



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.