



**Wednesday, June 24, 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. PSU26-0010, Request for Special Use Approval to Permit a Recreational and Instructional Facility for D-BAT Baseball and Softball Training Academy (100 Chaddick Drive).

 8. **Approval of Minutes**
 - A. Approval of Minutes of the Regular Meeting of June 10, 2026.

 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 24, 2026
FROM: Marcy Knysz, Village Planner
SUBJECT: Docket No. PSU26-0010, Request for Special Use Approval to Permit a Recreational and Instructional Facility for D-BAT Baseball and Softball Training Academy (100 Chaddick Drive).

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0010**, granting Special Use approval to permit a recreational and instructional facility for D-BAT Baseball and Softball Academy, located at 100 Chaddick Drive, 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 received by the Village on 5/22/2026; Floor Plan received by the Village on 5/5/2026, 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. Parties and gatherings shall be limited to facility participants, teams, and patrons and shall be incidental to the principal use.
3. Tournaments and similar competitive events/exhibitions shall be prohibited.
4. All activities shall be conducted entirely within the indoor facility.
5. No refuse, garbage, or waste materials shall be stored outdoors unless screened within a code-compliant trash enclosure. Prior to construction of any trash/refuse enclosure, the petitioner shall obtain Site Plan approval from the Plan Commission and submit a permit application to the Community Development Department.
6. Prior to the issuance of a Certificate of Occupancy, the following items shall be completed:
 - a. Permits shall be obtained and plans submitted by an Illinois-licensed sprinkler contractor for review and approval of any required fire sprinkler system modifications.
 - b. Permits shall be obtained and plans submitted for review and approval for any required fire alarm system modifications.
7. 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.

EXECUTIVE SUMMARY

Docket No. PSU26-0010: Trevor Haley (2000 Ovaltine Court, Unit 104, Villa Park, IL 60181), lessee, is seeking special use approval to permit a recreational and instructional facility for "D-BAT Baseball and Softball Training Academy", located at 100 Chaddick Drive, Wheeling, IL 60090, which is zoned I-1 (Light Industrial and Office) and I-3 (General Industrial), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Travor Haley, Choose Today LLC

Address: 100 Chaddick Drive

Building size: 71,538 sq. ft. (leased space: 17,000 sq. ft.)

Property Size: 174,145 (4.0 acres)

Neighboring Property Land Use(s):

North: Residential

East/West: Industrial

South (across Chaddick Dr.): Industrial

Existing Use of Property: Multi-tenant industrial building

Existing Zoning: I-1 (Light Industrial and Office) / I-3 (General Industrial)

Comprehensive Plan Designation: Industrial

Zoning History: None

SUMMARY OF REQUEST

The petitioner, D-BAT Baseball and Softball Training Academy, requests special use approval to permit a recreational and instructional facility to operate an indoor baseball and softball training facility to be located at 100 Chaddick Drive.

SPECIAL USE ANALYSIS

A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

The Petitioner is seeking Special Use approval to operate an indoor baseball and softball training facility that will offer a variety of training and recreational activities, including:

- Team practices and skills training area
- Individual and group instruction
- Camps and clinics
- Batting cages and live batting practice hitting lanes
- Pitching tunnels
- Video assessment room
- Lounge / party room
- Pro Shop
- Spectator and parent seating area

Photographs of the Petitioner's existing D-Bat facility in Mokena have been provided for reference.

As outlined in the Petitioner's Project Description Letter (attached), the proposed hours of operation are Monday through Thursday from 10:00 a.m. to 9:00 p.m., Friday and Saturday from 10:00 a.m. to 7:00 p.m., and Sunday from 2:00 p.m. to 6:00 p.m. The facility is expected to employ approximately eight staff members, including a general manager, business manager, batting cage attendants, coaches, and instructors.

The anticipated maximum occupancy would be approximately 50 participants at any given time, with an average

daily occupancy of approximately 25 participants. Attendance is expected to increase during the winter months and during periods of inclement weather.

