, AND MOISTURE MANAGEMENT.

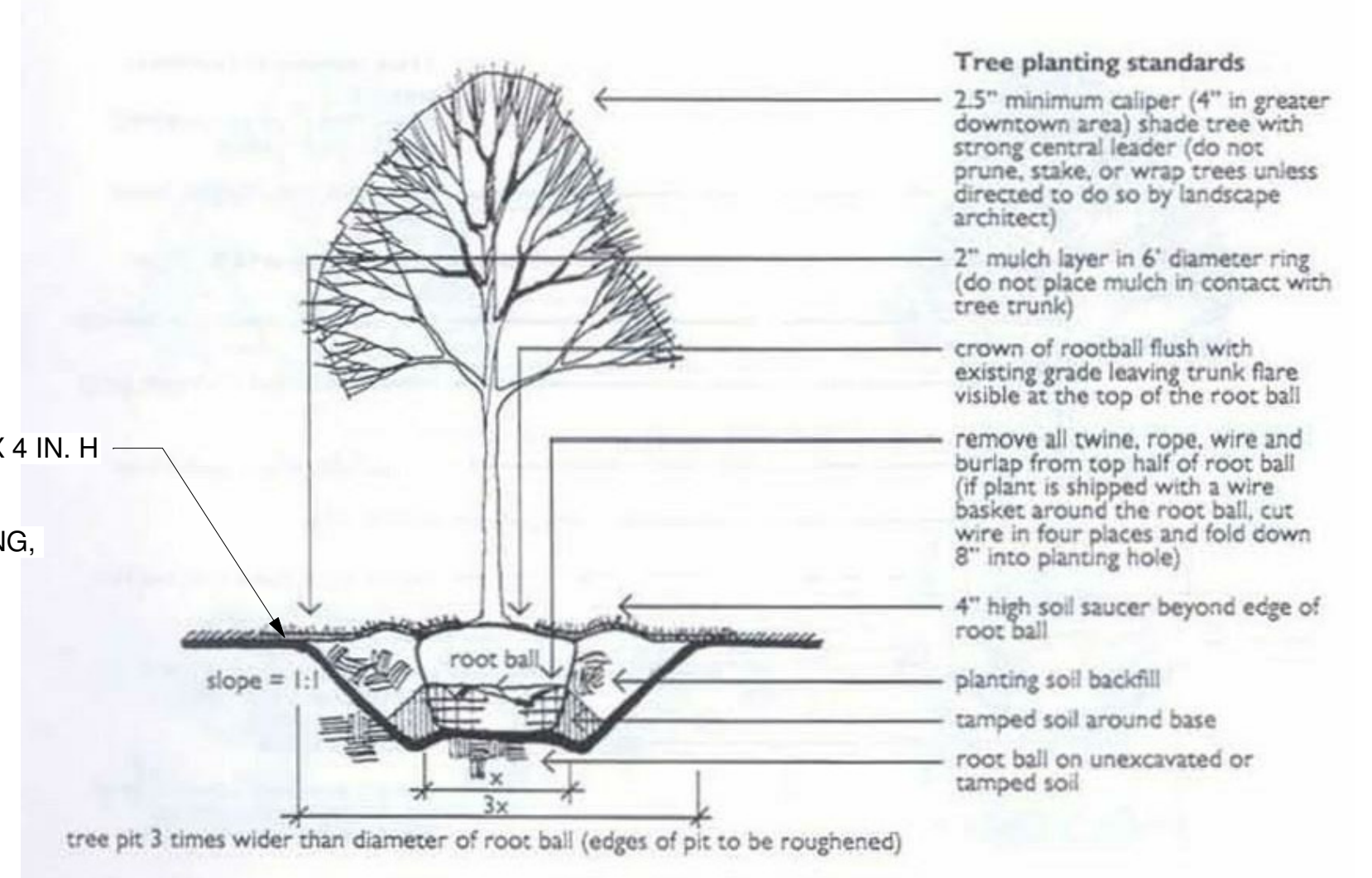
1. SITE CLEARING & DEBRIS REMOVAL: REMOVE ROCKS (ESPECIALLY THOSE LARGER THAN 1 INCH), STICKS, AND EXISTING VEGETATION LIKE SOD OR WEEDS. GETTING THE ROOTS OF WEEDS OUT IS ESSENTIAL TO PREVENT IMMEDIATE COMPETITION.
2. STRUCTURAL LOOSENING (AERATION): USE A SPADE, GARDEN FORK, OR ROTOTILLER TO LOOSEN THE SOIL TO A DEPTH OF 8 TO 12 INCHES. FOR ESTABLISHED NO-DIG BEDS, FOCUS ON TOP-DRESSING RATHER THAN DEEP TILLING TO PRESERVE THE EXISTING SOIL MICROBIOME.
3. SOIL TESTING: BEFORE ADDING SPECIALIZED AMENDMENTS, TEST THE SOIL'S PH AND NUTRIENT LEVELS. MOST PLANTS PREFER A SLIGHTLY ACIDIC TO NEUTRAL PH (6.0 TO 7.0).
4. AMENDING & LEVELING: INCORPORATE 2-3 INCHES OF ORGANIC MATTER INTO THE TOP 6-8 INCHES OF SOIL. USE A STEEL RAKE TO LEVEL THE SURFACE, WHICH HELPS WITH EVEN WATERING AND PLANTING.

KEY SOIL AMENDMENTS
CHOOSING THE RIGHT AMENDMENT DEPENDS ON PRIMARY SOIL DEFICIENCY:

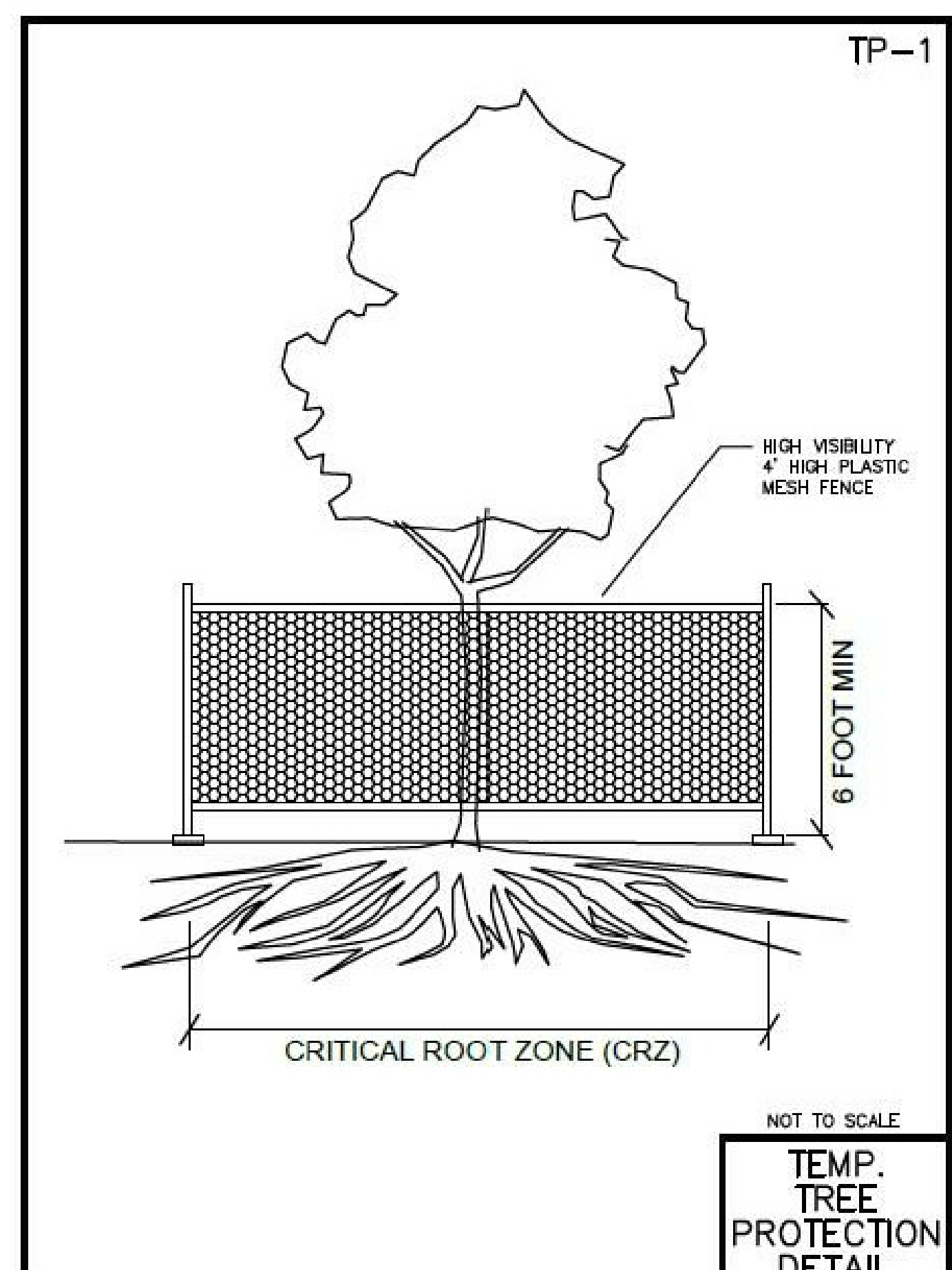
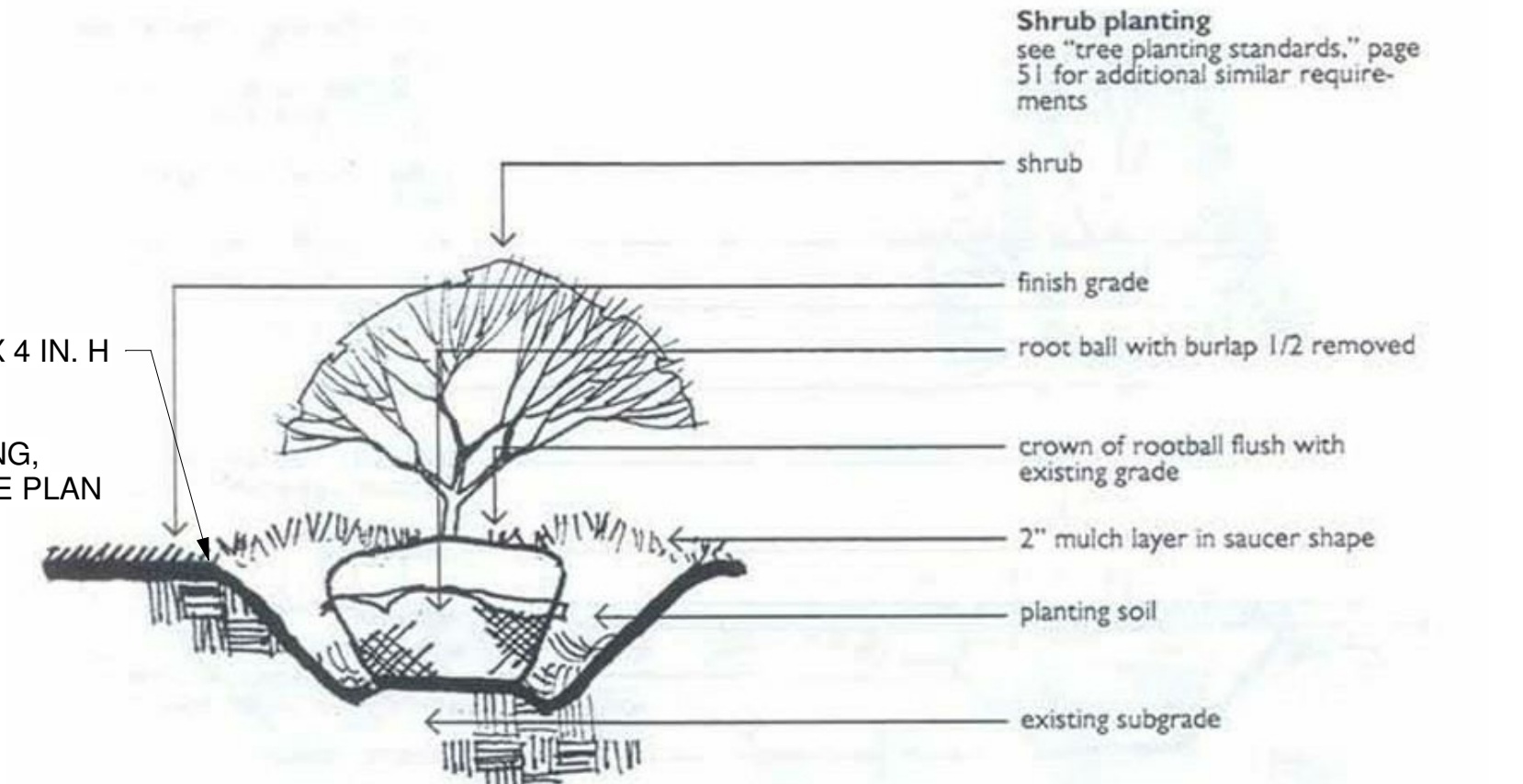
- * FOR NUTRIENT ENRICHMENT:
- * COMPOST: THE MOST VERSATILE AMENDMENT, IT ADDS NUTRIENTS, IMPROVES DRAINAGE IN CLAY, AND BOOSTS WATER RETENTION IN SAND.
- * COMPOSTED MANURE: HIGH IN NUTRIENTS LIKE NITROGEN BUT MUST BE FULLY AGED/COMPOSTED TO AVOID "BURNING" PLANT ROOTS OR INTRODUCING DISEASE.
- * WORM CASTINGS: RICH IN BENEFICIAL MICROBES AND NUTRIENTS, THESE ARE EXCELLENT FOR BOOSTING ROOT DEVELOPMENT AND OVERALL SOIL FERTILITY.
- * FOR DRAINAGE & AERATION:
- * [VIGORO PERLITE]: A LIGHTWEIGHT, NEUTRAL-PH MATERIAL THAT PREVENTS COMPACTION AND IMPROVES DRAINAGE IN POTTING MIXES OR DENSE GARDEN SOIL.
- * [VIGORO VERMICULITE] BEST FOR SANDY SOILS AS IT HELPS RETAIN BOTH AIR AND WATER WHILE AIDING IN RAPID ROOT ANCHORAGE.
- * FOR LONG-TERM BIOLOGICAL HEALTH:
- * BIOSTIMULANTS: PRODUCTS LIKE [ESSENTIAL PLUS 1-0-1] FEED BENEFICIAL SOIL MICROBES WITH HUMIC ACIDS AND ORGANIC PROTEINS.
- * MYCORRHIZAL INOCULANTS: BENEFICIAL FUNGI (FOUND IN STARTERS LIKE ESPOMA BIO-TONE STARTER PLUS) COLONIZE PLANT ROOTS, SIGNIFICANTLY INCREASING THEIR ABILITY TO ABSORB WATER AND MINERALS.

INSTALLATION & MAINTENANCE

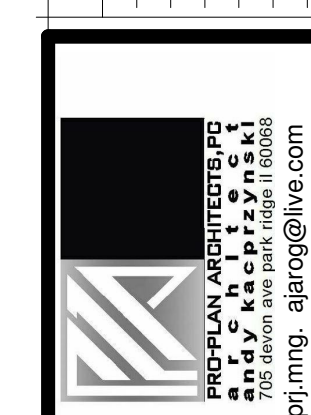
- * MOISTURE CHECK: ONLY WORK THE SOIL WHEN IT IS MOIST, NOT WET. IF IT FORMS A BALL THAT CRUMBLES WHEN TAPPED, IT IS READY; IF WATER SQUEEZES OUT, IT IS TOO WET.
- * MULCHING: AFTER PLANTING, APPLY A 2-INCH LAYER OF MULCH (STRAW, LEAVES, OR WOOD CHIPS) TO SUPPRESS WEEDS, RETAIN MOISTURE, AND REGULATE SOIL TEMPERATURE.
- * TOP-DRESSING: REPLENISH NUTRIENTS ANNUALLY BY ADDING 1-2 INCHES OF FRESH COMPOST TO THE SURFACE OF ESTABLISHED BEDS.



GENERAL NOTES:
ALL PLANTING BEDS SHALL BE PROVIDED WITH WEED BARRIERS, MULCH, AND A PERMANENT EDGE



DATE	DESCRIPTION
1/8/24	VILLAGE COMMENTS
2/5/25	VILLAGE COMMENTS
3/8/25	VILLAGE COMMENTS
4/3/26	VILLAGE COMMENTS
5/12/26	VILLAGE COMMENTS



EXISTING PARKING MODIFICATIONS/
EXTENSION
300 W Marquardt Dr Wheeling, IL 60090

JOB	11-29	DATE	11-29
DRAWN BY:	AL	CHECKED BY:	AK

DRAWING
DETAILS

SHEET
L1.2



GENERAL NOTES:

- CALL JULIE 1-800-892-0123 BEFORE EXCAVATING.
- GENERAL CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADWAY FREE OF EXCESSIVE DEBRIS AT ALL TIMES. STREET SHOULD BE OPEN TO TRAFFIC AT ALL TIMES.
- ALL UTILITY STRUCTURES, POWER POLE, FIRE HYDRANTS, TREES, & ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPERS OR HOMEOWNERS EXPENSE.
- NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- PROPER TRAFFIC CONTROL (DOT STANDARDS) SHALL BE USED FOR ALL OBSTRUCTIVE STREET WORK.
- GENERAL CONTRACTOR SHALL NOTIFY CITY / VILLAGE PRIOR TO THE START OF CONSTRUCTION.
- ALL SITE IMPROVEMENTS MUST CONFORM TO THE GOVERNING VILLAGES OR CITY'S ENGINEERING STANDARDS AND SPECIFICATIONS.
- REFER TO THE APPROVED ZONING APPLICATION FOR ALL SETBACK DIMENSIONS.
- ANY VILLAGE STREET THAT IS DISTURBED WILL BE RESTORED AS FOLLOWS:
 - ASPHALT PAVEMENTS (2-INCH BITUMINOUS SURFACE COURSE AND 8-INCH BAM)
 - CONCRETE PAVEMENTS (7" PCC CLASS PP WITH #6 BARS DOWELED 30" O.C. INTO THE ADJACENT PAVEMENT).
- ANY EXISTING BROKEN OR CRACKED SIDEWALK SQUARES AND/OR DAMAGED SIDEWALK RESULTING FROM THE PROPOSED IMPROVEMENTS MUST BE REMOVED AND REPLACED TO THE SATISFACTION OF THE VILLAGE PUBLIC IMPROVEMENT INSPECTOR. THE SIDEWALK SHALL BE COMPRISED OF FIVE-INCHES OF CLASS SI CONCRETE, SIX-INCHES THROUGH DRIVEWAYS, OVER A THREE-INCH COMPACTED CA-6 STONE BASE. THE SIDEWALK SHOULD DRAIN AT 1/2" PER FOOT TOWARD THE ROADWAY.
- AGGREGATE BASE COURSE FOR DRIVEWAY & SIDEWALKS SHALL CONSIST OF MINIMUM 4" CA-6 COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE CONTRACTOR MUST CONTACT THE PERMIT COORDINATORS AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL PROPOSED SANITARY SEWER, WATER SERVICE, STORM SEWER AND RELATED DRAINAGE STRUCTURES. FINAL GRADING AND DRIVEWAY/PATIOS/WALKS INSTALLATION.
- ALL VEHICLES ASSOCIATED WITH ANY CONSTRUCTION PROJECT IN RESIDENTIAL AREAS SHALL BE REQUIRED TO PARK ON THE SITE UNLESS OTHERWISE ALLOWED BY CITY / VILLAGE.
- ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN.
- AN APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
- STAY WITHIN DESIGNATED WORK ACCESS AREAS SHOWN ON THE PLAN.
- ALL UTILITY STRUCTURES, POWER POLES, FIRE HYDRANTS, TREES, ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPERS OR HOMEOWNERS EXPENSE.
- ALL WORK SHALL BE COMPLETED SAFELY AND IN COMPLIANCE WITH OSHA, IDOT, ADA, AND LOCAL GOVERNING VILLAGE/TOWNSHIP/CITY STANDARDS.
- RECORD DRAWINGS SHALL BE PROVIDED FOLLOWING CONSTRUCTION.
- ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

SOIL EROSION / SEDIMENT CONTROL NOTES:

- INSPECT SILT FENCE AFTER EACH RAINFALL AS INCREASED SEDIMENT AND OTHER MATERIALS TEND TO ACCUMULATE DURING STORMS. LOOK FOR GAPS AND TEARS ALONG THE FENCE. IF ANY ARE FOUND, REPLACE AND/OR REPAIR THE FABRIC TO ENSURE THE FENCE REMAINS IN GOOD WORKING CONDITION.
- PERFORM ROUTINE DAILY INSPECTIONS OF SILT FENCE BEFORE THE START OF WORK. REPLACE/REPAIR ANY TORN OR DAMAGED AREAS OF FENCE.
- THE EXPECTED LIFE OF SILT FENCE FABRIC IS USUALLY 6-8 MONTHS. INSPECT SILT FENCE OFTEN AS THE FABRIC WEATHERS AND DETERIORATES. INSTALL NEW SILT FENCE AS NEEDED TO ENSURE PROPER EROSION CONTROL.

