

**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, NOVEMBER 1, 2021**

1. Call to Order at 6:58 p.m.

2. Pledge of Allegiance

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

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

Trustee Krueger was absent with prior notice.

4. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of October 4, 2021

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

Final Resolution: Motion Approved

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

Trustees Vito and Vogel abstained as they were not present at the October 4, 2021, meeting

B. Approval of Minutes of the Regular Meeting of October 18, 2021

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

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

Trustee Lang abstained as he was not present at the October 18, 2021, meeting.

5. Changes to the Agenda

At the request of the Petitioner Manager Sfondilis asked for a Motion to remove Item 13.A from the agenda.

Motion by May Papantos, second by Dave Vogel.

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

6. Proclamations - None

7. Appointments and Confirmations - None

8. Administration of Oaths - N/A

9. Citizen Concerns and Comments - None

10. Staff Reports

Economic Development Director Patrick Ainsworth spoke about a new promotional tool, the Wheeling Home Improvement Business Guide, which is designed to help find Wheeling businesses for residents who may be considering home improvement. Trustee Papantos stated that she has already viewed the guide and that it was very user-friendly.

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 21-128 Accepting a Proposal from Civiltech Engineering, Inc. for Engineering Design for the 2022 and 2023 Street Improvement Program in an Amount Not to Exceed \$177,071.65

B. Resolution 21-129 Accepting a Proposal for Engineering Services from Gewalt Hamilton Associates, Inc. for Storm Sewer Televising, Mapping, and Condition Assessment in an Amount Not to Exceed 88,499.40 for FY 2021

C. Ordinance 5447 Amending Chapter 4.32 of the Village of Wheeling's Municipal Code, "Alcoholic Liquor Dealers," Specifically Section 4.32.085, to Decrease the Authorized Number of Class D-2 and Class E Liquor Licenses

D. Ordinance 5448 Amending the Village of Wheeling Municipal Code Title 14, "Fire," Chapter 14.07, "Special Service Fees"

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

Motion by Dave Vogel, second by Mary Papantos.

Final Resolution: Motion Approved

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

Absent: Mary Krueger

12. Old Business - None

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

~~**A. Ordinance Granting Special Use Approval to Permit a Recreation and Instruction Facility, Large, at 105 Marquardt Drive (The Strike Zone) [Docket No. 2021-37]**~~ this item was removed from the agenda

B. Ordinance 5449 Granting Approval to Exceed the Permitted Illumination Levels for Stasek Chevrolet, 700 W. Dundee Road [Docket No. 2021-38]

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

Motion by Dave Vogel, second by Ray Lang.

Final Resolution: Motion Approved

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

Absent: Mary Krueger

C. Ordinance 5450 Granting Special Use Approval for Final Planned Unit Development (PUD) Approval of a 53-Unit Multi-Family Residential Development (Union Apartments – Current Address 231 Wheeling Road) [Docket No. 2021-41]

Clerk Brady read Items 13.C and 13.D into the record. Director Klicker reviewed the ordinance and read the requests for code relief as follows:

1. Reduce parking stall length to 18.0'.
2. Reduce drive aisle width to 24.0'.
3. Increased building height to 57'-6" and 4 stories.
4. Reduce required parking by two parking spaces.

Director Klicker read the conditions for approval as follows:

1. The full detail sheet for the carport in the Site Accessories Booklet shall be revised to be a standing seam roof deck to match the building prior to site grading permit approval.
2. The photometric lighting plans shall include the streetlights along the Wheeling Road parkway prior to Village Board review of the Final PUD plans.
3. Payment in lieu of installation of the sidewalk along Wheeling Road shall be determined and accepted by the Engineering Division prior to the issuance of a certificate of occupancy.

Director Klicker added that he proposes a modification to Condition Number 2 in order to allow the Final PUD to receive approval and so the petitioner can move forward with their project timeline, as follows:

2. The photometric lighting plans shall include the public streetlights along the Wheeling Road parkway, in accordance with the recommendations of the Community Development Department and Public Works Department prior to the issuance of a building permit, which may include payment in lieu of installation of the streetlights.

Petitioner Joshua Hafron was present and asked that Condition Number 2 be modified from *prior to the issuance of a building permit* to *prior to the issuance of a Certificate of Occupancy*. Plans will be modified to remove streetlights due to a future Village streetlight project. Trustee Lang encouraged the petitioner when they are ready for phase 2, to look at the property at S. Wolf Road and Camp McDonald which is in need of redevelopment, and is near public transportation.

President Horcher asked for a Motion to approve with modification of Condition Number 2 as described.

Motion by Jim Ruffatto, second by Dave Vogel.

Final Resolution: Motion Approved

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

Absent: Mary Krueger

D. Resolution 21-130 Approving the Final Plat for Union Apartments Subdivision (Current Address 231 Wheeling Road) [Docket No. 2021-42]

Motion by Mary Papantos, second by Jim Ruffatto.

Final Resolution: Motion Approved

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

Absent: Mary Krueger

E. Resolution 21-131 Adopting an Emergency Operations Plan for the Village of Wheeling

Clerk Brady read the legislation title into the record. Manager Sfondilis stated that the plan ensures that Wheeling residents and businesses will be best served during a major catastrophe. This is not only an internal plan, but a plan that integrates County, State, and Federal agencies. Fire Department Chief Michael McGreal stated that this is part of JEMS (Joint Emergency Management System) which created a template, so we are all on the same page during an emergency. Manager Sfondilis acknowledged the work of Ileen Bryer for her efforts in getting this done.

Motion by Ray Lang, second by Mary Papantos.

Final Resolution: Motion Approved

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

Absent: Mary Krueger

F. Ordinance 5451 Amending Chapter 4.32, "Alcoholic Liquor Dealers," and Chapter 4.08, "Licenses and Permits," of the Village of Wheeling's Municipal Code to Create a Class "P" Liquor License to Allow the Sale at Retail of Alcoholic Liquor by Craft Distillers

Clerk Brady read the legislation title into the record. Manager Sfondilis introduced the item, outlined the purpose of adding this class, and answered a question from the Board. Manager Sfondilis stated that some distillers are asking to allow the sale and tasting of their product. Attorney Ferolo answered questions related to what the state allows for this type of business.

Motion by Mary Papantos, second by Ray Lang.

Final Resolution: Motion Approved

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

Absent: Mary Krueger

14. Official Communications

Trustee Vito commented on mask mandates and statistics related to what other states are doing. Brief discussion continued.

Trustee Papantos stated that she agreed with Trustee Vito.

Trustee Ruffatto stated he is in favor of continuing to follow the mask mandate.

15. Approval of Bills

Approval of Bills for October 14-October 27, 2021, in the amount of \$1,237,156.53¢

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

Final Resolution: Motion Approved

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

Absent: Mary Krueger

16. Executive Session - None

17. Action on Executive Session Items - N/A

18. Adjournment

President Horcher asked for a Motion to adjourn.

Motion by Joe Vito, second by Mary Papantos.

Motion carried by Voice Vote, all ayes, the meeting adjourned at 7:29 p.m.

Kathryn M. Brady, Village Clerk

Approved this 15th day of November 2021, by the President and Board of Trustees