As summarized above, the proposed facility would include a retail “pro shop”, which the Industrial Zoning District limits any sales to 10% of the total floor area. The proposed floor plan complies with the Village Code regarding the maximum limit on retail sales.

Staff has included a condition that parties and gatherings shall be limited to participants, teams, and patrons of the facility and shall be clearly incidental and subordinate to the principal baseball and softball training use. Tournaments and similar competitive events/exhibitions shall not be permitted. This limitation ensures the use remains consistent with the applicant’s stated operations and prevents the facility from functioning as a general event venue that would not align with the intent of the zoning district.

Standards for Special Use: The petitioner has submitted the following responses to the standards for special use. (Any staff comments follow the petitioner’s response)

1. State why the Special Use is necessary or desirable to provide a service or a facility which is in the interest of public convenience or need and will contribute to the general welfare of the neighborhood or village.

Petitioner: The proposed indoor baseball and softball training academy at 100 Chaddick Drive addresses a clear and growing demand for year-round athletic training facilities in the Wheeling area and surrounding communities. Due to seasonal weather limitations in northern Illinois, access to consistent, high-quality training space is limited for much of the year. This facility will provide a climate-controlled environment for youth and adult athletes to train safely and effectively. The use promotes physical health, youth development, and community engagement by offering structured programming, private instruction, and team training opportunities. It will serve local schools, park districts, and travel programs, complementing—not competing with—existing recreational resources. The property’s location within an established industrial corridor makes it particularly well-suited for this type of use. Indoor training facilities require large, open floor plans and high ceilings, which are characteristic of industrial buildings. By activating existing industrial space with a community-oriented use, the project contributes positively to the local economy and enhances the overall vitality of the area. The facility will also sell a variety of name brand baseball/softball gloves, bats, helmets, eyewear, apparel, travel packs, and training equipment. A significant portion of the space will be the D-BAT pro shop generating retail sales and providing sales tax to the Village.

Staff: The proposed special use for a recreational and instructional facility within the I-1 (Light Industrial and Office) and I-3 (General Industrial) Zoning Districts is desirable as such uses effectively utilize large, open floor areas suitable for indoor sports and other large-scale recreational activities and is compatible with typical I-1 and I-3 uses.

2. State how the Special Use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of the adjoining area or village and will not be injurious to property values or improvements in the vicinity.

Petitioner: The proposed use will operate entirely within the enclosed building at 100 Chaddick Drive and will not produce noise, vibration, odors, or emissions that would impact neighboring properties. Any sound generated by training activities will be contained within the structure. The facility will comply with all applicable building, fire, and life-safety codes, including occupancy limits, emergency access, and fire suppression systems. Operations will be supervised by trained staff to ensure a safe environment for all participants. Traffic associated with the use will consist primarily of passenger vehicles with scheduled arrival and departure times, reducing the likelihood of congestion or unsafe conditions. No heavy industrial traffic or hazardous materials are associated with the use. The presence of a professionally operated indoor recreational facility is expected to maintain or enhance nearby property values by introducing a clean, well-maintained, and community-focused use within the industrial area.

Staff: The proposed use will occur entirely within an existing building and will not alter the character of the area.

3. State how the establishment of the special use will not impede or interfere with the normal and orderly

development and improvement of surrounding property for uses permitted in the district.

Petitioner: 100 Chaddick Drive is located within a predominantly industrial area characterized by warehouse, light manufacturing, and flex-space uses. The proposed indoor training facility is consistent with these surrounding uses in terms of building type, scale, and operational characteristics. The use does not require significant exterior modifications or site alterations and will not interfere with the development potential of adjacent properties. Because all activities occur indoors and the use has relatively low intensity compared to traditional industrial operations, it will integrate seamlessly into the existing development pattern. Additionally, adaptive reuse of industrial space for recreational purposes reflects a broader trend in land use that enhances flexibility and long-term viability of industrial districts without displacing permitted uses. Furthermore, the Village of Wheeling's Heritage Park Sports Complex is located just north of the premises, which provides potential synergistic opportunities between the two facilities.

Staff: The proposed use will occupy a developed property with convenient public access that will not impede the surrounding properties.

