

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, AUGUST 16, 2021

1. Call to Order at 6:47 p.m.

2. Pledge of Allegiance

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

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

4. Approval of Minutes

Approval of Minutes of the Regular Meeting of August 2, 2021

Motion by Jim Ruffatto, second by Dave Vogel 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

David Wild thanked the Village for the brush removal on the banks of Buffalo Creek, asked that efforts continue to control erosion, and who is the point of contact to discuss. Public Works Director Dan Kaup gave Mr. Wild his business card.

William Nemmer commented on water retention and flow south of London Crossing, snow storage, and lighting related to the London Crossing development.

10. Staff Reports

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 21-095 for Improvement Under the Illinois Highway Code (Phase I Wheeling Road Improvements)

B. Resolution 21-096 for Improvement Under the Illinois Highway Code (Phase I & II Northgate Parkway Improvements)

C. Resolution 21-097 Authorizing the Village President and Clerk to Execute an Access Plat of Easement Grant with Hutton Developers at 1048 S. Milwaukee Avenue

D. Resolution 21-098 Waiving Competitive Bidding and Authorizing the Village President to Execute a Three-Year Contract with Balanced Environments, Inc. for Holiday Light Installation, Maintenance, and Removal Services in the Amount of \$138,697.00, Which Quote was Obtained through a Request for Proposal Process

E. Ordinance 5426 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 J-2 Liquor Licenses

Motion by Jim Ruffatto, second by Mary Papantos to approve Consent Agenda as presented.

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 a Cook County Class 7b Real Estate Tax Assessment for Sana Corporation – 751 N. Milwaukee Avenue

Clerk Brady read the Public Hearing title into the record.

President Horcher read the Public Hearing Rules.

The Public Hearing opened at 7:03 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 Mary Krueger, second by Mary Papantos to Close the Public Hearing.

Final Resolution: Motion Approved, the Public Hearing closed at 7:04 p.m.

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

B. Resolution 21-099 Consenting to a Cook County Class 7b Real Estate Tax Assessment Classification for the Property Located at 751 North Milwaukee Avenue in the Village of Wheeling, Illinois

Clerk Brady read legislation titles 13.B and 13.C into the record.

Economic Development Director Patrick Ainsworth introduced the item and answered questions from the Board. Petitioners attorney Cristin Duffy was present and answered questions from the Board. Director Ainsworth clarified that as part of the incentive agreement there is a statement contained in the agreement that the 7b will not be renewed and that this is a twelve (12) year opportunity to get businesses established.

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

C. Resolution 21-100 Approving a Class 7b Classification Incentive Agreement with Sana Corporation Regarding 751 North Milwaukee Avenue, Wheeling, Illinois

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

D. Ordinance 5427 Granting a Variation from Title 19, Zoning, to Permit a Six-Foot-Tall Opaque Fence within the Front Yard Setback Area (968 Garden Lane) [Docket No. 2021-24]

Clerk Brady read the legislation title into the record. Community Development Director Ross Klicker introduced the item and read the conditions for approval. Petitioner was present and confirmed that he will use wood and not chain-link for the fence.

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. Ordinance 5428 Granting a Variation from Title 19, Zoning, to Permit a Six-Foot-Tall Opaque Fence within the Front Yard Setback Area (554 Briarwood Drive) [Docket No. 2021-29]

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

Motion by Ray Lang, second by Mary Krueger.

Final Resolution: Motion Approved

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

Manager Sfondilis stated that should the Plan Commission agree to the text amendment on August 25, the Board would consider the permanent change/addition to the Code at the Regular Meeting on September 20th.

F. Ordinance 5429 Granting Special Use for Preliminary Planned Unit Development Approval for the Development of a Mixed-Use Development at 889–903 W. Dundee Road (London Crossing) [Docket No. 2021-25]

Clerk Brady read legislation titles 13.F & 13.G into the record. Director Klicker introduced the item and described the development stages, noted that they (developer) are approaching final stages, and read the eighteen (18) conditions for approval.

Petitioners Chris Coleman, Matt Schumacher, and Fred Thaete were present and answered questions from the Board related to Hardieboard vs. vinyl, construction timeline related to heavy equipment storage, property maintenance going forward, sidewalks, landscaping in the back of the property, how the partnership began between the District and Developer and related agreements.

