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, MARCH 20 2017

Members present
Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel

Meeting called to order at 6:30 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel

4. Approval of Minutes

Approval of Minutes of March 6, 2017

Motion by Ray Lang, second by Kenneth R Brady that Minutes be approved as presented.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved

5. Changes to the Agenda - None

6. Proclamations

Clerk Simpson read the Proclamations into the record.

National Safe Digging Month - April 2017
Wheeling Garden Club 20th Anniversary - Kathy Pico accepted the Proclamation.

7. Appointments and Confirmations - None

8. Administration of Oaths - None

9. Citizen Concerns and Comments

Brian Marks spoke about recent press about the Village President. Attorney Ferolo provided an update on recent allegations.

Jack Caldwell commented on the recent Daily Herald and Journal & Topics articles related to Village Policies; Manager Sfondilis clarified the timing of the policies.

Bill Spangenberg spoke about recent elected officials' salary increases, re-establishing the Ethics Committee, vehicle expenses and vehicle use.

Deborah Wilson commented on vehicle use, a recorded conversation with the Village Manager and the Village Manager's IMRF statement.
President Argiris interjected and stated that Ms. Wilson's concerns have been addressed numerous times.

Jeffrey Downess asked the Board to review the incidental costs related to item 13.H, BA Lighting for LED Streetlight Fixtures.

Phil Mostaccio expressed pride in the men & women who run the Village, complimented the transparency and accessibility of the Board, President and Staff, commented on a recurrent public speaker and thanked the Board and Staff for all that they do.

Bill Hein spoke about the candidates up for election, the good progress that has been made and asked that all candidates running for election hold a forum to discuss issues related to the community.

10. Staff Reports

Public Works Director Mark Janeck reported that the NWMC agreed to provide the Village with 80/20 funding for additional lights on Dundee Road (west side). President Argiris asked when installation would take place; Director Janeck stated it would be this fall.

11. Consent Agenda

Trustee Vito requested that Consent item 11.D "Resolution Authorizing the Village President and Village Clerk to Execute a Renewed Lease between the Village and the Wheeling / Prospect Heights Area Chamber of Commerce and Industry" be moved to New Business (becoming item 13.J)

A. Resolution 17-036 Granting a Tag Day Permit to Misericordia Heart of Mercy for the Dates of April 28 and 29, 2017

B. Resolution 17-037 Authorizing the Publication of the Official Zoning Map to Document Zoning Map Corrections and Recent Zoning Changes

C. Resolution 17-038 Waiving the Fidelity Bond Requirement for Wings of an Angel to Conduct a Raffle Event from April 2017–April 2018

Consent Vote on Items
Motion by Dave Vogel, second by Ray Lang that Consent Agenda be approved with noted change.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Dave Vogel, Joe Vito
Final Resolution: Motion Approved

12. Old Business - None

13. New Business

A. Public Hearing Re: Request for Cook County Class 6b Property Tax Exemption from W.B.M., Inc., Contract Purchaser

Clerk Simpson read the Public Hearing and Resolution into the record.

Economic Development Director John Melaniphy reviewed the hearing request and gave a history of the property under consideration.

President Argiris asked if any member of the public wished to be recognized; seeing that no member of the public wished to be recognized, President Argiris asked for a motion to adjourn the public hearing.

Motion by Mary Papantos, second by Mary Krueger that the public hearing be closed.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Dave Vogel, Joe Vito

There being seven affirmative votes, the motion was approved and the public hearing closed at 7:11.

B. Resolution 17-039 Consenting to a Cook County Class 6b Real Estate Tax Assessment for the Property Located at 112 Carpenter Avenue in the Village of Wheeling, Illinois

Petitioner Gary Iklov and attorney Zachary Kafitz were present and answered questions form the Board.

Trustee Lang asked about improving the landscaping in front. Petitioner said he would be open to seeing what can be done.

Motion by Dave Vogel, second by Kenneth R Brady.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved

C. Ordinance 5077 Granting Special Use-Site Plan Approval for a Recreation and Instruction Facility (I Love Kickboxing) at 45 Huntington Lane [Docket No. 2017-1]

Clerk Simpson read the Ordinance title into the record.

