

**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 20, 2022**

**1. Call to Order at 6:36 p.m.**

**2. Pledge of Allegiance-N/A**

**3. Roll Call - Village Clerk Kathryn M. Brady called the roll:**

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

Absent: Ray Lang

Trustee Lang was absent with prior notice.

**4. Approval of Minutes**

Approval of Minutes for the Regular Meeting of June 6, 2022

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

Final Resolution: Motion Approved

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

Abstain: Jim Ruffatto

Absent: Ray Lang

Trustee Ruffatto abstained as he was not present at the meeting on June 6, 2022.

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

**6. Proclamations - None**

**7. Appointments and Confirmations - None**

**8. Administration of Oaths**

Clerk Brady administered the oaths of office as follows:

Rick Richardson, Sergeant

Dennis Bulanda, Sergeant

**[BREAK]**

President Horcher asked for a motion for a ten minutes recess.

Motion by Jim Ruffatto, second by Mary Krueger.

Motion carried by voice vote, all Ayes, the meeting recessed at 6:45 p.m.

**[RECONVENE]**

President Horcher asked for a motion to reconvene the open meeting.

Motion by Mary Krueger, second by Mary Papantos.

Motion carried by Roll Call vote, all Ayes, the meeting reconvened at 6:55 p.m.

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

**10. Staff Reports**

Economic Development Director Patrick Ainsworth stated that the next Wheeling Restaurant Row Corridor Plan Open House will be held July 20 from 5:00-7:00 PM in the Board Room.

**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 22-068 Accepting a Bid and Approving a Not-to-Exceed Contract in the Amount of \$100,489 with Applied Communications Group, Inc. for the 2022 Keyscan Door Access Control System Upgrade**

**B. Resolution 22-069 Awarding a Six-Month Extension to Pirosmani Georgian Food Art, LLC at 849 W. Dundee Road to Complete the Work Covered by the Restaurant and Retail Build-Out Assistance Grant Awarded on July 19, 2021**

**C. Resolution 22-070 Approving Change Order No. 1 in the Amount of \$40,000 with Al Warren Oil Co., Inc. for the Purchase of Gasoline and Diesel Fuel**

**D. Resolution 22-071 Authorizing Participation in Clean Water Act Section 319(h) Grant Funding for Water Quality Improvement of the Wheeling Drainage Ditch**

**E. Resolution 22-072 Approving a Second One-Year Contract Extension with Al Warren Oil Co., Inc. for the Purchase of Gasoline and Diesel Fuel in the Amount of \$410,000**

**F. Ordinance 5513 Amending Chapter 4.32 of the Village of Wheeling's Municipal Code, "Alcoholic Liquor Dealers," Specifically Section 4.32.085, to Increase the Authorized Number of Class B, B-V, D-4, and J Liquor Licenses**

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

Motion by Dave Vogel, second by Jim Ruffatto.

Final Resolution: Motion Approved

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

Absent: Ray Lang

## **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 1500 S. Wolf Road (Applicant is BCORE Corridor Chicago, LLC)**

Clerk Brady read the Public Hearing title into the record. President Horcher read the Public Hearing Rules.

The Public Hearing opened at 7:00 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 Jim Ruffatto, second by Mary Papantos to Close the Public Hearing.

Final Resolution: Motion Approved, the Public Hearing closed at 7:01 p.m.

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

Absent: Ray Lang

**B. Resolution 22-073 Authorizing and Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification for the Real Property Located at 1500 S. Wolf Road in the Village of Wheeling, Illinois**

Clerk Brady read the legislation title into the record. Economic Development Director Patrick Ainsworth introduced the item. Community Development Director Ross Klicker answered a question from the Board regarding zoning.

Motion by Mary Papantos, second by Dave Vogel.

Final Resolution: Motion Approved

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

Absent: Ray Lang

**C. Resolution 22-074 Authorizing the Village President and Village Clerk to Execute an Agreement in the Amount of \$72,375 between the Village of Wheeling and Chicago's North Shore Convention and Visitors Bureau Relative to the Village's Membership in the Bureau**

Clerk Brady read the legislation title into the record. Director Ainsworth introduced the item. CSNCVB Executive Director Gina Speckman was present and answered questions from the Board.

Motion by Mary Papantos, second by Jim Ruffatto.

Final Resolution: Motion Approved

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

Absent: Ray Lang

**D. Ordinance 5514 Granting Special Use Approval to Permit the Operation of a Recreation and Instruction Facility, 170 Shepard Avenue, Suite D (The Bays at Car Supplies Warehouse) [Docket No. 2022-20]**

Clerk Brady read the legislation title into the record. Community Development Director Ross Klicker reviewed the request; there were no questions from the Board.

Motion by Mary Krueger, second by Mary Papantos.

