

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, MAY 15, 2017

Meeting called to order at 6:30 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call - Clerk Simpson called the roll and the following Board members were present:

Pat Horcher, Ken Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel

4. Approval of Minutes - None

5. Changes to the Agenda

6. Proclamations

Clerk Simpson read the proclamations into the record.

National Public Works Week – May 21-27, 2017

Click It or Ticket – May 22–June 4, 2017

7. Appointments and Confirmations - None

8. Administration of Oaths

9. Citizen Concerns and Comments

Deborah Wilson spoke about a local business matter related to fence height and the Village's use of TIF funds.

10. Staff Reports

Public Works Director Mark Janeck provided updates on current projects; Trustee Brady asked about the barrier at Market Square Restaurant related to parking and pedestrian safety. Director Janeck stated he would contact the State regarding the removal of the snow fence.

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 Simpson read the Consent Agenda items for the record.

A. Resolution 17-065 Authorizing Acceptance of the State of Illinois' Previously Bid Contract with CDW Government LLC for a One-Year Renewal of Microsoft Office 365 Software Licenses in the Amount of \$32,045.75

B. Resolution 17-066 Approving a Contract with Superion LLC for an Upgrade to the Village of Wheeling Municipal Computer Software Suite in the Amount of \$35,890.00

C. Resolution 17-067 Authorizing an Intergovernmental Agreement between the Village of Wheeling and the Village of Arlington Heights Regarding the Use of the Wheeling Jail Facility

D. Resolution 17-068 Approving an Agreement with Nicholas J. Stavros for Prosecutorial Services for the Village of Wheeling

Motion by Ray Lang, second by Ken Brady to approve Consent Agenda as presented.

Yes: Pat Horcher, Ken Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel

Final Resolution: Motion Approved

12. Old Business - None

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

A. Ordinance 5087 Authorizing a Second Amendment to the Restated Redevelopment Agreement between the Village of Wheeling and WTC LLC for the Development of Land at 351 W. Dundee Road, Wheeling, Illinois, Comprising a Part of the Town Center-II TIF District of the Village of Wheeling, Cook and Lake Counties, Illinois Relating to the Village's Rights of Reverter for the Apartment Parcel in the Event of a Developer Default

Village Attorney James Ferolo described the Agreement. Developer representatives Joshua Goldstein, Brad Friedman, John Brian and Attorney Bill Skilitski were present; Mr. Goldstein addressed the Board and answered questions.

Trustee Lang asked why HUD would be considered for assistance with financing; Mr. Skilitski explained HUD requirements.

Trustee Vito inquired about the "reverter" plan; Attorney Ferolo provided clarification.

Trustee Papantos inquired about the HUD Program statistics, Section 8 Housing and timing of foundation pouring; Mr. Goldstein stated that Section 8 is a separate program.

Trustee Brady asked if there are any requirements by HUD that a percentage of the housing be low-income units; Mr. Goldstein stated that "it is 100% Market rate."

Motion by Ray Lang, second by Mary Papantos.

Yes: Pat Horcher, Ken Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel

Final Resolution: Motion Approved

B. Ordinance 5088 Granting a Variation from Title 21, Signs, of the Wheeling Municipal Code, Relating to a Required Setback of a Development Sign at 351 W. Dundee Road [Docket No. 2017-4]

Community Development Director Andrew Jennings reviewed the Ordinance.

Motion by Ken Brady, second by Mary Krueger.

Yes: Pat Horcher, Ken Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel

Final Resolution: Motion Approved

C. Resolution 17-069 Waiving the Fidelity and Surety Bond Requirements for Wheeling Helping Hands to Conduct a Raffle Event from May 15, 2017 through June 17, 2017

Village Manager Jon Sfondilis explained why this item is on New Business.

Motion by Mary Krueger, second by Mary Papantos.

Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito

Abstain: Ken Brady, Dave Vogel

Final Resolution: Motion Approved

Trustees Brady and Vogel abstained due to their involvement in the organization.

