



Meeting Minutes
Wednesday, July 8, 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 July 8, 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 Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

4. CHANGES TO AGENDA – NONE

5. CITIZENS' CONCERNS AND COMMENTS – NONE

6. CONSENT ITEMS – NONE

7. ITEMS FOR REVIEW

7A. Docket No.: PSU26-0011
Applicant: New Asian Spa
Address: 747 W. Dundee Road

Request: Request for Special Use Approval for a Massage Establishment

See the Findings of Fact for Docket No. PSU26-0011

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken to approve 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.

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.

Ms. Knysz noted that the applicant will attend the Village Board meeting on July 20, 2026, and she will send a letter on July 9, 2026.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl, to approve closing Docket No. PSU26-0011.

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.

7B. Docket No.: PSU26-0012
Applicant: Bang DF Studio, LLC
Address: 1400 S. Wolf Road, Unit 310

Request: Request for Special Use Approval for a Recreational and Instructional Facility

See the Findings of Fact for Docket No. PSU26-0012

MOTION: Commissioner Myer moved, seconded by Commissioner Riles to approve 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.

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.

Ms. Knysz noted that the applicant will attend the Village Board meeting on July 20, 2026, and she will send a letter on July 9, 2026.

MOTION: Commissioner Karl moved, seconded by Commissioner Sprague, to approve closing Docket No. PSU26-0012.

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.

8. APPROVAL OF MINUTES

MOTION: Commissioner Sprague moved, seconded by Commissioner Smart, to approve the Minutes of the Regular Meeting of June 24, 2026 (including the Finding of Fact for Docket No. PSU26-0010).

On the roll call, the vote was as follows:

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

There being four affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz noted that there were currently no items on the upcoming agenda.

Commissioner Riles was congratulated on five years of service. Commissioner Myer was also congratulated on her service.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to adjourn the meeting at 6:45 p.m. The motion was approved by a voice vote.