

**MINUTES OF THE JOINT WORKSHOP MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
& THE WHEELING PLAN COMMISSION  
PUBLIC WORKS LUNCHROOM  
77 WEST HINTZ ROAD, WHEELING, IL  
WEDNESDAY, AUGUST 23, 2023**

**1. Call to Order**

President Horcher called the meeting to Order at 6:30 p.m.

**2. Pledge of Allegiance led by President Horcher**

**3. Roll Call by Clerk Brady**

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

Absent: Mary Krueger, Dave Vogel

Trustees Krueger and Vogel were absent with prior notice.

**Plan Commission Roll Call by Michael Sprague**

Present: Steven Kasper, Rick Hyken, Gerald Riles, Michelle Myer, Don Johnson

Village Manager Jon Sfondilis, Fire Department Chief Michael McGreal, Economic Development Director Len Becker, Community Development Director Ross Klicker, Assistant Community Development Director Steve Robles, Public Works Director Dan Kaup, Village Planner Marcy Knysz, and Village Attorney Mallory Milluzzi were also present.

**4. Changes to the Agenda - None**

**5. Citizen Concerns and Comments - None**

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

**A. DISCUSSION RE: General Discussion between the Wheeling Village Board and the Wheeling Plan Commission**

Manager Sfondilis reviewed the order of business and stated that the topics for discussion will include parking regulations, electric car chargers, and the introduction of Len Becker, new Director of Economic Development. Manager Sfondilis commented on the importance of the relationship between Economic Development and Community Development. Manager Sfondilis commended staff and village attorneys for their work amending various parts of the Municipal Code and noted that at this time eight (8) amendments have been completed, and stated that the remaining amendments should be finished within the next six (6) months.

Parking

Director Klicker addressed the Board and gave an overview of the current minimum parking standards as they relate to various businesses. Discussion followed.

Director Klicker asked if Community Development staff should evaluate our required minimum parking standards for the Village.

President Horcher polled the Board and they unanimously agreed to direct staff as outlined by Director Klicker. Upon further discussion Director Klicker asked if the Board agrees with the recommended change in parking stall sizing and aisle width. President Horcher polled the Board and they unanimously agreed.

Electric Vehicle Charging Requirements-Residential

Director Klicker stated that the original intention for this topic has shifted because of a new State law. Attorney Milluzzi gave an overview of the new law (effective January 1, 2024) which applies to new single-family homes and multi-family residential buildings (with parking) being required to install EV capable parking spaces in varying amounts. Manager Sfondilis asked the Board if we want to be more restrictive than what the law says. Discussion followed.

President Horcher asked if the Board if they want to go more comprehensive than the law states. The Board unanimously agreed to follow the State law as-is.

Director Klicker introduced the new Director of Economic Development, Len Becker. Mr. Becker stated that he is thrilled to be part of the Village, spoke briefly about his career, and outlined what Economic Development means to him, especially changes post-COVID. General discussion regarding changes in Economic Development ensued. In response to a question from Commissioner Myer, Mr. Becker spoke about his top priorities which include rebranding, meeting with, and bringing in, large and small employers, and working with regional stakeholders such as the Greater Chicagoland Regional Economic Partnership. A brief discussion followed regarding the lack of weekend service on METRA, the continued vacancy of Sam's Club, vacant property, and the assets Wheeling has to offer businesses and current and potential new residents.

**7. Official Communications - None**

**8. Executive Session - None**

## **9. Adjournment**

President Horcher asked for a motion to adjourn.

Motion by Jim Ruffatto, second by Mary Papantos.

Motion carried by voice vote, all ayes, 2 absent, the meeting adjourned at 8:06pm

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Kathryn M. Brady, Village Clerk

Approved this 16th day of October 2023, by the President and Board of Trustees