

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 6, 2023

1. President Horcher called the meeting to order at 6:30 pm

2. Pledge of Allegiance

3. Roll Call led by Clerk Brady

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

4. Approval of Minutes

A. Approval of Minutes for the Joint Workshop Meeting of September 20, 2023

President Horcher asked for a motion to approve Minutes as Presented.

Motion by Mary Papantos, second by Ray Lang.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Krueger, Mary Papantos, Jim Ruffatto

Abstain: Ray Lang, Joe Vito, Dave Vogel

Trustees Lang, Vito and Vogel abstained as they were not present at the meeting of September 20, 2023.

B. Approval of Minutes for the Regular Meeting of October 16, 2023

President Horcher asked for a motion to approve Minutes as Presented.

Motion by Mary Papantos, second by Ray Lang.

Final Resolution: Motion Approved

Yes: Pat Horcher, Mary Papantos, Jim Ruffatto, Joe Vito

Abstain: Mary Krueger, Ray Lang, Dave Vogel

Trustees Krueger, Lang and Vogel abstained as they were not present at the meeting of October 16, 2023.

5. Changes to the Agenda - None

6. Proclamations - None

7. Appointments and Confirmations - None

8. Administration of Oaths - N/A

9. Citizen Concerns and Comments - None

10. Staff Reports

Assistant Public Works Director Christine Bajor gave an update on the FRA Quiet Zone improvements and stated that once all the communities in the Quiet Zone complete their improvements, and passed inspections, the Quiet Zone will resume.

Finance Director Michael Kaplan commented on the increase in property tax bills and clarified what the Village will collect. Manager Sfondilis stated that the Village has not increased its taxes last year, nor has it done so this year.

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 23-137 Waiving the Fidelity Bond Requirement for the MABAS Foundation to Conduct a Raffle for One Year from November 7, 2023 through November 6, 2024

B. Resolution 23-138 Affirming an Agreement between the Village of Wheeling and the Metropolitan Alliance of Police, Chapter 786, for the Period May 1, 2023 through April 30, 2025

C. Resolution 23-139 Approving a Professional Services Agreement with Engineering Enterprises Inc. for the Dundee Road Watermain Replacement Project in an Amount Not to Exceed \$195,972 for FY 2023

D. Resolution 23-140 Authorizing the Execution of a Professional Services Agreement with Moetivations Inc. for Contracted Telecommunicator Services in the Amount of \$659,676.62

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

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

12. Old Business - None

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

A. Public Hearing Re: Request for Cook County Class 6b Property Tax Abatement for the Property at 90 E. Marquardt Drive (Applicant is JP Wheeling LLC)

Clerk Brady read the Public Hearing title into the record. President Horcher read the Public Hearing Rules. The Public Hearing opened at 6:39 p.m.

President Horcher asked if any member of the public wished to be recognized. Seeing that no member of the public wished to be recognized, President Horcher asked for a Motion to close the Public Hearing.

Motion by Mary Papantos, second by Dave Vogel, to close the Public Hearing.

Final Resolution: Motion Approved, the Public Hearing closed at 6:40 p.m.

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

B. Resolution 23-141 Authorizing and Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification for the Real Property Located at 90 E. Marquardt Drive in the Village of Wheeling, Illinois

Clerk Brady read the title into the record. Economic Development Director Len Becker introduced the item. Petitioner Dan Foley was present and answered a question from the Board. President Horcher read the conditions for approval as follows:

1. The Applicant shall obtain all necessary building and/or construction-related permits from the Village for the construction associated with the Proposed Improvements.
2. The Subject Property shall be reoccupied, operated, and maintained at all times in compliance with the applicable codes and ordinances of the Village.
3. All work performed on the Proposed Development must be conducted in a good and workmanlike manner, with due dispatch, and within any deadlines provided pursuant to this Resolution or set forth in the Village Code.
4. The total construction value for permits issued for the Proposed Development shall be no less than \$200,000.
5. The Proposed Development shall be completed by January 31, 2024. Upon completion of the Proposed Development, the Applicant will request that the Village inspect and approve the Proposed Improvements to confirm that the Proposed Development has been constructed in compliance with the plans approved by the Village.

