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, SEPTEMBER 16, 2024

1. President Horcher called the meeting to order at 6:35 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

Approval of minutes for the Regular Meeting of August 5, 2024

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

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

5. Changes to the Agenda - None

6. Proclamations - None

7. Appointments and Confirmations - None

8. Administration of Oaths -None

9. Citizen Concerns and Comments

Sherwin Begoun spoke in opposition to the proposed new project at Prairie Park.

Diane Gilmore spoke in opposition to the proposed new project at Prairie Park.

Daniel Marron commented on agenda items 13.F, and 13.J.

Tim Cored spoke about infrastructure related to the proposed new project at Prairie Park.

Kim Petersen spoke in opposition to the proposed new project at Prairie Park.

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 24-104 Approving and Ratifying the Village Manager's Execution of an Eighth Amendment to the Service Agreement between the Village of Wheeling and Andy Frain Services, Inc. for Crossing Guard Services

B. Resolution 24-105 Ratifying the Village Manager's Approval of a Tag Day Permit for Wheeling Knights of Columbus Regina Council Association to Conduct a Tag Day Event on September 13 & 14, 2024

C. Resolution 24-106 Approving Change Order No. 1 and Final to the Agreement with Parvin-Clauss Sign Company for the Monument Sign at Fire Station 42 Increasing the Final Amount by $2,568, from $24,414 to $26,982

D. Resolution 24-107 Waiving Competitive Bidding and Accepting a Proposal from Parvin-Clauss Sign Company, Inc. for the Village Hall – Park District Monument Sign in an Amount Not to Exceed $146,244

E. Resolution 24-108 Approving Change Order No. 1 and Final to the Contract with Patriot Maintenance Inc. for the Public Works Parking Lot Improvements Project Reducing the Final Contract Amount by $21,859.55, from $95,753 to $73,893.45

F. Resolution 24-109 Waiving Competitive Bidding and Approving a Contract with Stenstrom Petroleum Services Group for Emergency Tank Top Replacement at Public Works in the Amount of $68,680

G. Ordinance 5672 Amending Ordinance No. 5151, Which Amended Ordinance No. 5033, Which Granted Final Planned Unit Development Approval for the Wheeling Town Center Planned Unit Development (365 W. