



**Wednesday, July 8, 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:

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1. **Call to Order**

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  2. **Pledge of Allegiance**

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  3. **Roll Call**

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  4. **Changes to the Agenda**

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  5. **Citizen Concerns and Comments**

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  6. **Consent Items**

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  7. **Items for Review**
    - A. Docket No. PSU26-0011, Request for Special Use Approval for a Massage Establishment for New Asian Spa (747 W. Dundee Road) - **PUBLIC HEARING**
    - B. Docket No. PSU26-0012, Request for Special Use Approval for a Recreational and Instructional Facility for Bang DF Studio, LLC (1400 S. Wolf Road, Unit 310) - **PUBLIC HEARING**

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  8. **Approval of Minutes**
    - A. Approval of Minutes of the Regular Meeting of June 24, 2026 (including the Finding of Facts for Docket No. PSU26-0010).

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  9. **Other Business**

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  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:** July 8, 2026  
**FROM:** Marcy Knysz, Village Planner  
**SUBJECT:** Docket No. PSU26-0011, Request for Special Use Approval for a Massage Establishment for New Asian Spa (747 W. Dundee Road) - **PUBLIC HEARING**  
**RECOMMENDED ACTION:** **Recommend approval of Docket No. PSU26-0011**, granting Special Use approval to Ronglan Luo, in order to permit the operation of a massage establishment for New Asian Spa, located at 747 W. Dundee Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Petitioner's Project Description Letter prepared by Ronglan Luo, dated May 11, 2026, Floor Plan prepared by John W. Roberson, dated May 1, 2026, and subject to the following conditions:

1. A Wheeling Business License shall be obtained prior to commencing operation of the massage establishment at the subject location, which the application submittal shall include a revised floor plan detailing/identifying all furniture and equipment to be used within the establishment for staff review.
2. 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.

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## EXECUTIVE SUMMARY

**Docket No. PSU26-0011:** Ronglan Luo (747 W. Dundee Road, Wheeling, IL 60090), lessee, is seeking special use approval to permit the operation of a massage establishment (New Asian Spa), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections, for the property located at 747 W. Dundee Road, which is zoned MXT, Transit-Oriented Mixed Use.

### GENERAL PROPERTY INFORMATION

Applicant: Ronglan Luo (New Asian Spa)

Neighboring Property Land Use(s):

North: Commercial (across Dundee Road)

East/West: Commercial

South: Single-family Residential

Existing Use of Property: Vacant storefront located within a multi-tenant shopping center

Existing Zoning: MXT, Transit-Oriented Mixed Use

Comprehensive Plan Designation: Transit Oriented Mixed Use

Zoning History:

- Ordinance No. 3018, approved 2/6/1995, granting a variation to reduce parking for First Street Red Hots (Docket #838).

- Ordinance No. 3019, approved 2/6/1995, granting special use and site plan approval for a restaurant for First Street Red Hots (Docket #1995-2).
- Ordinance No. 5732, approved 5/5/2025, granting special use to permit a massage establishment for 6-Foot Spa (Docket No, PSU25-0002).
- Ordinance No. 5788, approved 2/2/2026, granting special use to permit a massage establishment for Jie Spa (Docket No. PSU25-0024).

**SUMMARY OF REQUEST**

The applicant, Ronglan Luo, is requesting special use approval to operate a massage establishment for “New Asian Spa”, to be located at 747 W. Dundee Road. The subject tenant space is currently unoccupied; however, the Village previously granted special use approval for a massage establishment at this location in February 2026 to a different petitioner for “Jie Spa” (Ordinance No. 5788).

Following approval of Ordinance No. 5788, the prior petitioner was unable to obtain the required Village Business License and did not commence operations. The petitioner subsequently requested withdrawal of the special use approval. On July 6, 2026, the Village Board approved a resolution revoking Ordinance No. 5788, thereby removing the previously granted special use entitlement from the property and allowing for consideration of a new special use petition for the subject tenant space.

**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 to operate a massage establishment (“New Asian Spa”) within a vacant tenant space at 747 W. Dundee Road. As described in the project description letter, massage services will be offered daily from 9:00 AM to 9:00 PM, with two employees on site. The submitted floor plan depicts a waiting area at the front of the tenant space, three massage rooms, and two bathrooms located at the rear.

**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 for the public convenience at the proposed location.**

Petitioner: The proposed Special Use is necessary and desirable to provide professional therapeutic massage and wellness services to residents and visitors within the Village of Wheeling. The proposed use is appropriate for the site as a low-impact wellness business that is compatible with surrounding commercial uses and will contribute positively to the area by offering licensed bodywork and wellness services in a professional, safe, and well-maintained environment. The proposed use will also contribute positively to the community by expanding access to professional wellness services, supporting local economic activity, and activating a currently underutilized commercial space with a responsible and service-oriented business.

Staff: The proposed location within the MXT, Transit-Oriented Mixed Use Zoning District, permits massage establishments subject to the granting of a special use and is consistent with the commercial uses within the shopping center.

**2. State how the Special Use will not alter the essential character of the area in which it is to be located.**

Petitioner: The proposed Special Use will operate as a professional and licensed wellness business and will not be detrimental to the health, safety, morals, or general welfare of the surrounding area or Village. The business is a low-impact commercial use with limited staffing, minimal noise, and no outdoor activity. All services will be provided in private treatment rooms by trained staff in compliance with applicable Village regulations and licensing requirements. The proposed use is consistent with surrounding commercial uses and is not expected to negatively impact neighboring properties, traffic, parking, or property values.

Staff: The proposed use is consistent with the established commercial character of the Dundee Road corridor

in this area.

- 3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.**

Petitioner: The proposed Special Use will fit appropriately within the existing commercial area and will not impede or interfere with the normal development of surrounding properties. The business is a low-intensity wellness use that is compatible with nearby commercial businesses and will operate entirely within the existing tenant space without creating impacts that would limit or restrict surrounding permitted uses or future development opportunities.

Staff: The proposed use will occupy an existing commercial tenant space and must operate entirely indoors. The site is served by existing public streets and shared off-street parking, and the scale and intensity of the operation are consistent with other commercial uses in the area. As proposed, the use will not impede the orderly development of the zoning district.

- 4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.**

Petitioner: The proposed use will be adequately served by the existing public infrastructure and services available to the property, including public streets, utilities, drainage, police and fire protection, and refuse services. The business is a low-impact commercial use with minimal staffing and customer traffic and is not expected to place any undue burden on municipal services or public facilities. The petitioner will comply with all applicable Village requirements related to building, life safety, health, and operational standards.

Staff: The proposed use will operate entirely within an existing commercial tenant space and does not involve any exterior modifications or new construction. As such, the proposed use will not hinder or discourage the appropriate development or use of adjacent properties, nor will it impair their value.

- 5. State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.**

Petitioner: The proposed use is not expected to create undue traffic congestion or negatively impact surrounding streets. The business is a low-traffic, appointment-based wellness use with limited staffing and moderate customer flow throughout the day. The existing parking area and site access are adequate to safely accommodate anticipated parking and vehicle circulation needs without creating traffic hazards or nuisance conditions for neighboring properties or surrounding roadways

Staff: The proposed use is located within an existing multi-tenant commercial retail center served by a shared off-street parking lot. Based on the limited size and low intensity of the use, the existing parking supply is adequate to serve the use.

- 6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone.**

Petitioner: The proposed use will comply with all applicable Village zoning requirements, building codes, fire and life-safety regulations, and business licensing requirements. The petitioner will obtain all required permits and approvals prior to operation and will operate the business in accordance with all regulations applicable to licensed massage and wellness establishments within the Village of Wheeling.

Staff: The proposed use is consistent with the MXT, Transit-Oriented Mixed Use Zoning District Zoning District and the Comprehensive Land Use designation of Commercial.

## **STAFF REVIEW**

**Fire Department Review:** No comments from the Fire Department related to the Special Use.

**Health Division Review:**

1. Additional equipment specifications are required to be submitted with the Business License application.

**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 Wheeling Business License shall be obtained prior to commencing operation of the massage establishment at the subject location, which the application submittal shall include a revised floor plan detailing/identifying all furniture and equipment to be used within the establishment for staff review.
2. 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.

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

**Recommend approval of Docket No. PSU26-0011**, granting Special Use approval to Ronglan Luo, in order to permit the operation of a massage establishment for New Asian Spa, located at 747 W. Dundee Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Petitioner's Project Description Letter prepared by Ronglan Luo, dated May 11, 2026, Floor Plan prepared by John W. Roberson, dated May 1, 2026, and subject to the following conditions:

1. A Wheeling Business License shall be obtained prior to commencing operation of the massage establishment at the subject location, which the application submittal shall include a revised floor plan detailing/identifying all furniture and equipment to be used within the establishment for staff review.
2. 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.

**ATTACHMENTS:**

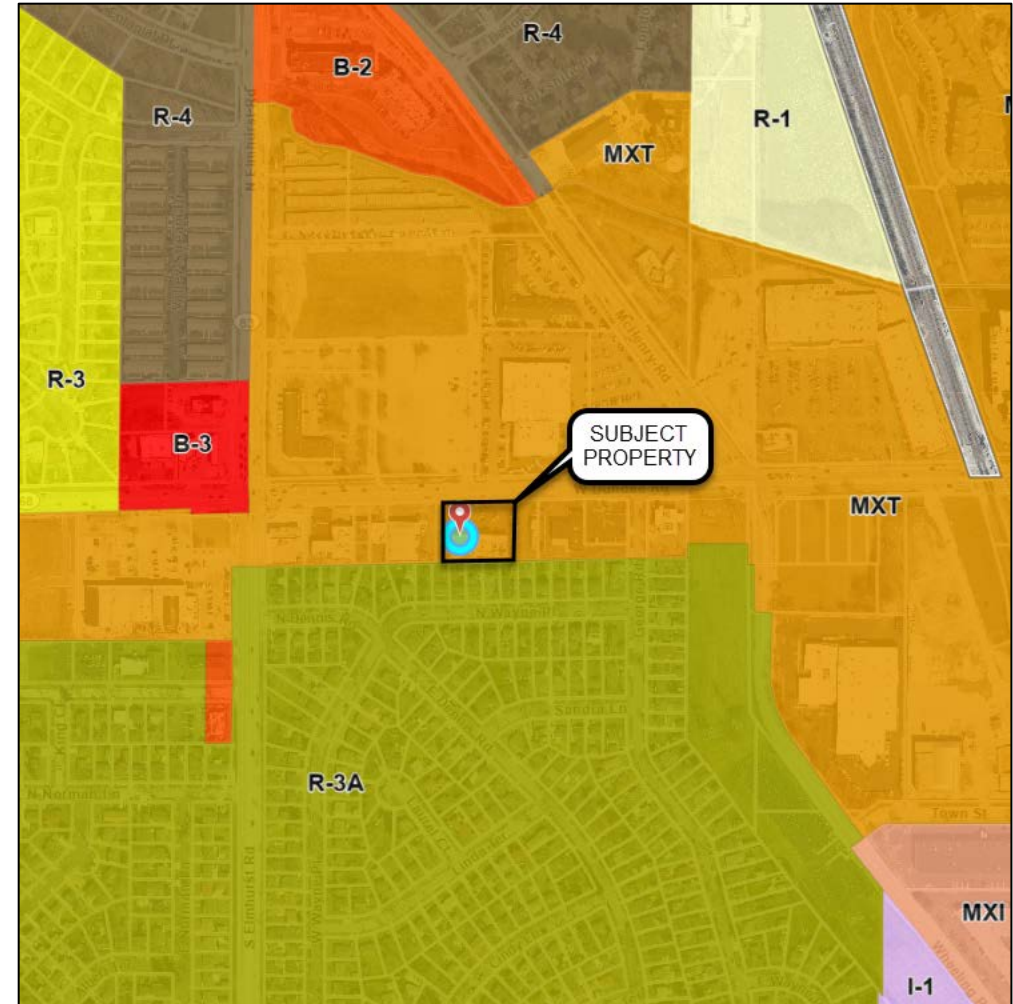
Attachments to Staff Report (Staff)

