

**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, OCTOBER 7, 2019**

**1. Call to Order**

President Horcher called the Meeting to order at 6:43 p.m.

**2. Pledge of Allegiance**

**3. Roll Call - Deputy Village Clerk Karen Henneberry called the roll and the following Board members were present:**

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

Absent: Joe Vito

Trustee Vito was absent with prior notice.

**4. Approval of Minutes**

A. Approval of Minutes of the Regular Meeting of September 16, 2019

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

Final Resolution: Motion Approved

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

Absent: Joe Vito

B. Approval of Minutes of the Joint Workshop Meeting of September 18, 2019

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

Final Resolution: Motion Approved

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

Absent: Joe Vito

**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**

Deborah Wilson commented about a charge on the Bills list.

Trustee Papantos made a statement in rebuttal which provided factual information to the public.

**10. Staff Reports**

Human Services Director Shari Huizar showed a short video about the 2020 Census, reviewed the Census process, and how the Census data is used. Census replies are due April 1, 2020; the goal is to get everyone in Wheeling counted. There will be a kickoff meeting on October 24, 2019, at 9:30 at the Indian Trails Public Library. Director Huizar clarified that a card will be mailed providing information on how to complete the Census online, via telephone, etc.

**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. Ordinance 5289 Amending Title 9, Chapter 9.18 (Miscellaneous Laws) of the Wheeling Village Code to Add a Violation for Negligent or Distracted Driving**

**B. Resolution 19-120 Authorizing Acceptance of the State of Illinois' Previously-Bid Contract with CDW Government LLC for the Purchase of Cisco Network Equipment in the Amount of \$149,190.96**

**C. Resolution 19-121 Authorizing the Village President to Execute a Grant Agreement Regarding Congregate Meals Provided by the Village of Wheeling**

**D. Resolution 19-122 Authorizing the Acceptance of a Food Service Agreement with Hoffman House Catering for the Village Senior Services Congregate Dining Program**

**E. Resolution 19-123 Authorizing Change Order Number 5 to the Consultant Contract with V3 Companies, Inc. in the Amount of \$2,682.73 for Environmental Remediation at 115 and 119 South Milwaukee Avenue**

**F. Ordinance 5290 Memorializing the Natural Termination of the Life of the Wheeling Crossroads (Central Business District) Tax Increment Financing (TIF) District Redevelopment Project Area, and Authorizing Payment of Redevelopment Project Costs and Distribution of Surplus Revenues from the Special Wheeling Crossroads (Central Business District) Tax Allocation Fund**

Motion by Mary Krueger, 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, Dave Vogel

Absent: Joe Vito

## **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 Assessment Classification from 160 Marquardt, LLC for the Property Located at 160 E. Marquardt Drive**

Deputy Clerk Henneberry read the Public Hearing title into the record.

The Public Hearing opened at 7:02. President Horcher asked if anyone from the public wished to be recognized. Seeing that there were no public comments, President Horcher asked for a Motion to close the Public Hearing.

Motion by Jim Ruffatto, second by Ray Lang.

Final Resolution: Motion Approved, the Public Hearing closed at 7:02 p.m.

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

Absent: Joe Vito

**B. Resolution 19-124 Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification for the Property Located at 160 E. Marquardt Drive in the Village of Wheeling**

Deputy Clerk Henneberry read the legislation title into the record.

Economic Development Director John Melaniphy reviewed plan details of the subject property. Applicants were present and answered 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, Dave Vogel

Absent: Joe Vito

**C. Public Hearing Re: Request for Cook County Class 6b Real Estate Tax Assessment from Weber Flavors Real Estate, LLC for the Property Located at 685 Chaddick Drive**

Deputy Clerk Henneberry read the Public Hearing title into the record.

The Public Hearing opened at 7:07 p.m. President Horcher and asked if anyone from the public wished to be recognized. Seeing that there were no public comments, President Horcher asked for a Motion to close the Public Hearing.

Motion by Ray Lang, second by Mary Krueger.

Final Resolution: Motion Approved, the Public Hearing closed at 7:08 p.m.  
Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Dave Vogel  
Absent: Joe Vito

**D. Resolution 19-125 Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification for the Property Located at 685 Chaddick Drive in the Village of Wheeling**

Deputy Clerk Henneberry read the legislation title into the record.

Economic Development Director John Melaniphy described plan details of the subject property and stated that staff recommends approval. Applicants were present; there no 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, Dave Vogel  
Absent: Joe Vito

**E. Ordinance 5291 Granting a Variation from Title 19, Zoning, to Permit a Six-Foot-Tall Opaque Fence within the Front Yard Setback Area at 554 Sycamore Lane [Docket No. 2019-20]**

Deputy Clerk Henneberry read the legislation title into the record.

