

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 21, 2020

1. Call to Order at 6:30 p.m.

2. Pledge of Allegiance led by President Horcher

3. Roll Call - Village Clerk Elaine E. Simpson called the roll:

Present: Pat Horcher, Clerk Simpson, Village Manager Jon Sfondilis, and Joe Vito

Present via Electronic Means: Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Dave Vogel

Also Present via Electronic Means: Superintendent of Fleet Services Chuck Spratt, Director of Community Development Ross Klicker, Assistant Community Development Director Steve Robles, Finance Director Michael Mondschain, and Director of Economic Development Patrick Ainsworth.

4. Approval of Minutes

Approval of Minutes of the Regular Meeting of December 7, 2020

Motion by Dave Vogel, second by Mary Krueger 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

Charles "Chuck" Spratt Day - December 22, 2020

Clerk Simpson read the Proclamation into the record. Mr. Spratt thanked the Village Board and the staff he has worked with over his 25 years.

7. Appointments and Confirmations - None

8. Administration of Oaths - N/A

9. Citizen Concerns and Comments - None

10. Staff Reports - None

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 20-130 Approving Change Order No. 1 in the Amount of \$30,279.45 and a Reduction to the Final Contract Amount for the Willow Road Reconstruction and Intersection Improvements Project with A-Lamp Contractors, Inc. from \$608,677.05 to \$578,379.60

B. Resolution 20-131 Accepting a Proposal for Liability Insurance Coverage from Arthur J. Gallagher Risk Management Services Inc. and Insurance Consulting Services from Nugent Risk Management Services

C. Resolution 20-132 Authorizing Change Order Number Three in the Amount of \$22,526 to the Construction Contract with W.B. Olson of Northbrook, Illinois for the Demolition and Construction of New Fire Station 23

Due to technical difficulties Trustee Papantos was not present for the vote.

Motion by Jim Ruffatto, second by Dave Vogel to approve Consent Agenda as presented.

Final Resolution: Motion Approved

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

Not Present at Vote: Mary Papantos

12. Old Business - None

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

Trustee Papantos rejoined the meeting.

A. Ordinance 5375 Granting Variations from Title 19, Zoning, to Reduce the Minimum Green Space Requirement and to Reduce the Required Parking at 120 W. Palatine Road (Richelieu Foods, Inc.) [Docket No's. 2020-16A,B]

Clerk Simpson read legislation titles 13.A & 13.B into the record.

Community Development Director Ross Klicker introduced the item. Petitioner Jeff Klingel was present via electronic means and answered a question from the Board.

Motion by Jim Ruffatto, second by Mary Krueger.

Final Resolution: Motion Approved

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

B. Ordinance 5376 Granting Major Site Plan and Building Appearance Approval for a Building Addition and Related Site Improvements at 120 W. Palatine Road (Richelieu Foods, Inc.) [Docket No. PC 20-21]

Motion by Dave Vogel, second by Mary Papantos.

Final Resolution: Motion Approved

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

C. Ordinance 5377 Repealing and Replacing Title 21, Signs, of the Wheeling Municipal Code to Establish New Sign Regulations (Village of Wheeling) [Docket No. 2020-20]

Clerk Simpson read the legislation title into the record.

Assistant Community Development Director Steve Robles highlighted portions of the code changes, and answered 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, Joe Vito, Dave Vogel

D. Ordinance 5378 Amending Various Sections of Title 13, Water and Sewers, of the Wheeling Municipal Code (Waters and Sewers)

Clerk Simpson read legislation titles 13.D & 13.E into the record. Finance Director Michael Mondschain reviewed the items and answered a question 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, Joe Vito, Dave Vogel

E. Ordinance 5379 Adopting the Village of Wheeling Annual Budget for the Fiscal Year Beginning January 1, 2021, and Ending December 31, 2021

Motion by Mary Krueger, second by Jim Ruffatto.