Petitioner's Project Description Letter prepared by Ronglan Luo, dated May 11, 2026

Floor Plan prepared by John W. Roberson, dated May 1, 2026



LOCATION MAP



ZONING MAP



View of Unit Facing South from the Parking Lot.

May 11, 2026

Village of Wheeling  
Planning & Zoning Department  
2 Community Boulevard  
Wheeling, IL 60090

RE: Special Use Application – Traditional Asian Massage Therapy & Wellness Practice  
Property Address: 747 W. Dundee Road, Wheeling, IL

To Whom It May Concern:

Please accept this letter as the Project Narrative and Cover Letter submitted in support of the Special Use Permit application for the proposed operation of a professional massage therapy and wellness practice at 747 W. Dundee Road in Wheeling, Illinois.

The proposed business will operate as a licensed therapeutic wellness practice offering traditional Asian massage techniques and bodywork services including Thai massage, Thai bodywork, stretch therapy, deep tissue massage, foot massage, reflexology, and related wellness-focused treatments. The business will be owned and operated by Ronglan Luo, a licensed massage therapist.

The proposed use is intended to provide professional wellness and therapeutic services to residents and visitors within the Village of Wheeling in a safe, quiet, and professionally operated environment. The use is compatible with the surrounding commercial area and is expected to operate as a low-impact business with minimal traffic and no outdoor activity.

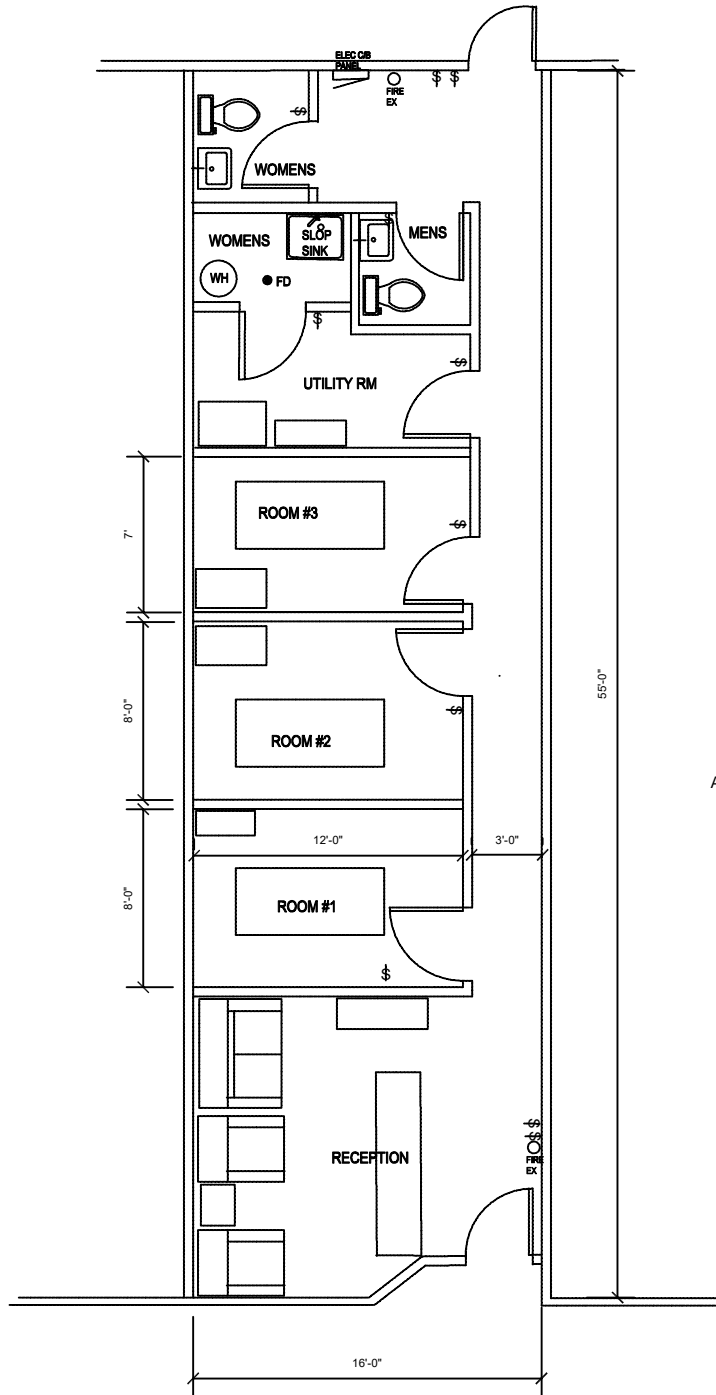
The tenant space will include three private massage treatment rooms, each containing one massage table, along with a small waiting area with six seats for clients. The business is expected to employ two employees and operate seven days per week from 9:00 a.m. to 9:00 p.m. One on-site vehicle is anticipated in connection with business operations.

