

**MINUTES OF THE REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF WHEELING
BOARD ROOM - 2 COMMUNITY BOULEVARD
COOK and LAKE COUNTIES, WHEELING, IL
MONDAY, JUNE 6, 2022**

1. Call to Order at 6:48 p.m.

2. Pledge of Allegiance-N/A

3. Roll Call - Deputy Village Clerk Karen Henneberry called the roll:

Present: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Ray Lang, Jim Ruffatto

Trustees Lang and Ruffatto, and Clerk Brady were absent with prior notice.

4. Approval of Minutes

Approval of Minutes for the Regular Meeting of May 16, 2022

Motion by Dave Vogel, second by Mary Papantos to approve Minutes as presented.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Ray Lang, Jim Ruffatto

5. Changes to the Agenda - None

6. Proclamations - None

7. Appointments and Confirmations

Michelle Myer - Plan Commissioner

President Horcher asked for a motion to appoint Ms. Myer to the Plan Commission.

Motion by Mary Papantos, second by Mary Krueger.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Ray Lang, Jim Ruffatto

8. Administration of Oaths

Michelle Myer - Plan Commissioner

Ms. Myer was not available to attend the meeting and has arranged to take the oath of office at a later date.

9. Citizen Concerns and Comments - None

10. Staff Reports - None

11. Consent Agenda-All items listed on the Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event the item will be removed from the general order of business and considered after all other Agenda items.

Deputy Clerk Henneberry read the Consent Agenda into the record.

A. Resolution 22-058 Waiving Competitive Bidding and Authorizing the Purchase and Installation of New Fire Department Radio Equipment from Radicom Incorporated at a Cost Not to Exceed \$43,265.99

B. Resolution 22-059 Awarding a Six-Month Extension to Kilcoyne's Redwood Inn, Inc. at 342 N. Milwaukee Avenue to Complete the Work Covered by the Restaurant and Retail Build-Out Assistance Grant Awarded on June 21, 2021

C. Resolution 22-060 Awarding a Six-Month Extension Old Munich Tavern at 582 N. Milwaukee Avenue to Complete the Work Covered by the Restaurant and Retail Build-Out Assistance Grant Awarded on June 21, 2021

D. Resolution 22-061 Approving a Contract with Builders Concrete, LLC for the London Pedestrian Bridge Maintenance Project in the Amount of \$57,915 in FY 2022

E. Resolution 22-062 for Improvement Under the Illinois Highway Code (2022 MFT Street Improvement Program)

F. Resolution 22-063 Approving a Supplemental Resolution for Improvement under the Illinois Highway Code and a Supplemental Engineering Services Agreement with Ciorba Group, Inc. in the Amount of \$48,393 for the Phase I Wheeling Road Improvements (Project No. 21.11.03)

G. Resolution 22-064 Approving a One-Year Contract Extension with Patriot Pavement Maintenance for the FY 2022 Crack Sealing Program in the Amount of \$39,998.90

H. Resolution 22-065 Approving a One-Year Contract Extension with Corrective Asphalt Materials, LLC for the Asphalt Surface Treatment Program in an Amount Not to Exceed \$74,970 in FY 2022

I. Resolution 22-066 Approving Change Order No. 1 and Final to Increase the Tree Inventory Project Contract with Great Lakes Urban Forestry Management from \$24,700 to \$27,634 in FY 2022

J. Resolution 22-067 of the Village of Wheeling in Support of Tax Increment Financing

K. Ordinance 5503 Amending Chapter 4.32 of the Village of Wheeling's Municipal Code, "Alcoholic Liquor Dealers," Specifically Section 4.32.085, to Increase the Authorized Number of Class B-V and D-4 Liquor Licenses and to Decrease the Authorized Number of Class N-V Liquor Licenses

L. Ordinance 5504 Amending Chapter 4.32, "Alcoholic Liquor Dealers," of the Village of Wheeling's Municipal Code to Make Event Spaces Eligible for the Class "J" Liquor License

President Horcher asked for a motion to approve Consent Agenda as presented.

Motion by Dave Vogel, second by Mary Papantos.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Ray Lang, Jim Ruffatto

12. Old Business - None

13. New Business - All Listed Items for Discussion and Possible Action

A. DISCUSSION RE: Planned Unit Development Concept Review, 300 W. Dundee Road

Deputy Clerk Henneberry read the Discussion title into the record. Manager Sfondilis read the concept review outline.

Community Development Director Ross Klicker introduced the project. Petitioner Mark Kurensky, HKM Architects, was present and reviewed the concept plan. Director Klicker provided comments on zoning, special use and stated that there will be an evaluation of the overall site plan.

Mr. Kurensky answered questions from the Board related to timing of construction, green energy components (charging stations), garage size, type of retail/service tenants, possibility of acquiring the entire property, and floodplain area.

Trustee Vogel asked staff if there will be a stoplight requirement on Northgate Parkway; Director Klicker stated that he does not believe traffic volumes would warrant it.

President Horcher asked if IDOT approval, stormwater/detention concerns and TIF impact will be addressed prior to this project coming back before the Board. Manager Sfondilis confirmed that they would.

Manager Sfondilis read comments provided by Trustees Ruffatto and Lang related to lack of green space, using the creek to their advantage, ownership opportunities vs. all rentals, and concerns that the development is too dense.

President Horcher asked if the Board is in favor of the concept plan for the proposed PUD proceeding to the Plan Commission for review.

Final Resolution: Consensus Approved

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

No:

Absent: Trustees Lang and Ruffatto

B. Ordinance 5505 Granting Major Site Plan and Building Appearance Approval for a Building Addition, Master's Countertops, 363 Alice Street [Docket No. 2021-27]

Deputy Clerk Henneberry read Items 13.B, 13.C, 13.D & 13.E into the record. Director Klicker reviewed the requests and read the recommendations for approval.

1) An Application for Sign Permit for the wall sign shall be submitted to the Department of Community Development for staff review and issuance prior to the issuance of a Building Permit for the building addition.

2) The fence on the rear property line shall be removed and not be replaced.

3) The trash containers shall be relocated to behind the access gate fronting Alice Street and shall not be permitted to remain in their current location in front of the gate.

Owner Jadranko Tomas, was present and answered questions from the Board related to setback concerns and water displacement from a PVC drain pipe on the south side of the property.

Trustee Papantos asked Fire Chief McGreal if he is ok with zero setback on the west side of the property. Chief McGreal stated that he is because the Petitioner has agreed to sprinkle the warehouse with a dry system.

President Horcher also expressed concern about the zero setback on the west side from 17' to 1' and supports a more realistic setback, perhaps to 10' from 17'. Board discussion followed.

President Horcher asked for a Motion to approve 13.B

Motion by Mary Papantos, second by Dave Vogel.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Trustees Lang and Ruffatto

C. Ordinance 5506 Granting a Variation from Title 19, Zoning, to Reduce the Required Side Yard Setback for Master's Countertops, 363 Alice Street [Docket No. 2021-23A]

President Horcher asked for a Motion to approve 13.C

Motion by Dave Vogel, second by Mary Papantos.

Final Resolution: Motion Approved

Yes: Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

No: Pat Horcher

Absent: Trustees Lang and Ruffatto

D. Ordinance 5507 Granting a Variation from Title 19, Zoning, to Reduce the Required Rear Yard Setback for Master's Countertops, 363 Alice Street [Docket No. 2021-23B]

President Horcher asked for a Motion to approve 13.D

Motion by Mary Papantos, second by Mary Krueger.

Final Resolution: Motion Approved

Yes: Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

No: Pat Horcher

Absent: Trustees Lang and Ruffatto

E. Ordinance 5508 Granting a Variation from Title 19, Zoning, to Reduce the Minimum Number of Required Off-Street Parking Spaces for Master's Countertops, 363 Alice Street [Docket No. 2022-15]

President Horcher asked for a Motion to approve 13.E

Motion by Mary Papantos, second by Dave Vogel.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Trustees Lang and Ruffatto

F. Ordinance 5509 Granting Major Site Plan and Building Appearance Approval for a New Aircraft Hangar and Office Building, Hawthorne Global Aviation Services, 1084 S. Milwaukee Avenue [Docket No. 2022-16]

Deputy Clerk Henneberry read the title into the record. Director Klicker introduced the item and read the conditions for approval as follows:

- 1) Cast stone sills be incorporated on three sides of the office building to be consistent with the office building design in Phase I.
- 2) Manufacturer's specification sheets shall be provided for all external light fixtures with an Application for Building Permit for staff review prior to the issuance of any Building Permit.
- 3) A Landscape Irrigation Plan shall be provided with an Application for Building Permit for staff review prior to the issuance of any Building Permit.
- 4) An updated Landscape Plan with additional plant species shall be submitted to staff for review prior to the Village Board meeting.