D. Ordinance 5089 Amending Section 2.03.010, "Meetings," and Section 2.03.060, "Subjects of Orders of Business," of the Village of Wheeling's Municipal Code, to Amend Rules and Regulations for Citizens Concerns and Comments

Village Attorney James Ferolo described precedence for this code amendment.

Motion by Dave Vogel, second by Mary Papantos.

Yes: Pat Horcher, Ken Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel

Final Resolution: Motion Approved

E. Ordinance 5090 Amending Chapter 2.03 of the Village of Wheeling's Municipal Code, "Procedures of the Corporate Authorities," Specifically Section 2.03.010, "Meetings"

Village Manager Jon Sfondilis provided details on why this amendment is before the Board and how this creates a more efficient process for Staff, the Board and Petitioners. Trustee Krueger asked if the Board can hold an additional meeting if it feels the need; Manager Sfondilis stated they can.

Motion by Joe Vito, second by Mary Krueger.

Yes: Pat Horcher, Ken Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved

F. Resolution 17-070 Waiving Competitive Bidding and Authorizing the Village Manager to Approve a Contract with Peter Baker & Son Co. for the 2017 Street Improvement Program in the Amount of \$570,000

Public Works Director Mark Janeck provided an overview of the contract; there were no questions from the Board.

Motion by Ken Brady, second by Mary Papantos.

Yes: Pat Horcher, Ken Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
Final Resolution: Motion Approved

G. Discussion Re: Dunshire Concept Review

Community Development Director Andrew Jennings provided a history of the development. John Mraibie, attorney for the developer, was present.

Village Manager Sfondilis made a statement asking for Board opinion regarding the Village participating financially in the project such as TIF, land contributions or water mitigation. Mr. Mraibie stated that this was simply to be a concept review and there was not to be discussion related to TIF; they are only asking for the Board to approve the concept itself. Manager Sfondilis explained that this will make the process easier so they understand the Board position moving forward related to this subject. Mr. Mraibie stated that they would be willing to come back at a separate date with their TIF Consultant.

Manager Sfondilis clarified that we do not negotiate publicly and that if they don't want to pursue the answer to the question, the Board will look at concept approval only.

Attorney Mraibie and Bill Hein answered questions from the Board related to lack of parking spaces, the flood plain, flood insurance, property ownership, retail space, comp storage and stormwater management.

Trustee Lang asked that a name change be considered to something more dynamic or a name in some way connected to the Wheeling Town Center; petitioner stated they would.

Trustee Papantos inquired about sale and rental prices; petitioner stated that row homes would sell for approximately \$380,000 and rental units would range from \$700-\$950.

President Horcher asked for a Consensus to approve the concept.

Yes: Pat Horcher, Ken Brady, Mary Krueger, Ray Lang, Joe Vito, Dave Vogel
No: Mary Papantos
Final Resolution: Concept was Approved

14. Official Communications

Village Clerk Elaine Simpson reminded everyone about the Wheeling Garden Club plant sale on May 20 and the Memorial Day Parade on May 29.

Trustee Krueger promoted the American Cancer Society Relay for Life on May 20 at 6:00 p.m.

Trustee Lang stated he was impressed with the new library.

Trustee Vito announced that the new Binny's is open.

Trustee Vogel informed everyone about the illness of one of our Board of Health Commissioners and asked for well wishes.

15. Approval of Bills

Approval of Bills for April 27 - May 10, 2017, in the amount of \$2,588,322.82¢

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

Yes: Pat Horcher, Ken Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel

Final Resolution: Motion Approved

16. Executive Session - None

17. Action on Executive Session Items

18. Adjournment

Motion by Ray Lang, second by Mary Krueger that the meeting adjourn.

Yes: Pat Horcher, Ken Brady, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel

Final Resolution: Motion Approved, the meeting adjourned at 7:51 p.m.

Elaine E. Simpson, Village Clerk

Approved this 19th day of June, 2017 by the President and Board of Trustees