LEGEND & ABBREVIATIONS:

<ul style="list-style-type: none"> ⊕ BENCHMARK (BM) ▲ ELEVATION POINT --- FENCE --- FLOW LINE --- RIGHT OF WAY (ROW) --- CONTOUR ADJ. STRUCTURE TO BE ADJUSTED AGE. AVERAGE EXISTING GRADE R. STRUCTURE TO BE REMOVED R&R. STRUCTURE TO BE REM & REP. ASPH. ASPHALT CONC. PCC CONCRETE FC FRAME & COVER AR ADJUSTING RINGS AR&FC ADJUSTING RINGS & FRAME & COVER FV FIELD VERIFY CSC CONCRETE DR. 5000 CONDITION CFC CONCRETE DR. FAIR CONDITION CPC CONCRETE DR. POOR CONDITION BSC BITUMINOUS DR. 5000 CONDITION BFC BITUMINOUS DR. FAIR CONDITION BPC BITUMINOUS DR. POOR CONDITION BRPC BRICK PAVEMENT NW NO WORK EDP EDGE OF PAVEMENT B-S BACK OF CURB TO BACK OF CURB E-E EDGE OF PAVEMENT TO EDGE OF PAV 	<ul style="list-style-type: none"> --- CONCRETE --- BUILDING --- WOOD FENCE --- WIRE FENCE --- IRON FENCE --- FIRE HYDRANT --- WATER VALVE --- WATER MANHOLE --- STORM MANHOLE --- CATCH BASIN --- INLET --- SUMP/COMBINED MANHOLE --- WOOD POWER POLE --- DRAIN SPREAD --- CURBED SEWER --- STORM SEWER --- SANITARY SEWER --- WATER MAIN --- OVERHEAD WIRES 	<ul style="list-style-type: none"> N = North S = South E = East W = West TP = Top of Foundation B/S = Bottom of Siding F = Finish Floor G/S = Garage Slab TC = Top of Curb G = Gutter TH = Top of Wall TP = Top of Pipe Conc. = Concrete
--	--	---

SITE PROTECTION NOTES:

- PROVIDE A 6-FOOT HIGH LINK FENCE & SILT FENCE AROUND WORK AREA BEFORE STARTING CONSTRUCTION (ORANGE SNOW FENCE IS NOT PERMITTED). FENCING MUST REMAIN IN PLACE THROUGHOUT ENTIRE DURATION OF CONSTRUCTION UNTIL VILLAGE ALLOWS REMOVAL.
- PRIOR TO COMMENCEMENT OF ANY WORK ON SITE, THE PROTECTIVE FENCING SHALL BE REVIEWED BY THE VILLAGE OF INSPECTORIAL SERVICES DEPARTMENT.
- TREE PROTECTION FENCE AND SILT FENCE FOR ALL PROTECTED TREES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION. TREE FENCE FOR PROTECTED TREES SHOULD REMAIN IN PLACE THROUGHOUT CONSTRUCTION, EXCEPT WHEN DIRECT ACCESS IS NECESSARY. BEFORE ENTERING TREE PROTECTION AREA, CHECK WITH THE SITE SUPERVISOR.
- ALL REQUIRED TREE AND SILT FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISHED GRADING AND LANDSCAPING AND CAN ONLY BE REMOVED UPON REVIEW AND APPROVAL BY A VILLAGE INSPECTORIAL SERVICES INSPECTOR.
- ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING, OR WRAPPING MUST NOT BE ATTACHED TO LANDMARK/PROTECTED TREES.
- ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.

DEMOLITION NOTES:

- AN APPROVED DEMOLITION PLAN/PERMIT MUST BE AVAILABLE ON THE BUILDING SITE.
- EXISTING UTILITY SERVICES (WATER, SANITARY, STORM, ETC.) SHALL BE REMOVED AND PLUGGED AT THEIR RESPECTIVE MAIN PRIOR TO DEMOLITION.
- MATERIALS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL ORDINANCES.

FOUNDATION NOTES:

- AN APPROVED DEVELOPMENT PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
- FOUNDATION STAKEOUT MUST BE COMPLETED BY LICENSED SURVEYOR PRIOR TO ANY EXCAVATION WORK.
- A SPOT SURVEY IS REQUIRED TO BE COMPLETED BY LICENSED SURVEYOR (AND REVIEWED / APPROVED BY VILLAGE SERVICES) PRIOR TO COMMENCEMENT OF FRAMING WORK.
- CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
- CONTRACTOR SHALL VERIFY ADEQUATE SOIL BEARING PRESSURE AT ELEVATION OF PROPOSED FOUNDATION FOOTINGS PRIOR TO PLACING CONCRETE. CONSULTATION WITH SOIL SCIENTIST IS STRONGLY RECOMMENDED.

LEGAL DESCRIPTION:

LOTS 35, 36 AND 37 IN WHEELING CENTER FOR INDUSTRY, UNIT NO. 3, BEING A SUBDIVISION IN THE NORTH EAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 1977 AS DOCUMENT 23875151 AND REGISTERED WITH THE COOK COUNTY REGISTRAR OF TITLES ON APRIL 4, 1977 AS DOCUMENT LR2929947, IN COOK COUNTY, ILLINOIS. PIN: 03-14-406-015, 03-14-406-016, 03-14-406-017

COMMONLY KNOWN AS: 300 MARQUARDT DR., WHEELING, IL 60090
TOTAL LAND AREA = 60,194 sq.ft. (1.38 acres)

GRADING & DRAINAGE NOTES:

- CALL JULIE FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
- PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
- RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
- ALL NEW PLANTINGS SHALL CONFORM TO THE MOST RECENTLY ADOPTED AMERICAN STANDARD FOR NURSERY STOCK.
- NO WOOD CHIPS OR MULCH IN SIDEYARD DRAINAGE SWALE AREAS.
- ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE IN THE FRONT AND REAR DIRECTIONS ONLY. THE LOCATIONS OF PROPOSED DOWNSPOUTS ARE SHOWN ON THE PLANS.
- CONTRACTOR MUST CONTACT THE CITY / VILLAGE TO SCHEDULE INSPECTIONS FOR PROPOSED GRADING WORK.
- EXCEPT AS NOTED ON THE PLAN, THERE IS TO BE NO ALTERATION OF EXISTING GROUND ELEVATION ANYWHERE ON THE SUBJECT PROPERTY IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
- ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO ADHERE TO THIS REQUIREMENT.
- INSTALL SILT CONTROL FENCING AROUND ALL AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK. REFER TO THE DETAIL SHEET FOR SILT CONTROL FENCING INSTALLATION. VILLAGE INSPECTION OF INSTALLED SILT CONTROL FENCING WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH SIX-INCHES OF TOPSOIL & SOD WITHIN FIVE DAYS OF COMPLETION OF PERTINENT WORK, WEATHER PERMITTING. ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
- GRADE SHALL BE MATCHED AT ALL NEIGHBORING PROPERTY LINES.
- NO PLANTINGS SHALL OBSTRUCT DRAINAGE NOR UTILITY EASEMENTS.
- NO BALLED AND BURLAPPED PLANTS SHALL BE INSTALLED IN THE CRITICAL ROOT ZONES (CRZ) OF PROTECTED TREES.
- NO EQUIPMENT SHALL BE DRIVEN OVER MATERIAL STORED ON THE CRITICAL ROOT ZONES (CRZ) OF PROTECTED TREES.
- ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING, OR WRAPPING SHALL NOT BE ATTACHED TO LANDMARK/PROTECTED TREES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED AT THE CONTRACTOR'S OWN EXPENSE.

SITE COVERAGE SUMMARY:

	EXIST. IMP AREA	PROPOSED IMP. AREA	NET CHANGE
COMMERCIAL BUILDING	12332	12332	0
PARKING LOT	20877	31114	10237
CONC WALK & PADS	906	881	-25
DETACHED SHED	328	0	-328
TOTAL	34443	44327	9884
% OF LOT	57.20%	73.60%	16.40%

SHEET INDEX:

- C-1: EXISTING CONDITIONS, DEMOLITION, & SITE PROTECTION
- C-2: PROPOSED STRUCTURES, DRAINAGE, & SITE UTILITIES
- C-3: GEOMETRIC PLAN, EXHIBITS, & DETAILS
- C-4: CULTIVE SYSTEM DETAILS

ENGINEER'S CERTIFICATION:

I, PATRICK S. SIENKIEWICZ, PE (LICENSE 062-070863), HEREBY CERTIFY THAT THE ENGINEERING DOCUMENTS LISTED IN THE SHEET INDEX AND INCLUDED IN THIS SET WERE PREPARED UNDER MY DIRECTION OR SUPERVISION AND THAT I AM RESPONSIBLE FOR THEIR CONTENT. THIS CERTIFICATION APPLIES TO ALL SHEETS IN THIS SET, AS IDENTIFIED IN THE INDEX, AND IS AFFIRMED BY MY SEAL AND SIGNATURE ON THIS COVER SHEET.

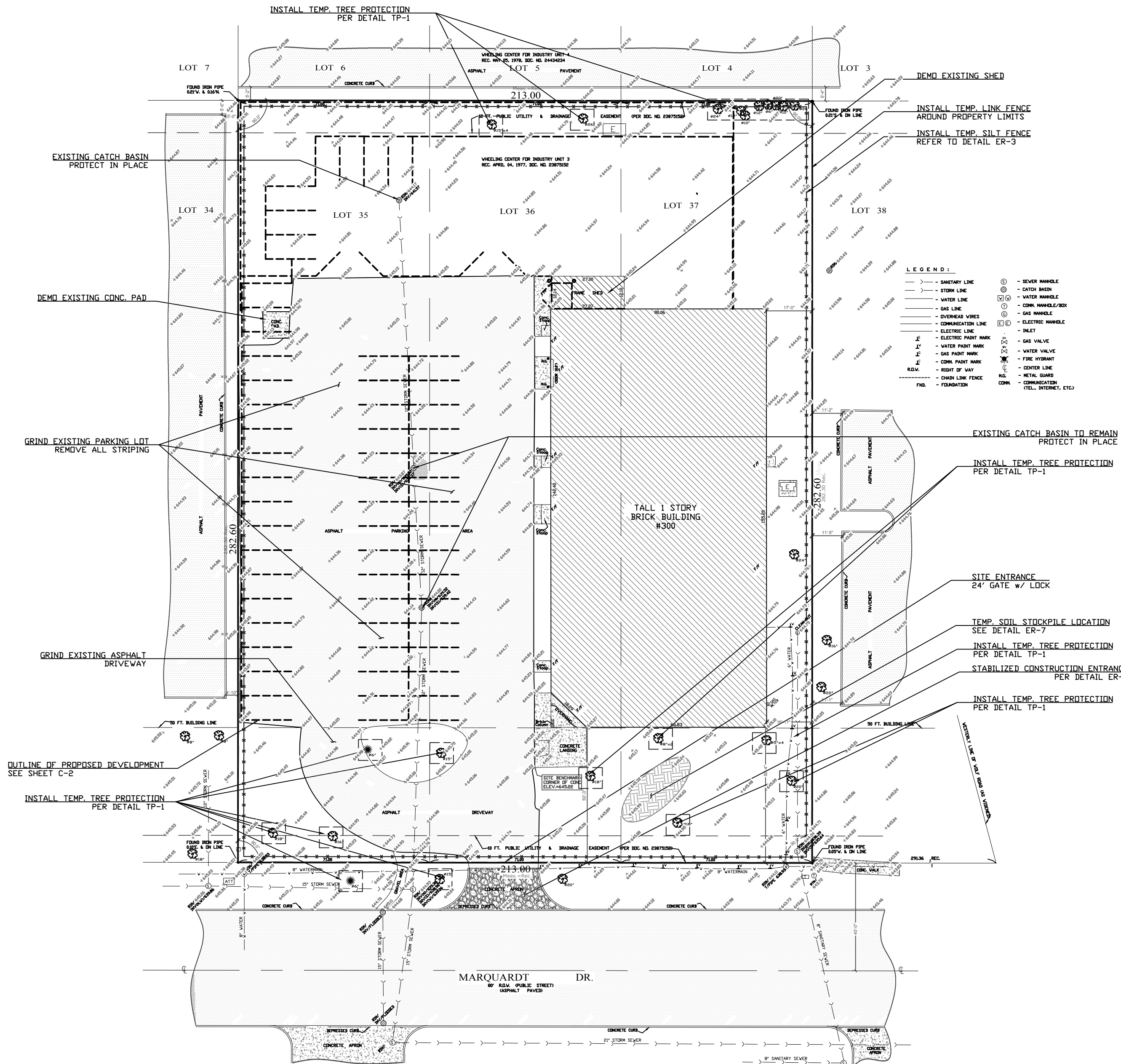
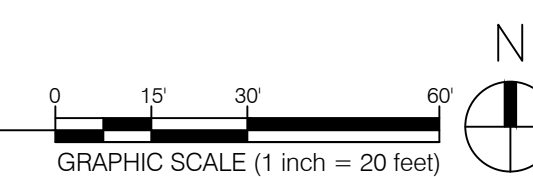
ENGINEER SIGNATURE: *PS*

DATE: **May 28, 2026**

Received by the Village 5/29/2026

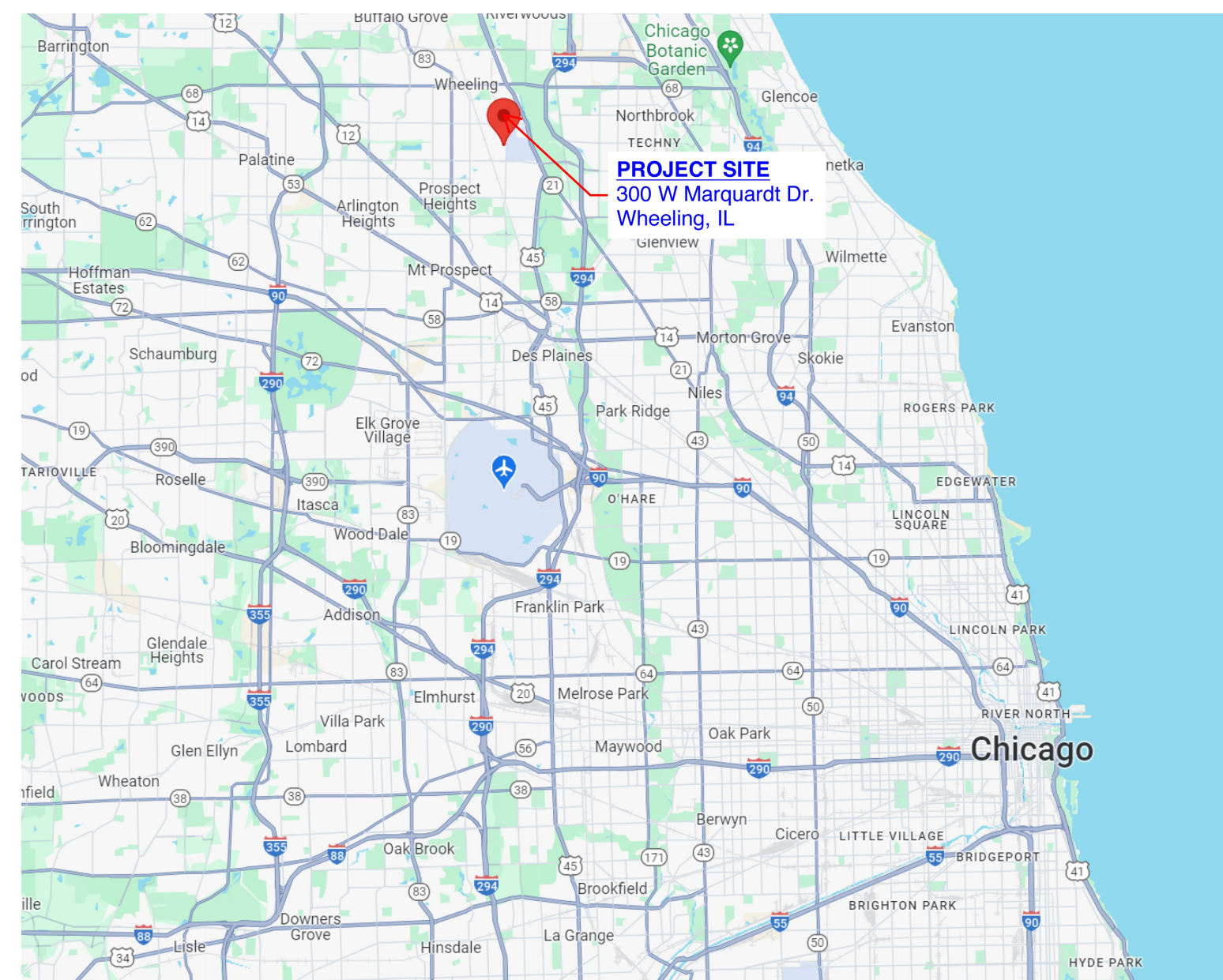
EXISTING SITE PLAN

SCALE: 1" = 30'