The proposed use will operate entirely within the existing commercial tenant space and will comply with all applicable Village zoning requirements, licensing requirements, building codes, and fire and life-safety regulations.

Thank you for your consideration of this request. Please contact us should any additional information or documentation be required.

Sincerely,

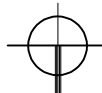
Ronglan Luo  
Petitioner



APRIL 29, 2026

## EXISTING FLOOR PLAN

NO SCALE



NORTH

These drawings were drawn under my supervision and to the best of my knowledge meet all applicable codes



**JOHN W. ROBERSON,**  
ARCHITECT

261 VILLA STREET  
ELGIN, IL, 60120  
847/ 930-1705

johnwroberson@gmail.com

**MR. QUINN,**  
OWNER

747 W. DUNDEE STREET  
WHEELING, IL 60090

MAY 1, 2026



## MEMORANDUM

**DATE:** July 8, 2026  
**FROM:** Marcy Knysz, Village Planner  
**SUBJECT:** Docket No. PSU26-0012, Request for Special Use Approval for a Recreational and Instructional Facility for Bang DF Studio, LLC (1400 S. Wolf Road, Unit 310) - **PUBLIC HEARING**

**RECOMMENDED ACTION:** **Recommend approval of Docket No. PSU26-0012**, granting Special Use approval to permit a recreational and instructional facility for Bang DF Studio, LLC, located at 1400 S. Wolf Road, Unit 310, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Project Description Letter received by the Village on 6/2/2026; Floor Plan received by the Village on 6/15/2026, 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. All activities shall be conducted entirely within the indoor facility.
3. The facility shall be used exclusively as a studio for dance, fitness, wellness instruction, classes, and related activities. No unrelated activities, parties, receptions or general events shall be permitted. Occasional workshops and studio-sponsored special events may be conducted, provided attendance does not exceed thirty (30) people including staff, volunteers and participants, and all such events shall occur entirely within the interior of the leased premises.
4. No alcoholic beverages shall be permitted at the subject premises unless a Wheeling Liquor License is obtained.
5. Food service shall be limited to bottled water and commercially pre-packaged snacks that do not require refrigeration, heating, or other temperature control. The preparation or service of any other food or beverage items shall require approval from the Village and the issuance of all applicable Health Division permits.
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.

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### EXECUTIVE SUMMARY

**Docket No. PSU26-0012:** Vanda Serdiuk (1400 S. Wolf Road, Unit 310, Wheeling, IL 60090), lessee, is seeking special use approval to permit a recreational and instructional facility ("Bang DF Studio, LLC"), located at 1400 S. Wolf Road, Unit 310, which is zoned I-1 (Light Industrial and Office), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

### GENERAL PROPERTY INFORMATION

Petitioner: Bang DF Studio, LLC (lessee)

Building size: 1,657 ft. Unit / 116,226 sq. ft. Building

Property Size: 8.49 Acres

Neighboring Property Land Use(s):

North: Commercial (across Palatine Road)

East: Industrial (across Wolf Road)

South: Industrial

West: Industrial

Existing Use of Property: Multi-tenant industrial building

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

Comprehensive Plan Designation: Industrial

Zoning History:

- Ordinance No. 5343, approved June 15, 2020, granting a rezoning from the I-1 (Light Industrial and Office), I-2 (Limited Industrial), and I-3 (General Industrial) zoning districts to the I-1 (Light Industrial and Office) zoning district (Docket #2020-8).

### **SUMMARY OF REQUEST**

The petitioner, Bang DF Studio, LLC, requests special use approval to permit a recreational and instructional facility to operate a women-focused dance and wellness studio offering low-impact fitness and movement-based classes to be located at 1400 S. Wolf Road, Unit 310.

### **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 requesting special use approval to operate a women-focused dance and wellness studio offering low-impact fitness and movement-based classes, including barre, stretching, yoga, ballet, feminine dance, and functional fitness, as well as occasional ballroom dance instruction. In addition to group classes, the business will offer private dance lessons and wedding dance instruction.