4. State how the proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools or the petitioner will provide adequately for such services.

Petitioner: The property at 100 Chaddick Drive is fully served by existing public infrastructure, including roadways, water, sewer, stormwater management systems, and utilities designed to support industrial uses. The proposed training facility will place minimal demand on these services. Water and sewer usage will be limited to restrooms and minor ancillary uses, which are significantly less intensive than many permitted industrial uses. Police and fire protection services are readily available, and the facility will comply with all applicable safety codes, including fire alarms, sprinkler systems, and emergency access requirements. Refuse disposal will be handled through standard commercial services, with no hazardous waste generated. Overall, the use will not create any undue burden on municipal infrastructure or public safety services.

Staff: The proposed use will occur within an existing building that is currently served by public facilities. There are no proposed changes to the exterior of the building or site that would require additional public services.

5. State how the proposed use or development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Parking areas and driveways shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

Petitioner: The proposed use is not expected to generate significant traffic congestion. Activity at the facility will have staggered arrival and departure times throughout the day and evening. Most of the activity will occur M-F in the later afternoon and on weekends when are traffic and other industrial tenant uses are minimized. The industrial nature of the surrounding area—particularly along Chaddick Drive and connecting roadways—is designed to accommodate traffic volumes greater than those anticipated for this use. In fact, traffic generated by the facility is expected to be less intensive than many permitted industrial operations, which often include truck traffic and shift changes. Adequate off-street parking will be provided in accordance with Village requirements. Parking and site circulation will be designed to ensure safe vehicle movement, clear access points, and minimal conflict between vehicles and pedestrians. Furthermore, the main parking field will be closest to the main access points to the building which will reduce the distance from car to building access which is specifically in an area with no truck traffic. The site's location within an industrial corridor ensures that traffic will not be routed through residential neighborhoods.

Staff: The proposed use will be located within an existing development which shares parking with other tenants. Sufficient parking exists on site to service the proposed use.

6. State how the proposed use will comply with the regulations and stipulations specified for such use.

Petitioner: The proposed indoor training facility will comply with all applicable zoning, building, fire, and life-safety regulations established by the Village of Wheeling and other governing agencies. Interior improvements, including batting cages, turf areas, lighting, and safety netting, will be installed in accordance with code requirements. The facility will meet all occupancy, accessibility (ADA), and emergency safety standards. The applicant will obtain all necessary permits and approvals prior to occupancy and will work closely with Village staff throughout the review process to ensure compliance with any conditions associated

with the Special Use Permit. At this time, no deviations or exceptions are requested beyond the requirements for the Special Use Permit. The applicant is committed to full compliance with all applicable regulations and to operating the facility in a manner that reflects positively on the surrounding community.

Staff: The proposed use is consistent with the I-1 (Light Industrial and Office) and I-3 (General Industrial) Zoning Districts and the Comprehensive Land Use designation of Industrial.

STAFF REVIEW

Fire Department Review: The Fire Department’s comments have been incorporated into Staff’s recommended action.

Engineering Division Review: No comments from the Engineering Division related to the Special Use.

Staff Recommended Action: Staff recommends approval of the special use 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. Parties and gatherings shall be limited to facility participants, teams, and patrons and shall be incidental to the principal use.
3. Tournaments and similar competitive events/exhibitions shall be prohibited.
4. All activities shall be conducted entirely within the indoor facility.
5. No refuse, garbage, or waste materials shall be stored outdoors unless screened within a code-compliant trash enclosure. Prior to construction of any trash/refuse enclosure, the petitioner shall obtain Site Plan approval from the Plan Commission and submit a permit application to the Community Development Department.
6. Prior to the issuance of a Certificate of Occupancy, the following items shall be completed:
 - a. Permits shall be obtained and plans submitted by an Illinois-licensed sprinkler contractor for review and approval of any required fire sprinkler system modifications.
 - b. Permits shall be obtained and plans submitted for review and approval for any required fire alarm system modifications.
7. 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.