President Horcher asked for a motion to approve with conditions as read.

Motion by Mary Papantos, second by Dave Vogel.

Final Resolution: Motion Approved

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

C. Public Hearing Re: Request for a Transfer of Ownership of a Cook County Class 6b Property Tax Abatement for the Property at 742 Glenn (Applicant 742 Glenn SB, LLC)

Clerk Brady read the Public Hearing title into the record. President Horcher read the Public Hearing Rules. The Public Hearing opened at 6:45 p.m.

President Horcher asked if any member of the public wished to be recognized. Seeing that no member of the public wished to be recognized, President Horcher asked for a Motion to close the Public Hearing.

Motion by Mary Krueger, second by Jim Ruffatto to close the Public Hearing.

Final Resolution: Motion Approved, the Public Hearing closed at 6:46 p.m.

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

D. Resolution 23-142 Approving a First Amendment to a Cook County Class 6b Real Estate Tax Assessment Classification Incentive Agreement for the Real Property Located at 742 Glenn Avenue in the Village of Wheeling, Illinois

Clerk Brady read the title into the record. Director Becker introduced the item. There were no questions 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

E. Ordinance 5617 Granting Major Site Plan and Building Appearance Approval for Construction of a New Building for the Northwest Mosquito Abatement District, 147 W. Hintz Road [Docket No. PSPMAJ23-0004]

Clerk Brady read the title into the record. Community Development Director Ross Klicker introduced the item and read the following condition for approval:

- An Irrigation Plan shall be submitted to the Community Development Department for review and approval with the Building Permit application.

There were no questions from the Board. President Horcher asked for a motion to approve with condition as read.

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

F. Resolution 23-143 Awarding a Restaurant and Retail Build-Out Assistance Grant for 82-106 E. Dundee Road in the Total Amount of \$13,525.20

Clerk Brady read the title into the record. Director Becker introduced the item. There were no questions from the Board.

President Horcher asked for a motion to approve.

Motion by Dave Vogel, second by Ray Lang.

Final Resolution: Motion Approved

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

G. Ordinance 5618 Amending the Wheeling Municipal Code to add a New Chapter 8.80 Entitled "Tetrahydrocannabinol Products" to Title 8 "Public Peace and Safety"

Clerk Brady read the title into the record. Village Attorney James Ferolo outlined the amendment and answered questions from the Board. Discussion followed regarding legality, proximity to schools, and age restrictions. Attorney Ferolo clarified that unless a business is a dispensary, they cannot sell products containing THC. Police Chief James Dunne commented on standards related to production of these products. Manager Sfondilis clarified that the question is if the Board wants to allow the sale of products containing THC outside of a dispensary.

President Horcher asked for a motion to approve.

Motion by Ray Lang, second by Mary Krueger.

Final Resolution: Motion Approved

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

No: Joe Vito

14. Official Communications

Manager Sfondilis announced that Lights Around Wheeling will be held November 19 at Friendship Park starting at 4:30 p.m., and that Santa on your Street will be returning.

15. Approval of Bills

Approval of Bills for October 12 - November 1, 2023, in the amount of \$3,977,707.24¢

President Horcher asked for a motion to approve Bills as presented.

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

16. Executive Session and Adjournment

President Horcher asked for a Motion to recess to enter Executive Session for the purpose of discussing collective negotiating matters between the Public Body and its employees or their representatives.

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

Final Resolution: Motion carried by roll call vote, all ayes, the open meeting recessed at 7:09 pm. President Horcher stated that there will be no business conducted after Executive Session.

Kathryn M. Brady, Village Clerk

Approved this 4th day of December 2023, by the President and Board of Trustees