There were no questions from the Board.

Motion by Mary Krueger, second by Dave Vogel to approve with conditions.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Trustees Lang and Ruffatto

G. Ordinance 5510 Granting Special Use Approval to Permit the Operation of a Community Center, Agua Viva Wheeling, 537 N. Wolf Road [Docket No. 2022-17]

Deputy Clerk Henneberry read the title into the record. Director Klicker introduced the item.

Petitioner's representative Gisela Martinez was present and answered a question from the Board.

Motion by Mary Papantos, second by Joe Vito.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Trustees Lang and Ruffatto

H. Ordinance 5511 Granting Special Use Approval to Permit the Operation of an Animal Training Facility, Waggles Pet Resort, 500 W. Hintz Road [Docket No. 2022-18]

Deputy Clerk Henneberry read the title into the record. Director Klicker reviewed the request.

Manager Carrie Nordlund was present and answered questions from the Board. Owner Ross Neihaus was present via electronic means and answered a question from the Board.

Director Klicker stated that there was one condition added at the Plan Commission as follows:

1) There shall be no animal kenneling or boarding at any time at the subject site. All kenneling or boarding shall only occur at the Waggles Pet Resort facility located at 419 Harvester Court.

Motion by Mary Papantos, second by Mary Krueger to approve with the condition as stated.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Trustees Lang and Ruffatto

I. Ordinance 5512 Granting Special Use Approval to Permit the Operation of an Adult Use Cannabis Dispensary, 781 N. Milwaukee Avenue (CESAM LLC) [Docket No. 2022-19]

Deputy Clerk Henneberry read the title into the record. Director Klicker introduced the item and read conditions for approval as follows:

1) The special use for the operation of a cannabis dispensary does not permit the on-site consumption of cannabis and/or cannabis related products.

2) Prior to any exterior building and/or façade modifications, including but not limited to painting, shall be first reviewed by the Plan Commission. This does not apply to any landscape replacements in adherence with the approved landscape plans.

Petitioners Steve Weiner, and Ameya Pawar representing Okay Dispensary were present. Mr. Weiner answered questions from the Board.

Motion by Mary Krueger, second by Mary Papantos to approve with the two (2) conditions as read.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Trustees Lang and Ruffatto

14. Official Communications

President Horcher spoke about the passing of former Police Chief Michael Haeger who was Chief for 16 years, and commented on the violence in our country stating that it's time to discuss real change and that it's everybody's responsibility to do something constructive.

Trustee Papantos thanked developers for coming into Wheeling as well as the staff who work with them, thanked former Plan Commissioners Robert Yedinak and Tatiana Blinova for their work while on the Plan Commission, welcomed new Plan Commissioners Steven Kasper and Michelle Myer, noted that there are Special Olympic gymnasts who trained here in Wheeling who will be competing in Florida, and welcomed Olive the comfort dog to the Police Department.

Trustee Krueger spoke about Chicago magazine naming Wheeling as one of the best communities to buy a home, and stated that she's proud of what's happening in town.

15. Approval of Bills

Approval of Bills for May 12 - June 1, 2022 in the amount of \$2,076,868.13¢

Motion by Mary Papantos, second by Joe Vito to approve Bills as presented.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Trustees Lang and Ruffatto

16. Executive Session & Adjournment

President Horcher asked for a Motion to recess to enter Executive Session for the purpose of discussing pending, probable, and/or imminent litigation.

Motion by Mary Papantos, second by Joe Vito to recess into Executive Session and to adjourn the meeting directly from Executive Session.

Final Resolution: Motion Approved by Roll Call vote, the open meeting recessed at 8:06 p.m.

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Trustees Lang and Ruffatto

Kathryn M. Brady, Village Clerk

Approved this 20th day of June 2022, by the President and Board of Trustees