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use for the operation of a recreational and instructional facility, the appropriate motion would be to:

Recommend approval of Docket No. PSU26-0010, granting Special Use approval to permit a recreational and instructional facility for D-BAT Baseball and Softball Academy, located at 100 Chaddick Drive, 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 received by the Village on 5/22/2026; Floor Plan received by the Village on 5/5/2026, 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. Parties and gatherings shall be limited to facility participants, teams, and patrons and shall be incidental to the principal use.
3. Tournaments and similar competitive events/exhibitions shall be prohibited.
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Department.

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ATTACHMENTS:

Location and zoning maps (Staff)

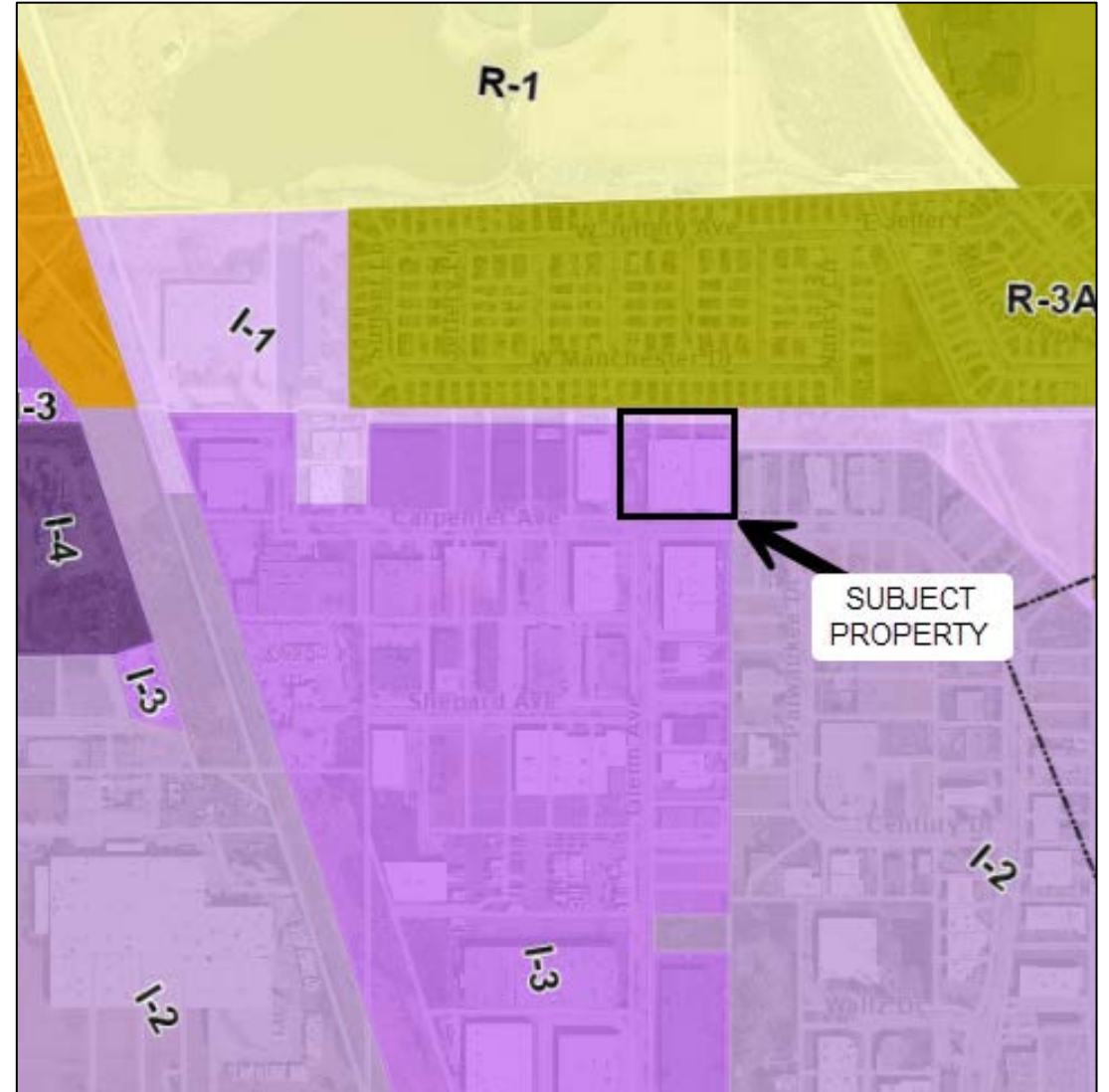
Petitioner's Project Description Letter received by the Village on 5/22/2026