The studio is intended primarily for adult women and beginner to intermediate level fitness participants. The business emphasizes wellness, flexibility, movement, and community-oriented fitness in a safe, supportive, and inclusive environment.

As outlined in the Petitioner's Project Description Letter (attached), classes are proposed Monday through Friday from 9:00 a.m. to 9:00 p.m., and on Saturdays and Sundays from 9:00 a.m. to 2:00 p.m. The petitioner anticipates approximately 8 to 12 participants per class, with a maximum class size of approximately 15 participants. The business will be staffed with two employees. Occasional special events or workshops may be held, with an expected attendance of approximately 25 to 30 participants. Staff has included a condition limiting such special events or workshops to a maximum of 30 people (including staff, volunteers, participants, etc.) and that any such events shall occur entirely within the interior of the leased premises. This limitation ensures the use remains consistent with the applicant's stated operations and prevents the space from functioning as a general event venue (e.g., special events, parties, etc.) 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 Special Use is desirable and beneficial to the community because it provides a wellness-oriented fitness and movement space focused primarily on adult women and beginner/intermediate participants. The studio promotes physical wellness, flexibility, movement, and community engagement in a safe and supportive indoor environment. The proposed use contributes positively to the surrounding commercial area by providing a professional fitness and dance service for local residents.

Staff: The proposed special use for a recreational and instructional facility within the I-1 (Light Industrial and Office) zoning district is desirable as such uses effectively utilize large, open floor areas suitable for fitness and other recreational activities and is compatible with typical I-1 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 not be detrimental to the health, safety, or general welfare of the surrounding area or neighboring businesses. The studio operates in a controlled indoor environment with scheduled classes and moderate occupancy levels. The business does not involve hazardous materials, industrial activity, or disruptive operations. Music levels will remain appropriate for a commercial indoor fitness setting. Emergency lighting, exit signage, and fire extinguishers are provided within the space.

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: The proposed use is compatible with surrounding commercial properties and will not interfere with the normal development of the area. The studio operates entirely within an existing commercial tenant space and does not involve exterior modifications to the building or surrounding property. The proposed business use is consistent with other service-oriented commercial uses within the area.

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 applicant will provide adequately for such services.**

Petitioner: The proposed use and development will be adequately served by existing public facilities and services, including roads, utilities, drainage, police and fire protection, refuse disposal, and parking. The building is located within an established commercial area designed to support customer traffic and commercial occupancy. The business intends to comply with all applicable zoning, building, fire, and life-safety requirements.

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 or development will not cause undue traffic congestion or draw significant amounts of traffic through residential streets. Classes are scheduled throughout the day in smaller group formats with average attendance levels of approximately 8–12 participants. The property includes a large shared commercial parking area that adequately accommodates customer and staff parking needs without negatively impacting surrounding streets or neighboring properties.

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 use will comply with the regulations and stipulations specified for such use. The business will maintain compliance with applicable zoning, building, fire, and life-safety codes and operate as a professionally managed boutique fitness and dance studio within the existing commercial tenant space.

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

**STAFF REVIEW**

**Fire Department Review:** No comments from the Fire Department related to the Special Use.

**Health Division Review:**

1. Food service shall be limited to bottled water and commercially pre-packaged snacks that do not require refrigeration, heating, or other temperature control. The preparation or service of any other food or beverage items shall require approval from the Village and the issuance of all applicable Health Division permits.

**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. All activities shall be conducted entirely within the indoor facility.
3. The facility shall be used exclusively as a studio for dance, fitness, wellness instruction, classes, and related activities. No unrelated activities, parties, receptions or general events shall be permitted. Occasional workshops and studio-sponsored special events may be conducted, provided attendance does not exceed thirty (30) people including staff, volunteers and participants, and all such events shall occur entirely within the interior of the leased premises.
4. No alcoholic beverages shall be permitted at the subject premises unless a Wheeling Liquor License is obtained.
5. Food service shall be limited to bottled water and commercially pre-packaged snacks that do not require refrigeration, heating, or other temperature control. The preparation or service of any other food or beverage items shall require approval from the Village and the issuance of all applicable Health Division permits.
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.

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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. PSU26-0012**, granting Special Use approval to permit a recreational and instructional facility for Bang DF Studio, LLC, located at 1400 S. Wolf Road, Unit 310, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Project Description Letter received by the Village on 6/2/2026; Floor Plan received by the Village on 6/15/2026, 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. All activities shall be conducted entirely within the indoor facility.
3. The facility shall be used exclusively as a studio for dance, fitness, wellness instruction, classes, and related activities. No unrelated activities, parties, receptions or general events shall be permitted. Occasional

workshops and studio-sponsored special events may be conducted, provided attendance does not exceed thirty (30) people including staff, volunteers and participants, and all such events shall occur entirely within the interior of the leased premises.

4. No alcoholic beverages shall be permitted at the subject premises unless a Wheeling Liquor License is obtained.
5. Food service shall be limited to bottled water and commercially pre-packaged snacks that do not require refrigeration, heating, or other temperature control. The preparation or service of any other food or beverage items shall require approval from the Village and the issuance of all applicable Health Division permits.
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.

