



Meeting Minutes
Wednesday, August 12, 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 August 12, 2026.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners Riles, Karl, Myer, Sprague, Smart, and Chairman Johnson. Commissioner Hyken was absent with prior notice. Also present were Village Planner Marcy Knysz and Vill.

4. CHANGES TO AGENDA – NONE

5. CITIZENS' CONCERNS AND COMMENTS – NONE

6. CONSENT ITEMS – NONE

7. ITEMS FOR REVIEW

7A. Docket No.: PV26-0009

Applicant: U.S. Tsubaki Holdings, Inc.

Address: 301 Marquardt Drive

Request: Request for a Variation to Permit a Reduction in the Minimum Required Setback Between an Accessory Structure and the Principal Structure from 10 Feet to 3 Feet

See the Findings of Fact for Docket No. PV26-0009.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart to approve Docket No. PV26-0009 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10.070(b), Accessory Structures, and associated sections, to permit a reduction the minimum required setback between an accessory structure and the principal structure from 10 feet to 3 feet for U.S. Tsubaki Holdings, Inc., located at 301 E. Marquardt Drive in accordance with the Project Description Letter prepared by Bob Bertog, dated 7/1/2026; Pergola Drawings prepared by Polygon, dated 11/16/2016; Plat of Survey Showing Setback; and subject to the following condition:

1. Any landscaping removed or damaged as a result of the pergola installation shall be replaced with plant materials of equivalent size and quality, subject to review and approval by the Community Development Department.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve closing Docket No. PV26-0009.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

7B. Docket No.: PV26-0010

Applicant: Sky Harbour Group

Address: 1090 S. Milwaukee Avenue

Request: Request for a Variation to Permit a Reduction in the Required Compensatory Storage Ratio from 1.5:1 to 1.1:1

See the Findings of Fact for Docket No. PV26-0010.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PV26-0010 granting a variation from Title 22, Floodplain Regulations, of the Wheeling Municipal Code, Chapter 22.14.080, Compensatory Storage, and associated sections, to permit a reduction in the compensatory storage ratio from 1.5:1 to 1:1 for the Sky Harbour Group development, located at 1090 S. Milwaukee Avenue in accordance with the Project Narrative Letter prepared by Cook Engineering Group, last revised 7/17/2026; Storm Water Narrative prepared by Cook Engineering Group, last revised 7/30/2026; Variation Standards prepared by Cook Engineering Group, last revised 7/17/2026; Overall Site Plan prepared by Cook Engineering Group, last revised 6/19/2026; and subject to the following condition:

1. Approval of the variance is specifically tied to the Sky Harbour development and is not a blanket variation approval for future developments within Chicago Executive Airport.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve closing Docket No. PV26-0010.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

- 7C. Docket No.: PSU26-0006**
Applicant: Smoke It
Address: 48 W. Dundee Road
Request: Request for Special Use Approval to Permit a Tobacco Retail Establishment

See the Findings of Fact for Docket No. PSU26-0006.

MOTION: Commissioner Myer moved, seconded by Commissioner Karl to approve Docket No. PSU26-0008, granting Special Use approval to permit a tobacco retail establishment for Smoke It, located at 48 W. Dundee Road, 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 4/9/2026; Supplemental Narrative Received by the Village on 5/26/2026; Floor Plan received by the Village on 3/3/2026, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the business hours of operation.
2. No on-site consumption of tobacco, electronic smoking devices, cannabis, CBD, THC, or similar products shall be permitted.
3. No lounge, smoking room, vaping lounge, hookah lounge, or sampling area shall be permitted.
4. The sale of products shall be limited to those permitted under applicable federal, state, and local laws.
5. All accessories and/or paraphernalia displayed and/or sold at the premises must be clearly labeled for tobacco use only.

6. Any expansion of the product line to include products not represented as part of this application shall require Village review to determine compliance with the Special Use approval.
7. Only non-intoxicating CBD products with less than 0.4 mg total THC are permitted for sale, per state law.
8. All synthetically and semi-synthetic derived THC products (including hemp-derived cannabinoid products) are prohibited for sale, display, advertisement, give away or delivery.
9. The business shall operate solely as a retail storefront. Shipping, delivery, and order fulfillment services to customers shall not be permitted from the Subject Site.
10. The following printed card shall be displayed at all times in a prominent place which shall read substantially as follows:

Warning to Minors

Persons under the age of twenty-one are subject to a fine up to five hundred dollars under Chapter 19 of the Village of Wheeling Code, for purchasing any tobacco product, or for misrepresenting their age for the purpose of purchasing or obtaining any tobacco product.