Floor Plan received by the Village on 5/5/2026

Photographs of the Petitioner's existing D-Bat facility in Mokena



LOCATION MAP



ZONING MAP



Photo of parking lot facing north from entrance.



Photo of main building entrance facing north from Chaddick Drive.



Photo of the dock on the east end of the building facing north from Chaddick Drive.

TREVOR M. HALEY J.D., M.S.

Elmhurst, IL 60126 |

| (412) 297-9574

MLB Scouting Professional and Front Office Professional | 18 Years MLB Scouting Experience |
Licensed Attorney and 2006 Graduate of Marquette Law School

To whom it may concern,

RE: D-BAT WHEELING BASEBALL & SOFTBALL ACADEMY

I am writing to formally express my interest in leasing the property at 100 Chaddick Drive to develop and operate a D-BAT Baseball & Softball Academy serving Wheeling, IL and the surrounding communities. I have secured exclusive territorial rights with D-BAT for this area and am fully committed to building a flagship indoor training facility that will be an asset to your property, the Village of Wheeling, and local baseball and softball families.

Based on demographic analysis, the strength of local youth sports participation, and the proven performance of comparable D-BAT locations, we estimate that this location can support approximately \$2 million in annual gross sales at maturity. This projection reflects D-BAT's diversified revenue model—cage rentals, instruction, memberships, camps, clinics, team services, and pro shop sales.

Our initial interaction and feedback from the Village of Wheeling have been very positive. The Village has expressed enthusiasm about potential synergies with Heritage Park's baseball and softball fields, including collaborative programming, camps, and events. This alignment positions the site to generate consistent, year-round traffic and serve as a true community asset.

From an operator perspective, I bring more than 20 years of experience in baseball, including extensive time working within the amateur and youth baseball ecosystems. Over two decades, I have built deep relationships with high school coaches, travel baseball organizations, instructors, training facilities, and college recruiting networks—both locally and nationally. These connections will be instrumental in building a strong customer base and establishing immediate credibility in the Wheeling market. I also maintain a broad network of professional and baseball-related contacts throughout the Chicago area that will help accelerate growth and ensure this location becomes a premier training destination.

On the financial side, in addition to my own capital and that of my partner, who owns and operates the D-BAT franchise in Mokena, Illinois, along with bank financing, I am confident that with equity capital committed to this project ensures we can deliver a first-class facility for the community and surrounding Chicagoland area.

D-BAT provides a best-in-class franchise model, combining professional-quality facilities with multiple revenue streams and a highly successful membership-based structure. Facilities are clean, well-maintained, climate-controlled environments that attract families seven days a week, creating stable, predictable traffic for the property and supporting long-term tenancy.

We recognize local ball players have a number of choices when they are selecting training and equipment. We want D-BAT Wheeling to be the first indoor training facility that comes to mind when players and teams think of training and instruction in Chicago's Northern suburbs. Therefore, we will strive to deliver a first-class experience. From the time the customer calls for reservation/information until they have completed their training and left for the day, our objective is to offer them quality service throughout their experience.

We believe this will be achieved by creating an outstanding image by providing a fun, clean, safe and educational environment. All signage and logos will be professionally printed and applied. All pro shop furnishings and displays will be new and immaculately maintained. Training areas, aids and equipment will be the best in the industry, clean and maintained at top performance.

D-BAT Wheeling will be a state-of-the-art facility, with 12 turfed batting and pitching cages, a computerized reservation and scheduling system, automated credit card approval, clean safe cages and equipment, and a roomy inviting place for parents to sit and watch, and a video room for digital analysis.