PROJECT LOCATION MAP

NOT TO SCALE



EXISTING CONDITIONS, DEMOLITION, & SITE PROTECTION
NEW PARKING LOT
300 W MARQUARDT DR.
WHEELING, IL 60090

PE STAMP



EXP. 11/30/2027

FIRM
LUKAVEN ENGINEERING LLC

ENGINEER
PATRICK S. SIENKIEWICZ, PE

PHONE
(847) 533 - 1601

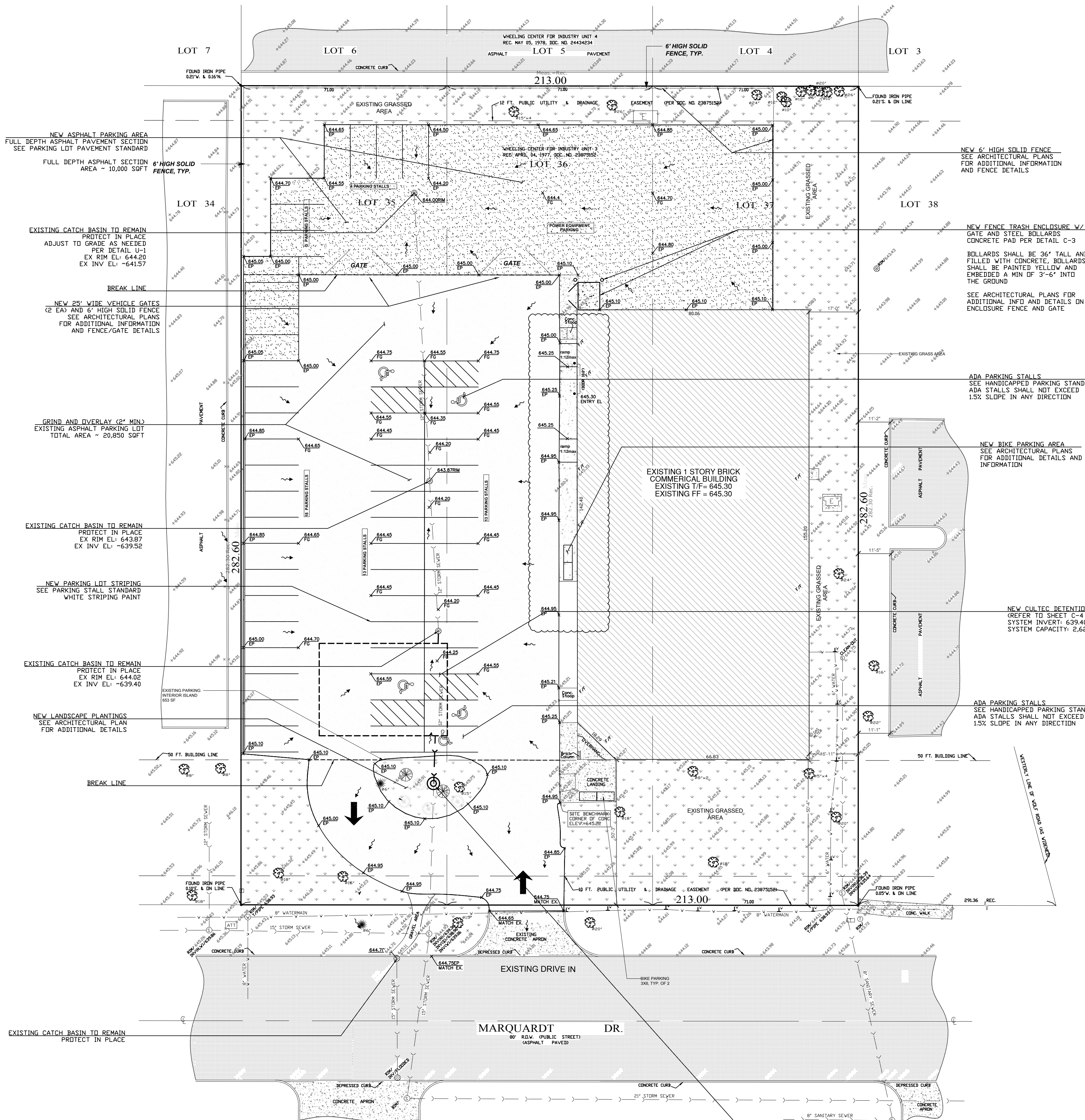
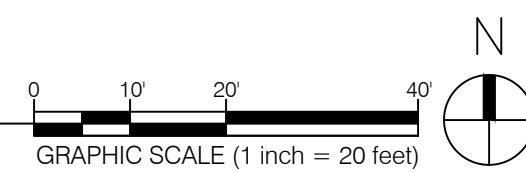
EMAIL
ENGINEERING@LUKAVEN.COM

SHEET NO

C-1

PROPOSED SITE PLAN

SCALE: 1" = 20'



DETENTION SUMMARY:

CONDITION (SELECT WITH DROP-DOWN)				CONDITION (SELECT WITH DROP-DOWN)			
PROPOSED CONDITION				EXISTING CONDITION			
Runoff Coefficient	Surface Description	C	Area (acres)	Runoff Coefficient	Surface Description	C	Area (acres)
	Impervious	0.95	0.79	0.75			
	Permeous	0.50	0.59	0.80			
TOTALS: 1.38				TOTALS: 1.38			

COMPOSITE RUNOFF COEFFICIENT		COMPOSITE RUNOFF COEFFICIENT	
Composite C	Total Product / Total Area = 1.95 / 1.38 = 0.76	Composite C	Total Product / Total Area = 1.15 / 1.38 = 0.83

DEVELOPMENT INFORMATION		DEVELOPMENT INFORMATION	
1. Detained Area	1.380 acres	1. Detained Area	1.380 acres
2. Composite Runoff Coefficient	0.760	2. Composite Runoff Coefficient	0.830
3. Actual Release Rate	0.150 cfs	3. Actual Release Rate	0.150 cfs

REQUIRED DETENTION VOLUME					REQUIRED DETENTION VOLUME				
4. Required Detention Volume	0.595 ac-ft	4. Required Detention Volume	0.561 ac-ft						

REQUIRED DETENTION = 0.561 AC-FT + 0.505 AC-FT = 0.056 AC-FT (2.439 CF)
 DETENTION PROVIDED = 2.623 CF > 2.439 CF (SEE SHEET C-4, CULTEC DETAILS)

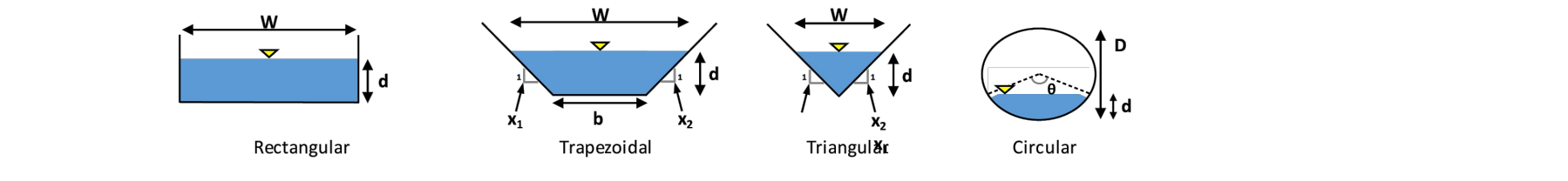
RESTRICTED OUTFLOW SUMMARY:

THIS PROJECT INVOLVES SITE IMPROVEMENTS TO SUPPORT A COMMERCIAL PARKING LOT ADDITION WHILE MAINTAINING AS MUCH OF THE EXISTING STORMWATER INFRASTRUCTURE AS POSSIBLE. HYDRAULIC ANALYSIS USING MANNING'S EQUATION DETERMINED THAT A 3.5-INCH DIAMETER PIPE PROVIDES A PEAK FLOW RATE OF APPROXIMATELY 0.13 CFS, WHICH REMAINS BELOW THE ALLOWABLE DISCHARGE LIMIT OF 0.15 CFS.

MODIFICATIONS TO A SEGMENT OF THE EXISTING STORM SEWER SYSTEM ARE REQUIRED TO ACCOMMODATE THE PROPOSED CULTEC UNDERGROUND DETENTION CHAMBER SYSTEM. THE OUTLET RUN FROM THE CULTEC SYSTEM TO THE PUBLIC STORM MAIN HAS BEEN DESIGNED WITH A SLOPE OF APPROXIMATELY 0.44%, WHICH HAS BEEN INCORPORATED INTO THE HYDRAULIC CALCULATIONS TO ENSURE COMPLIANCE WITH FLOW REQUIREMENTS.

Manning's Equation: $Q = V \cdot A = \left(\frac{1.49}{n}\right) A \cdot R^{2/3} \cdot \sqrt{S}$

$Q = \text{Flow (ft}^3/\text{sec)}$
 $V = \text{Velocity (ft/sec)}$
 $A = \text{Area of Flow (ft}^2)$
 $n = \text{Manning's Roughness Coefficient (s/ft}^{1/2})$
 $R_h = \text{Hydraulic Radius (ft)} = \frac{\text{Area of Flow}}{\text{Wetted Perimeter}}$
 $S = \text{Channel Slope (\%)}$



Select Channel Type: Rectangular Circular

Select Material: Plastic Concrete $n_{adj} = 0.009$

Depth of Flow (d): ft

Channel Slope (S):

Diameter of Pipe (D): ft

Flow is Above the springline of the pipe.

Calculated $\theta =$

Calculated Area of Flow (A): ft²

Calculated $R_h =$ ft

Calculated n given n_{adj} and $d/D =$

$0 \leq d/D \leq 0.03$ $n/n_{adj} = 1 + (d/D) \cdot 0.3$
 $0.03 \leq d/D \leq 0.1$ $n/n_{adj} = 1.1 + (d/D) \cdot 0.03(12.7)$
 $0.1 \leq d/D \leq 0.2$ $n/n_{adj} = 1.22 + (d/D) \cdot 0.1(0.6)$
 $0.2 \leq d/D \leq 0.3$ $n/n_{adj} = 1.29$
 $0.3 \leq d/D \leq 0.5$ $n/n_{adj} = 1.29 - (d/D) \cdot 0.3(0.2)$
 $0.5 \leq d/D \leq 1.0$ $n/n_{adj} = 1.25 - (d/D) \cdot 0.5(0.5)$

Calculated $V =$ ft/sec

Calculated $Q =$ ft³/sec

DATE	DESCRIPTION
08/12/2024	ISSUED FOR PERMIT REVIEW
06/30/2025	REVISED PER WHEELING REVIEW # 1
08/07/2025	REVISED PER WHEELING REVIEW # 2
09/11/2025	REVISED PER WHEELING REVIEW # 3
02/10/2026	REMOVED SECOND PROPOSED DRIVEWAY

ISSUE

1

2

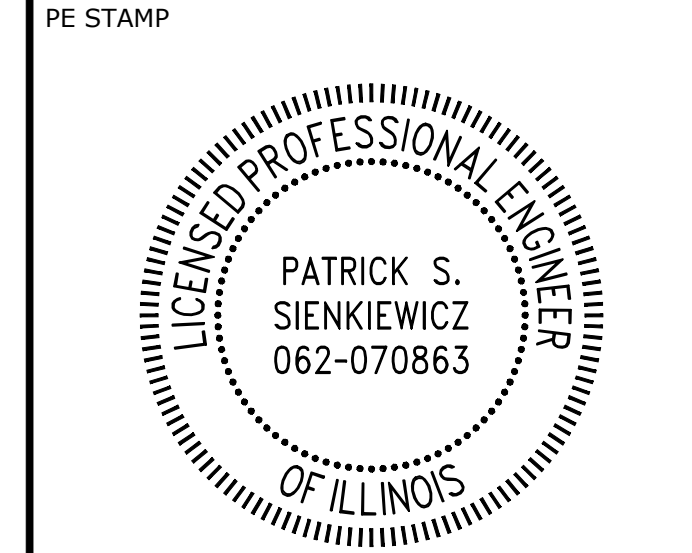
3

4

5

PROPOSED STRUCTURES, DRAINAGE, & SITE UTILITIES

NEW PARKING LOT
300 W MARGUARDT DR.
WHEELING, IL 60090



PE STAMP

FIRM
LUKAVEN ENGINEERING LLC

ENGINEER
PATRICK S. SIENKIEWICZ, PE

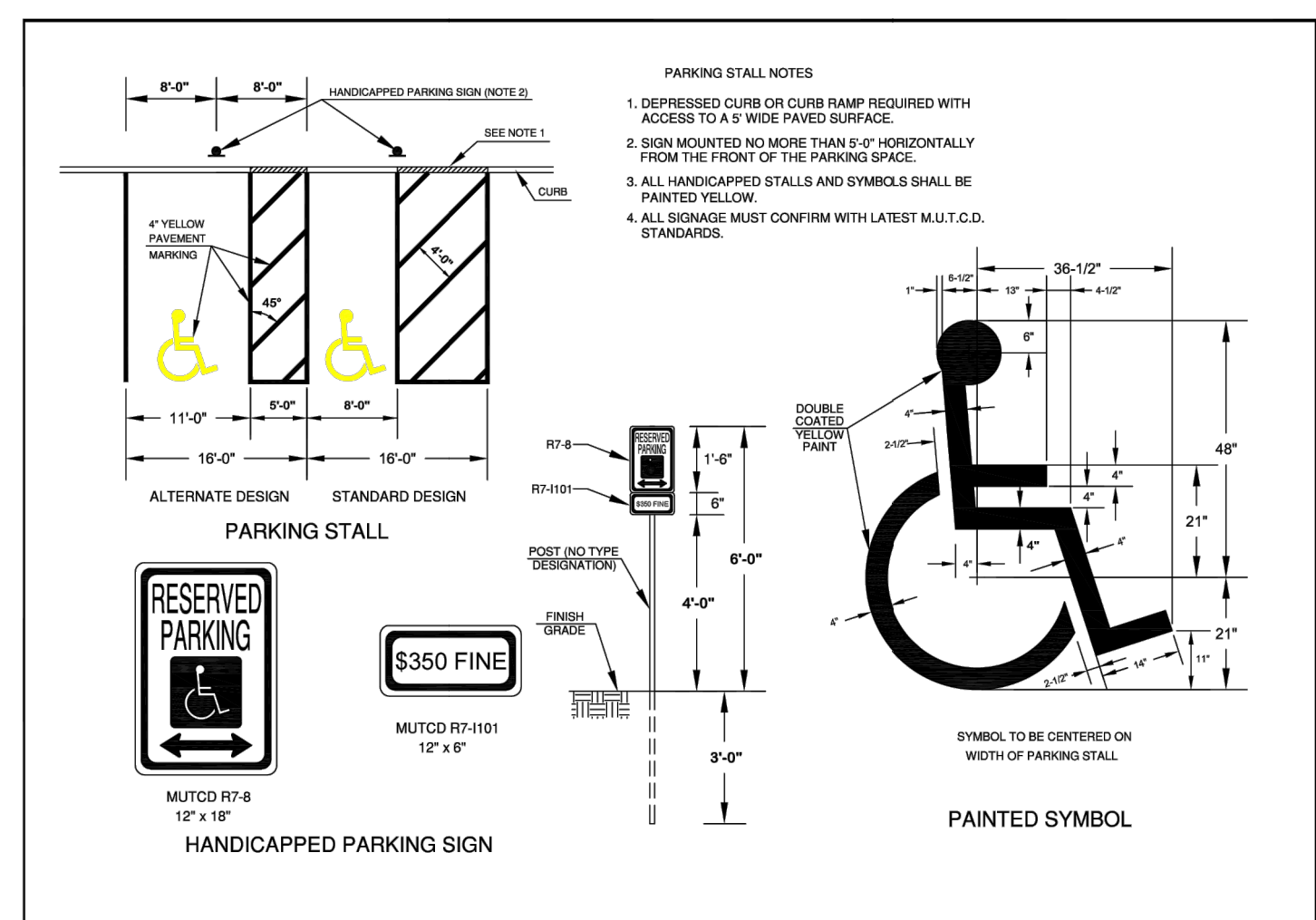
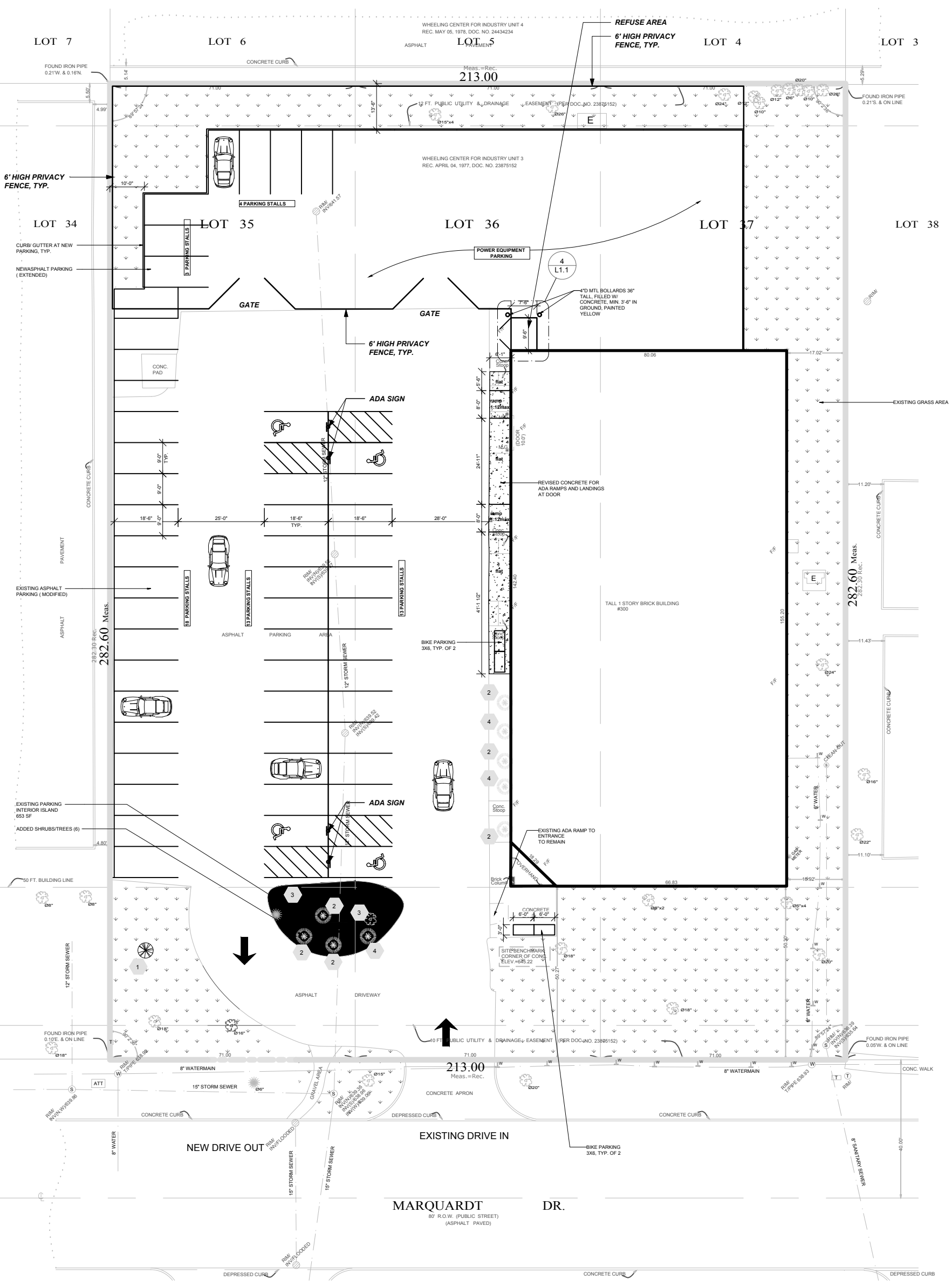
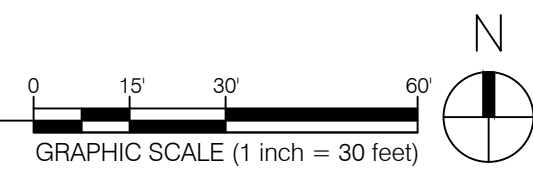
PHONE
(847) 533 - 1601