Final Resolution: Motion Approved

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

Absent: Ray Lang

**E. Ordinance 5515 Granting Special Use Approval to Permit the Operation of a Massage Establishment, 737 W. Dundee Road (Finesse Massage) [Docket No. 2022-21]**

Clerk Brady read the legislation title into the record. Director Klicker introduced the item; there were no questions from the Board.

Motion by Jim Ruffatto, second by Joe Vito.

Final Resolution: Motion Approved

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

Absent: Ray Lang

**F. Ordinance 5516 Granting Special Use Approval to Permit the Operation of a Recreation and Instruction Facility, 311 Egidi Drive (GennFlex, Inc.) [Docket No. 2022-22]**

Clerk Brady read the legislation title into the record. Director Klicker reviewed the request. Petitioner Anton Koretskov was present and answered a question from the Board.

Motion by Mary Papantos, second by Dave Vogel.

Final Resolution: Motion Approved

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

Absent: Ray Lang

**G. Ordinance 5517 Granting Special Use Approval to Permit the Operation of a Recreation and Instruction Facility, 184-186 Shepard Avenue (1 on 1 Baseball Academy – Stoppers Baseball Club) [Docket No. 2022-23]**

Clerk Brady read the legislation title into the record. Director Klicker introduced the item and read the condition for approval as follows:

- One year from the granting of this Special Use from the Village Board of Trustees, the property owner shall be responsible for completing all necessary repairs to the existing parking lot, including drive-aisles and parking spaces. Prior to conducting said repairs, the petitioner shall submit an Application for Permit to the Community Development and obtain all Village approvals.

Petitioner Carl Ewald was present and answered questions from the Board. Mr. Ewald confirmed he understood the condition for approval.

Motion by Jim Ruffatto, second by Dave Vogel.

Final Resolution: Motion Approved

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

Absent: Ray Lang

**H. Ordinance 5518 Granting Special Use Approval to Permit the Operation of a Private School, 593 N. Wolf Road (Blooming Minds STEAM Academy Private School) [Docket No. 2022-24]**

Clerk Brady read the legislation title into the record. Director Klicker reviewed the request and read the following condition for approval:

- Due to the parking requirement, there shall be a maximum student occupancy of 30 at any given time.

Petitioner Olga Khamichonak was present and answered questions from the Board. In response to a question from Trustee Papantos, Director Klicker stated that front windows can be 50% covered with signage.

Motion by Mary Papantos, second by Dave Vogel.

Final Resolution: Motion Approved

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

Absent: Ray Lang

**I. Ordinance 5519 Granting Major Site Plan and Building Appearance Approval for Cooper's Hawk, 583 N. Milwaukee Avenue [Docket No. 2022-25]**

Clerk Brady read the legislation title into the record. Director Klicker introduced the item and read the following condition for approval:

- All exterior signage shall be subject to a separate Village review upon the submittal of a Sign Permit Application to the Community Development Department, which Sign Permits shall be issued before any exterior signage can be installed.

Chris Garcia, Design Manager, was present and answered a question from the Board.

Motion by Jim Ruffatto, second by Dave Vogel.

Final Resolution: Motion Approved

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

Absent: Ray Lang

**J. Ordinance 5520 Granting a One-Year Extension of Time for a Special Use Approved under Ordinance No. 5412 for a Credit Union, 50 W. Dundee Road (Selfreliance Credit Union) [Docket No. 2022-28]**

Clerk Brady read the legislation title into the record. Director Klicker reviewed the request. Trustee Papantos asked that the Petitioner keep the Village posted on their progress. There were no questions from the Board.

Motion by Mary Papantos, second by Mary Krueger.

Final Resolution: Motion Approved

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

Absent: Ray Lang

**K. Resolution 22-075 Authorizing the Publication of the Official Zoning Map to Document Zoning Map Corrections and Recent Zoning Changes**

Clerk Brady read the legislation title into the record. Director Klicker introduced the item; there were no questions from the Board.

Motion by Mary Krueger, second by Jim Ruffatto.

Final Resolution: Motion Approved

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

Absent: Ray Lang

**14. Official Communications**

Economic Development Director Patrick Ainsworth stated that the Open House will be held on Wednesday, July 20 from 5:00-7:00 PM, all are welcome.

President Horcher confirmed that the Run portion of the Rock-n-Run event will begin at 8:00 a.m. on Saturday, June 25th. Manager Sfondilis outlined the schedule for the evening portion of the event.

Trustee Papantos congratulated the newly appointed Sergeants and spoke highly about the length of time our Officers stay with our Police Department.

**15. Approval of Bills**

Approval of Bills for June 2-June 15, 2022 in the amount of \$3,892,526.99¢

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

Final Resolution: Motion Approved

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

Absent: Ray Lang

**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 the purchase or lease of real property for the use of the public body.

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 Approved by Roll Call vote, the open meeting recessed at 7:40 p.m.

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

Absent: Ray Lang

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Kathryn M. Brady, Village Clerk

Approved this 18th day of July 2022, by the President and Board of Trustees