

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, DECEMBER 2, 2019

1. Call to Order

President Horcher called the Meeting to order at 6:30 p.m.

2. Pledge of Allegiance

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

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

4. Approval of Minutes

A. Approval of Minutes of the Special Workshop Meeting of November 2, 2019

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

Final Resolution: Motion Approved

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

B. Approval of Minutes of the Regular Meeting of November 4, 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, Joe Vito, Dave Vogel

5. Changes to the Agenda - None

6. Proclamations

Village Clerk Elaine E. Simpson read the following Proclamation into the record:

National Drugged and Drunk Driving Prevention Month - December 2019

7. Appointments and Confirmations - None

8. Administration of Oaths - N/A

9. Citizen Concerns and Comments

Rob Mark commented on the Chicago Executive Airport Master Plan related to the proposed closing of runway 6/24.

Wayne Rehmer spoke out against approving the cannabis zoning agenda item.

Gregory Yamin spoke about RV parking on driveways, and asked that our ordinance be amended similar to the regulations in neighboring towns.

10. Staff Reports

Human Services Director Shari Huizar thanked Spears for providing the free Thanksgiving meal, and the trustees that volunteered at the event.

Police Chief James Dunne announced that the Wheeling Police Department is collecting donations for Toys for Tots until December 8th, and the upcoming Shop with a Cop for which donations can be made to Wheeling Helping Hands, or the Wheeling Police Benevolent Association.

Public Works Director Mark Janeck reminded everyone about taking care during the winter weather and be on the lookout for Village plows, to shovel snow to the left-hand side of the driveway (if you're facing your home), and to

protect water pipes. Director Janeck stated that there is more information on the Village website including how to dispose of holiday trees and recycling of holiday lights.

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 into the record.

A. Resolution 19-149 Approving a Third One-Year Renewal Contract with Clean Cut Tree Service, Inc. for Creek Tree Trimming/Removal and Brush Clearing in an Amount Not to Exceed \$30,000 for FY 2020

B. Resolution 19-150 Approving a Third Renewal Contract with Advanced Tree Care for Tree Trimming and Removal and Stump Grinding in an Amount Not to Exceed \$100,000 in FY 2020

C. Resolution 19-151 Approving an Easement Agreement with Community Consolidated School District 21 to Allow for the Installation of the Eastchester Relief Storm Sewer

D. Resolution 19-152 Authorizing the Village President and Clerk to Execute an Agreement with GovTempsUSA, LLC for Temporary Professional Staffing Services in an Amount Not to Exceed \$40,000

E. Resolution 19-153 Authorizing the Village Manager to Execute an Agreement for Contractual Administrative Hearing Officer Services with Victor E. Puscas, Jr.

F. Resolution 19-154 Accepting a Proposal for Liability Insurance Coverage from Arthur J. Gallagher Risk Management Services Inc. and Insurance Consulting Services from Nugent Risk Management Services

G. Ordinance 5300 Amending Chapter 1.26 of the Wheeling Municipal Code Regarding Village Fees and Charges

H. Resolution 19-155 Approving a Contract with Core & Main to Upgrade Existing Sensus Software and Enter into a Five-Year Service Agreement to Provide Hosting/Support Services for the Sensus Water Meter Software System for a Total Cost of \$110,570

Motion by Mary Papantos, second by Dave Vogel 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: 2020 Village of Wheeling Annual Budget

Village Attorney James Ferolo confirmed posting of the Notice of Publication, noted that the budget was discussed at length at the Budget Workshop meeting held November 2, 2019, and that the tentative budget will be considered for approval at the Regular meeting on December 16, 2019.

President Horcher opened the hearing at 6:51:22 p.m., 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 Jim Ruffatto, second by Ray Lang.

Final Resolution: Motion Approved, the Public Hearing closed at 6:51:55 p.m.

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

B. Ordinance 5301 Granting Major Site Plan and Appearance Approval for a Building Addition and Related Site Improvements, 222 E. Dundee Road (Emerson Group) [Docket No. PC 19-21]

Clerk Simpson read the legislation title into the record.

Assistant Community Development Director Steve Robles reviewed the improvements, and stated that the Plan Commission unanimously recommended approval subject to the condition that the Petitioner will work with staff to determine the necessary repairs to the parking lot. Repairs to the parking lot will occur within 9 months from occupancy; Petitioner agreed to the condition. Assistant Director Robles answered a question from the Board.

Petitioners representative was present and answered a question from the Board.

Motion by Mary Papantos, second by Jim Ruffatto.

Final Resolution: Motion Approved

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

C. Resolution 19-156 Approving a Non-Binding Term Sheet between the Village and Hutton Development for the Redevelopment of the Property Located at 1048 South Milwaukee Avenue Comprising a Part of the Southeast-II TIF District Redevelopment Project Area of the Village of Wheeling, Cook and Lake Counties, Illinois

Clerk Simpson read the legislation title into the record.

Economic Development Director John Melaniphy described specifics of the project and that Economic Development recommends approval of the Term Sheet. In response to a question from Trustee Papantos, Attorney Ferolo stated that the time frame between the term sheet and getting a redevelopment agreement will take approximately thirty (30) days.