EMAIL
ENGINEERING@LUKAVEN.COM

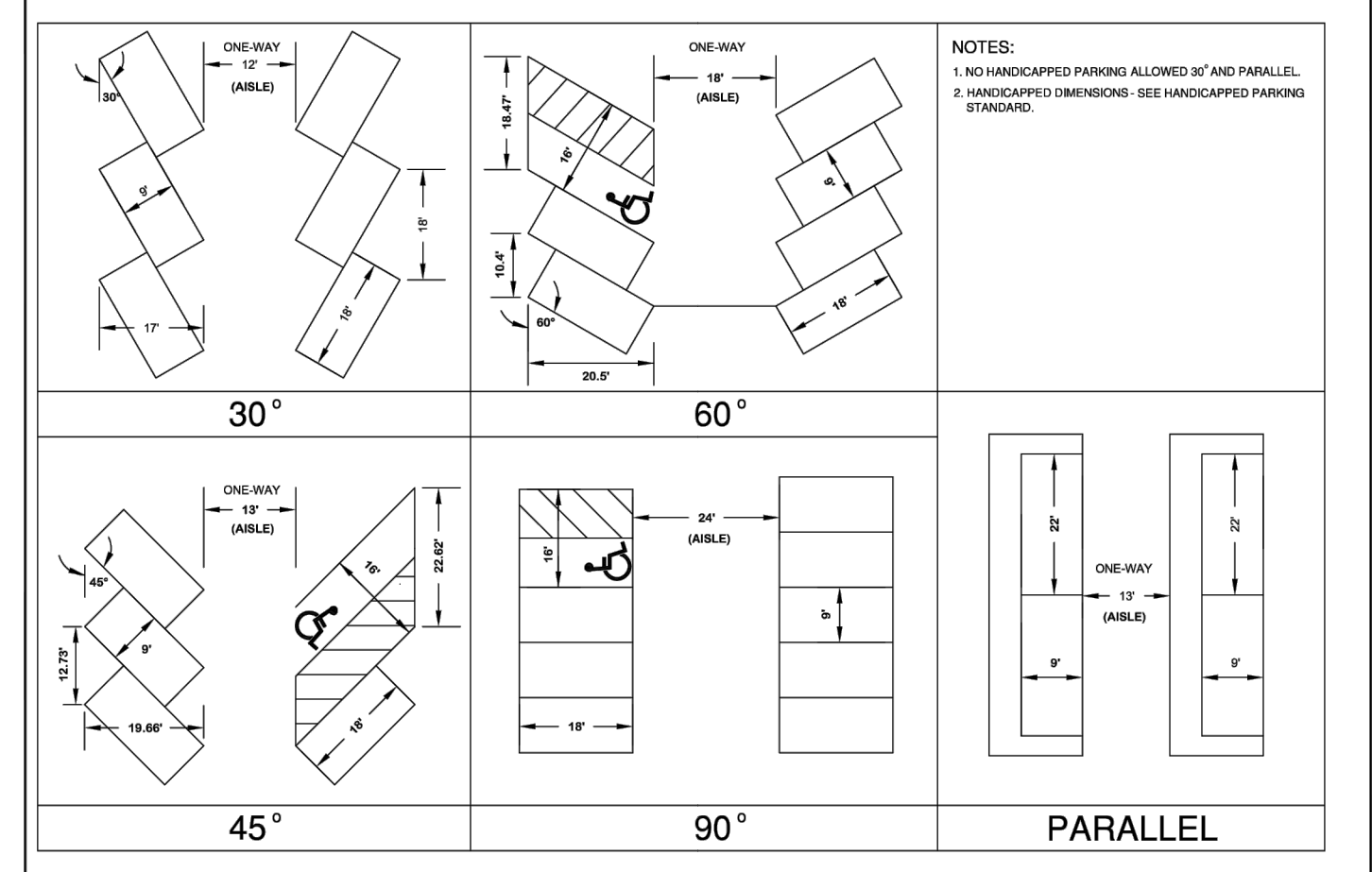
SHEET NO
C-2

EXP. 11/30/2027

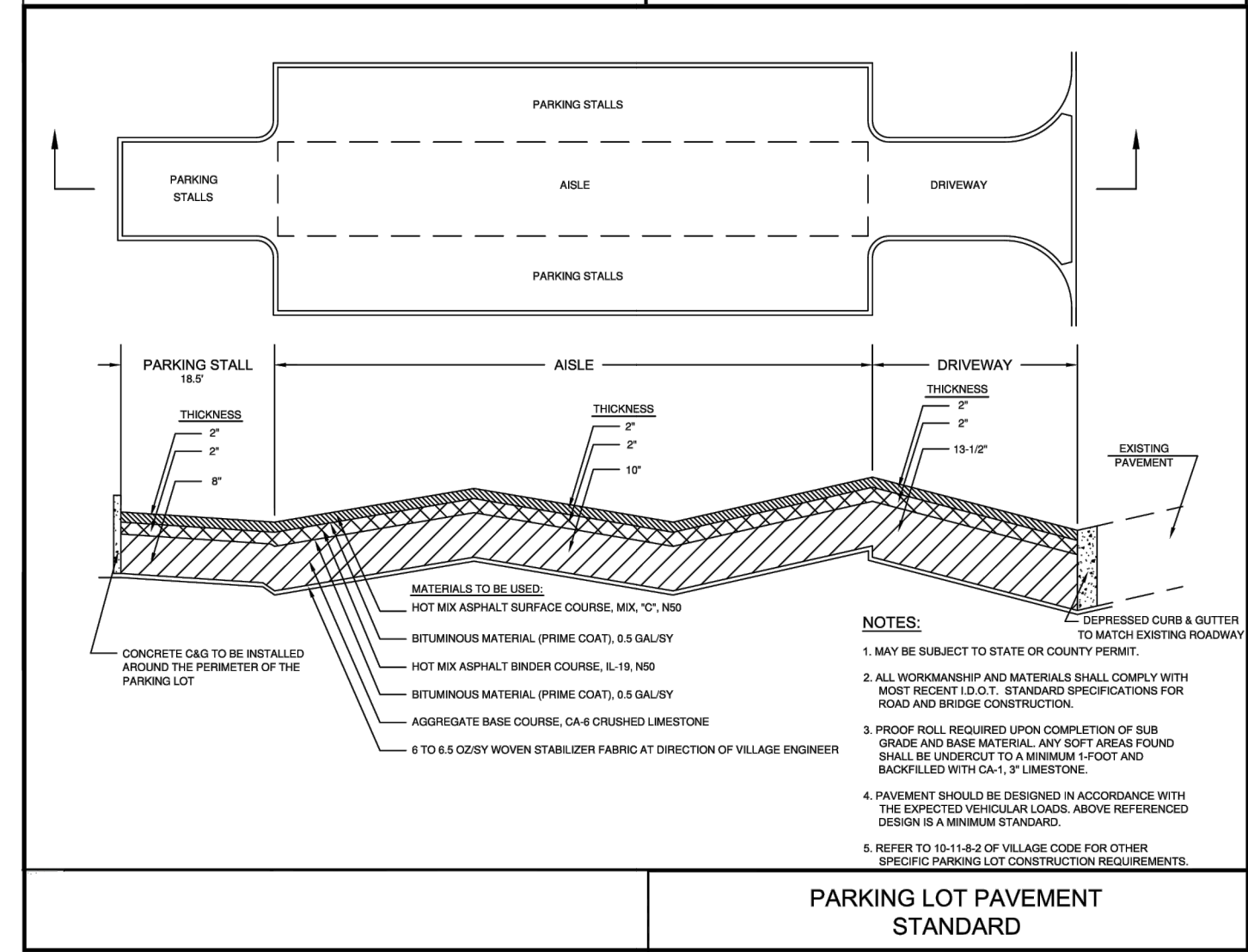
48" CATCH BASIN / MANHOLE
W/ 3.5" RESTRICTED OUTFLOW
SEE DETAIL SW-5
RIM EL: 644.70
N INV EL: 639.40
S INV EL: 639.40



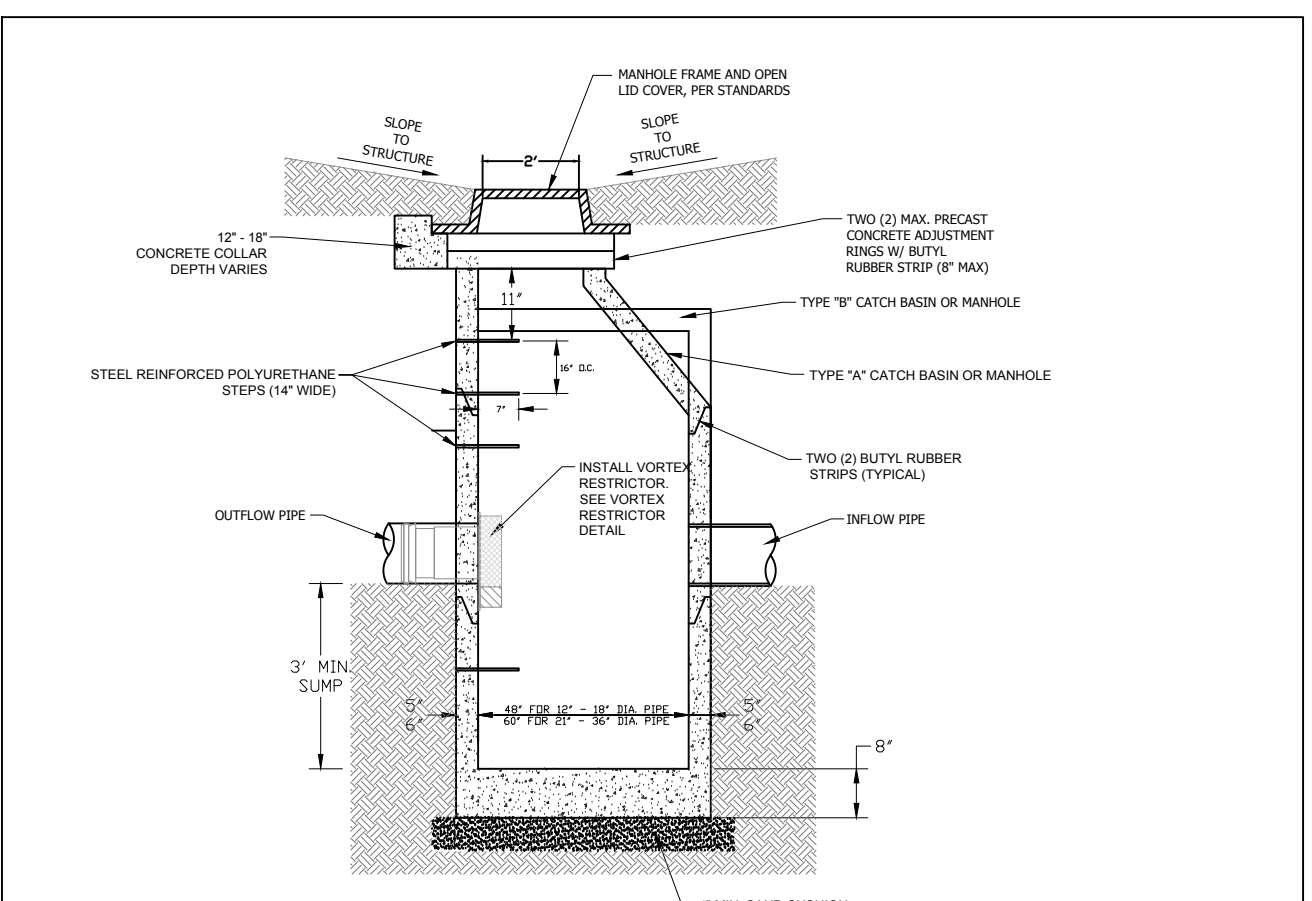
HANDICAPPED PARKING STANDARD



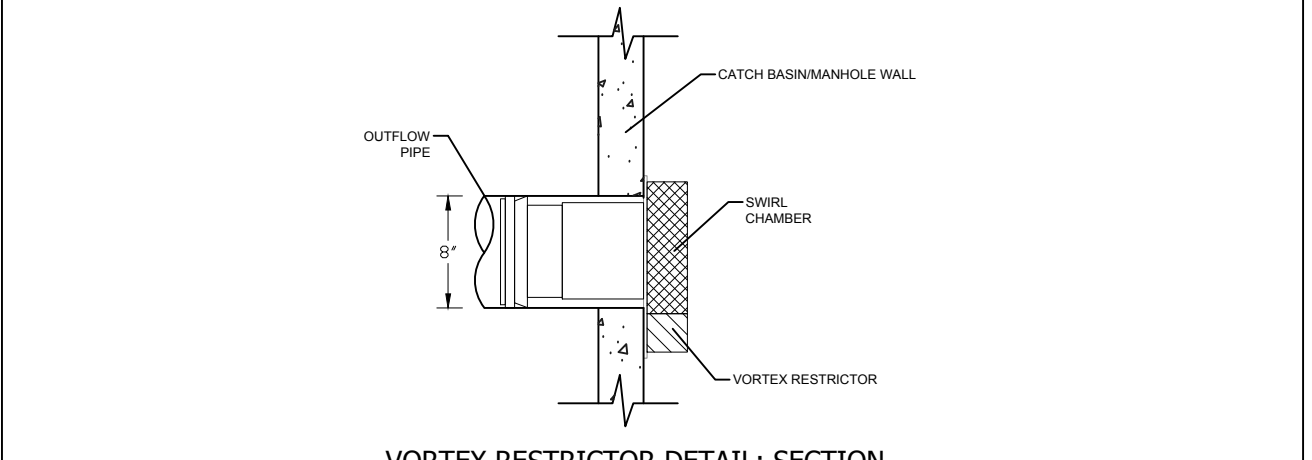
PARKING STALL STANDARD



PARKING LOT PAVEMENT STANDARD

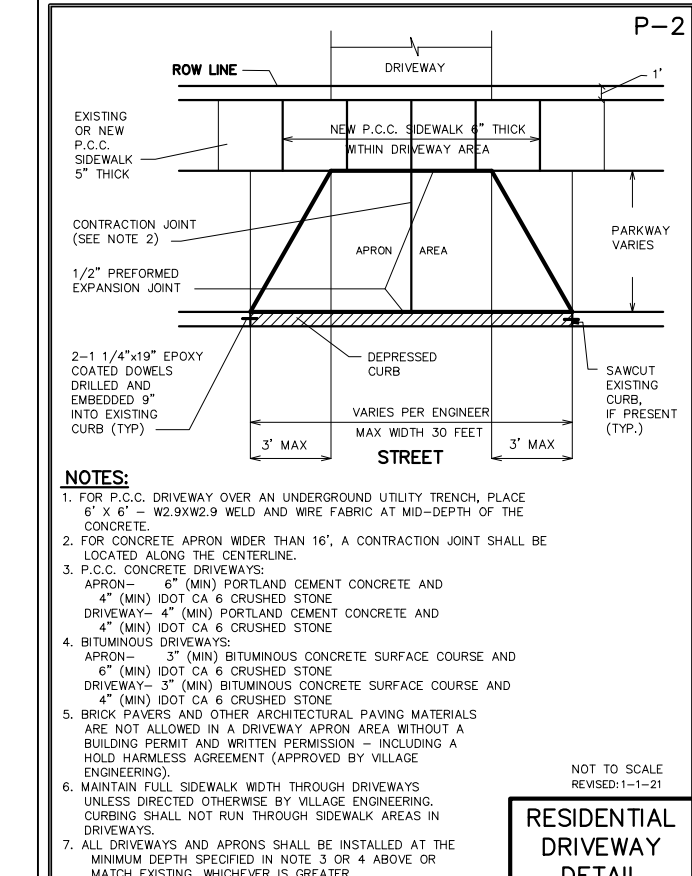


- NOTES:**
- CATCH BASINS MUST CONFORM TO ASTM C-472.
 - CATCH BASIN SECTIONS TO BE TONGUE AND GROOVED.
 - NON-SHRINK GROUT OR CEMENT TO BE USED ON ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
 - ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR GROUTED (NON-SHRINK) OR CEMENTED, ASTM C923 CONNECTORS IN COMBINED SEWER AREAS.

