



**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.