Community Development Director Andrew Jennings reviewed the request and noted that staff recommends approval; there were no questions from the Board.

Motion by Jim Ruffatto, second by Mary Papantos.

Final Resolution: Motion Approved  
Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Dave Vogel  
Absent: Joe Vito

**F. Ordinance 5292 Amending the Comprehensive Plan of the Village Wheeling to Adopt the Downtown Station Area Plan to Replace the Station Area Plan [Docket No. 2019-18]**

Deputy Clerk Henneberry read the legislation title into the record.

Community Development Director Andrew Jennings covered various portions of the plan, thanked the Plan Commission and Farr Associates. Petitioners representative, Tim Kirkby, was present and answered questions from the Board. Trustee Papantos asked for the definition of *form based zoning/code*. Director Jennings clarified that this is a sub-area of the Comprehensive Plan.

Motion by Ray Lang, second by Jim Ruffatto.

Final Resolution: Motion Approved  
Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Dave Vogel  
Absent: Joe Vito

**G. DISCUSSION RE: Concept Review for Tommy's Car Wash, 61 N. Milwaukee Avenue**

Deputy Clerk Henneberry read the Discussion title into the record.

Village Manager Jon Sfondilis described the concept review process. Community Development Director Andrew Jennings introduced the item. Petitioner Brian Ruben and consultant Zach Hamilton were present and answered questions from the Board. Director Jennings detailed staff concerns such as access, aesthetic, noise, and context. As presented, staff does not recommend the project proceed in its current configuration. Doug Roth, property owner, addressed the Board.

Petitioners answered questions from the Board related to market saturation, how the concept fits in the area, and noise concern.

President Horcher asked if the Board is in favor of the concept.

Final Resolution: Consensus FAILED  
Yes:  
No: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Dave Vogel

Absent: Joe Vito

## **H. DISCUSSION RE: Wheeling Safe Communities**

Deputy Clerk Henneberry read the Discussion title into the record.

Community Development Director Andrew Jennings reviewed key points of the program. Officer Scott Laverd answered questions from the Board. Discussion was held regarding landlord licenses, education, the definition of "chronic public nuisance", and signed lease addendums.

### CHRONIC PUBLIC NUISANCE

- A. The occurrence of a felony offense in the use of any rental unit; OR
- B. The occurrence of two (2) or more public nuisances, see list in definition of "public nuisance" in draft ordinance, in the use of any rental units within any twelve (12) month period; OR
- C. The occurrence of six (6) or more state or local offenses in the use of any multi-family residential structure.

President Horcher asked if the Board concurs with staff recommendation as described in the memo.

Final Resolution: Consensus Approved

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

No:

Absent: Joe Vito

### FEES

Manager Sfondilis stated that while there are costs associated with implementing the program, staff recommends evaluating the fees once the program is fully operational and the burden on Village resources can be analyzed. The Village is not implementing any fee at this time.

President Horcher asked if the Board concurs with the approach as stated by Manager Sfondilis.

Final Resolution: Consensus Approved

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

No:

Absent: Joe Vito

## **14. Official Communications**

The Wheeling Historical Society's annual White Elephant event will be Sunday, October 20, at 1:00 at Chamber Park. For more information or to make your reservations call Clerk Simpson at 847-541-8692.

Trustee Papantos congratulated IT Director Luca Ursan, and the IT Department on their remarkable work keeping our servers running.

## **15. Approval of Bills**

Approval of Bills for September 12 - October 2, 2019, in the amount of \$2,461,495.26¢

Motion by Ray Lang, second by Mary Krueger to approve Bills as presented.

Final Resolution: Motion Approved

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

No:

Absent: Joe Vito

## **16. Executive Session**

President Horcher asked for a Motion to recess to enter Executive Session for the purpose of discussing pending, probable, and/or imminent litigation.

Motion by Mary Krueger, second by Jim Ruffatto that the Regular meeting recess.

Final Resolution: Motion Approved, the Regular meeting recessed at 8:25 p.m.

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

No:

Absent: Joe Vito

**[Reconvene from Executive Session]**

President Horcher asked for a Motion to reconvene into open session.

Motion by Dave Vogel, second by Mary Krueger, that the Regular Meeting reconvene.  
Motion carried by Roll Call vote, all Ayes, the open meeting reconvened at 8:35 p.m

**17. Action on Executive Session Items - None**

**18. Adjournment**

President Horcher asked for a Motion to adjourn.

Motion by Jim Ruffatto, second by Mary Papantos.  
Motion carried by voice vote, all Ayes, the meeting adjourned at 8:36 p.m.

---

Elaine E. Simpson, Village Clerk  
Approved this 4th day of November 2019, by the President and Board of Trustees