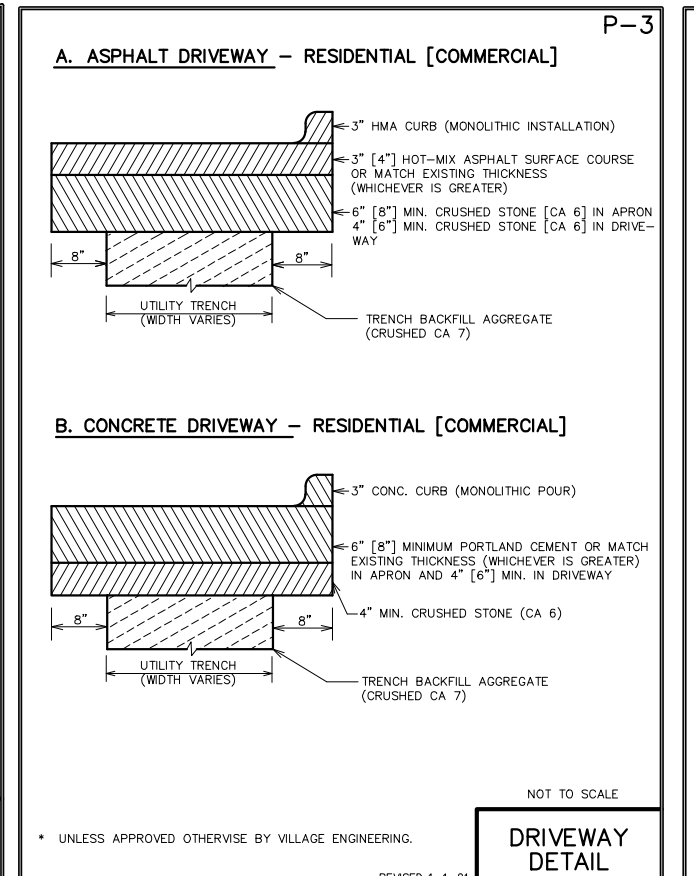


- NOTES:**
- TO BE USED IN PLACE OF RESTRICTORS LESS THAN 4 INCHES IN DIAMETER.
 - VORTEX RESTRICTOR DESIGNED TO FIT INTO 8-INCH DIAMETER OUTFLOW PIPE.
 - THE 3" VORTEX RESTRICTOR CAN BE OBTAINED FROM DWM CENTRAL DISTRICT AT 3901 S. ASHLAND AVE. THE CONTRACTOR SHOULD ARRANGE FOR PICK UP BY CONTACTING 312-747-1177 (7AM TO 3PM, M-F).
 - THE VORTEX RESTRICTOR OTHER THAN 3" SIZE CAN BE OBTAINED EITHER FROM CONTECH ENGINEERED SOLUTIONS, LLC AT 1200 HARPER RD, SUITE 707, BAKBROOK, IL (PH:773-661-9794) OR FROM HYDRO INTERNATIONAL AT 94 HUTCHINS DRIVE, PORTLAND, ME (PH:207-756-6200) THE CONTRACTOR SHOULD ARRANGE FOR PURCHASE BY CONTACTING EITHER OF THE TWO AFORESAID AGENCIES.
 - PULL ON RESTRICTOR TO VERIFY THAT A TIGHT FIT IS MADE.
 - INSERT THE RESTRICTOR WITH THE OPENING DOWN. UPON TIGHTENING OF THE 2 BOLTS ON THE FACE OF THE RESTRICTOR, THE RUBBER O-RINGS WILL PROVIDE A WATER-TIGHT SEAL.

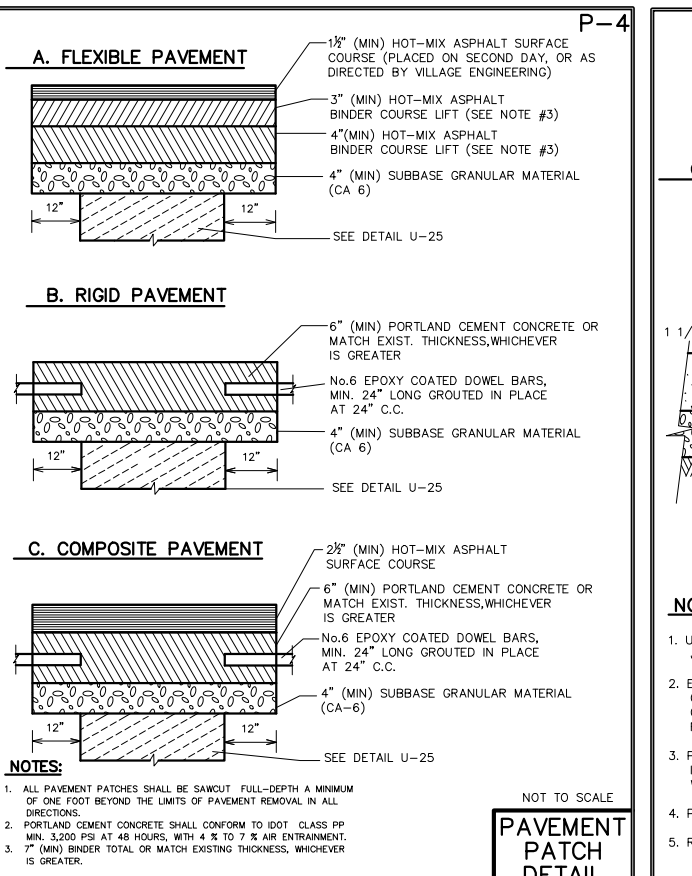
VORTEX RESTRICTOR DETAIL SW-5
NOT TO SCALE



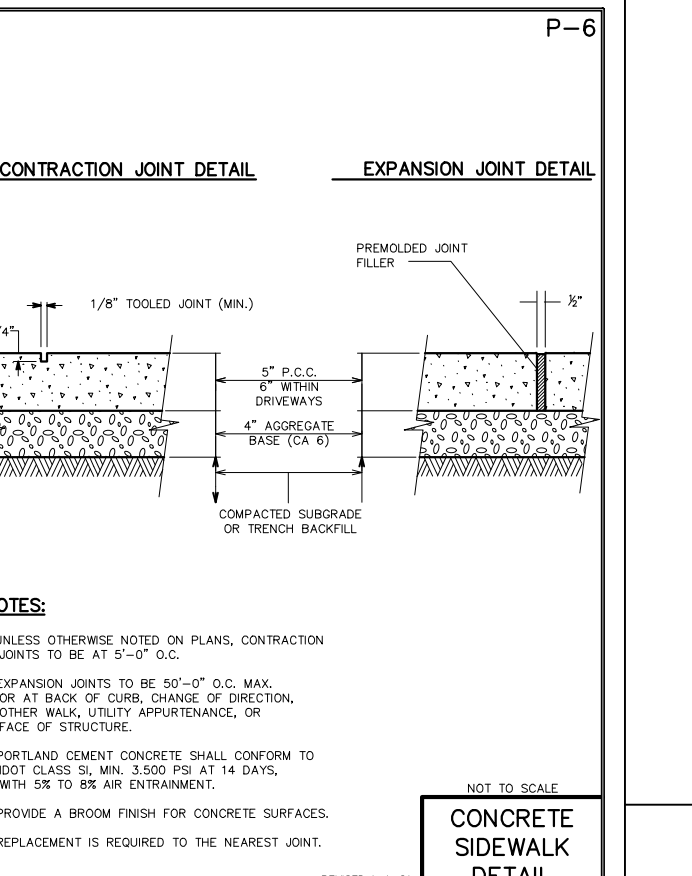
RESIDENTIAL DRIVEWAY DETAIL



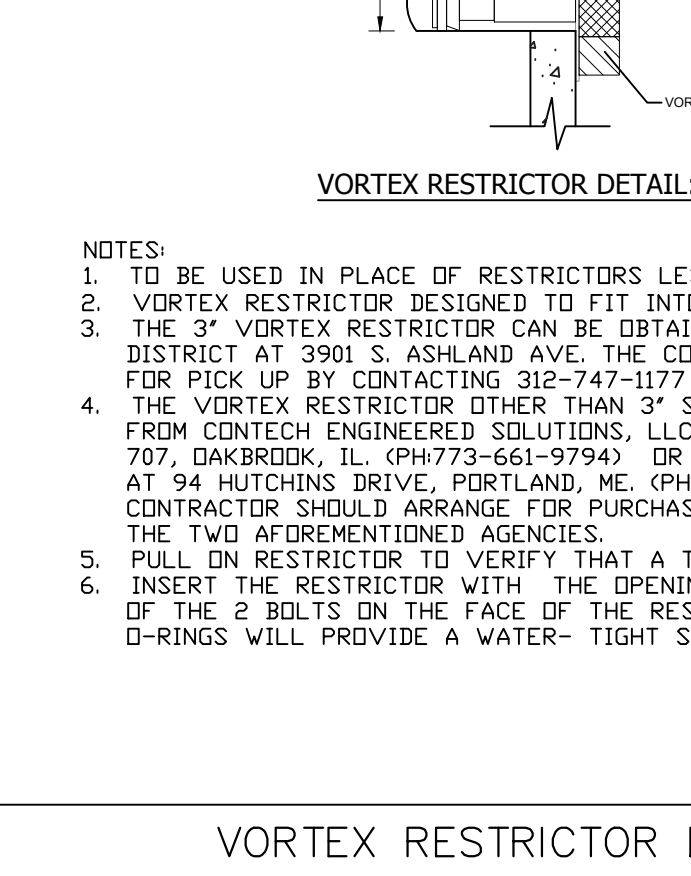
A. ASPHALT DRIVEWAY - RESIDENTIAL [COMMERCIAL]



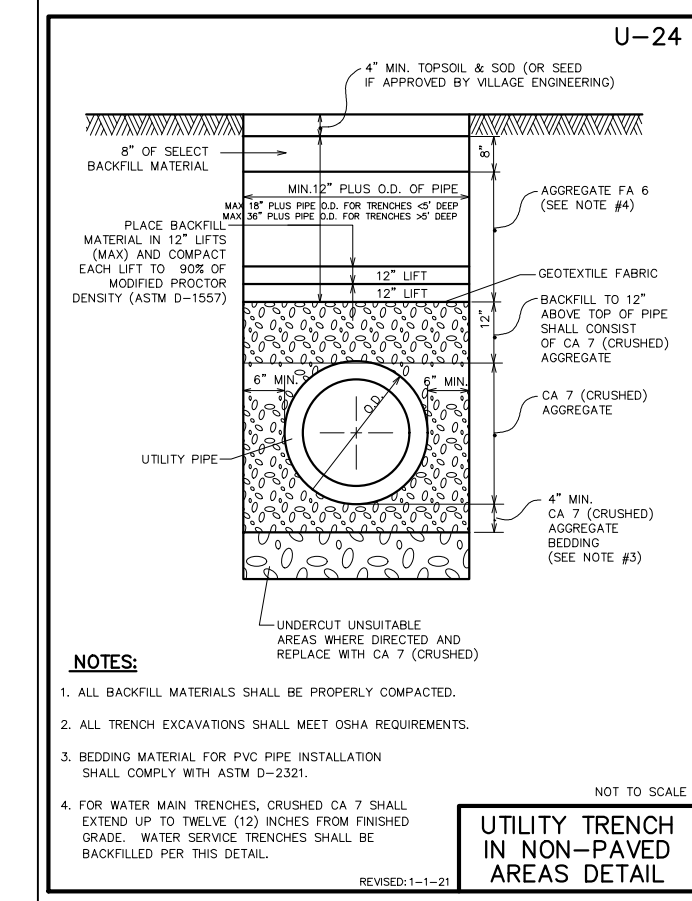
B. CONCRETE DRIVEWAY - RESIDENTIAL [COMMERCIAL]



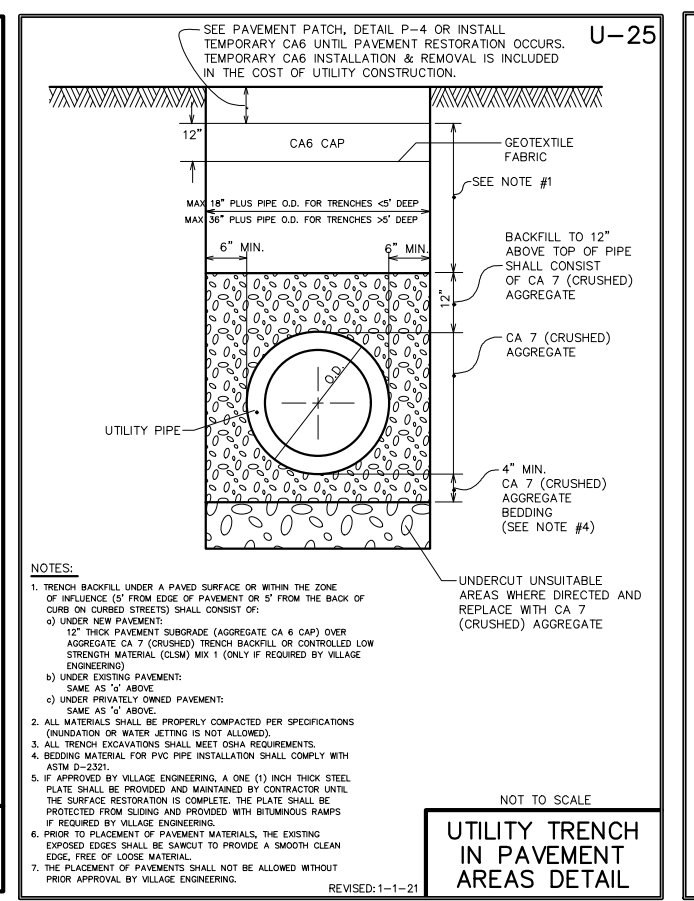
CONTRACTION JOINT DETAIL EXPANSION JOINT DETAIL



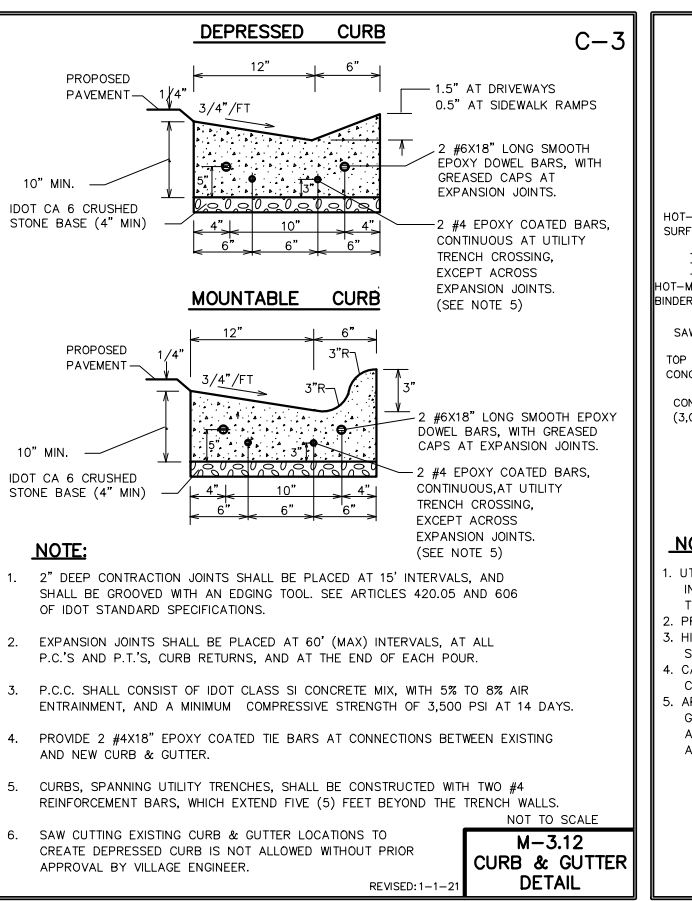
CONCRETE SIDEWALK DETAIL



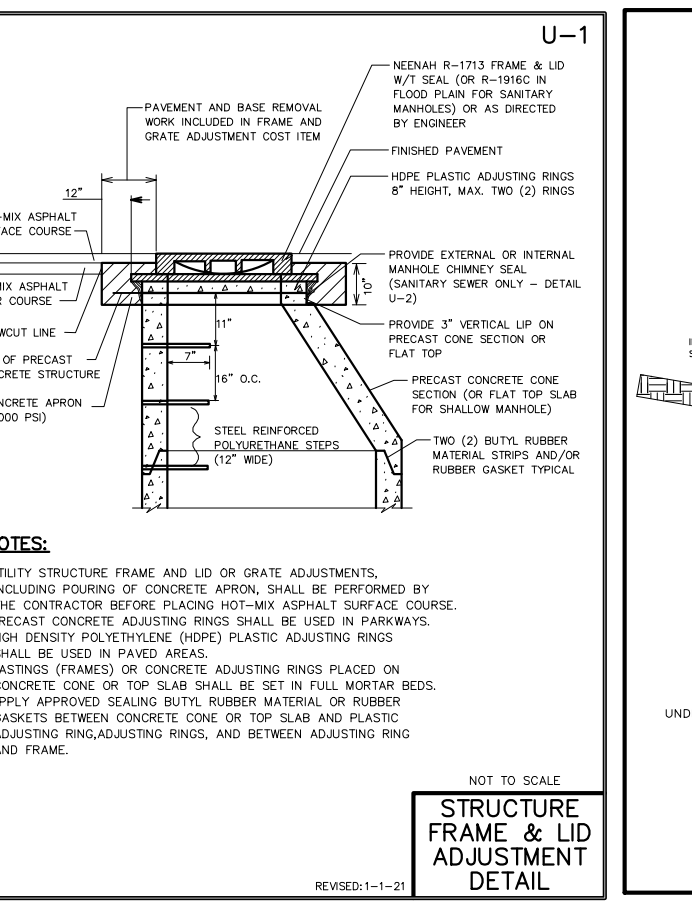
UTILITY TRENCH IN NON-PAVED AREAS DETAIL



