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 4, 2024

1. President Horcher called the meeting to order at 7:02 pm

2. Pledge of Allegiance-N/A

3. Roll Call Led by Village Clerk Kathryn M. Brady

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

4. Approval of Minutes - None

5. Changes to the Agenda - None

6. Proclamations

7. Appointments and Confirmations - None

8. Administration of Oaths - None

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.

A. Resolution 24-019 Authorizing an Agreement for the Purchase, Installation, and Maintenance of Auxiliary Relay Control Equipment from Chicago Communications LLC for Police Entry/Exit Door and Panic Alarm Operations in an Amount Not to Exceed $28,476.16 in FY2024

B. Resolution 24-020 Ratifying the Village Manager's and Police Chief's Acceptance of an Illinois Criminal Justice Information Authority / Victims of Crime Act (VOCA) Grant Award for the Positions of Two Police Social Workers

C. Resolution 24-021 Approving Change Order No. 2 and Final to Increase the 2023 Contract with Core & Main for Water Meter Registers and Measuring Chambers by $10,720, from $151,646 to $162,366

D. Resolution 24-022 Approving Change Order No. 01 to the Agreement with Baxter & Woodman for Consulting Services for the South Dunhurst Stormwater Improvement Project in an Amount Not to Exceed $87,000

E. Resolution 24-023 for Improvement under the Illinois Highway Code, Section 23-00097-00-RS (2024 MFT Street improvement Program) Appropriating Motor Fuel Tax Funds

F. Resolution 24-024 for Improvement under the Illinois Highway Code, Section 23-00097-00-RS (2024 MFT Street improvement Program) Appropriating Rebuild Illinois Funds

G. Resolution 24-025 Approving a Contract with Builders Paving, LLC for the Motor Fuel Tax (MFT) Street Improvement Program in the Amount of $1,827,999.94 in FY 2024

H. Resolution 24-026 Approving a Proposal from Civiltech Engineering, Inc. to Provide Construction Engineering Inspections for the 2024 MFT Street Improvement Program in an Amount Not to Exceed $161,839

I. Resolution 24-027 Authorizing Acceptance of a Previously-Bid Suburban Purchasing Cooperative Contract for the Purchase of Four 2025 Ford Utility Police Interceptors from Currie Motors in the Total Amount of $195,488

J. Resolution 24-028 Approving a Contract with Ganziano Sewer and Water, Inc. for the Ecko Lake Storm Sewer Repair Project in the Amount of $32,600 in FY 2024

K. Resolution 24-029 Approving a One-Year Renewal of an Engineering Services Agreement with Gewalt Hamilton Associates, Inc. for Storm Sewer Assessment and Mapping in an Amount Not to Exceed $750,000 in FY 2024

L. Resolution 24-030 Approving an Agreement with Hampton, Lenzini & Renwick, Inc. for Consulting Services for the Village Hall Parking Lot Improvement Project in an Amount Not to Exceed $48,665

M. Resolution 24-031 Approving a Contract Renewal with Midwest Brickpaving Inc. for the 2024 Brick Paver Maintenance Project in the Amount of $99,990.25 in FY 2024

N. Resolution 24-032 Authorizing the Village President and Clerk to Execute a Plat of Easement Grant with the Korean Cultural Center of Chicago at 9600 Capitol Drive

O. Resolution 24-033 Waiving Competitive Bidding and Authorizing the Village Manager to Execute an Agreement with Pyrotechnico Fireworks, Inc. for Public Fireworks Displays on June 28, 2025 and June 27, 2026 at a Price Not to Exceed $72,450 ($36,225 per Event)

P. Resolution 24-034 Authorizing the Appointment of an Authorized Agent for the Illinois Municipal Retirement Fund (IMRF)

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

Motion by Dave Vogel, second by Jim Ruffatto.
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. Ordinance 5640 Granting Special Use Approval to Permit a Vocational School for Mildun Training Center of Illinois, 704–706 S. Milwaukee Avenue (Docket No. PSU24-0001)

Clerk Brady read the title into the record. Community Development Director Ross Klicker introduced the item; there were no questions from the Board.

Motion by Ray Lang, 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 5641 Amending Ordinance No. 5387 Which Granted Special Use Approval to Permit the Construction of an Automatic Car Wash Facility and Associated Improvements for Birdies Car Wash, 966 S. Milwaukee Avenue (Docket No. PSU24-0002)

Clerk Brady read the title into the record. Director Klicker introduced the item. Petitioner 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. Ordinance 5642 Granting Special Use Approval to Permit a Recreation and Instruction Facility for FROG Pickleball, LLC, 1480 S. Wolf Road (Docket No. PSU23-0016)

Clerk Brady read the title into the record. Director Klicker introduced the item and read the following conditions for approval:

1. The special use does not include the permissibility of selling, serving, and/or the consumption of alcohol within the pickleball facility or the subject premises.
2. A Wheeling Business License must be obtained from the Community Development Department before the pickleball club begins operations.