Community Development Director Andrew Jennings described the Ordinance noting the addition of a condition to install a bike rack in front.

Petitioner Xiaolin "Jeff" Li was present; there were no questions from the Board.

Motion by Mary Krueger, second by Mary Papantos.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved

President Argiris asked about a proposed opening date and welcomed the new business to the village; Petitioner stated he is looking at opening in June.

D. Ordinance 5078 Granting a Variation from Title 19, Zoning, of the Wheeling Municipal Code Relating to Building Setback Requirements at 412 N. Milwaukee Avenue [Docket No. 2017-2A]

Clerk Simpson read Items 13.D & 13.E into the record.

Community Development Director Andrew Jennings described both Ordinances and noted conditions of approval as follows:
1- retail sale of fish is allowed
2- prior to occupancy, petitioner will provide a lighting plan that demonstrates existing lights that meet the illumination levels of the zoning code
3- refuse in the room addition shall only be accessible form the exterior and there shall be no entrance from the dry storage area into the trash room

Director Jennings clarified these conditions apply to the Special Use.

Petitioner Louis Psihogios and his attorney were present and answered questions from the Board.

President Argiris asked for a motion to approve with the added conditions.

Motion by Kenneth R Brady, second by Dave Vogel.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved

E. Ordinance 5079 Repealing Ordinance 3897 and Granting Special Use-Site Plan Approval for a Sit-Down Restaurant (Boston Fish Market) at 412 N. Milwaukee Avenue [Docket No. 2017-2B]

President Argiris confirmed that the stated conditions apply to the Special Use.

Motion by Ray Lang, second by Mary Krueger.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved

F. Resolution 17-040 Approving a Five (5) Year Contract with ENCAP, Inc. for the Maintenance and Monitoring of Buffalo Creek for a Total Amount of $29,575.00

Public Works Director Mark Janeck outlined the contract and answered questions form the Board.

Motion by Mary Krueger, second by Mary Papantos.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved

G. Resolution 17-041 Approving a Contract with H&H Electric Co. for Installation of Internally Lighted Street Name Signs in an Amount Not to Exceed $34,156.80

Public Works Director Mark Janeck described the location of the lights.

Trustee Vito stated that the lights look sharp.

President Argiris requested that the light intersections be expanded to Northgate & Dundee, Milwaukee & Dundee and near the Westin area and that money be put in the budget for this.

Motion by Ray Lang, second by Dave Vogel.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved

H. Resolution 17-042 Waiving Competitive Bidding and Accepting a Proposal in the Amount of $370,524.04 from BA Lighting for LED Streetlight Fixture Purchase and Replacement Utilizing a State of Illinois DCEO Energy Conservation Rebate Grant

Public Works Director Mark Janeck gave a history of the grant and addressed the public comment made by Mr. Downess.

Motion by Ray Lang, second by Mary Papantos.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved

I. DISCUSSION RE: Potential Reimbursement of Demolition Costs for 962 S. Milwaukee Avenue (Gator's Pub & Grill)

Economic Development Director John Melaniphy described the proposals that have been received and the history of the property; Director Melaniphy described the conditions of approval as follows:

1- owner will permanently remove any landscaping equipment and storage of any equipment on the site following demolition
2- removal of all asphalt paving, curbs and concrete slabs on the site and furnish/grade 4" of top soil, seed and stabilization blanket over the area
3- owner will contract with Langos Corp for demolition services since they meet all the required conditions

Economic Development Staff recommends approval that funds be considered from the southeast II TIF district to be utilized in a Public/Private partnership with the property owners for the demolition of the property and make it shovel-ready for development; upon direction from the Board they will prepare a reimbursement agreement.

Trustee Lang asked if we have assurance that this property is "contamination free"; Director Melaniphy stated "we do not"; there were no environmental reports provided to the Village.