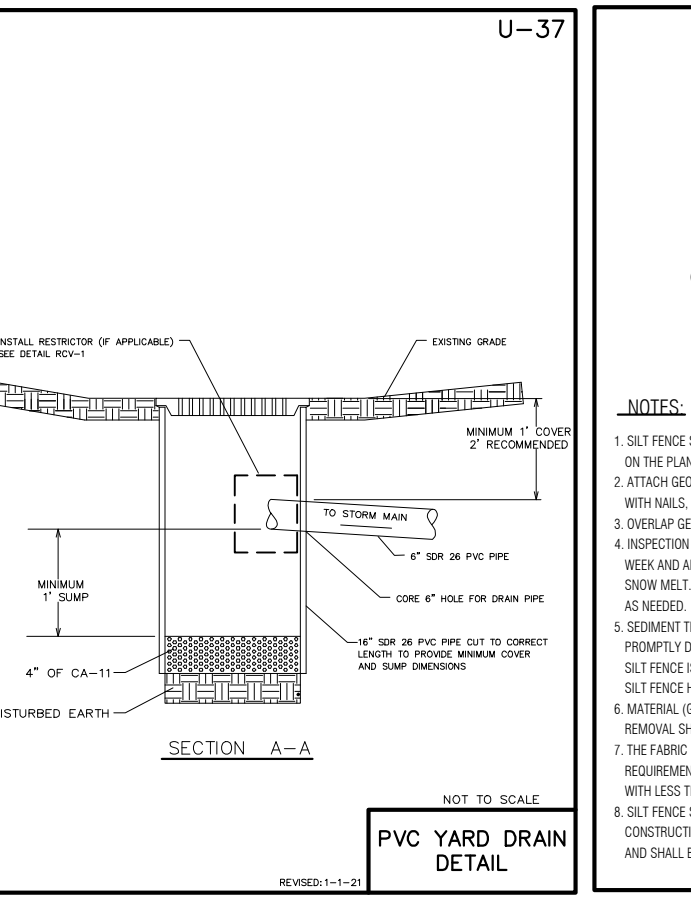
DEPRESSED CURB MOUNTABLE CURB



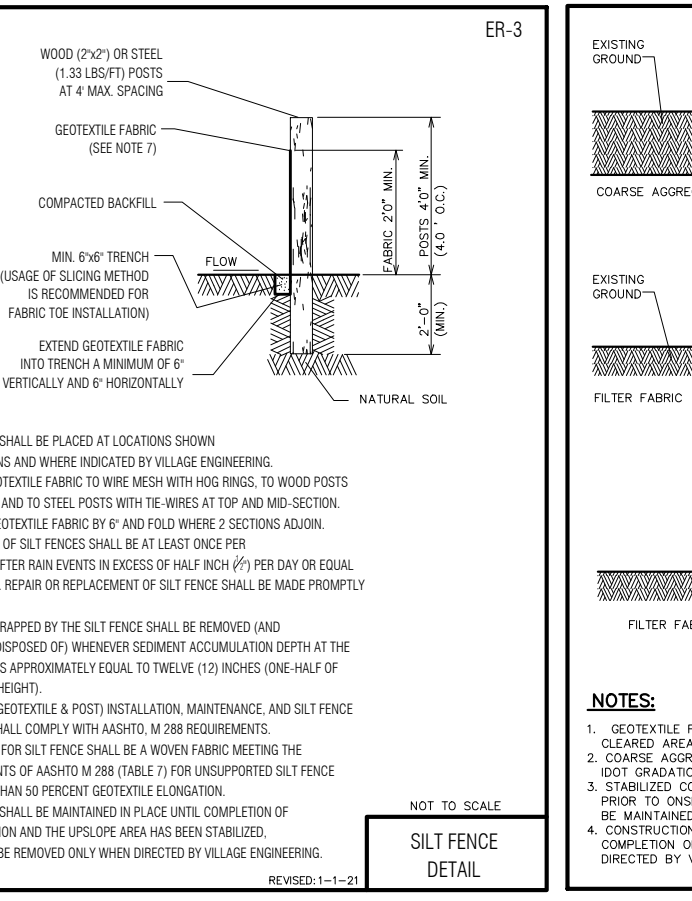
STRUCTURE FRAME & LID ADJUSTMENT DETAIL



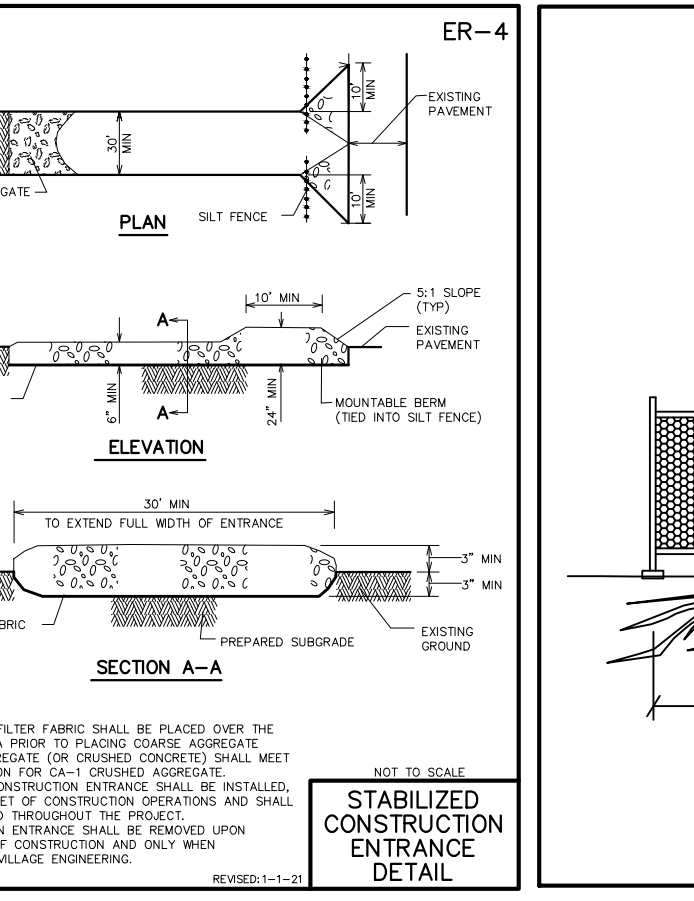
PVC YARD DRAIN DETAIL



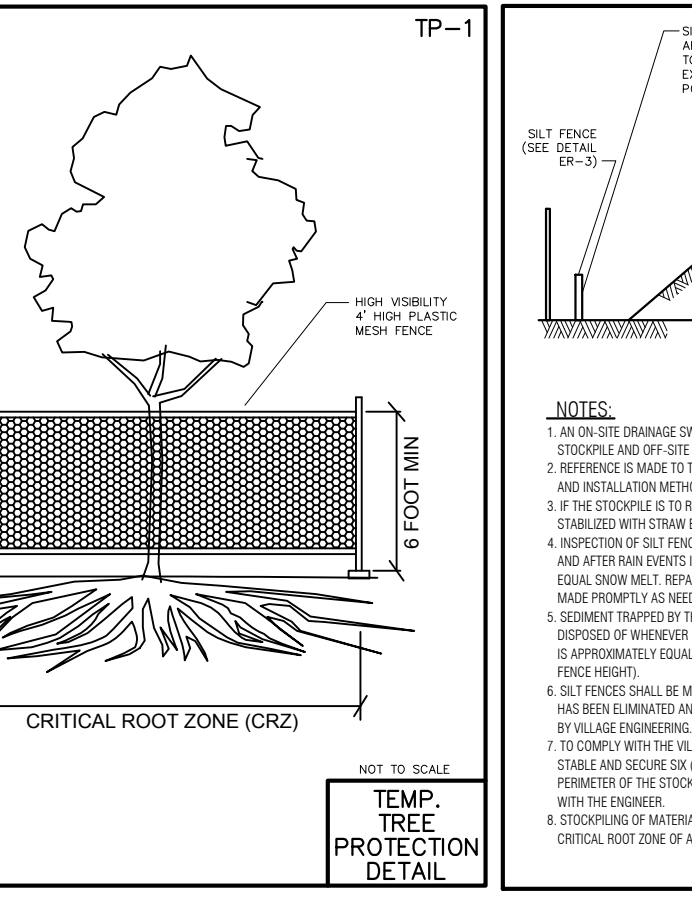
SILT FENCE DETAIL



STABILIZED CONSTRUCTION ENTRANCE DETAIL



TEMP. TRACE PROTECTION DETAIL

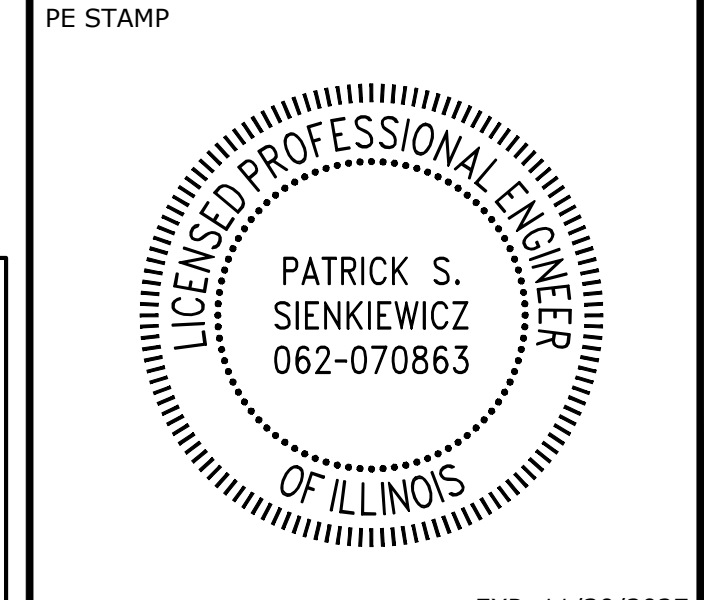


TOPSOIL STOCKPILE DETAIL

DATE	DESCRIPTION
08/12/2024	ISSUED FOR PERMIT REVIEW
06/30/2025	REVISED PER WHEELING REVIEW #1
08/07/2025	REVISED PER WHEELING REVIEW #2
09/11/2025	REVISED PER WHEELING REVIEW #3
02/10/2026	REMOVED SECOND PROPOSED DRIVEWAY

GEOMETRIC PLAN, EXHIBITS, & DETAILS

NEW PARKING LOT
300 W MARQUARDT DR.
WHEELING, IL 60090



PE STAMP

FIRM
LUKAVEN ENGINEERING LLC

ENGINEER
PATRICK S. SIENKIEWICZ, PE

PHONE
(847) 533 - 1601

EMAIL
ENGINEERING@LUKAVEN.COM

SHEET NO
C-3

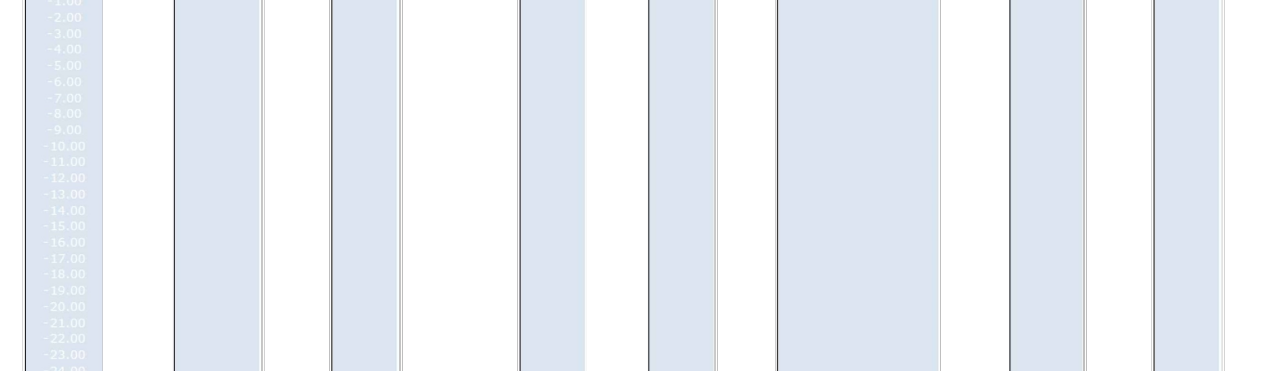
CULTEC Recharger 300HD Stormwater Incremental Storage

Date: June 18, 2025

Project Number: 25-030101

Sheet of Stone Elevation: 638.90

Height of System	End Cap Volume	Chamber Volume	Stone Volume	Calculation Storage Volume	Total Available Storage Volume	Storage Area	Elevation
42.00	3947	0.00	0.00	0.00	42.07	1.20	2032.31
44.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
46.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
48.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
50.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
52.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
54.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
56.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
58.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
60.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
62.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
64.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
66.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
68.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
70.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
72.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
74.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
76.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
78.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
80.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
82.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
84.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
86.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
88.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
90.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
92.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
94.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
96.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
98.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
100.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31



PROPOSED STORMWATER MANAGEMENT SYSTEM ELEVATIONS
(TO BE APPROVED BY ENGINEER OF RECORD)
(ENGINEER OF RECORD TO CONFIRM MINIMUM AND MAXIMUM BURIAL REQUIREMENTS ARE MET)

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT OR UNPAVED)	653.90
MINIMUM ALLOWABLE GRADE (UNPAVED TRAFFIC)	643.90
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	643.40
MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)	643.40
TOP OF STONE ELEVATION	642.40
TOP OF CHAMBER ELEVATION	641.90
15" HIGH-FLOW BYPASS PIPE INVERT	640.15
OUTLET PIPE INVERT	639.40
INLET PIPE INVERT	639.40
BOTTOM OF CHAMBER ELEVATION	639.40
BOTTOM OF STONE ELEVATION	638.90

CULTEC STORMWATER MANAGEMENT SYSTEM SUMMARY

TOTAL STORAGE REQUIRED (CF)	2,483
TOTAL STORAGE PROVIDED (CF)	2,623
% STONE POROSITY	36
SYSTEM AREA (SF)	1,412.46
DEPTH OF EMBEDMENT STONE (IN)	6
DEPTH OF BEDDING STONE (IN)	6
STONE PERIMETER (IN)	12
SPACING BETWEEN CHAMBER ROWS (IN)	6

CULTEC RECHARGER® 300HD LEGEND

- RECHARGER 300HD CHAMBER
- RECHARGER 300HD END CAP
- FEED CONNECTORS
- SEPARATOR ROW
- WOVEN GEOTEXTILE
- STONE BORDER

SYSTEM STAGE-STORAGE TABLE

Height of System	End Cap Volume	Chamber Volume	Stone Volume	Calculation Storage Volume	Total Available Storage Volume	Storage Area	Elevation
42.00	3947	0.00	0.00	0.00	42.07	1.20	2032.31
44.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
46.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
48.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
50.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
52.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
54.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
56.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
58.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
60.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
62.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
64.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
66.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
68.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
70.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
72.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
74.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
76.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
78.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
80.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
82.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
84.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
86.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
88.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
90.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
92.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
94.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
96.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
98.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31
100.00	3947	0.00	0.00	0.00	42.37	1.20	2032.31

CULTEC Recharger 300HD Stormwater System Calculations

Calculations Performed By: [Name]

Project Information: [Details]

System Information: [Details]

Storage Provided within CULTEC Recharger 300HD Stormwater Chamber and End Cap

Number of Recharger 300HD Chambers by Array	300	3	7.50	30.00	75.00
Number of Recharger 300HD End Caps	1	1	1.00	1.00	2.50
Total Storage of Recharger 300HD Chambers	300	3	2,483	30.00	77.50
Total Storage of Recharger 300HD End Caps	1	1	1.00	1.00	2.50
Storage provided within Recharger 300HD Chambers	300	3	2,483	30.00	77.50
Storage provided within Recharger 300HD End Caps	1	1	1.00	1.00	2.50
Storage provided within HVLV FC-24 Feed Connectors	0	0	0.00	0.00	0.00
Total Storage within Chambers			2,483 CF		48.50 m³

Storage Provided within Entire CULTEC Stormwater System - Including Stone

Bed width	42.25	1.20	13.99		
Bed depth	1.20	1.20	1.20		
Volume of Bedding Stone (not including additional cover)	44.14	1.20	14.00		
Total Storage within CULTEC Recharger 300HD Chambers and End Caps	171.54	1.20	48.52		
Total Stone Required	120	1.20	1.20		
Storage provided within stone	120	1.20	2.50		
Total Storage within CULTEC Stormwater System			2,623 CF		74.25 m³

CULTEC MATERIALS LIST

Material	Material #	Quantity	Unit of Measure	Quantity	Unit of Measure
Recharger 300HD Heavy Duty Chamber	300HD	300	each	300	each
Recharger 300HD End Cap	300EC	1	each	1	each
CULTEC HVLV FC-24 Feed Connector	FC24	0	each	0	each
CULTEC No. 410 Non-Woven Geotextile	410G	397	Sq. Yards	464	Sq. Yards
CULTEC No. 410 Non-Woven Geotextile	410G	102	Sq. Yards	102	Sq. Yards
12" Concrete Stone Drain Body (Only - Not Provided)	12CB	1	each	1	each
12" Curable Non-Square Solid Cover (Not Provided)	12CS	1	each	1	each
Total Stone		120	Sq. Yards	120	Sq. Yards

SYSTEM STORAGE CALCULATION

PIPE	A	B
6" (150 mm)	18.50" (470 mm)	0.90" (23 mm)
8" (200 mm)	18.50" (470 mm)	0.90" (23 mm)
10" (250 mm)	14.50" (368 mm)	1.00" (25 mm)
12" (300 mm)	12.50" (318 mm)	1.20" (32 mm)
15" (375 mm)	9.00" (229 mm)	1.50" (38 mm)
24" (600 mm)	N/A	2.50" (64 mm)

GENERAL NOTES

- THE TYPICAL INVERT TABLE ABOVE IS BASED ON THE INSIDE DIAMETER OF STANDARD CORRUGATED PLASTIC PIPE. THE HEAVY DUTY END CAP HAS PRE-MARKED IRON LINES FOR PIPE DIAMETERS OF (60MM), (75MM), (90MM), (105MM), (120MM), (135MM), (150MM), (165MM), (180MM), (210MM), (225MM), (240MM), (270MM), (300MM), (315MM), (330MM), (360MM), (375MM), (390MM), (420MM), (450MM), (480MM), (510MM), (540MM), (570MM), (600MM), (630MM), (660MM), (690MM), (720MM), (750MM), (780MM), (810MM), (840MM), (870MM), (900MM), (930MM), (960MM), (990MM), (1020MM), (1050MM), (1080MM), (1110MM), (1140MM), (1170MM), (1200MM), (1230MM), (1260MM), (1290MM), (1320MM), (1350MM), (1380MM), (1410MM), (1440MM), (1470MM), (1500MM), (1530MM), (1560MM), (1590MM), (1620MM), (1650MM), (1680MM), (1710MM), (1740MM), (1770MM), (1800MM), (1830MM), (1860MM), (1890MM), (1920MM), (1950MM), (1980MM), (2010MM), (2040MM), (2070MM), (2100MM), (2130MM), (2160MM), (2190MM), (2220MM), (2250MM), (2280MM), (2310MM), (2340MM), (2370MM), (2400MM), (2430MM), (2460MM), (2490MM), (2520MM), (2550MM), (2580MM), (2610MM), (2640MM), (2670MM), (2700MM), (2730MM), (2760MM), (2790MM), (2820MM), (2850MM), (2880MM), (2910MM), (2940MM), (2970MM), (3000MM), (3030MM), (3060MM), (3090MM), (3120MM), (3150MM), (3180MM), (3210MM), (3240MM), (3270MM), (3300MM), (3330MM), (3360MM), (3390MM), (3420MM), (3450MM), (3480MM), (3510MM), (3540MM), (3570MM), (3600MM), (3630MM), (3660MM), (3690MM), (3720MM), (3750MM), (3780MM), (3810MM), (3840MM), (3870MM), (3900MM), (3930MM), (3960MM), (3990MM), (4020MM), (4050MM), (4080MM), (4110MM), (4140MM), (4170MM), (4200MM), (4230MM), (4260MM), (4290MM), (4320MM), (4350MM), (4380MM), (4410MM), (4440MM), (4470MM), (4500MM), (4530MM), (4560MM), (4590MM), (4620MM), (4650MM), (4680MM), (4710MM), (4740MM), (4770MM), (4800MM), (4830MM), (4860MM), (4890MM), (4920MM), (4950MM), (4980MM), (5010MM), (5040MM), (5070MM), (5100MM), (5130MM), (5160MM), (5190MM), (5220MM), (5250MM), (5280MM), (5310MM), (5340MM), (5370MM), (5400MM), (5430MM), (5460MM), (5490MM), (5520MM), (5550MM), (5580MM), (5610MM), (5640MM), (5670MM), (5700MM), (5730MM), (5760MM), (5790MM), (5820MM), (5850MM), (5880MM), (5910MM), (5940MM), (5970MM), (6000MM), (6030MM), (6060MM), (6090MM), (6120MM), (6150MM), (6180MM), (6210MM), (6240MM), (6270MM), (6300MM), (6330MM), (6360MM), (6390MM), (6420MM), (6450MM), (6480MM), (6510MM), (6540MM), (6570MM), (6600MM), (6630MM), (6660MM), (6690MM), (6720MM), (6750MM), (6780MM), (6810MM), (6840MM), (6870MM), (6900MM), (6930MM), (6960MM), (6990MM), (7020MM), (7050MM), (7080MM), (7110MM), (7140MM), (7170MM), (7200MM), (7230MM), (7260MM), (7290MM), (7320MM), (7350MM), (7380MM), (7410MM), (7440MM), (7470MM), (7500MM), (7530MM), (7560MM), (7590MM), (7620MM), (7650MM), (7680MM), (7710MM), (7740MM), (7770MM), (7800MM), (7830MM), (7860MM), (7890MM), (7920MM), (7950MM), (7980MM), (8010MM), (8040MM), (8070MM), (8100MM), (8130MM), (8160MM), (8190MM), (8220MM), (8250MM), (8280MM), (8310MM), (8340MM), (8370MM), (8400MM), (8430MM), (8460MM), (8490MM), (8520MM), (8550MM), (8580MM), (8610MM), (8640MM), (8670MM), (8700MM), (8730MM), 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(14310MM), (14340MM), (14370MM), (14400MM), (14430MM), (14460MM), (14490MM), (14520MM), (14550MM), (14580MM), (14610MM), (14640MM), (14670MM), (14700MM), (14730MM), (14760MM), (14790MM), (14820MM), (14850MM), (14880MM), (14910MM), (14940MM), (14970MM), (15000MM), (15030MM), (15060MM), (15090MM), (15120MM), (15150MM), (15180MM), (15210MM), (15240MM), (15270MM), (15300MM), (15330MM), (15360MM), (15390MM), (15420MM), (15450MM), (15480MM), (15510MM), (15540MM), (15570MM), (15600MM), (15630MM), (15660MM), (15690MM), (15720MM), (15750MM), (15780MM), (15810MM), (15840MM), (15870MM), (15900MM), (15930MM), (15960MM), (15990MM), (16020MM), (16050MM), (16080MM), (16110MM), (16140MM), (16170MM), (16200MM), (16230MM), (16260MM), (16290MM



A&N Outdoor Services, LLC

119 South Emerson Street | Mount Prospect, Illinois 60056
 224-490-8510 | info@anoutdoorservices.com |
 anoutdoorservices.com

RECIPIENT:

Tom Debicki
 300 East Marquardt Drive
 Wheeling, Illinois 60090

Quote 1436

Date 03/28/2026

PROJECT UNDERSTANDING

We propose to furnish all labor, materials, equipment, and supervision necessary to complete the landscape scope in accordance with the approved plans (C4 – dated 3/3/26). Work includes tree removals and pruning, plant material supply and installation, irrigation, grading, and site restoration.

