

**MINUTES OF THE REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF WHEELING
COOK AND LAKE COUNTIES, ILLINOIS 60090
BOARD ROOM, 2 COMMUNITY BOULEVARD
MONDAY, JANUARY 18, 2016**

CALL TO ORDER President Argiris called the regular meeting of the Board of Trustees of the Village of Wheeling to order at 6:30 pm.

ROLL CALL FOR ATTENDANCE Clerk Simpson called the roll and the following Board members were present:

Dean Argiris	Ken Brady	Bill Hein	Joe Vito
Ray Lang	Mary Krueger	Dave Vogel	

Also present were: Jon Sfondilis, Village Manager; Mike Crotty, Assistant Village Manager; Jim Ferolo, Village Attorney; Mark Janeck, Public Works Director; Andrew Jennings, Community Development Director; John Melaniphy, Economic Development Director; Shari Huizar, Human Services Director; Chuck Spratt, Superintendent of Fleet Services; Todd Wolff, Deputy Police Chief; Keith MacIsaac; Fire Chief; and representatives of Daily Herald and Journal & Topics newspapers.

APPROVAL OF MINUTES Regular Meeting Minutes of December 21, 2015

A motion was made by Trustee Brady and seconded by Trustee Hein that the Regular Minutes of December 21, 2015 be approved with a correction on page 7.

On the roll call the vote was:

AYES: 7 – Trustees Hein, Vito, Brady, Krueger, Lang, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

CITIZEN CONCERNS AND COMMENTS None

STAFF REPORTS

Economic Development Director Melaniphy reported a press release announcing an expansion of Richlieu Foods in Wheeling at 120 W. Palatine Road.

Public Works Director Janeck reminded residents that during cold months it is important to keep some water running at faucets where frozen pipes are a possibility. President Argiris also reminded residents to check on their neighbors.

CONSENT AGENDA

Clerk Simpson read the Consent Agenda titles into the record.

A. Resolution 16-06 Waiving Competitive Bids and Authorizing the Village Manager to Approve an Agreement with Melrose Pyrotechnics, Inc. for a Public Fireworks Display on July 3, 2016 at a Price Not to Exceed \$25,000.00

B. Resolution 16-07 Approving the Release of Certain Executive Session Minutes of the President and Board of Trustees of the Village of Wheeling, Illinois

A motion was made by Trustee Lang and seconded by Trustee Vogel that the Consent Agenda items be approved.

On the roll call the vote was:

AYES: 7 – Trustees Hein, Vito, Brady, Krueger, Lang, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

NEW BUSINESS

A. Ordinance 4889 Authorizing a Redevelopment Agreement between the Village of Wheeling and Consolidated Commercial Properties, LLC in Regard to a Parking Lot Development Comprising a Part of the Crossroads (Central Business District) TIF District and Authorizing the Transfer of Title to Certain Real Property Owned by the Village to Consolidated Commercial Properties, LLC, in Relation Thereto

Clerk Simpson read the ordinance to the Board.

Economic Development Director Melaniphy stated that Consolidated Commercial Properties intends to purchase the parcel from the village to create a parking lot with 20 spaces which can be utilized for their office building as well as public use on evenings and weekends. There will be an easement to allow Village employees access to a village-owned injector pump which is on the property. There will also be a license agreement for the parking lot to be used as a public lot during specific times and days.

Trustee Lang inquired about a path or connection to the Chicago Bagel & Bialy lot. Petitioner Ed Chrzastowski answered that the owner of Chicago Bagel & Bialy took a pass at having a cross access agreement. Mr. Chrzastowski stated a path could be placed between the two lots.

President Argiris also inquired with Mr. Chrzastowski about asking his tenant to not block streets and other businesses' driveways with their cars and trucks.

A motion was made by Trustee Lang and seconded by Trustee Krueger that Ordinance 4889 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Hein, Vito, Brady, Krueger, Lang, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

B. Resolution 16-08 Authorizing a Term Sheet between the Village of Wheeling and Arbor IV LLC in Regard to TIF Eligible Improvements to Be Made to the Arbor Court Apartment Complex

Clerk Simpson read the resolution to the Board.

Economic Development Director Melaniphy explained that Neder Capital is requesting \$300,000 in TIF funding for improvements to the Arbor Court properties. The developer will also spend \$300,000 on their own for these improvements. Kane McKenna has evaluated the TIF application to validate the TIF-eligible expenses. If the Village Board approves the term sheet, a definitive redevelopment agreement will then be negotiated.