**ATTACHMENTS:**

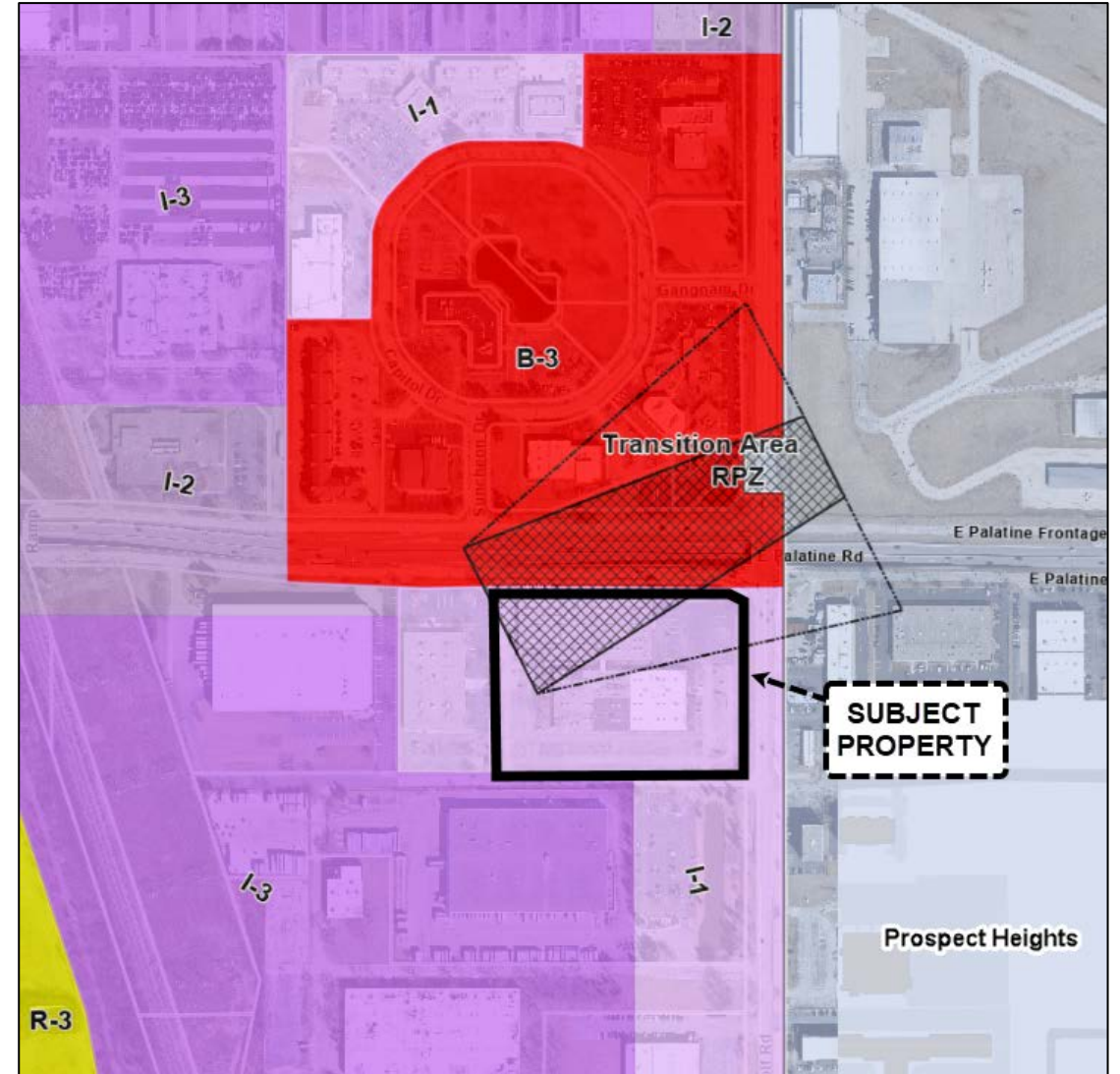
Location and zoning maps (Staff)

Project Description Letter received by the Village on 6/2/2026

Floor Plan received by the Village on 6/15/2026



LOCATION MAP



ZONING MAP

## COVER LETTER / PROJECT NARRATIVE

Project Name:  
BANG DF STUDIO LLC

Project Address:  
1400 S Wolf Rd, Unit 310  
Wheeling, IL 60090

Description of Proposed Use:  
BANG DF STUDIO LLC is a boutique women-focused dance and wellness studio offering low-impact fitness and movement-based classes in a professional indoor studio environment. The proposed use includes group fitness and dance instruction such as barre, stretching, yoga, ballet, feminine dance, functional training, and occasional ballroom dance instruction. The studio will also offer private and wedding dance lessons.

The studio is intended primarily for adult women and beginner/intermediate fitness participants from the local community. The business focuses on wellness, flexibility, movement, and community-oriented fitness in a safe and supportive environment.

Hours of Operation:  
Monday – Friday: 9:00 AM – 9:00 PM  
Saturday: 9:00 AM – 2:00 PM  
Sunday: 9:00 AM – 2:00 PM

Employees / Operations:  
The business is operated by two owners:

- Vanda Serdiuk
- Khrystyna Posheliuzhna

The studio operates primarily through scheduled classes with an average attendance of approximately 8–12 participants per class, with a typical maximum of 15 participants. Occasional special events or workshops may host up to approximately 25–30 attendees.

Parking / Traffic:  
The property contains a large shared commercial parking area that adequately accommodates staff and customer parking needs. The proposed use is not expected to create excessive traffic congestion or negatively impact surrounding businesses or nearby streets.