Product/Service	Description	Qty.	Unit Price	Total
TREE REMOVAL & PRUNING (PER TREE INVENTORY)	Remove trees (including stump grinding): -Norway Maple (2) -Cedar (1) -Cottonwood (multiple incl. leaning trees) -Dead tree & stump removal -Prune existing trees (deadwood, shaping, crown reduction): ~15-18 trees -Install support cabling (1 tree)	1		
PLANT MATERIAL SUPPLY & INSTALLATION	(Per Landscape Plan L1.1) Trees: -Amur Maple (3" cal, 12' ht): 1 Shrubs: -Miss Kim Lilac: 4 -Common Ninebark: 4 Perennials / Bed Planting: -Coral Bells, Karl Foerster Grass, Variegated Liriope -Approx. 40 total units Includes: -Plant procurement -Installation per village standards -Mulch (brown, per plan) -Bed edging -Soil amendments	1		
GRADING & SOIL PREPARATION	-Import and placement of topsoil -Rough and fine grading of all landscape areas -Planting bed preparation per village requirements	1		



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Product/Service	Description	Qty.	Unit Price	Total
SOD INSTALLATION / SITE RESTORATION	-Topsoil placement (6" depth where required) -Sod installation in all disturbed areas -Final grading and cleanup	1		

Total \$35,000.00

Thank you so much for considering A&N! Let us know if you have any questions about the quote.

EXCLUSIONS:

- Permit fees and bonds
- Electrical connections for irrigation system
- Water service tap or utility connection fees
- Rock excavation, unsuitable soils, or debris removal beyond normal conditions
- Specialty tree removal equipment (cranes, traffic control, or police details)
- Work not specifically outlined above

ASSUMPTIONS:

- Site access is adequate for standard construction equipment
- All utilities are clearly marked prior to construction
- Quantities are based on current plan set and subject to field verification
- Work will proceed in a single mobilization unless otherwise directed

WARRANTY:

- One (1) year warranty on plant material and installation
- Warranty contingent upon proper watering and irrigation system operation
- Does not cover damage due to weather, neglect, vandalism, or lack of maintenance

Signature: _____ **Date:** _____



Meeting Minutes
Wednesday, May 13, 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 May 13, 2026.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners, Riles, Hyken, Karl, Myer, Sprague, Smart, and Chairman Johnson. Also present was the Assistant Director of Community Development Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Bob Niemiec.

4. CHANGES TO AGENDA – NONE

5. CITIZENS' CONCERNS AND COMMENTS – NONE

6. CONSENT ITEMS – NONE

7. ITEMS FOR REVIEW

7A. Docket No.: PSPMIN26-0001

Applicant: Aurora Doors and Windows

Address: 1475 Wheeling Road

Request: Request for Minor Site Plan and Appearance Approval for the Installation of a Fence Enclosure

Mr. Robles reported that the petitioner was requesting minor site plan and appearance approval for the installation of a fence enclosure within the center portion of the rear parking lot. The proposed six-foot-tall fence will consist of white composite panels. A steel and chain link slide gate will provide vehicle access. The site plan also showed an overhead door that was permitted separately. Some parking spaces would be blocked off, but 20 surplus spaces would remain, along with spaces for employees and guests. Staff recommended approval subject to three conditions.

Nina Anuskevich, the applicant, stepped to the podium. She reported that the fence was requested due to high traffic and vehicles trying to cut through. The business manufactured windows, and there was a lot of glass and equipment being loaded and

unloaded in the area. They also wanted to store their vehicles in the enclosed area because they had previously had issues with catalytic converters being stolen at their other business location.

The Commissioners had no questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve Docket No. PSPMIN26-0001, granting minor site plan and appearance approval for the installation of a six-foot tall composite fence enclosure for the property located at 1475 Wheeling Road, 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 Nina Anushkevich, received by the Village 2/26/2026; Rolling Gate Detail; Site Plan prepared by Studio DOM Architects, last revised 12/1/2025; and subject to the following conditions

1. A gate access key shall be provided to the Fire Department. If the gate is electronically operated, a Fire Department approved key switch shall be installed to allow emergency access.
2. A Wheeling Building Permit shall be obtained prior to any fence or gate installation. The permit documents shall require the fence to be constructed of composite panels with a wood-grain finish (TimberTech or approved equivalent) and a steel single-slide driveway gate (Aleko or approved equivalent).
3. The finished side of the fence shall face outward toward adjacent properties.

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.

7B. Docket No.: PSU26-0005

Applicant: Iron Fist Boxing and Fitness

Address: 1475 Wheeling Road, Suite 120

Request: Request for Special Use Approval to Permit a Recreation and Instruction Facility

See the Findings of Fact for Docket No. PSU26-0005.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to approve Docket No. PSU26-0005, granting Special Use approval to permit a recreation and instruction facility for Iron Fist Boxing and Fitness, located at 1475 Wheeling Road, Suite 120, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter dated 3/10/2026; Floor Plan received by the Village on 3/11/2026, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.
3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.
4. All activities shall be conducted entirely within the indoor facility.
5. 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, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0005.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7C. Docket No.: PSU26-0002

Applicant: Forest View, LLC

Address: 350 E. Dundee Road

Request: Request for an Amendment to Ordinance No. 2024-5678, Which Granted Special Use for Final Planned Unit Development Approval for the Forest View Mixed-Use Development

See the Findings of Fact for Docket No. PSU26-0002.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve Docket No. Docket No. PSU26-0002, granting an amendment to Ordinance No. 2024-5678, which granted special use for Final Planned Unit Development (PUD) approval for the Forest View Mixed-Use Development located at 350 E. Dundee Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.09

Planned Unit Developments, and associated sections, and in accordance with the Petitioner's Project Description Letter prepared by Dennis Stratievsky, dated 4/23/2026; Detail Sheet A305 prepared by JSM Architect, last revised 4/21/2026; Elevations prepared by JSM Architect, last revised 4/21/2026; Floor Plans prepared by JSM Architect, last revised 4/21/2026; Lighting Plans prepared by PG Enlighten, last revised 4/21/2026; and subject to the following conditions:

1. Construction shall be in substantial compliance with the Detail Sheet, Elevations, Floor Plans and Lighting Plans last revised 4/21/2026, as well as the plans and documents of the Final PUD approved under Ordinance No. 2024-5678 not expressly modified and/or replaced by this Docket No. PSU26-0002.
2. All required Wheeling construction permits shall be obtained prior to commencement of any work.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0002.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7D. Docket No.: PSU26-0006

Applicant: Marigym

Address: 228 McHenry Road

Request: Request for Special Use Approval to Permit a Recreation and Instruction Facility

See the Findings of Fact for Docket No. PSU26-0006.

MOTION: Commissioner Smart moved, seconded by Commissioner Sprague to approve Docket No. PSU26-0006, granting Special Use approval to permit a recreational and instructional facility for Marigym, LLC, located at 228 McHenry Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project

Description Letter prepared by Elina Dzeluri dated 4/26/2026; Floor Plan dated 3/26/2026; and subject to the following conditions:

1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food preparation and/or service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. 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, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve closing Docket No. PSU26-0006.

On the roll call, the vote was as follows:

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

- 7E. Docket No.: PSU26-0007**
Applicant: Orsini Animal Hospital
Address: 751 N. Milwaukee Avenue
Request: Request for Special Use Approval to Permit an Animal Hospital

See the Findings of Fact for Docket No. PSU26-0007.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. Docket No. PSU26-0007, granting Special Use approval to permit an animal hospital for Orsini Animal Hospital, located at 751 N. Milwaukee Avenue, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulation, and associated sections, in accordance with the Petitioner's Project

Description Letter prepared by Anna Kryustek, DVM dated 3/25/2026; Floor Plan prepared by RWE Planning + Design; and subject to the following conditions:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.
2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.
3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
4. 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, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0007.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7F. Docket No.: PSU26-0009

Applicant: Children's Success Limited

Address: 714 S. Milwaukee Avenue

Request: Request for Special Use Approval to Permit a Recreation and Instruction Facility

See the Findings of Fact for Docket No. PSU26-0009.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. Docket No. PSU26-0009, granting Special Use approval to permit a

recreational and instructional facility for Children's Success Limited, located at 714 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anastasiya Fedorenko; Floor Plan Received by the Village on 4/27/2026; and subject to the following conditions:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.
6. 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, Smart, Sprague, Myer, Riles, Karl
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Hyken moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0009.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

7G. Docket No.: PSU26-0003

Applicant: Wheeling Aquatics Center Facility

Address: 105 Community Boulevard

Request: Request for an Amendment to Ordinance No. 3665, Which Granted Special Use and Site Plan Approval for a Public Park to the Wheeling Park

District, Associated with the Reconstruction of the Wheeling Aquatics Center Facility

See the Findings of Fact for Docket No. PSU26-0003, PV26-0006 & PV26-0007.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PSU26-0003, granting an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park, to the Wheeling Park District, for the redevelopment of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Architectural Drawings prepared by Confluence, last revised 2/26/2026; Landscape Plan prepared by Confluence, last revised 3/27/2026; Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7H. Docket No.: PV26-0006

Applicant: Wheeling Aquatics Center Facility

Address: 105 Community Boulevard

Request: Request for a Variation to Reduce the Minimum Required Number of Parking Spaces from 356 Spaces to 192 Spaces Associated with the Redevelopment of the Wheeling Aquatics Center

See the Findings of Fact for Docket No. PSU26-0003, PV26-0006 & PV26-0007.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV26-0006 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 number of parking spaces from 356 spaces to 192 spaces for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7I. Docket No.: PV26-0007

Applicant: Wheeling Aquatics Center Facility

Address: 105 Community Boulevard

Request: Request for a Variation to Increase the Uniformity (Avg/Min) Lighting Level from 4:1 to 6:1 Associated with the Redevelopment of the Wheeling Aquatics Center

See the Findings of Fact for Docket No. PSU26-0003, PV26-0006 & PV26-0007.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. Docket No. PV26-0007 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Photometric Plan prepared by Confluence, last revised 3/27/2026; Project Description Letter prepared by Confluence, last revised 2/26/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7J. Docket No.: PSPMAJ25-0006

Applicant: Wheeling Aquatics Center Facility

Address: 105 Community Boulevard
Request: Request for Major Site Plan and Building Appearance Approval for the Construction of the Wheeling Park District Aquatics Center and Associated Site Improvements

Secretary Sprague reported that the applicant requested a major site plan and building appearance approval for the construction of the Wheeling Park District Aquatics Center and associated site improvements.

Mr. Robles read the proposed conditions:

1. Major site plan and appearance approval are contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use associated with operation of a public park), PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); and Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio).
2. A building permit must be obtained from the Community Development Department prior to commencing any construction of the aquatics center or parking lot, which shall include the following items to be submitted with the building permit application:
 - a. Architectural elevations/details for the pergola structure proposed over the concessions seating area.
 - b. Construction-ready irrigation plans.
 - c. Specification for the trash enclosure panels and gates indicating the color of the composite material.
 - d. Detailed product specifications for any shade structures and umbrellas, cabanas, party shelters, etc., including identification of material(s) and color(s).
3. An unobstructed access path, a minimum of eighteen (18) inches in width, shall be maintained within the landscaped area to provide access to the fire department connection.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PSPMAJ25-0006, granting major site plan and building appearance approval for the construction of the Wheeling Park District aquatics center and associated site improvements for the property located at 105 Community Boulevard, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in substantial compliance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Architectural Drawings prepared by Confluence, last revised 2/26/2026; Bike Rack Detail by DuMor, Inc. Sheets 1-2; Landscape Plan prepared by Confluence, last revised 3/27/2026; Materials Sample Board prepared by Confluence, last revised 2/26/2026; Mechanical Unit Specification and Envisor® Screening Detail; Photometric Plan prepared by Confluence, last revised 3/27/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; Rendering prepared by Confluence , last revised 2/26/2026; Site Plan Drawings prepared by Confluence, last

revised 3/27/2026; Stormwater Report prepared by Gewalt Hamilton Associated, Inc., dated 12/12/2025; and subject to the following conditions:

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 Sprague moved, seconded by Commissioner Myer, to approve the Minutes of the Regular Meeting of April 22, 2026 (including the Findings of Fact for Docket Nos. PV25-0014, PV25-0015, PV26-0008, PV25-0016, and PV26-0005).

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: Karl

There being six affirmative votes, the motion was approved.

8. OTHER BUSINESS

There was no other business.

9. ADJOURNMENT

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to adjourn the meeting at 8:32 p.m. The motion was approved by a voice vote.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0005
Request for a Special Use to Permit a Recreation and Instruction Facility
for Iron Fist Boxing and Fitness
1475 Wheeling Road, Suite 120

Chairman Johnson called Docket No. PSU26-0005. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that the special use approval was for a recreation and instruction facility in the I-2 (light industrial and office) and I-3 (general industrial) zoning districts. Secretary Sprague reviewed the special use requirements.

Mr. Robles reported that the facility would offer both individual training and structured programs. The classes would be offered between 9:00 a.m. and 11:00 a.m. and in the evenings from 5:00 p.m. to 9:00 p.m. There was no specified number of employees, so one condition required that at least one employee must be on site at all times. Staff recommended approval.

Mr. Robles read the proposed conditions for Docket No. PSU26-0005:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.
3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.
4. All activities shall be conducted entirely within the indoor facility.
5. 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.

The applicant, Eric Ocampo, stepped to the podium and was sworn in. He reported that he offered group boxing classes, including children's classes and adult boot camps.

Commissioner Sprague asked if there was a bathroom. Mr. Ocampo reported that there were public bathrooms in the hallway.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to approve Docket No. PSU26-0005, granting Special Use approval to permit a recreation and instruction facility for Iron Fist Boxing and Fitness, located at 1475 Wheeling Road, Suite 120, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter dated 3/10/2026; Floor Plan received by the Village on 3/11/2026, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.
3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.
4. All activities shall be conducted entirely within the indoor facility.
5. 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, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Mr. Robles noted that the applicant would attend the Village Board meeting on June 1, 2026.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0005.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

DRAFT

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0002
Request for an Amendment to Ordinance No. 2024-5678, which Granted Special use for Final Planned Unit Development (PUD) Approval for the Forest View Mixed-Use Development
Forest View, LLC
350 E Dundee Road

Chairman Johnson called Docket No. PSU26-0002. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that the property owner was seeking an amendment to Ordinance No. 2024-5678. He reviewed the requirements for consideration of a text amendment.

Mr. Robles reported that the petitioner was seeking amendments to its final PUD to modify certain components of the development. The modifications included the building exterior, lighting, and some internal layout modifications. The approved final PUD included black metal awnings along the exterior, installed on the majority of the building between the first and second floors, whereas the petitioner proposed an open frame. The awnings did include recessed lighting, and the new proposal included exterior rope lighting recessed into the façade. A couple of the light poles were being increased from 23 to 30 feet to provide consistency throughout the site. There were varying light poles with different heights. A revised photometric plan was provided to demonstrate that the lighting levels would not affect neighboring properties and would comply with the standards. There were some modifications to the second through fourth floor residential units to refine them and provide additional details. There were also adjustments to the efficiency studios, bringing the total to 10. The outdoor decks were resized to provide more space for the fourth-floor units and were equipped with divider walls for privacy. Staff recommended approval, subject to two conditions.

Boris Stratievesky and Dennis Stratievesky stepped to the podium. Boris Stratievesky reported that the new average size for the efficiency units was 633 square feet. He discussed that they were dealing with an existing structure and had to go column by column, but they were able to increase the efficiency units to one-bedroom units. There was also more space available for other units, so the one-bedroom units were converted to two-bedroom units. He discussed the awnings and reported that the original PUD did not require a roof cover. The lights themselves, if installed in the openings, would likely be unsightly and potentially be dangerous to the elements.

Chairman Johnson asked if the uplighting would remain. Boris Stratievesky reported that it would remain. He noted that there were also some changes to the streetlights.

Thomas W. stepped to the podium. He reported that they reduced the balcony areas on the fourth

floor due to structural constraints. The walls were moved, and the balconies were decreased to keep the exterior walls sitting on the existing beam. Boris Stratievesky added that they wanted to build within the existing structure rather than creating additional beams.

Commissioner Riles had no questions.

Commissioner Smart had no questions but commented that the building looked great.

Commissioner Hyken had no questions but commented that the building looked great and he liked the lighting.

Commissioners Sprague and Karl had no questions.

Commissioner Myer had no questions but agreed that the building looked great.

Mr. Goldman stepped to the podium to provide public comment. He stated that their initial issue was that one of the lights was shining directly into their bedroom. He stated that the light had since been turned off, but he wanted to ensure that it remain off or that the light have a shield on it.