We will offer cages for pitchers to work on player mechanics or hitters to work on their swing. Teams or groups can rent cages and use them for either individual training or remove the netting for team training.

Additionally, we will offer a fully stocked Pro Shop geared toward teams and players alike. When customers walk into the facility, they will be welcomed by a fully stocked, professionally constructed Pro Shop offering the latest varieties of baseball and softball gloves, bats, clothing, equipment and protective gear offered by companies such as Easton, Rawlings, and more.

Following are several operational details to provide you with a better understanding of the D-BAT program:

- **Anticipated number of students/participants**

Maximum number of participants at any given time is 50. Average number of participants at any given time is 25. During the winter months and during inclement or hot spring/summer weather, the facility will have a higher participant level. Participation may be a bit lower during more temperate weather days.

- **Number of employees present during each shift.**

Front of house staff: 2-3 people including General Manager and Business Manager who will handle scheduling, accounting, clerical, and operational duties. They will also oversee the pro shop. Batting cage staff: 1-2 instructors provide individualized instruction. There will be times when coaches/instructors will accompany their group and this would add another 2-3 coaches/instructors at peak times.

- **Days and hours of operation**

M-Th: 10am to 9pm, F/Sa: 10am – 7pm, Sun: 2p – 6pm (and subject to change)

Activities to occur within the facility (batting cages, pitching lanes, practices, instruction)

- Individual Cage use
- Instruction
- Camps and clinics
- 3 swipe card operated batting cages
- 9 live batting practice hitting lanes with "L" screens
- 3 pitching tunnels
- a team skills area
- a video assessment room
- a lounge for both players and parents
- a fully stocked Pro Shop
- an events room for birthday parties
- a staff of professional instructors dedicated to sharpening ballplayers' skills both physically and mentally.

- **Identification of proposed spectator/parent seating areas, including anticipated capacity**

While most parents will drop their older kids off and then pick them up, there will be an area for parents to sit/relax while their kids are in the facility. This will be in a section of the front office/pro-shop area. There may be a viewing area outside the batting cage room for parents to watch or they can sit by the actual cages.

- **Indication of whether summer camps or other large group events are proposed**

The cages are primarily for individual instruction (hitting and pitching) or small groups of 2-4 per cage. At times, groups/teams (15-30 kids) may be receiving group instruction at any particular time throughout multiple cages in the facility. But the majority of the use will be individual practice and instruction.

- **Activities/training sessions will be scheduled to minimize overlapping parking and pick up/drop off congestion.**

All drop-offs will be located in the parking lot along the west side of the building. Again, most of the use will be by individuals and smaller (2-4 participants) rather than larger groups.

- **All activities will occur inside the D-BAT facility premises. No outside play will occur.**

I view this lease not as a short-term arrangement but as the beginning of a long-term partnership with the property owner and the greater Wheeling area. I take great pride in character, honesty, and professionalism, and I am prepared to provide personal and professional references who can speak to my integrity and reliability.

