

**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 20, 2023**

**1. President Horcher called the meeting to order at 6:30 pm**

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

**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 - None**

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

**6. Proclamations - None**

**7. Appointments and Confirmations - None**

**8. Administration of Oaths - N/A**

**9. Citizen Concerns and Comments**

Gregory Yamin spoke about parking limitations for RV owners and requested a change in the Code similar to our neighboring communities.

Jim Loerzel commented on the Chicago Executive Airport budget specifically unallocated surplus funds.

**10. Staff Reports**

Manager Sfondilis clarified that there will be no change in licensing due dates as discussed at the previous board meeting, noting that this item does not appear on tonight's agenda and it's unlikely to appear on an agenda in the near future. The current licensing year will run from May 1, 2023, through April 30, 2024. Manager Sfondilis also recognized the second birthday of Olive, the Village comfort dog.

Clerk Brady read the Consent Agenda into the record.

**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. Resolution 23-039 Authorizing Acceptance of the State of Illinois' Previously-Bid Contract with PRESIDIO Networked Solutions for a One-Year Renewal of a Support Maintenance Contract for Cisco SMARTnet Technical Services in the Amount of \$63,524.99**

**B. Resolution 23-040 Authorizing a Memorial Day Parade from Weiland Road and Illinois Route 83 (McHenry Road) Traveling Southeast to Lexington Drive and Terminating at AMVETS Post 66**

**C. Resolution 23-041 Approving an Amended Agreement for Police Liaison Services between the Village of Wheeling and Township High School District 214**

**D. Resolution 23-042 Authorizing the Village Manager to Execute a Memorandum of Agreement Regarding the Provision of School Resource Officers to Community Consolidated School District 21**

**E. Resolution 23-043 Approving a Professional Services Agreement with AECOM Technical Services, Inc. for 2024/2025 Watermain Design Services in the amount of \$148,380 for FY 2023**

**F. Resolution 23-044 Approving Changes to the Village's General Fund Surplus Policy**

**G. Ordinance 5578 Amending the Village of Wheeling Annual Budget for the Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022**

**H. Resolution 23-045 Approving the Release of Certain Executive Session Minutes of the President and Board of Trustees of the Village of Wheeling, Illinois**

**I. Resolution 23-046 Approving the Recycling of Certain Executive Session Audio Tapes Pursuant to the Illinois Open Meetings Act 5 ILCS 120/2.06(c)**

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

Motion by Jim Ruffatto, second by Mary Krueger.

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 23-047 Waiving Competitive Bidding and Directing the Village President to Execute an Amendment to the Agreement Between the Village of Wheeling and W.B. Olson, Inc. Authorizing a Guaranteed Maximum Price for Construction Management / General Contractor Services for the Construction of Fire Station 42 in an Amount Not to Exceed \$7,699,224**

Clerk Brady read the title into the record. Manager Sfondilis introduced the item, outlined some project details, and stated that this project will be paid in cash; there is no bonding, lending, or borrowing. Fire Department Chief Michael McGreal elucidated that the current fire station will be turned back over to the Police Department, clarified that this project is not adding a new station, and mentioned that Village development has driven the need for this station relocation.

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

**B. Public Hearing Re: Request for Cook County Class 6b Property Tax Abatement for the Property at 25 W. Waltz Drive (Applicant is 25 W. Waltz, LLC)**

Clerk Brady read the Public Hearing title into the record. President Horcher read the Public Hearing Rules. The Public Hearing opened at 6:50:36 pm.

President Horcher asked if any member of the public wished to be recognized. Seeing that no member of the public wished to be recognized, President Horcher asked for a Motion to close the Public Hearing.

Motion by Dave Vogel, second by Mary Papantos.

Final Resolution: Motion Approved, the Public Hearing closed at 6:50:49 pm.

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

**C. Resolution 23-048 Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification for the Property Located at 25 W. Waltz Drive in the Village of Wheeling, Illinois**

Clerk Brady read the title into the record. Interim Economic Development Director Ross Klicker introduced the item. Petitioners were present and answered a question from the Board. Manager Sfondilis read the following conditions for approval:

- The applicant shall obtain all necessary building and/or construction-related permits from the Village for the construction of the proposed development.
- The subject property shall be re-occupied, operated, and maintained at all times in compliance with the applicable codes and ordinances of the Village.

- All work performed on the proposed development must be conducted in a good and workmanlike manner, with due dispatch, and within any deadlines provided pursuant to this agreement or set forth in the Village Code.
- The total construction value for permits issued for the proposed improvements shall be no less than \$40,000.00.
- The project shall be completed by January 31, 2025. Upon completion of the proposed development, the applicant will request that the Village inspect and approve the proposed improvement to confirm that the proposed development has been constructed in compliance with the plans approved by the Village.

President Horcher asked for a Motion to approve with conditions.

Motion by Dave Vogel, second by Ray Lang.

Final Resolution: Motion Approved

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

**D. DISCUSSION RE: Planned Unit Development Concept Review, Gas N Wash (1750–1794 and 1798 E. Hintz Road)**

Manager Sfondilis read the concept review process into the record. Community Development Director Ross Klicker summarized the proposed development. Petitioner's attorney Lyman Tieman addressed the Board. Architect Christian Kalischefshi and Civil Engineer Brian Hertz delivered a presentation highlighting various parts of the project. Petitioner's representatives answered questions from the Board related to hours of operation, need for foundation work, the condition of Old Buffalo Grove Road, lighting concerns in a residential area, possible retailers, and liquor sales.

President Horcher asked if the Board is in favor of the planned unit development concept for Gas n Wash.

Final Resolution: Consensus Approved

Yes: President Horcher, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito

No: Jim Ruffatto, Dave Vogel

**14. Official Communications**

Trustee Krueger complimented the Fire Department for a successful St. Baldrick's event and wished President Horcher a happy birthday.

Clerk Brady read the information regarding Early Voting (March 20-April 3), and voter registration options.

Trustee Papantos wished President Horcher a happy birthday.

Trustee Vito inquired about the address numbers of the fire stations and wished President Horcher a happy birthday.

**15. Approval of Bills**

Approval of Bills for March 2–15, 2023, in the amount of \$1,868,801.30¢

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 7:47 pm

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Kathryn M. Brady, Village Clerk

Approved this 17th day of April 2023, by the President and Board of Trustees