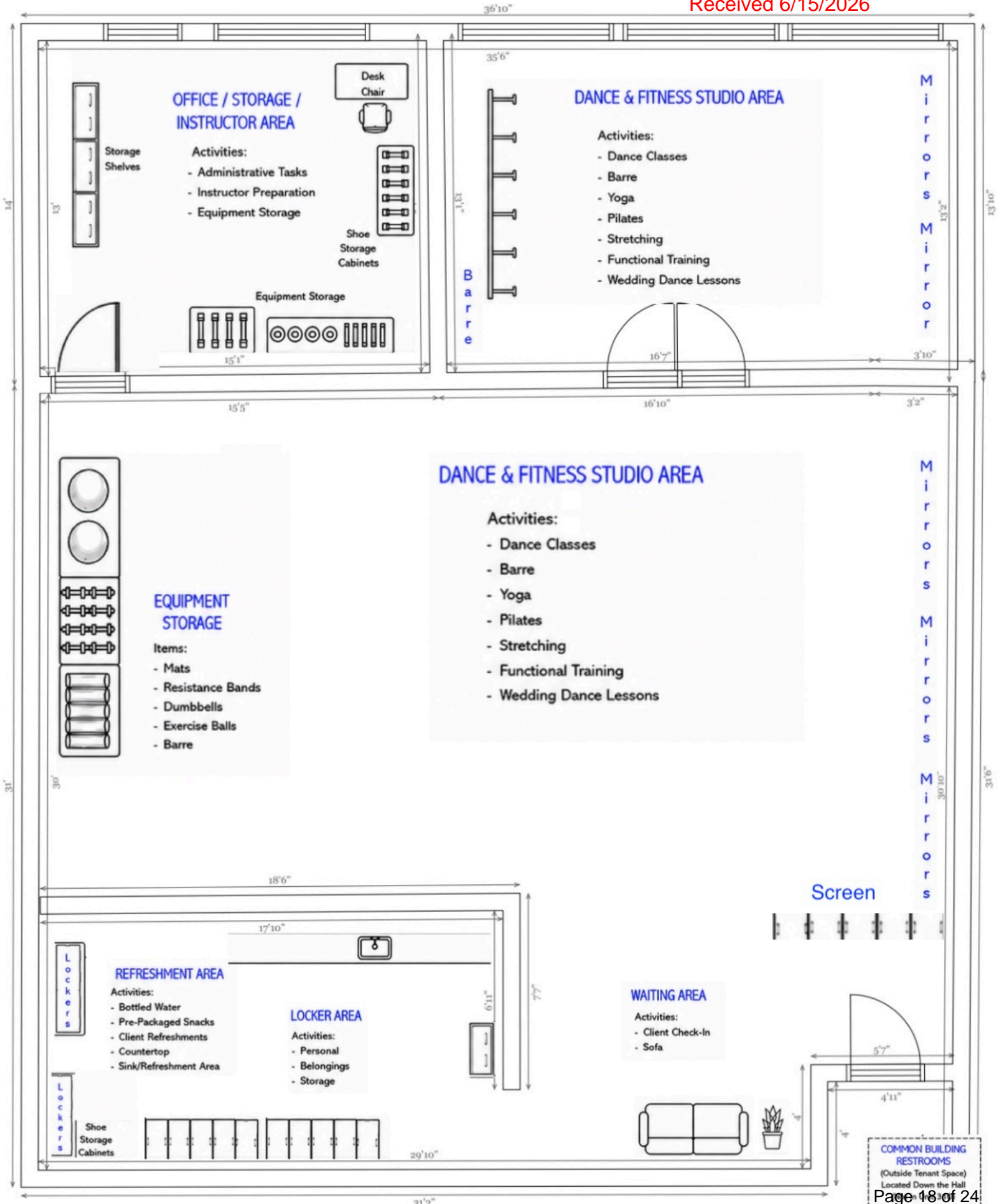
Operations / Facility Details:  
The studio includes an open fitness/dance area, reception area, lockers for personal belongings, changing/storage areas, and a small sink/countertop area for basic client use. The business may offer pre-packaged snacks, bottled water, and small fitness-related retail items in the future.

Music used during classes is moderate background music appropriate for fitness and dance instruction within a commercial setting.

**Safety / Building Features:**

The space is equipped with emergency lighting, exit signage, and fire extinguishers. The business intends to comply with all applicable building, fire, safety, and zoning requirements associated with the proposed use.

The proposed studio is intended to provide a positive wellness-oriented service to the local community while maintaining compatibility with surrounding commercial uses.



## **Bang DF Studio – Area Descriptions**

### **OFFICE / STORAGE AREA**

Used for administrative tasks, instructor preparation and storage of equipment and supplies.

### **DANCE & FITNESS STUDIO AREAS**

Open areas used for group dance classes, barre, yoga, pilates, stretching, functional training and wedding dance lessons.

### **EQUIPMENT STORAGE**

Storage of fitness equipment including mats, resistance bands, dumbbells, exercise balls and barre.

### **REFRESHMENT AREA**

Area for bottled water, pre-packaged snacks and client refreshments.

### **LOCKER AREA**

Storage of personal belongings in lockers.

### **WAITING AREA**

Client check-in, customer service and waiting area for clients.

### **COMMON BUILDING RESTROOMS**

Restrooms are located outside the tenant space in the common building area.



