

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, JUNE 5, 2023

1. President Horcher called the meeting to order at 6:36 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

A. Approval of Minutes for the Regular Meeting of May 1, 2023

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

Motion by Dave Vogel, second by Mary Papantos.

Final Resolution: Motion Approved

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

B. Approval of Minutes for the Regular Meeting of May 15, 2023

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

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

5. Changes to the Agenda - None

6. Proclamations, Congratulatory Resolutions, and Awards

Police Chief James Dunne spoke about the Police Unity Foundation and introduced Officers Laura Joscko and Phil Kim. Officer Joschko presented a check for \$800 to Liz Thomas from the Special Leisure Services Foundation, and noted that the funds were collected from sales of Autism Awareness patches.

7. Appointments and Confirmations - None

8. Administration of Oaths - N/A

9. Citizen Concerns and Comments

Sue Stein complimented and thanked our First Responders who assisted with a medical emergency in her home.

Residents Phil Mostaccio, Mark Colliander, and Rich Godley spoke in opposition of 13.F, the proposed detention basin on Jackson Drive.

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. Resolution 23-080 Approving a One-Year Contract Extension with Al Warren Oil Co., Inc. for the Purchase of Gasoline and Diesel Fuel in the Amount of \$315,000

B. Resolution 23-081 Approving a Contract with Interstate Power Systems for 2023 Generator Maintenance in the Amount of \$28,229.70

C. Resolution 23-082 Approving a One-Year Extension of a Previously Bid Contract with Patriot Pavement Maintenance for the FY 2023 Crack Sealing Program in the Amount of \$39,998.22

D. Resolution 23-083 for Improvement under the Illinois Highway Code, Section 21-00091-00-RS (Construction and Construction Engineering for Northgate Parkway Improvements)

E. Resolution 23-084 Approving a Joint Funding Agreement with the State of Illinois to Provide Funding for Construction of and Engineering Inspections for the Northgate Parkway Improvement Project in the Amount of \$269,500

F. Resolution 23-085 Approving an Engineering Services Agreement with Chastain and Associates, LLC to Provide Construction Engineering Inspections for the Northgate Parkway Improvement Project in an Amount Not to Exceed \$80,727

G. Resolution 23-086 Approving a Professional Services Agreement with Engineering Enterprises, Inc. for a Water System Analysis in the Amount of \$99,640 for FY 2023

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

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

12. Old Business - None

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

A. Public Hearing Re: Request for Cook County Class 6b Property Tax Abatement for the Property at 1175 Wheeling Road (Applicant is IV5 Logistics Acquisitions LLC)

Clerk Brady read the Public Hearing title into the record. President Horcher read the Public Hearing Rules. The Public Hearing opened at 6:54:26 p.m.

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 to Close the Public Hearing.

Final Resolution: Motion Approved, the Public Hearing closed at 6:54:34 p.m.

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

B. Resolution 23-087 Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification and Approving an Incentive Agreement for the Property Located at 1175 Wheeling Road in the Village of Wheeling, Illinois

Clerk Brady read the title into the record. Interim Economic Development Director Ross Klicker introduced the item and answered questions from the Board. Petitioner's attorney Brian Liston was present and answered questions from the Board; discussion followed. Attorney Ferolo suggested amending the agreement adding the following time limits: one (1) year to complete improvements and 24 months to secure an acceptable tenant.

President Horcher asked for Board Consensus on amending the agreement as outlined by Attorney Ferolo.

Consensus Approved by unanimous Roll Call vote.

President Horcher asked for a motion to approve as amended.

Motion by Ray Lang, second by Mary Papantos.

Final Resolution: Motion Approved

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

C. Public Hearing Re: Request for Cook County Class 6b Property Tax Abatement for the Property at 406–432 Diens Drive (Applicant is VK 432 Diens, LLC)

President Horcher read the title and Public Hearing Rules. The Public Hearing opened at 7:09 p.m.

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 Krueger to Close the Public Hearing

Final Resolution: Motion Approved, the Public Hearing closed at 7:10 p.m.

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

D. Resolution 23-088 Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification and Approving an Incentive Agreement for the Property Located at 406-432 Diens Drive in the Village of Wheeling, Illinois

Clerk Brady read the title into the record. Interim Director Klicker introduced the item. Petitioner's attorney Brian Liston was present and answered questions from the Board.

President Horcher polled the Board regarding adding the same conditions as Item 13.B (one year to complete improvements and 24 months to secure an acceptable tenant).

Consensus Approved by unanimous Roll Call vote.

President Horcher asked for a motion to approve as amended.

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

Village Manager Jon Sfondilis stated that should we have any future prospective 6b's that the same language regarding time limits will be included in the legislation.

E. Ordinance 5597 Granting Special Use Approval to Permit the Operation of a Packaged Liquor Store, 208–212 McHenry Road (SWEJ Wine & Liquors) [Docket No. 2023-17]

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 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

F. DISCUSSION: Major Site Plan Concept Review, Sweet Flag Detention Basin, 2812–2822 N. Jackson Drive

Clerk Brady read the Discussion title into the record. Manager Sfondilis read a statement outlining the concept review process. Director Klicker gave a project overview. Petitioners representatives Meg George (Attorney), Erin Delawalla, Lucas Lilly (RES), and Bill Loftus (Spaceco) addressed the Board and answered questions relating to detention basin connections, selling of usage credits to those in the Des Plaines watershed, maintenance of the property, basin design, and vegetation, specifically invasive species. Board discussion continued.

President Horcher asked if the Board is in favor of the major site plan concept for 2812-2822 N. Jackson Drive which will require a rezoning of the property at issue and/or a text amendment in the Village's R-1 District.

Final Resolution: Consensus FAILED

Yes:

No: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

14. Official Communications

President Horcher announced that there are vacancies on the Board of Health, Senior and Plan Commissions and encouraged anyone interested to apply; information can be found on our website.

Manager Sfondilis reminded everyone about the Rock N Run the Runway event on June 24.

Trustee Papantos congratulated Manager Sfondilis on his thirty-year anniversary with the Village and stated that his dedication, hard work and commitment are one of the reasons people want to come to Wheeling.

15. Approval of Bills

Approval of Bills for May 11-31, 2023, in the amount of \$2,738,169.31¢.

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

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

16. Executive Session and Adjournment

President Horcher asked for a Motion to recess to enter Executive Session for the purpose of discussing the appointment, employment, compensation, discipline, performance, or dismissal of a specific employee or employees of the Village.

Motion by Mary Krueger, second by Mary Papantos, 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 8:12 p.m.

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

Kathryn M. Brady, Village Clerk

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