11. The petitioner shall obtain and maintain all required federal, state, and local licenses and registrations necessary for the sale of tobacco products, CBD products, and any other legally permitted cannabinoid products. Proof of all required licenses shall be submitted to the Village as part of the Business License application prior to the issuance of a Business License.
12. Failure to maintain the required licenses or compliance with applicable regulations may constitute grounds for suspension or revocation of the Village Business License and/or Special Use approval, subject to applicable procedures.
13. No merchandise shall be displayed, stored, or offered for sale outside the building.
14. Pennants, streamers, banners, posters, ribbons, strings of light bulbs, spinners, inflatable objects, the outlining of windows with neon tubing or strings of lights, blinking or flashing, or other attention getting devices are prohibited.
15. The hours of operation shall be limited to 10:00 a.m. to 10:00 p.m., seven days per week, unless otherwise approved by the Village.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Mr. Knysz noted that the applicant would attend the Village Board meeting on September 21, 2026.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve closing Docket No. PSU26-0008.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

7D. Docket No.: PSU26-0015

Applicant: JYZ Dance

Address: 1053 Lake Cook Road

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

See the Findings of Fact for Docket No. PSU26-0015.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles to approve Docket No. Recommend approval of Docket No. PSU26-0015, granting Special Use approval to permit a recreational and instructional facility for JYZ Dance, located at 1053 Lake Cook Road, 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 prepared by Karina Chen, dated 7/17/2026; Floor Plan prepared by Palo Dobrik; 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 for supervised dance instruction and practice sessions, and related activities. No unrelated activities, parties, receptions or general events shall be permitted.
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 permits and certificates.

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 Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to approve closing Docket No. PSU26-0015.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

7E. Docket No.: PSU26-0013

Applicant: Ramar Land Corporation

Address: 900 Chaddick Drive

Request: Request for Special Use Approval to Permit the Operation of a Heavy Motor Vehicle Repair Facility for Ramar Land Corporation

See the Findings of Fact for Docket No. PSU26-0013.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart to approve Docket No. PSU26-0013, granting Special Use approval in order to permit the operation of a heavy motor vehicle repair facility for Ramar Land Corporation, located at 900 Chaddick Drive, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Site Plan prepared by Atwell, dated 7/13/2026; Floor Plan prepared by Wah Yee Associates, dated 7/6/2026; Petitioner's Project Description Letter prepared by Stan Richards, dated 7/19/2026; Details for Turnstile by Controlled Access, Inc.; and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PSPMIN26-0009 (request for minor site plan approval).

2. The Wheeling Business License application shall include an updated interior floor plan that identifies the locations of any storage areas, wash areas, hazardous material storage areas, and the storage locations for oils, lubricants, antifreeze, fuel, batteries, tires, and any other hazardous materials.
3. Prior to the issuance of a Wheeling Business License for the heavy motor vehicle repair facility, the petitioner shall apply for and obtain a construction permit from the Wheeling Community Development Department for the installation of a code compliant triple basin. The triple basin shall be installed and approved prior to commencement of the heavy motor vehicle repair use.
4. Any services performed, including but not limited to inspection, diagnosis, repair, maintenance activities, or storage of any kind, shall be conducted entirely within the interior of the principal building.
5. All parking shall occur only within the designated parking areas shown on the approved Site Plan. No vehicles, equipment, or parts of any kind, shall be parked or stored within landscape areas, drive aisles, fire lanes or any pavement areas not delineated for vehicle parking.
6. Heavy motor vehicle dismantling and/or salvage operations shall be prohibited.
7. Long-term storage of heavy motor vehicles or equipment is prohibited.
8. 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 Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve closing Docket No. PSU26-0013.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Smart, Sprague, Myer, Riles, Karl

NAYS: None

ABSENT: Commissioner Hyken

ABSTAIN: None

There being six affirmative votes, the motion was approved.