Hutton representative Ben Carroll was present and answered questions from the Board.

Some examples of TIF-eligible costs that are not public improvements are engineering, studies, land acquisition, and assemblage of properties.

Motion by Ray Lang, second by Dave Vogel.

Final Resolution: Motion Approved

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

D. Resolution 19-157 Declaring a Tax Year 2018 Surplus in the Crossroads Tax Increment Financing District Fund and Authorizing the Distribution of Such to the Cook County Treasurer's Office

Village Clerk Elaine E. Simpson read items 13.D and 13.E into the record.

Finance Director Michael Mondschain reviewed both items and answered questions from the Board.

Motion by Mary Papantos, second by Jim Ruffatto.

Final Resolution: Motion Approved

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

E. Resolution 19-158 Declaring a Tax Year 2018 Surplus in the South Milwaukee/Manchester Drive Tax Increment Financing District Fund and Authorizing the Distribution of Such to the Cook County Treasurer's Office

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

F. Ordinance 5302 Authorizing the Village of Wheeling to Borrow Funds from the Public Water Supply Loan Program

Clerk Simpson read the legislation title into the record.

Public Works Director Mark Janeck introduced the item; there were no questions from the Board.

Motion by Mary Krueger, second by Mary Papantos.

Final Resolution: Motion Approved

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

G. Ordinance 5303 Amending Title 19, Zoning, of the Wheeling Municipal Code to Establish Zoning Regulations for Adult Cannabis Use Pursuant to the Illinois Cannabis Regulation and Tax Act (Village of Wheeling) [Docket No. 2019-24]

Clerk Simpson read the legislation title into the record.

Assistant Community Development Director Steve Robles provided an overview of the Act, including amendments, and reviewed regulations related to different types of cannabis businesses. Assistant Director Robles answered questions from the board.

Board discussion followed related to liquor and dispensaries, hours of operation, the buffer zone, and parking.

President Horcher asked for Board Consensus on introducing limits into the Ordinance pertaining to the state established standards for operating hours (6:00 a.m. to 10:00 p.m.)

Final Resolution: Consensus FAILED

Yes: Mary Papantos

No: Pat Horcher, Mary Krueger, Ray Lang, Jim Ruffatto, Joe Vito, Dave Vogel

President Horcher asked for Board Consensus on opening up discussion regarding parking standards as outlined in the Ordinance.

Final Resolution: Consensus FAILED

Yes: Mary Papantos

No: Pat Horcher, Mary Krueger, Ray Lang, Jim Ruffatto, Joe Vito, Dave Vogel

President Horcher asked for Board Consensus on a 250-foot buffer zone requirement for dispensaries.

Final Resolution: Consensus Approved

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

No: Jim Ruffatto, Dave Vogel

Trustees Ruffatto and Vogel want a 500-foot buffer zone.

President Horcher asked for Board Consensus on removing the potential for a Craft Grower to co-locate with a dispensary.

Final Resolution: Consensus FAILED

Yes: Jim Ruffatto

No: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel

Motion by Mary Krueger, second by Ray Lang to approve Ordinance as written.

Final Resolution: Motion Approved

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

H. PRESENTATION: Airport Layout Plan for Chicago Executive Airport

Chicago Executive Airport Executive Director Jamie Abbott thanked the Board for the Industrial Drive reconstruction, and stated that they will come back before the Board early next year for approval and review.

Craig Loudon of Crawford, Murphy & Tilly (representing CEA), delivered a presentation to the Board; Mr. Loudon and Director Abbott answered questions from the Board regarding the planned closure of runway 6/24,

14. Official Communications

Clerk Simpson announced that the office of Dan Patlak, Cook County Board of Review Commissioner, will hold a Property Assessment Appeal Seminar on Tuesday, December 10, at Village Hall beginning at 6:00 p.m., and that Lollipop Lane begins December 7 and runs through December 15; the hours are Monday-Friday 6:00-8:00 p.m., and Saturday and Sunday, 2:00-5:00 p.m.

Trustee Lang thanked Spears management and staff for opening up their doors to serve free Thanksgiving meals.

15. Approval of Bills

Approval of Bills for November 14 – 27, 2019, in the amount of \$2,945,646.26¢

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

Final Resolution: Motion Approved

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

EXECUTIVE SESSION:

President Horcher asked for a Motion to recess to enter Executive Session for the purpose of discussing the appointment, employment, compensation, discipline, performance, or dismissal of a specific employee(s) of the Village. 5 ILCS 120/2(c)(1).

Motion by Mary Krueger, second by Mary Papantos, that the Regular Meeting recess to enter Executive Session.

Final Resolution: Motion Approved, the meeting recessed at 8:16 p.m.

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

[Reconvene from Executive Session]

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

Motion by Mary Krueger, second by Mary Papantos, that the Regular Meeting reconvene.

Motion carried by Roll Call vote, the open meeting reconvened at 9:26 p.m.

ADJOURN:

President Horcher asked for a Motion to adjourn.

Motion by Jim Ruffatto, second by Ray Lang.

Motion carried by voice vote, all Ayes, the meeting adjourned at 9:26 p.m.

Elaine E. Simpson, Village Clerk

Approved this 6th day of January 2020, by the President and Board of Trustees