District 21 Superintendent Dr. Michael Connolly was present and spoke about the various uses planned for the building (other than Administrative offices) including Community Service space, Social Services which may include mental and medical health, and classroom and meeting space. Dr. Connolly answered questions about parking and stated that he hopes for a timeline for opening the building by end of 2022.

At the request of Trustee Lang, President Horcher asked for Board Consensus on whether the Board has a preference for using Hardieboard instead of vinyl (if permissible by Code).

Majority of the Board agreed to require Hardieboard if permissible by Code.

Hardieboard - Trustees Ruffatto, Krueger, Lang, and Vogel

Abstain: Trustee Vito abstained pending review of the Code.

Trustee Papantos had no preference.

President Horcher votes in favor of what the Code states.

Attorney Ferolo stated that the Motion to approve would include adding condition #19 to revise the elevations on the townhomes be changed to Hardieboard if allowed by code.

Motion by Ray Lang, second by Jim Ruffatto to approve as amended with condition #19.

Final Resolution: Motion Approved

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

G. Resolution 21-101 Approving the Preliminary Plat of Subdivision Associated with the Proposed Preliminary Planned Unit Development for a Mixed-Use Development – London Crossing (889–903 W. Dundee Road) [Docket No. 2021-26]

Motion by Jim Ruffatto, second by Dave Vogel to approve as written.

Final Resolution: Motion Approved

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

H. Resolution 21-102 Authorizing the Village Manager to Execute a Contract with the Lakota Group Regarding the Wheeling Restaurant Row Corridor Study

Clerk Brady read the legislation title into the record. Manager Sfondilis introduced the item and read the mission statement for this initiative related to the Strategic Plan. Economic Development Director Patrick Ainsworth reviewed the RFP process relative to this project. Petitioner Kevin Clark was present and gave a presentation on Lakota Group and described their process. Trustee Lang inquired about the borders of the project extending to the airport. Manager Sfondilis stated that we control the borders.

Motion by Mary Papantos, second by Dave Vogel.

Final Resolution: Motion Approved

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

I. Resolution 21-103 Approving an Updated Application for the Wheeling Retail and Restaurant Build-Out

Assistance Program

Clerk Brady read the legislation title into the record. Manager Sfondilis reviewed the program and the proposed revisions. Community Development Director Ross Klicker spoke about the notification process that takes place when a new business applies for a license. Director Klicker stated that after inspection the property owner is notified of any deficiencies. Trustee Ruffatto thanked staff for bringing these revisions to the Board.

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

J. Ordinance 5430 Authorizing the Acceptance of the Village's Allocation of American Rescue Plan Act (ARPA) Funds Pertaining to the Coronavirus Local Fiscal Recovery Fund for the Village of Wheeling

Clerk Brady read the legislation title into the record. Director of Finance Michael Kaplan provided an overview of the ordinance; there were no questions from the Board.

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

14. Official Communications

Police Chief James Dunne announced the Coffee for Champions fundraising event at Dunkin' on Friday, August 20th beginning at 5:00 a.m.

Manager Sfondilis reminded everyone that Rock-n-Run the Runway is Saturday, August 21st beginning at 6:00 p.m.

Trustee Krueger asked about the current vaccination rate in Wheeling, encouraged everyone to get vaccinated, and reminded the public to be patient with servers in our community as many of them are new. Manager Sfondilis stated that as of August 1st, there are 20,096 residents with vaccine series; 53.4% with a complete vaccine series, and 67.1% with at least one vaccine dose.

Trustee Vogel announced that Wheeling Helping Hands will be hosting their first annual Brat Fest at AMVETS Post 66 on September 11, from 11:00 a.m. to 5:00 p.m.

15. Approval of Bills

Approval of Bills for July 29-August 11, 2021, in the amount of \$2,387,319.16¢

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 & Adjournment

President Horcher asked for a Motion to recess to enter Executive Session for the purpose of discussing pending, probable, and/or imminent litigation, review of minutes of meetings lawfully closed under the Open Meetings Act, and to adjourn the meeting from Executive Session.

Motion by Jim Ruffatto, 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 9:32 p.m.

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

Kathryn M. Brady, Village Clerk

Approved this 4th day of October 2021, by the President and Board of Trustees