Sincerely,

Trevor M. Haley

Trevor M. Haley

Managing Partner, D-BAT Wheeling



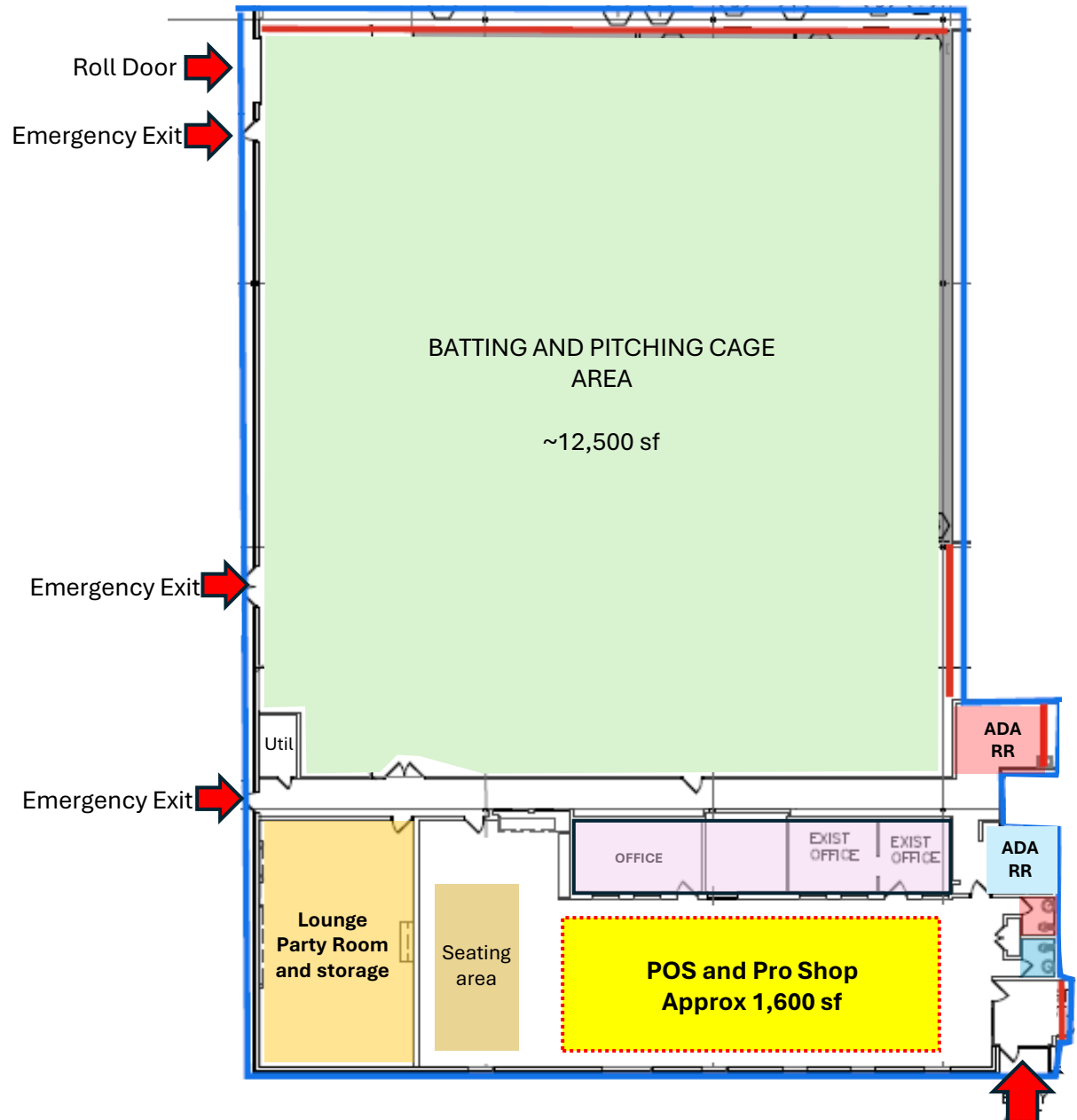
Preliminary Space Plan

D-BAT Baseball and Softball Academy

Total Space Size: ~17,000

Training Area: ~12,500 sf

Front of house: ~4,500 sf consisting of
POS/Pro Shop: ~1,600 sf
Offices, Party Room, restrooms, entry and corridors: ~2,900 sf





MOKENA, IL





DePaul Baseball & Softball Academy

9950



Rawlings
D-BAT
 AUTHENTIC MAJOR LEAGUE BASEBALL
 D B C H K T M N S T W
 C C H P P B W

OAKLEY
 POWER TO THE PEOPLE
 POWER TO THE PEOPLE
 POWER TO THE PEOPLE

CONCLUSION
 A 24 hour online fan club where you can watch it anytime for a 100% refund
D-BAT
 Developing British Athletics & Tradition

D-BAT

Rawlings
D-BAT

easton
D-BAT
 708.852.DBAT
 www.DBATMokena.com



D-BAT

D-BAT

TRAINING & ACCESSORIES

CUSTOM PRO SHOP
Rawlings

Rawlings





ALWAYS
GIVE
IT
YOUR
ALL

D-BAT
Developing Beliefs,
Attitudes, &
Traditions

D-BAT PLEASE ASK A MANAGER TO DEMO ANY OF THESE BATS

CANCELLATION POLICY
A 24 hour notice for canceling lessons and cage rentals is required for a full refund.