- 7F. Docket No.: PSPMIN26-0009**
Applicant: Ramar Land Corporation
Address: 900 Chaddick Drive
Request: Request for Minor Site Plan and Appearance Approval for Proposed Site Improvements

Ms. Knysz read the conditions:

1. Minor site plan and appearance approval is contingent upon approval of Docket No. PSU26-0013 (special use approval to permit the operation of a heavy motor vehicle facility).
2. Prior to construction, the petitioner shall submit an Application for Permit to the Community Development Department which shall, at a minimum, include geometric and grading plans prepared by an Illinois licensed engineer for the proposed vehicular access connection between the subject site and 1000 Chaddick Drive. The design of said vehicular connection shall maintain the existing tributary drainage areas and ensure that drainage from all affected properties remains separate.
3. The petitioner shall restore the landscaping in substantial conformance with the Landscape Plan prepared by Rauenhurst, dated October 29, 1981, and approved on November 18, 1981, under Docket No. AC81-42. All required landscaping shall be installed and maintained in a healthy condition no later than October 31, 2026, subject to review and approval by the Community Development Department.
4. The petitioner shall apply for and obtain all required Village of Wheeling permits prior to commencement of any site or building improvements, including, but not limited to, the vehicular access connection, installation of the required triple basin, landscaping improvements, perimeter fencing, gates, and the pedestrian turnstile. Detailed plans and specifications for all proposed gates, including materials, dimensions, operating mechanism, and locking/security features, shall accompany an Application for Permit, subject to review and approval by the Community Development Department.
5. A new Knoxbox lockbox will be required for Fire Department access, subject to review and approval by the Fire Department prior to installation.
6. If the proposed gate is electronically operated, it shall be equipped with a Fire Department-approved emergency key switch to provide emergency access, subject to review and approval by the Fire Department prior to installation.

MOTION: Commissioner Karl moved, seconded by Commissioner Myer, to approve Docket No. PSPMIN26-0009, granting minor site plan and appearance approval for proposed site improvements located at 900 Chaddick Drive for Ramar Lands Corporation, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Site Plan prepared by Atwell, dated 7/13/2026; Details for Turnstile by Controlled Access, Inc.; Floor

Plan prepared by Wah Yee Associates, dated 7/6/2026; Landscape Plan prepared by Rauenhurst, dated October 29, 1981; Petitioner's Project Description Letter prepared by Stan Richards, dated 7/19/2026; and subject to the following conditions:

1. Minor site plan and appearance approval is contingent upon approval of Docket No. PSU26-0013 (special use approval to permit the operation of a heavy motor vehicle facility).
2. Prior to construction, the petitioner shall submit an Application for Permit to the Community Development Department which shall, at a minimum, include geometric and grading plans prepared by an Illinois licensed engineer for the proposed vehicular access connection between the subject site and 1000 Chaddick Drive. The design of said vehicular connection shall maintain the existing tributary drainage areas and ensure that drainage from all affected properties remains separate.
3. The petitioner shall restore the landscaping in substantial conformance with the Landscape Plan prepared by Rauenhurst, dated October 29, 1981, and approved on November 18, 1981, under Docket No. AC81-42. All required landscaping shall be installed and maintained in a healthy condition no later than October 31, 2026, subject to review and approval by the Community Development Department.
4. The petitioner shall apply for and obtain all required Village of Wheeling permits prior to commencement of any site or building improvements, including, but not limited to, the vehicular access connection, installation of the required triple basin, landscaping improvements, perimeter fencing, gates, and the pedestrian turnstile. Detailed plans and specifications for all proposed gates, including materials, dimensions, operating mechanism, and locking/security features, shall accompany an Application for Permit, subject to review and approval by the Community Development Department.
5. A new Knoxbox lockbox will be required for Fire Department access, subject to review and approval by the Fire Department prior to installation.
6. If the proposed gate is electronically operated, it shall be equipped with a Fire Department-approved emergency key switch to provide emergency access, subject to review and approval by the Fire Department prior to installation.

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve the Minutes of the Regular Meeting of July 8, 2026 (including the Finding of Fact for Docket No's. PSU26-0011 and PSU26-0012).

On the roll call, the vote was as follows:

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

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Chairman Johnson noted that the next meeting on August 26, 2026, at 5:30 p.m. was the joint Board and Planning Commission meeting at Public Works. The next meeting, on September 9, 2026, would be the Appreciation Dinner for all commissioners.

Chairman Johnson congratulated Commissioner Smart on her reappointment to another term.

Commissioner Riles noted that there were drones in the area, especially in June, and asked if anyone knew why. He stated that the police department did not have any information. It was stated that it was unlikely they were the Village's drones. The Commissioners and Staff were not sure of the reasons. It was commented that it was within the airport area, so drones should not be flown.

Jim Miller discussed e-bikes and noted an instance in which two e-bikes followed a vehicle and passed it.

Chairman Johnson asked if a store was fined if minors were caught buying tobacco products. Attorney Milluzzi reported that undercover compliance checks were conducted, and the employee would be cited and subject to a notice and hearing.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to adjourn the meeting at 7:35 p.m. The motion was approved by a voice vote.