

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, AUGUST 7, 2023

1. President Horcher called the meeting to order at 6:34 pm

2. Pledge of Allegiance

3. Roll Call led by Clerk Brady

Present: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

4. Approval of Minutes

Approval of Minutes for the Regular Meeting of July 17, 2023

President Horcher asked for a motion to approve the Minutes as presented.

Motion by Dave Vogel, second by Mary Papantos.

Final Resolution: Motion Approved

Yes: Pat Horcher, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

Abstain: Mary Krueger

Trustee Krueger abstained as she was not present at the meeting of July 17, 2023.

5. Changes to the Agenda - None

6. Proclamations - None

7. Appointments and Confirmations - None

8. Administration of Oaths - None

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.

Clerk Brady read the Consent Agenda into the record.

A. Ordinance 5604 Amending Title 2, Chapter 2.56, Section 2.56.010 of the Wheeling Municipal Code Regarding the Number of Members of the Board of Fire and Police Commissioners

B. Ordinance 5605 Declaring as Surplus and Authorizing the Disposal of Personal Property Owned by the Village of Wheeling by Recycling, Trade-In, Donation, or Public Auction

C. Resolution 23-114 Granting Final Acceptance of Public and Private Improvements within the Wolf Crossing Subdivision and the Release of Project Surety

President Horcher asked for a motion to approve as presented.

Motion by Dave Vogel, second by Jim Ruffatto.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

12. Old Business - None

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

A. Ordinance 5606 Authorizing a Redevelopment Agreement between the Village of Wheeling and Thompson Peak 4, LLC for the Development of Land at 889-903 W. Dundee Road, Wheeling, Illinois Comprising a Part of the Town Center-II TIF District of the Village of Wheeling, Cook and Lake Counties, Illinois

Clerk Brady read the title into the record. Village Attorney James Ferolo introduced the item and reviewed the TIF incentive details. Chris Coleman of Wingspan Development was present and answered questions from the Board.

Motion by Ray Lang, second by Jim Ruffatto.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

B. PRESENTATION RE: FY 2022 Annual Comprehensive Financial Report

Clerk Brady read the title into the record. Finance Director Michael Kaplan introduced the item. Brian LeFevre of Sikich, LLP, was present and reviewed sections of the Report. There were no questions from the Board.

C. Ordinance 5607 Granting Special Use Approval to Permit the Operation of a Gaming Establishment (May's Lounge), 280 E. Dundee Road [Docket No. PSU23-0008]

Clerk Brady read the title into the record. Community Development Director Ross Klicker introduced the item; there were no questions from the Board.

Motion by Mary Papantos, second by Dave Vogel.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

D. Ordinance 5608 Granting Special Use Approval for the Operation of a Day Care Center, 135 N. Milwaukee Avenue (Kids Island Learning Center III) [Docket No. PSU23-0004]

Clerk Brady read the title into the record. Director Klicker introduced the item, answered questions from the Board, and read the following conditions for approval:

1. Minor site plan and building appearance approval by the Plan Commission is required for the outdoor playground, fencing, and any other site modifications (including upgrades to the exterior lighting and landscaping) and must be obtained prior to any installation or construction of said improvements and prior to the issuance of a Wheeling Business License.
2. A Wheeling business license must be obtained from the Community Development Department before the day care begins operations.
3. The petitioner shall obtain DCFS approval prior to the Village releasing the business license.

Petitioner Kris Szczepaniec was present and answered questions from the Board.

President Horcher asked for a motion to approve with conditions.

Motion by Mary Papantos, second by Jim Ruffatto.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

E. Ordinance 5609 Amending Title 19, Zoning, of the Wheeling Municipal Code, and Associated Chapters and Sections, in Order to Include Farmers' Market as a Special Use within the MXC, Commercial/Residential Mixed Use Zoning District (West Town Bakery) [Docket No. PTA23-0001]

Clerk Brady read titles 13.E & 13.F into the record. Director Klicker reviewed the requests; there were no questions from the Board.

Motion by Mary Papantos, second by Mary Krueger.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

F. Ordinance 5610 Granting Special Use Approval to Permit a Farmers' Market for West Town Bakery, 781 N. Milwaukee Avenue (The Fifty/50 Group DBA West Town Bakery) [Docket No. PSU23-0009]

Director Klicker noted that condition #2 has been satisfied. The remaining condition is that a temporary license shall be obtained from the Community Development Department prior to the start of the market events. Petitioner Amanda Peters was present and answered questions from the Board.

Motion by Ray Lang, second by Dave Vogel.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

G. Ordinance 5611 Approving a Plat of Consolidation for Slide Products Subdivision for the Consolidation of 440 Mercantile Court into 430 Wheeling Road (Slide Products, Inc.) [Docket No. PSUBFP23-0002]

Clerk Brady read titles 13.G & 13.H into the record. Director Klicker reviewed the request; there were no questions from the Board.

Motion by Ray Lang, second by Jim Ruffatto.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

H. Ordinance 5612 Vacating a Utility Easement (Slide Products) [Docket No. PSUBFP23-0001]

Motion by Mary Papantos, second by Mary Krueger.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

14. Official Communications

President Horcher asked for volunteers to fill vacancies on the Plan Commission, Board of Health, and the Senior Commission and noted that applications can be found on our website or those interested can contact Deputy Village Clerk Karen Henneberry at (847) 499-9085.

Trustee Vogel announced the Wheeling Helping Hands event on September 9, 2023, at Wheeling Town Center from 11:00am - 5:00pm.

Manager Sfondilis introduced the new Economic Development Director Len Becker.

Trustee Papantos welcomed Mr. Becker and thanked Director Klicker for filling in as Interim Economic Development Director.

Trustees Krueger and Ruffatto thanked Chiefs Dunne & McGreal and staff for a successful National Night Out.

15. Approval of Bills

Approval of Bills for July 13 - August 2, 2023, in the amount of \$5,399,432.75¢

President Horcher asked for a motion to approve Bills as presented.

Motion by Mary Krueger, second by Ray Lang.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

16. Executive Session - None

17. Action on Executive Session Items - N/A

18. Adjournment

President Horcher asked for a motion to adjourn.

Motion by Jim Ruffatto, second by Mary Krueger.

Motion carried by voice vote, all ayes, the meeting adjourned at 7:09 pm

Kathryn M. Brady, Village Clerk

Approved this 21st day of August 2023, by the President and Board of Trustees