Trustee Lang asked that the color of the tuck pointing be a neutral color and not a dark color that would cheapen the look of the building.

Trustee Vogel stated he is not in favor of this as a TIF project because it will not generate any increment, and he feels there are other projects in town that would generate increment. He also expressed concern with creating a precedent for maintenance of rental units as a TIF eligible project.

Trustee Hein said he feels this project would keep the value of the area at a higher level.

Trustee Krueger agreed that aesthetics for the area are important. She requested more renderings before approving the final redevelopment agreement.

President Argiris stated that he believes these improvements are capital projects for a blighted area that is in the heart of the community.

A motion was made by Trustee Brady and seconded by Trustee Lang that Resolution 16-08 be approved.

On the roll call the vote was:

AYES: 5 – Trustees Hein, Brady, Krueger, Lang, & President Argiris
NAYS: 2 – Trustees Vito & Vogel
ABSENT: 0

There being five affirmative votes, the motion was approved.

C. Ordinance 4990 Amending Title 1 "General Provisions," Chapter 1.04 "Code," Section 1.04.035 "Penalties for Violating Code Provisions" of the Wheeling Village Code Relative to Collection Agency or Attorneys Pursuing Unpaid Fines

Clerk Simpson read the ordinance to the Board.

Attorney Ferolo explained that this is a change to the code which allows the Village to charge back to a violator a portion of the cost of pursuing any unpaid fees.

A motion was made by Trustee Vogel and seconded by Trustee Hein that Ordinance 4990 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Hein, Vito, Brady, Krueger, Lang, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

D. Resolution 16-09 Authorizing the Purchase of Two (2) Medium Duty Horton Ambulances from Foster Coach Sales, Incorporated at a Cost Not to Exceed \$535,510.00

Clerk Simpson read the ordinance to the Board.

Fire Chief MacIsaac explained that these are replacement vehicles and a purchasing cooperative is being used to purchase them. He anticipates this purchase to be approximately \$26,000 under budget.

A motion was made by Trustee Brady and seconded by Trustee Krueger that Resolution 16-09 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Hein, Vito, Brady, Krueger, Lang, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being five affirmative votes, the motion was approved.

OFFICIAL COMMUNICATIONS

Trustee Hein announced that the Wheeling Historical Society will have a White Elephant Sale on February 24 which is a fundraiser for the Society.

Trustee Hein also announced his resignation from the Wheeling Village Board effective February 1 due to family obligations.

President Argiris announced that he would like to appoint Mary Papantos to the Board to fill Trustee Hein's seat and she will be sworn in on February 1.

Mary Papantos thanked Trustee Hein for his service and President Argiris and the Board for the appointment.

The Board thanked Trustee Hein for his service and wished him luck in the future.

Trustee Krueger announced that the St. Baldrick's fundraiser will take place at the end of March.

Trustee Lang inquired about incorporating the Colonial rental homes into a TIF district because they are blighted. President Argiris indicated that meetings are taking place with property owners on maintenance issues and he is talking with staff about TIF issues.

President Argiris announced that there will be a Town Hall meeting on February 3 with Representatives Sente and Nekritz at Village Hall.

APPROVAL OF BILLS December 31, 2015–January 13, 2016

A motion was made by Trustee Lang and seconded by Trustee Krueger that the bills in the amount of \$9,800,689.58 be approved.

On the roll call the vote was:

AYES: 7 – Trustees Hein, Vito, Brady, Krueger, Lang, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved.

EXECUTIVE SESSION

President Argiris asked for a motion to recess into Executive Session for the purpose of discussing pending, probable, and/or imminent litigation, and the minutes of meetings lawfully closed under the Illinois Open Meetings Act.

A motion was made by Trustee Krueger and seconded by Trustee Vito that the Board recess into executive Session.

On the roll call, the vote was:

AYES: 7 – Trustees Hein, Vito, Brady, Krueger, Lang, Vogel, & President Argiris
NAYS: 0
ABSENT: 0

There being seven affirmative votes, the motion was approved and the Board recessed at 7:25 p.m.

A motion was made by Trustee Vogel and seconded by Trustee Krueger that the Regular Meeting reconvene.

The motion carried by voice vote. The meeting reconvened at 7:46 p.m.

ADJOURNMENT

President Argiris asked for a motion to adjourn the meeting. A motion was made by Trustee Lang and seconded by Trustee Hein that the meeting adjourn.

The motion carried by voice vote.

ADJOURNMENT 7:47 p.m.

Elaine E. Simpson, Village Clerk

Approved this 16th day of February 2016 by the President and Board of Trustees