Final Resolution: Motion Approved

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

F. Ordinance 5380 Authorizing the Levy and Collection of Taxes for the Corporate and Municipal Purpose of the Village of Wheeling for the Fiscal Year Beginning January 1, 2020, and Ending December 31, 2020

Clerk Simpson read the legislation titles 13.F through 13.J into the record. Director Mondschain reviewed the items, explained why we file abatement ordinances, and answered questions from the Board.

Motion by Ray Lang, 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 5381 Abating the 2020 Tax Levy Requirements for the General Obligation Corporate Purpose Bonds, Series 2007

Motion by Mary Krueger, second by Dave Vogel.

Final Resolution: Motion Approved

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

H. Ordinance 5382 Abating the 2020 Tax Levy Requirements for the General Obligation Corporate Purpose Bonds, Series 2008

Motion by Mary Papantos, second by Ray Lang.

Final Resolution: Motion Approved

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

I. Ordinance 5383 Abating the 2020 Tax Levy Requirements for the General Obligation Refunding Bonds, Series 2016

Motion by Mary Krueger, second by Dave Vogel.

Final Resolution: Motion Approved

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

J. Ordinance 5384 Abating the 2020 Tax Levy Requirements for the General Obligation Refunding Bonds, Series 2020

Motion by Mary Papantos, second by Mary Krueger.

Final Resolution: Motion Approved

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

K. Resolution 20-133 Approving the Capital Improvement Plan for the Five-Year Period of Fiscal Year 2021 Through Fiscal Year 2025

Clerk Simpson read the legislation title into the record. Manager Sfondilis reviewed the resolution; there were no questions from the Board.

Motion by Mary Papantos, second by Mary Krueger.

Final Resolution: Motion Approved

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

L. Resolution 20-134 Approving an Updated Facade and Building Improvement Grant Program to be Retitled The Wheeling Retail and Restaurant Build Out Assistance Program

Clerk Simpson read the legislation title into the record. Director Ainsworth delivered a presentation on the Program and answered questions from the Board.

Motion by Ray Lang, second by Jim Ruffatto.

Final Resolution: Motion Approved

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

M. DISCUSSION RE: Concept Review of a Planned Unit Development for Wheeling Workforce Apartments (231 Wheeling Road)

Clerk Simpson read the Discussion title into the record. Manager Sfondilis read the standard language regarding concept reviews. Director Klicker provided a project overview; petitioners Sig Strautmanis and Josh Hafron were

present, delivered a presentation and answered questions from the Board. Discussion continued related to pedestrian connection over railroad tracks, long-term property management/upkeep, current fencing and landscaping, other projects that contain affordable housing, access to units, rental compliance, price points, and naming of the property.

President Horcher asked if the Board is in favor of the concept plan for the proposed Wheeling Workforce Apartments proceeding to the Plan Commission for review.

Final Resolution: Consensus Approved

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

14. Official Communications

Clerk Simpson announced the filing period for petition objections for the April 6, 2021 Consolidated Election.

Trustee Papantos wished everyone Happy Holidays and commented on the success of the budget processing in Wheeling.

Trustee Ruffatto wished everyone a Merry Christmas and Happy New Year, and complimented the Wheeling Police Department and Helping Hands for their work collecting food donations.

Trustee Krueger echoed the sentiments of Trustee Ruffatto related to community organization coming together to help Wheeling residents, and wished everyone a Happy Holiday.

Trustee Vogel thanked the residents for helping with food donations and wished everyone a Merry Christmas.

President Horcher wished everyone a Merry Christmas and Happy New Year, and stated that Wheeling is a good community.

15. Approval of Bills

Approval of Bills for December 3 – December 16, 2020, in the amount of \$8,960,381.16¢

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

Final Resolution: Motion Approved

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

16. Executive Session & Adjournment

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 or employees of the Village, and to adjourn the meeting from Executive Session.

Motion by Jim Ruffatto, second by Dave Vogel to recess into Executive Session and to adjourn the meeting directly from Executive Session.

Final Resolution: Motion Approved, the open meeting recessed at 8:43 p.m.

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

Elaine E. Simpson, Village Clerk

Approved this 4th day of January 2021, by the President and Board of Trustees