

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, MARCH 15, 2021

1. Call to Order at 6:30 p.m.

2. Pledge of Allegiance led by President Horcher

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

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

Director of Economic Development Patrick Ainsworth, and Director of Community Development Ross Klicker were also present.

4. Approval of Minutes

Approval of Minutes of the Regular Meeting of March 1, 2021

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

Final Resolution: Motion Approved

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

5. Changes to the Agenda

Manager Sfondilis asked to have Item 11.E removed from the agenda.

Motion by Mary Papantos, second by Mary Krueger to remove Item 11.E from the agenda.

Final Resolution: Motion Approved

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

6. Proclamations

Deputy Clerk Henneberry read the following Proclamation:

Proclamation: Natalie Tadda

Ms. Tadda introduced her family. President Horcher presented Ms. Tadda with the Proclamation and thanked her for her contributions to Wheeling.

7. Appointments and Confirmations - None

8. Administration of Oaths - N/A

9. Citizen Concerns and Comments

Vlad Vareldzhyan spoke about truck parking, and businesses he owns in Wheeling.

Deborah Wilson commented on incumbents running for reelection.

10. Staff Reports

Manager Sfondilis announced that Rock-n-Run will be held on August 21, 2021.

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.

A. Ordinance 5393 Approving the Transfer of Volume Cap in Connection with Private Activity Bond Issues and Related Matters

B. Resolution 21-026 Authorizing Acceptance of a Previously-Bid Suburban Purchasing Cooperative Contract for the Purchase of Three (3) 2021 Ford Utility Police Interceptors and Two (2) ¾-Ton Pickup Trucks from Currie Motors in the Total Amount of \$185,783

C. Resolution 21-027 Authorizing Acceptance of the State of Illinois' Previously-Bid Contract with CDW Government LLC for a One-Year Renewal of a Support Maintenance Contract for Cisco SMARTnet Technical Services in the Amount of \$54,829.13

D. Resolution 21-028 Authorizing Acceptance of the State of Illinois' Previously-Bid Contract with Verizon Wireless Related to Professional Cellular Communication Services at a Cost Not to Exceed \$105,000 during Fiscal Year 2021

~~E. Resolution Approving an Assignment of the Redevelopment Agreement between the Village of Wheeling and Hutton Wheeling ST, LLC for the Development of Land at 1048 S. Milwaukee Avenue, Wheeling, IL, Comprising a Part of the Southeast II TIF District, from Hutton Wheeling ST, LLC to OM Group Office, Inc. [this item was removed from the agenda]~~

~~F. Resolution Authorizing the Village President and Village Clerk to Execute a Renewed Lease between the Village and the Greater Wheeling Area Chamber of Commerce and Industry [this item was moved to New Business as 13.H]~~

G. Resolution 21-029 Authorizing Change Order No. 1 and Final to the Contract with Cargill, Inc., Salt Road Safety to Increase the Total Contract Amount by \$12,180 for the Purchase of Additional Road Salt in 2021

President Horcher asked to have Item 11.F moved to New Business becoming Item 13.H.

Motion by Mary Papantos, second by Ray Lang to approve Consent Agenda as amended.

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. Resolution 21-030 Adopting a Strategic Plan for the Village of Wheeling

Deputy Clerk Henneberry read the legislation title into the record.

Manager Sfondilis introduced the item; there were no questions from the Board.

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

B. Ordinance 5394 Granting Special Use Approval to Permit an Expansion of an Existing Daycare Center – 141 and 149 S. Milwaukee Avenue (Sound Garden) [Docket No. 2021-01]

Deputy Clerk Henneberry read the legislation title into the record.

Director Klicker reviewed the project; there were no questions from the Board.

Motion by Mary Krueger, second by Jim Ruffatto.

Final Resolution: Motion Approved

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

C. Ordinance 5395 Granting Major Site Plan Approval to Permit an Expansion of an Existing Parking Lot – 1101 Chaddick Drive (Fed Ex Ground) [Docket No. PC 21-02]

Deputy Clerk Henneberry read the legislation title into the record.

Director Klicker described the project; Petitioners representative was present and answered a question 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

D. Ordinance 5396 Granting a Variation to Reduce the Minimum Green Space Requirement – 1430 S. Wolf Road (Fed Ex Ground) [Docket No. 2021-02]

Deputy Clerk Henneberry read the legislation title into the record.

Director Klicker outlined the project and answered a question from the Board.

Motion by Jim Ruffatto, second by Mary Papantos.