3. A Wheeling Sign Permit shall be required to permit any exterior signage to be installed, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.

Petitioner Sunny Shi was present 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

D. Ordinance 5643 Amending Ordinance No. 5466 to Not Include Irrigation Systems for Lot 1 of the London Crossing PUD, 901–958 Jenkins Court (Docket No. PSU24-0004)

Clerk Brady read the title into the record. Director Klicker introduced the item, answered questions from the Board, and read the following conditions for approval:

1. Prior to the issuance of any building permits for Lot 3 and Lot 4, the petitioner shall obtain Final PUD approval for the final building design, including but not limited to, architectural appearance, materials, and colors.

2. Prior to the issuance of Final Certificates of Occupancy for any townhome units within Lot 1, an executed copy of the signed London Crossing Townhomes Landscape Maintenance Agreement shall be provided to the Director of Community Development.

The petitioner's representative, Chris Coleman, was present and answered questions from the Board related to irrigation, the location of spigots, garbage pick-up, the status of occupancy, the maintenance of landscaping in between buildings, and clarification on payment of water bills. Attorney Ferolo reminded the Board that in the Village Code, Chapter 12, there are provisions related to landscaping and property maintenance that can be enforced. Trustee Ruffatto expressed concern regarding the enforcement of the amendment and related Village Code.

Motion by Mary Papantos, second by Mary Krueger.
Final Resolution: Motion Approved
Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Joe Vito, Dave Vogel
No: Jim Ruffatto

E. Ordinance 5644 Granting a Rezoning from the B-3, General Commercial and Office Zoning District to the MXC, Commercial/Residential Mixed Use Zoning District for 350 E. Dundee Road [Docket No. PRZ24-0001]

Clerk Brady read items 13.E, 13.F, and 13.G into the record. Director Klicker reviewed all three items and provided project details. Director Klicker added that four (4) of the five (5) conditions that were placed on the Petitioner by the Plan Commission for Preliminary PUD have been addressed. The last condition related to the cedar panels has not been addressed, therefore it will be added as a condition of the final PUD along with the following:

1. All mechanical units shall be screened from the public view. Details of the screening unit shall be included on the plans and material specification sheets provided for staff review.

2. Precast concrete sills to be added as a transition from the stone to the EIFS on the north and south elevations.

3. Provide an Engineer’s opinion of probable cost (EOPC) to support the LOC/Performance bond amount.

4. A Cost Estimate covering the cost of all landscape plant material and installation will be required at Final PUD as well as a financial surety.

5. Project approval from the Illinois Department of Transportation is required prior to Final PUD approval from the Village.

6. Provide details for exterior garbage cans and identify their location on the Landscape Plan.

7. Provide the location for EV parking and charging stations, including details for the charging station.

Director Klicker read the conditions related to the plat as follows:

- Parcel 1 and Parcel 3 shall be consolidated to comprise Lot 1 of the proposed subdivision.

- Sheet 2 of the Preliminary Plat shall be provided.

- Revise the subdivision plat title to provide for identification apart from the address.

- Adjust the easement boundaries to account for fire hydrants.

- Review existing documents to determine if a PACE bus stop easement currently exists.
- All easements and corresponding easement provisions shall be provided on the Final Plat of Subdivision subject to the determination and acceptance of the Village of Wheeling Engineering Division.

Petitioners Boris Stratiesvsky, and Dennis Stratiesvsky were present and answered questions from the Board related to a reduction in unit size (from what was previously presented), lack of covered parking, potential tenants for retail space, traffic flow on Dundee Road, recycling options, parking lot disrepair, and various additional details of the project.

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

F. Ordinance 5645 Granting Special Use for Preliminary Planned Unit Development Approval for Forest View Mixed-Use Development, 350 E Dundee Road [Docket No. PPUD23-0001]

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

G. Resolution 24-035 Approving the Preliminary Plat of Subdivision Associated with the Proposed Preliminary Planned Unit Development for a Mixed-Use Development, Forest View Subdivision, 350 E. Dundee Road [Docket No. PSUBPP24-0001]

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

14. Official Communications

Clerk Brady reviewed Voter Registration and Early Voting dates.

Trustee Papantos spoke about the distribution of Stormwater funds.

Manager Sfondilis commented on the Consent Agenda item regarding the Victims of Crime Act (VOCA) and the importance of this grant both fiscally and for serving the community and announced a date for the upcoming St. Baldcrick's event which will be held at Durty Nellie's on March 9, from 12-4. More information can be found at https://www.stbaldricks.org

15. Approval of Bills

Approval of Bills for February 1-28, 2024, in the amount of $6,531,561.70¢.

President Horcher asked for a motion to approve the 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 - None

17. Action on Executive Session Items - N/A

18. Adjournment

President Horcher asked for a motion to adjourn.

Motion by Jim Ruffatto, second by Mary Krueger.

Motion carried by voice vote, all ayes, the meeting adjourned at 7:47 p.m.

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Kathryn M. Brady, Village Clerk
Approved this 1st day of April 2024, by the President and Board of Trustees