**Meeting Minutes**  
**Wednesday, June 24, 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 Hyken, Sprague, Smart, and Chairman Johnson. Commissioners Riles, Myer and Karl were absent with prior notice. Also present was Village Planner Marcy Knysz and Village Attorney James Ferolo.

**4. CHANGES TO AGENDA – NONE**

**5. CITIZENS' CONCERNS AND COMMENTS – NONE**

**6. CONSENT ITEMS – NONE**

**7. ITEMS FOR REVIEW**

**7A. Docket No.: PSU26-0010**

**Applicant: D-BAT Baseball and Softball Training Academy**

**Address: 100 Chaddick Drive**

**Request: Request for Special Use Approval to Permit a Recreational and Instructional Facility**

See the Findings of Fact for Docket No. PSU26-0010.

**MOTION:** Commissioner Hyken moved, seconded by Commissioner Smart, to approve Docket No. PSU26-0010, Request for Special Use Approval to Permit a Recreational and Instructional Facility.

On the roll call, the vote was as follows:

**AYES:** Commissioners Hyken, Johnson, Smart, Sprague

**NAYS:** None

ABSENT: Karl, Myer, Riles  
ABSTAIN: None

There being four affirmative votes, the motion was approved.

**MOTION:** Commissioner Smart moved, seconded by Commissioner Hyken, to approve closing Docket No. PSU26-0010.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES**

**MOTION:** Commissioner Sprague moved, seconded by Commissioner Smart, to approve the Minutes of the Regular Meeting of June 10, 2026.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

**9. OTHER BUSINESS**

Commissioner Sprague acknowledged Commissioner Myer for three years, Commissioner Riles for four years, Commissioner Hyken for five years, and Chairman Johnson for 17 years.

Chairman Johnson noted that the Rock the Runway event was on Saturday, June 27, 2026, and fireworks scheduled for 9:15 p.m.

**10. ADJOURNMENT**

**MOTION:** Commissioner Hyken moved, seconded by Commissioner Smart, to adjourn the meeting at 6:55 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: June 24, 2026

Re: Docket No. PSU26-0010  
Request for a Special Use to Permit a Recreation and Instruction Facility for D-BAT Baseball and Softball Training Academy  
100 Chaddick Drive

Chairman Johnson called Docket No. PSU26-0010. Present were Commissioners Hyken, Johnson, Sprague and Smart. Commissioners Riles, Myer and Karl were absent with prior notice. Also present were Village Planner Marcy Knysz and Village Attorney James Ferolo.

Secretary Sprague reported that the applicant was seeking special-use approval for a recreational and instructional facility. He read the requirements for a special use permit.

Ms. Knysz reported that the application and submittal were part of the docket item, and that staff was supportive of the approval.

Trevor Haley, the applicant, stepped to the podium and was sworn in. He reported that he had worked in Major League Baseball for 20 years and had always wanted to open his own training facility. He knew the owners of D-BAT and was familiar with the franchise.

Joe Padorr, the real estate agent, discussed his support for the business. He stated that the Village of Wheeling was a great community and an ideal location due to the proximity of Heritage Park, the opportunity to provide indoor training, and the lack of nearby similar facilities. Trevor Haley discussed the draw of the Village of Wheeling's Heritage Park and noted that they also hoped to add value to it. Joe Padorr stated that they felt strongly because there was no quality indoor training nearby, and expected many people to come to the community. D-BAT had over 200 franchises, a successful record, and a blueprint for running them. Joe Padorr expressed confidence in the facility's success.

Commissioner Smart thanked the applicant for the project description letter that detailed what would be done. She asked how many employees were anticipated. Trevor Haley reported that there would be a general manager to run operations, an assistant manager, a lead instructor responsible for sourcing local baseball and softball employees, and between 7 and 10 instructors. The front desk was typically staffed by players as an off-season job and would likely have eight to 10 employees.

Commissioner Hyken thanked the applicant for coming to the Village of Wheeling. He asked whether any connections had been made with the Park District. Trevor Haley stated that he had not spoken directly with leadership but was in contact with someone who could help make those connections.

Commissioner Sprague asked whether there was a different capacity for the space being used within the building relative to the whole building. Joe Padorr reported that they worked closely with the owners, and floor-to-deck drywall would be added to physically separate the space. Most

parking would be available, since the other business was closed during most of D-BAT's operations. The other business also did not use more than half of the 108 parking spots, so there would be sufficient parking. Most of the parents would also drop off their children. Commissioner Sprague asked about the specific capacity for the section of D-BAT. Joe Padorr stated that he was not sure of the exact capacities, but it was unexpected that it would pose an issue for parking.

Chairman Johnson asked if the goal was to have the operation look similar to Mokena. Trevor Haley confirmed that it was the goal, and that the layout was similar across all locations.

Ms. Knysz read the proposed 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.

The Commissioners had no further questions.

**MOTION:** Commissioner Hyken moved, seconded by Commissioner Smart to approve 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.

**Findings of Fact and Recommendation**

**DOCKET NO. PSU26-0010**

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.
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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.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

Mr. Knysz noted that the applicant would attend the Village Board meeting on July 6, 2026.

**MOTION:** Commissioner Smart moved, seconded by Commissioner Hyken , to approve closing Docket No. PSU26-0010.

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.