D-BAT
Developing Beliefs, Attitudes, & Traditions

CREDITS (A CREDIT IS \$2.00)	MEMBERSHIPS (THIS IS THE BEST VALUE BATTERY NATIONALS)		CAMS & CLINICS OVER 50 PER YEAR
	PLATINUM \$40 per month	GOLD \$20 per month	
1.5 CREDITS \$3.00 worth	\$58.00	\$38.00	<ul style="list-style-type: none"> Spring/Summer Camps Advanced Camps Winter Camps Holiday Camps Little League Leagues College/Summer Camps Beginner/Youth Camps Ball Speed Clinics Power Hitting Clinics
1.00 LEASH LESSON	\$21.50	\$26.00	
1.00 LEASH BATTERS	\$28.00	\$32.00	
1.00 LEASH BATTERS	\$18.00	\$16.00	
LEASH & SHIRT	50% OFF	20% OFF	
PAID SHIRT	15% OFF	10% OFF	
SHIRT	UNLIMITED	\$5 PRICE/BAT	
D-BAT Member			
1.00 LEASH BATTERS			
1.00 LEASH BATTERS			

FREEZE

CUSTOM PRO SHOP
D-BAT













WARNING
Machines can throw balls at any time.
Do NOT walk directly in front of machines.

CAGE RULES

OUR
TORS

EXIT



YOU MUST WEAR
YOUR MATH
STRAIGHT
IN MY HOUSE

Thank your mom
and dad when you
have been
today!



CAGE RULES

- 1. No hitting or throwing into the stands
- 2. No hitting or throwing into the netting
- 3. No hitting or throwing into the field
- 4. No hitting or throwing into the backstop

D-BAT CAMPS & CLINICS

More Than **50** HOLIDAYS SKILL

Sign U

Rawlings



TIGERS



Mokena Blaze

VIPERS



WARRIORS



WARRIORS



F

BASEBALL

WARRIORS



WARRIORS





Meeting Minutes
Wednesday, June 10, 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 June 10, 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 were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

4. CHANGES TO AGENDA – NONE

5. CITIZENS' CONCERNS AND COMMENTS

Mr. Begeoun asked for the developer's name for the Highlands at Prairie Park development. Ms. Knysz instructed him to contact the Community Development Department. She provided him with the phone number.

6. CONSENT ITEMS – NONE

7. ITEMS FOR REVIEW

7A. Docket No.: PSPMIN26-0014

Applicant:

Address: 300 Marquardt Drive

Request: Request for Minor Site Plan and Appearance Approval to Expand the Rear Parking Lot and Associated Site Improvements

Ms. Knysz reported that there was some open space on the north side of the property. The petitioner planned to restripe the parking lot to allow only one-way in and one-way out at the entrance. The rear parking area would be expanded and surrounded with a six-foot fence to allow for outside storage. A trash enclosure, two bicycle racks, some landscaping, and tree trimming were also planned.

Tomasz Debicki stepped to the podium and reported that he wanted to expand the storage and add a perimeter fence.

The Commissioners had no questions.

Ms. Knysz read the 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.

The Commissioners had no questions.

MOTION: Commissioner Hyken moved, seconded by Commissioner Smart, to approve Docket No. PSPMIN26-0014, 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.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Ms. Knysz noted that the applicant should resubmit the plans for permits since they had changed. She stated that she would reach out the following day.

8. APPROVAL OF MINUTES

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve the Minutes of the Regular Meeting of May 13, 2026 (including the Findings of Fact for Docket Nos. PSU26-0005, PSU26-0002, PSU26-0006, PSU26-0007, PSU26-0009, PSU26-0003, PV26-0006, and PV26-0007).

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.

9. OTHER BUSINESS

There was no other business.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to adjourn the meeting at 6:40 p.m. The motion was approved by a voice vote.