Discussion ensued related to this subject. Attorney Ferolo confirmed there will be a cap in the reimbursement agreement for costs related to any discoveries during demolition.

Trustee Vito expressed concern over the fact that there's no "increment" in this TIF and [the Village] owning an additional vacant lot.

Trustee Vogel asked if we can require a soil test. Attorney Ferolo noted we are not responsible for any findings during demolition and restated his prior comment regarding the reimbursement agreement.

Trustee Papantos echoed Trustee Vito's concern over no "increment" for this project.

Trustee Krueger asked if the zoning will remain b3, commented on the large amount of equipment currently stored and future TIF eligible expenses; Director Melaniphy stated the zoning would remain the same, confirmed that equipment removal is already a condition of approval should this move forward and clarified the TIF eligible expenses. Trustee Krueger agreed with Trustees Vito and Papantos related to the "increment."

President Argiris asked how long the building has been vacant. Director Melaniphy stated it has been vacant many years and the desire to eradicate commercial blight such as this.

Manager Sfondilis clarified that what is being asked of the Board is if they want a reimbursement agreement brought before them.

Trustee Brady stated that this property will attract attention as "open space" and that it should move forward.

President Argiris echoed Trustee Brady's statement and agreed with comments made by Director Melaniphy about this proposal.

President Argiris asked for a Consensus to direct Staff to move forward this this item.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Joe Vito, Dave Vogel
No: Mary Papantos
Final Resolution: Direction Approved

J. Resolution 17-043 Authorizing the Village President and Village Clerk to Execute a Renewed Lease between the Village and the Wheeling / Prospect Heights Area Chamber of Commerce and Industry

Trustee Vito requested this item be moved to New Business (from Consent) as he is Vice President of the Chamber.

Motion to Approve
Motion by Ray Lang, second by Mary Krueger.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Dave Vogel
Abstain: Joe Vito
Final Resolution: Motion Approved

14. Official Communications

Trustee Brady asked for an update on the neighborhood identification signs. Director Jennings gave an update on where the project stands.

Trustee Vogel reminded everyone there's 3 weeks left of Friday Fish Fry at St. Joseph's social hall, 4-8 p.m.

Trustee Papantos asked for an update on the post office mail box replacement; Director Melaniphy stated they've contacted the Postmaster and will seek an update. Trustee Papantos also asked about progress on 43 W. Dundee landscaping; Director Jennings stated they will be meeting regarding this in the next week.

Trustee Lang asked about the Devon Bank LED certification, the chain link fence surrounding the west parking lot and expressed dissatisfaction with the appearance of the Garden Fresh site. Director Jennings stated there is no update at this time but will look into it.

Clerk Simpson reminded everyone of the WCPAAA fund raiser at Wa-Pa-Ghetti's on 3/26 from 1-4 p.m. and announced that Early Voting has begun and is taking place at the Korean Cultural Center.

President Argiris spoke his Springfield trip with Manager Sfondilis and the success of the recent St. Baldrick's event.

15. Approval of Bills

Approval of Bills for March 2 - March 15, 2017 in the amount of $2,131,589.68
Motion to Approve Bills as presented.

Motion by Dave Vogel, second by Mary Papantos.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved

16. Executive Session To Discuss Setting a Price for Sale or Lease of Property Owned by the Village, the Purchase or Lease of Real Property for the Use of the Public Body and Collective Negotiating Matters

President Argiris asked for a motion to recess into Executive Session.

Motion by Mary Krueger, second by Kenneth R Brady.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved, the Board recessed at 7:55 p.m.

Motion by Dave Vogel and seconded by Kenneth R Brady that the Regular Meeting reconvene.

The motion carried by voice vote. The meeting reconvened at 8:35 p.m.

17. Action on Executive Session Items - None

18. Adjournment

Motion by Dave Vogel and seconded by Kenneth R Brady that the meeting adjourn.

Yes: Dean S Argiris, Kenneth R Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved, meeting adjourned at 8:35 p.m.

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Elaine E. Simpson, Village Clerk

Approved this 3rd day of April, 2017 by the President and Board of Trustees