Boris Stratievesky reported that the light would be turned off, and they had also been waiting for a shield. Mr. Robles added that the original PUD included the requirement that the lights have shields.

Chairman Johnson stated that he liked the rendering with the lighting.

Mr. Robles read the proposed conditions for Docket No. PSU26-0002:

1. Construction shall be in substantial compliance with the Detail Sheet, Elevations, Floor Plans and Lighting Plans last revised 4/21/2026, as well as the plans and documents of the Final PUD approved under Ordinance No. 2024-5678 not expressly modified and/or replaced by this Docket No. PSU26-0002.
2. All required Wheeling construction permits shall be obtained prior to commencement of any work.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve Docket No. Docket No. PSU26-0002, granting an amendment to Ordinance No. 2024-5678, which granted special use for Final Planned Unit Development (PUD) approval for the Forest View Mixed-Use Development located at 350 E. Dundee Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.09 Planned Unit Developments, and associated sections, and in accordance with the Petitioner's Project Description Letter prepared by Dennis Stratievsy, dated 4/23/2026; Detail Sheet A305 prepared by JSM Architect, last revised 4/21/2026; Elevations prepared by JSM Architect, last revised 4/21/2026; Floor Plans prepared by JSM Architect, last revised 4/21/2026; Lighting Plans prepared by PG Enlighten, last revised 4/21/2026; and subject to the following conditions:

1. Construction shall be in substantial compliance with the Detail Sheet, Elevations, Floor Plans and Lighting Plans last revised 4/21/2026, as well as the plans and documents of

Findings of Fact and Recommendation

DOCKET NO. PSU26-0002

the Final PUD approved under Ordinance No. 2024-5678 not expressly modified and/or replaced by this Docket No. PSU26-0002.

2. All required Wheeling construction permits shall be obtained prior to commencement of any work.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0002.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0006
Request for a Special Use to Permit a Recreation and Instruction Facility for Marigym
228 McHenry Road

Chairman Johnson called Docket No. PSU26-0006. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that the applicant was seeking special-use approval to operate a recreation and instruction facility. He read the requirements for special use.

Mr. Robles reported that the request was to allow Marigym to provide structured programming for children, including gymnastics, dance, choreography, and related fitness activities. The program instruction was intended for children ages 3 to 14, with an intended class size of up to 12. The proposed hours of operation were 6:00 to 8:00 p.m. on Mondays and Wednesdays, 5:30 to 7:30 p.m. on Tuesdays and Wednesdays, 5:00 to 7:00 p.m. on Fridays, and 10:00 a.m. to 1:00 pm on Saturdays. There were no outdoor activities or any food. Staff recommended approval subject to five conditions.

Elina Dzeluri stepped to the podium to be sworn in. She reported that she had been a gymnastics coach for eight years. She had recently moved to the Village of Wheeling and wanted to upgrade to a studio. She clarified that there would be no more than eight children in the three-to-five-year-old age group. She stated that it was intended for fun rather than competitive sport.

Commissioners Myer, Karl, and Sprague had no questions.

Commissioner Hyken had no questions and thanked Elina Dzeluri for attending the Village of Wheeling meeting.

Commissioner Smart had no questions and commented that the facility looked fun.

Commissioner Riles had no questions and wished her luck with her business.

Chairman Johnson asked whether the hours of operation coincided with the restaurant next door's busiest time. Elina Dzeluri stated that they had parking right in front of their space, and they would not allow parents to park on the curb.

Mr. Robles read the proposed conditions for Docket No. PSU26-0006:

1. Any significant expansion of hours or modification to the operating schedule, as presented

Findings of Fact and Recommendation

DOCKET NO. PSU26-0006

- in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
 3. No food preparation and/or service shall be permitted at the facility.
 4. All activities shall be conducted entirely within the indoor facility.
 5. 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.

The Commissioners had no further questions.

MOTION: Commissioner Smart moved, seconded by Commissioner Sprague to approve Docket No. PSU26-0006, granting Special Use approval to permit a recreational and instructional facility for Marigym, LLC, located at 228 McHenry Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Elina Dzeluri dated 4/26/2026; Floor Plan dated 3/26/2026; and subject to the following conditions:

1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food preparation and/or service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. 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, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve closing Docket No. PSU26-0006.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

DRAFT

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0007
Request for a Special Use to Permit an Animal Hospital for Orsini Animal Hospital,
PLLC
751 N. Milwaukee Avenue

Chairman Johnson called Docket No. PSU26-0007. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that the special use approval was to operate an animal hospital, zoned MXC (Mixed Commercial and Residential Use). He reviewed the special use requirements.

Mr. Robles reported that the special use would provide for individualized care for feline and canine patients. A veterinary hospital formally occupied the space. Staff clarified with the petitioner that the facility would not include overnight boarding or any grooming services. The proposed hours of operation were 9:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 12:00 p.m. on Saturdays. The dedicated pet relief area would remain. Staff recommended approval subject to four conditions.

Anna Krystek and Brett Hoepfner stepped to the podium to be sworn in. Anna Krystek reported that they wanted to make the space a fear-free and feline-friendly veterinary hospital. It was currently set up as an urgent care, with all exam rooms on one side. There would be a dedicated feline entrance and exam area to decrease stress. All of the renovations were within the hospital. The pet relief area would be monitored in the morning, afternoon, and evening. There was a hose that could be attached to a nearby spigot to clean the area. There was a nearby restaurant, but there was a privacy fence. The goal was to reduce the sound and barking, as they were triggering the pets. The pets would not be kept in the hospital unless required. The amount of parking should be sufficient for the number of appointments. The appointments would be 30 minutes for established patients and 60 minutes for new patients, and they would be staggered.

Brett Hoepfner, the builder and architect, stated that they worked on building veterinary clinics. He noted that most of the changes were mainly cosmetic and none were major.

Commissioner Riles asked if only dogs and cats would be cared for. Anna Krystek stated that there were occasional rabbits, but it would not be the main focus since there would not be a separate area. The main focus was on cats and dogs. There would be no birds or reptiles.

Commissioner Riles asked if there would be emergency services offered. Anna Krystek stated that she would refer someone with an emergency to a hospital, but if a pet needed to stay overnight for a non-emergent issue, they would be able to take care of it.

Findings of Fact and Recommendation

DOCKET NO. PSU26-0007

Commissioner Riles asked how items from surgical procedures were disposed of. Anna Krystek reported that there were sharps containers, and a local company would handle them. There were also special bins for hazardous materials.

Commissioner Smart emphasized the importance of regularly cleaning up the pet relief area. Anna Krystek stated that there would be scheduled times throughout the day, with the receptionist checking them during any downtime. Brett Hoepfner added that there was also a disposal container for clients to pick up their own waste.

Commissioner Hyken had no questions.

Commissioner Sprague asked whether there was a limit on the number of surgeries that could be performed. Anna Krystek stated that she did not do orthopedics, but she could perform soft-tissue surgeries. They could diagnose orthopedic issues, but the surgeries would be referred out.

Commissioner Sprague asked if there would be any walk-ins allowed. Anna Krystek stated that it would be mainly appointments, but they would not turn away walk-ins if they had space. They would not be advertising as a walk-in clinic.

Commissioner Karl asked if the pet relief was a turf surface and how it worked. Brett Hoepfner stated that there was a gravel base beneath the turf and that urine would then go straight down into the soil. If there was lingering contamination, it would be washed into the ground.

Commissioner Myer had no questions.

Chairman Johnson asked if typical vet appointments would be taken. Anna Krystek confirmed that they would be having typical vet appointments.

Mr. Robles read the proposed conditions for Docket No. PSU26-0007:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.
2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.
3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
4. 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.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. Docket No. PSU26-0007, granting Special Use approval to permit an animal hospital for Orsini Animal Hospital, located at 751 N. Milwaukee Avenue, as required in Title 19, Zoning, of

Findings of Fact and Recommendation

DOCKET NO. PSU26-0007

the Wheeling Municipal Code, Chapter 19-10 Use Regulation, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anna Kryustek, DVM dated 3/25/2026; Floor Plan prepared by RWE Planning + Design; and subject to the following conditions:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.
2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.
3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
4. 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, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0007.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Mr. Robles noted that the applicant would attend the Village Board meeting on June 1, 2026.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0009
Request for a Special Use to Permit an Animal Hospital for Orsini Animal Hospital,
PLLC
751 N. Milwaukee Avenue

Chairman Johnson called Docket No. PSU26-0009. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that the applicant was seeking special-use approval to operate a tutoring center, classified as a recreation and instruction facility. He reviewed the special use requirements.

Mr. Robles reported that the tutoring center would provide structured instruction in early childhood development, art education, literacy, and mathematics. The program was intended for children from 12 months to 15 years. The small groups would consist of approximately four children and last 45 to 60 minutes. The proposed hours were 9:00 a.m. to 8:00 p.m. on Monday through Friday and 9:00 a.m. to 2:00 p.m. on Saturday. There would be no food or food preparation on site and no sleeping or nap services. Staff recommended approval subject to six conditions.

Anastasiya Fedorenko stepped to the podium and was sworn in. Anastasiya Fedorenko reported that she operated a similar business in Ukraine for over 10 years, and that it was still running there. She stated that they wanted to use their experience in the Village of Wheeling. The main area would focus on early child development, including speech initiation and sensory classes. They hoped to later expand to art classes and school readiness. Parents always remained on-site. For one to four-year-olds, parents participated. For older children, parents could observe classroom activities via cameras.

A video was shared.

Commissioner Myer asked whether there was only one bathroom area and whether there was anything outside the suite. Anastasiya Fedorenko stated that there was only one bathroom, but no other bathrooms were needed since each class had no more than four children. Commissioner Myer asked whether the kitchen was only for employees, and Anastasiya Fedorenko confirmed that it was.

Commissioner Karl had no questions and commented that the video was helpful.

Commissioners Sprague and Hyken had no questions.

Commissioner Smart had no questions and also commented that the video was helpful.

Commissioner Riles asked about the number of staff. Anastasiya Fedorenko stated that it was her and her business partner, and they would see if they needed to grow. She stated that there was generally a large break in the middle of the day when children were in school or napping.

Chairman Johnson asked if the bathroom was ADA-compliant. Mr. Robles stated that they would check for ADA compliance regarding hardware. Chairman Johnson asked what the kitchen would be used for. Anastasiya Fedorenko stated that they would use it for employees, but they had not yet used it.

Mr. Robles read the proposed conditions for Docket No. PSU26-0009:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.
6. 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.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. Docket No. PSU26-0009, granting Special Use approval to permit a recreational and instructional facility for Children's Success Limited, located at 714 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anastasiya Fedorenko; Floor Plan Received by the Village on 4/27/2026; and subject to the following conditions:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.

5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.
6. 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, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Hyken moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0009.

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: May 13, 2026

Re: Docket No. PSU26-0003
Request for an Amendment to Ordinance No. 3665, Which Granted Special Use and Site Plan Approval for a Public Park
Wheeling Park District
105 Community Boulevard

Docket No. PV26-0006
Request for a Variation to Reduce the Minimum Number of Required Parking Spaces
Wheeling Park District
105 Community Boulevard

Docket No. PV26-0007
Variation to Permit an Increase in the Maximum Lighting Uniformity Ratio
Wheeling Park District
105 Community Boulevard

Chairman Johnson called Docket No's. PSU26-0003, PV26-0006 and PV26-0007 on May 13, 2026. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, Karl and Smart. Also present were Assistant Community Development Director Steve Robles, Village Attorney Mallory Milluzzi, Village Engineer Kyle Goetzelmann and Fire Inspector Robert Niemiec.

Secretary Sprague reported that Confluence, Inc., at 325 W. Huron Street, Suite 602, Chicago, Illinois, on behalf of the Wheeling Park District, property owner, is seeking an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park to the Wheeling Park District, associated with the reconstruction of the Wheeling Aquatics Center Facility located at 105 Community Boulevard, which is zoned MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family). The requirements for a text amendment were reviewed.

Mr. Robles reported that the Wheeling Park District ultimately requested an amendment to its special use Ordinance No. 3665. The underlying use of a public park remained unchanged, but the amendment included a substantial reconfiguration. The proposed development involved demolishing the entire existing aquatic center and replacing it with a new pool house, center, bathhouses, and concessions. A primary change in the site layout was the reorientation of the main building access from a north-facing entrance to a west-facing entrance. The proposed parking lot improvements included reconfiguring the lot for improved stormwater control and a full landscape treatment. The primary building consisted of a bathhouse and concessions, separated by a guest plaza. The primary exterior material would be precast with a wave pattern. The design also included simulated wood soft panels and prefinished metal fascia in varying colors. The separate mechanical building would utilize the current entry and would involve many of the same design elements as the main building.

Jan Buchs, Executive Director of the Wheeling Park District; Terry Berkbuegler, Confluence, Inc.; and Don Matthews, with Gewalt Hamilton Associates, Inc., stepped to the podium and were sworn in.

Jan Buchs reported that the current capacity at the Aquatic Center was 1,500, and they never planned to reach the maximum allowed by the Health Department. She stated that the intention was to open in 2027. She thanked the Village Staff for all of their help.

Terry Berkbuegler extended his appreciation to the Village Staff for all of their assistance. He reported that the change to the entrance improved the circulation throughout the parking lot and the area. The new facility was approximately the same size, and the primary area that increased was the number of fixtures required to meet code. There was no anticipated increase in attendance, and it was not operationally set up for one, so the parking layout would be sufficient. There were brighter lights due to the spread of the fixtures and needing enough light, but the light did not affect the neighbors. Terry Berkbuegler reviewed the facility layout, noting the location of the bathhouses and welcoming plaza. The adult pool replaced the original peanut pool structure. Architecturally, the primary material was precast concrete with a lighter color, intended to emulate the flow of water through waves and bubbles. There was a patio outside the facility with views of the amphitheater and access to concessions and restrooms. Renderings of the exterior façade were presented. The primary purpose of the breezeway was to provide access to campers who walked over and to emergency services. Renderings of the landscaping were presented, and the goal was to ensure people did not think those areas were for parking.

Commissioner Myer asked if the existing poles were being used, but just the fixture was changed. Terry Berkbuegler confirmed that this was the case, and they were changing the lights to LED. Commissioner Myer asked about bicycle racks and ADA compliance. Terry Berkbuegler reported that there were bicycle racks. The facility was fully ADA accessible. People could come into the facility right off the parking lot. Once inside the facility, there was an accessible route into the adult pool or main area. There was also accessibility in the pool.

Commissioner Karl asked if there was additional retention and referred to "O" on the rendering. Terry Berkbuegler noted that the area referred to was landscaping within the facility. Donald Matthews noted that detention was handled within the lakes themselves. There was a bio-retention zone and two depressed islands in the parking lot to allow water to run into them.

Chairman Johnson stated that he loved the building's look and liked that the west-side parking lot was in use. He raised concerns about lighting impacting others and the parking for any events at the amphitheater. Terry Berkbuegler reported that shields would be placed on the lighting. For events at the amphitheater, they did not anticipate that they would coincide with peak pool times. They examined peak data, and the total attendance throughout the day previously was 1,800. Chairman Johnson asked if there would be any shaded areas. Terry Berkbuegler noted that there was shade around the adult pool, some cabanas, two large rental tents for shade, and permanent umbrellas on the lawn. It was also easy to add more if needed.

Commissioner Hyken commented that the community was making a significant sacrifice by going without a pool for a year, but the result would be well worth it.

Commissioner Smart asked if everyone would still come down Community Drive to park. Terry Berkbuegler stated that some would come through Northgate. Jan Buchs added that the access was also opened on the west side, and the hope was to direct more traffic to that entrance. The

Findings of Fact and Recommendation

DOCKET NO'S. PSU26-0003, PV26-0006 & PV26-0007

goal was to direct aquatic center users away from the in-between area. Commissioner Smart asked if the parking spaces had changed from 2025 to 2027. Jan Buchs stated that there was only an eight-space reduction. Terry Berkbuegler added that there was also a dedicated drop-off area that was not previously there. Commissioner Smart asked about stormwater management and Village credits. Don Matthews stated that when the lakes were originally constructed, there was excess storage for both detention and flood storage. The majority of credits were being used for detention, but no flood storage was lost, so no credits were used for that. There was only a new half-acre of development, but rainfall amounts had changed since the lakes were created.

Commissioner Riles raised concerns about parking amid all the ongoing events and asked whether accommodations would be made to avoid confusion. Terry Berkbuegler stated that much of it would come down to programming. The facility and events were there, but the parking was more efficient, and the entrance had changed. Commissioner Riles asked whether people attending the concerts would have access to seating. Terry Berkbuegler stated that it would be open to anyone, anytime, and the seating was in the area. Staff would be cleaning the area up.

Chairman Johnson asked what the normal hours were for the aquatic center. Jan Buchs reported that they were typically 10:00 a.m. to 7:00 p.m.

Mr. Robles read the proposed conditions for Docket No. PSU26-0003:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PSU26-0003, granting an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park, to the Wheeling Park District, for the redevelopment of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Architectural Drawings prepared by Confluence, last revised 2/26/2026; Landscape Plan prepared by Confluence, last revised 3/27/2026; Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Secretary Sprague reported that the applicant requested a variation to reduce the minimum number of parking spaces from 356 to 192 for the redevelopment of the Wheeling Aquatics Center Facility.

Mr. Robles reported that the off-street parking ratio required one space per eight bathers, and based on the maximum capacity of 2,847, the total required parking was 356. The bather capacity was derived from Illinois Department of Public Health standards and did not reflect the facility's anticipated operational capacity. With the immediate available parking, there was a deficiency in terms of quantity, but there was a more even distribution of parking throughout the Heritage Park facility. Many of the guests at the Aquatic Center also arrived by multiple modes of transportation, thereby reducing parking demand.

Mr. Robles read the proposed conditions for Docket No. PV26-0006:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. PV26-0006 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 number of parking spaces from 356 spaces to 192 spaces for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

On the roll call, the vote was as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Secretary Sprague reported that the applicant requested a variation to increase the uniformity lighting level from 4:1 to 6:1 associated with the redevelopment of the Wheeling Aquatics Center. He reviewed the zoning variation requirements.

Mr. Robles reported that the landscaping incorporated a variety of canopy and understory trees distributed throughout the site. There would be an irrigation system combining drip irrigation and a sprinkler system. The new lighting was incorporated, including building-mounted lighting and lighting throughout the building. The fixtures were outdated, which complicated meeting the 4:1

Findings of Fact and Recommendation

DOCKET NO'S. PSU26-0003, PV26-0006 & PV26-0007

ratio. The staff encouraged the reuse of existing lighting features, which led to the variance request.

Mr. Robles read the proposed conditions for Docket No. PV26-0007:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve Docket No. Docket No. PV26-0007 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Photometric Plan prepared by Confluence, last revised 3/27/2026; Project Description Letter prepared by Confluence, last revised 2/26/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer to approve closing Docket No's. PSU26-0003, PV26-0006 and PV26-0007.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.