Final Resolution: Motion Approved

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

E. Resolution 21-031 Accepting and Approving a Contract with Mauro Sewer Construction, Inc. for the 2021 Water Main Replacement and Roadway Improvements Program in the Amount of \$1,799,728.75

Deputy Clerk Henneberry read the legislation title into the record.

Director Kaup provided an outline of the project; there were no questions from the Board.

Motion by Dave Vogel, second by Mary Krueger.

Final Resolution: Motion Approved

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

F. Resolution 21-032 Accepting and Approving a Proposal from the Ciorba Group, Inc. to Provide Construction Engineering Inspection Services for the 2021 Water Main and Roadway Improvements Project in an Amount Not to Exceed \$160,689.90

Deputy Clerk Henneberry read the legislation title into the record.

Director Kaup described the project; there were no questions from the Board.

Motion by Mary Krueger, second by Mary Papantos.

Final Resolution: Motion Approved

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

G. Ordinance 5397 Authorizing a Sixth Amendment to the Restated Redevelopment Agreement between the Village of Wheeling and WTC LLC, for the Development of Land at 351 W. Dundee Road, Wheeling, IL, Comprising a Part of the Town Center II TIF District of the Village of Wheeling, Cook and Lake Counties, Illinois

Deputy Clerk Henneberry read the legislation title into the record.

Attorney Ferolo provided a history of the phases of the Town Center, updated status of existing lots, and reviewed the amendments; Manager Sfondilis answered a question from the Board.

Motion by Mary Papantos, second by Ray Lang.

Final Resolution: Motion Approved

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

H. Resolution 21-033 Authorizing the Village President and Village Clerk to Execute a Renewed Lease between the Village and the Greater Wheeling Area Chamber of Commerce and Industry

Deputy Clerk Henneberry read the legislation title into the record.

President Horcher stated that the Chamber of Commerce is a separate entity from the Village, and that they are charged \$1.00 per month for rent. Manager Sfondilis stated that the Chamber is restructuring and that they are currently focusing on the industrial sector of our community. Trustee Vito stated that the Chamber has a new Board and that he will abstain from the vote as his employer is a Chamber member.

Motion by Jim Ruffatto, second by Mary Krueger.

Final Resolution: Motion Approved

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

Abstain: Joe Vito

14. Official Communications

Deputy Clerk Henneberry announced Early Voting dates, stated that at this time there will be no ballot drop boxes for the upcoming Consolidated Election, and noted voter registration deadlines.

Brad Friedman provided updates on proposed opening dates for CityWorks (week of March 22), Meat & Potato (first week of April), and CMX is planning an April 30 opening depending on the studios releasing movies.

Trustee Vito supported keeping Rock-n-Run, asked that the Board agree to return the flags to full-staff, and commented that having flags at half-staff should be reserved for instances of bravery and other tragedies, and stated that the lowering of flags should have been temporary. Trustee Vito asked that staff be directed to return the flags to full-staff on all Village properties.

In response to a question from Trustee Papantos, Attorney Ferolo spoke about the Illinois Flag Display Act related to the Governors Order, and that the action would be in violation of the order on the books at this time; however, the Flag Display Act does not have a penalty provision.

President Horcher asked for Consensus on returning all flags to full-staff.

Final Resolution: Consensus Approved

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

No:

Trustee Krueger commented on the Uptown 500 building, and asked if there is a phase of their build-out to add flower boxes that appeared in the original plan. Manager Sfondilis said they are required to obtain this before they get their Certificate of Occupancy (CO). Director Klicker will inquire about their schedule.

Trustee Ruffatto provided a factual account related to comments made by a citizen regarding his behavior towards a resident, and asked Manager Sfondilis to talk about the American Rescue Plan and what it can and cannot be used for. Manager Sfondilis stated that the money cannot be used for tax abatement or lowering of taxes in any way, and cannot be used for pension contributions. Manager Sfondilis further stated that we are allowed to spend it on revenue replacement for the provision of government services related to COVID-19, to replenish general funds that were lost to the municipality during the pandemic, and other investments such as water, sewer, and broadband infrastructure.

In response to a citizen comment, Trustee Papantos reminded the public that the Village's share of the property tax bill is slightly under 14%, which provides for water, sewer, roads, and public safety.

15. Approval of Bills

Approval of Bills for February 25 – March 10, 2021, in the amount of \$2,885,203.13¢

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

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 7:22 p.m.

Elaine E. Simpson, Village Clerk

Approved this 5th day of April 2021, by the President and Board of Trustees