

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, APRIL 3, 2023

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

2. Pledge of Allegiance-N/A

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 March 6, 2023

Motion by Mary Papantos, second by Ray Lang 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 - None

6. Proclamations-None

7. Appointments and Confirmations-None

8. Administration of Oaths-N/A

9. Citizen Concerns and Comments-None

10. Staff Reports

Public Works Director Dan Kaup announced that yard waste collection began on April 1 and reviewed the guidelines.

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. Resolution 23-049 Authorizing Acceptance of the State of Illinois' Previously-Bid Contract with Presidio Networked Solutions Group, LLC for the Cisco Unified Communications Upgrade Project in the Amount of \$183,036.16

B. Resolution 23-050 Waiving Competitive Bidding and Accepting a Previously-Bid Contract for the Purchase of a New Pierce Manufacturing Fire Engine from MacQueen Emergency Group at a Cost Not to Exceed \$843,000

C. Resolution 23-051 Accepting and Approving a Professional Services Agreement with Engineering Enterprises Inc. to Provide Construction Engineering Services for the 2023 Water Main Improvement Project in an Amount not to Exceed \$279,057 for FY 2023

D. Resolution 23-052 Accepting and Approving a Publicly Bid Contract with C. Szabo Contracting, Inc. for the 2023 Water Main Replacement Program in the Amount of \$3,989,018

E. Resolution 23-053 for Improvement under the Illinois Highway Code – Section 22-00092-00-RS (Supplemental Resolution for Construction and Engineering for Chaddick Drive Resurfacing Project)

F. Resolution 23-054 Approving an Engineering Services Agreement with Chastain and Associates, LLC to Provide Construction Engineering Inspections for the Chaddick Drive Resurfacing Project in the Amount of \$42,671

G. Resolution 23-055 Approving a Publicly Bid Contract with Builders Paving, LLC for the Chaddick Drive Resurfacing Project in an Amount not to Exceed \$392,000 in FY 2023

H. Ordinance 5579 Approving the Transfer and Reallocation of Volume Cap in Connection with Private Activity Bond Issues and Related Matters

I. Resolution 23-056 Ratifying an Agreement with Lauterbach & Amen, LLP for Interim Accounting-Related Staffing Services

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. DISCUSSION RE: Concept Review for a Mixed-Used Planned Unit Development at 350 E. Dundee Road by Forrest Capital, LLC

Clerk Brady read the discussion title into the record. Manager Sfondilis read the Concept Review procedure into the record. Community Development Director Ross Klicker introduced the item. Petitioner's representative attorney Dan Shapiro was present and gave a project overview. Project architect Anthony Arbruzzo reviewed the site plans. Petitioner's representatives answered questions related to parking, greenspace near the river, facade plan, lack of covered parking, medical office location and retail spaces, and comp storage.

President Horcher asked if the Board is in favor of the planned unit development concept for 350 E. Dundee Road.

Final Resolution: Motion Approved

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

B. Ordinance 5580 Granting Special Use Approval to Permit the Operation of a Gaming Establishment, 18 W. Dundee Road (Tracy's Bistro) [Docket No. 2023-06]

Clerk Brady read the title into the record. Director Klicker introduced the item and read the conditions for approval. There were no questions from the Board.

Motion by Mary Krueger, second by Mary Papantos to approve with conditions.

Final Resolution: Motion Approved

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

No: Ray Lang, Jim Ruffatto, Dave Vogel

C. Ordinance 5581 Granting Special Use Approval for the Operation of a Light Vehicle Rental Facility, 1712 S. Wolf Road (New Age Truck and Equipment Rental) [Docket No. 2023-07]

Clerk Brady read the title into the record. Director Klicker introduced the item and read the conditions of approval. Petitioner Max Lyuksemburg was present and answered questions from the Board.

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

Final Resolution: Motion Approved

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

D. Ordinance 5582 Granting Special Use Approval to Permit a Health Clinic, 544 W. Dundee Road and 544B W. Dundee Road (Concentra) [Docket No. 2023-08]

Clerk Brady read the title into the record. Director Klicker reviewed the request. 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

E. Ordinance 5583 Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Building Side Yard Setback from Six (6) feet to Zero (0) Feet, 297 1st Street (Yanina Nepochatov) [Docket No. 2023-09]

Clerk Brady read the title into the record. Director Klicker introduced the item, stated that the Plan Commission unanimously voted against approval, and read the conditions for approval. Petitioners Yanina and Boris Nepochatov were present and answered a question from the Board.

Motion by Jim Ruffatto, second by Ray Lang.

Final Resolution: Motion FAILED

Yes: Joe Vito, Dave Vogel

No: President Horcher, Ray Lang, Mary Krueger, Jim Ruffatto, Mary Papantos

F. Ordinance 5584 Granting Special Use Approval for the Operation of a Recreation and Instruction Facility, 262 McHenry Road (Favareli, Inc.) [Docket No. 2023-10]

Clerk Brady read the title into the record. Director Klicker reviewed the request. Valentyna and Dmyrto Fadienienko were present and answered a question from the Board.

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

G. Ordinance 5585 Granting Special Use Approval to Permit a Farmer's Market within the Wheeling Town Center, 375 W. Dundee Road (The Lynmark Group) [Docket No. 2023-12]

Clerk Brady read the title into the record. Director Klicker introduced the item. Petitioner Brad Friedman was present and answered questions from the Board.

Motion by Jim Ruffatto, second by Dave Vogel.

Final Resolution: Motion Approved

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

14. Official Communications

Clerk Brady stated that tomorrow is Election Day and that the polls will be open from 6:00 am to 7:00 pm.

Trustee Lang spoke about the unappealing greenery on the parking structure at Uptown 500.

Trustee Ruffatto inquired about imposing a fine for unlicensed businesses. Attorney Ferolo outlined the current process. Director Klicker stated that they have been working with the property owners related to this issue.

Trustee Papantos commented on the Autism Awareness patch and asked how to donate.

15. Approval of Bills

Approval of Bills for March 16-29, 2023, in the amount of \$1,804,175.91¢

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

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

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, and stated that there will be no action taken after Executive Session.

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

Final Resolution: Motion carried by Roll Call vote, all ayes, the open meeting recessed at 7:49 p.m.

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

Kathryn M. Brady, Village Clerk

Approved this 1st day of May 2023, by the President and Board of Trustees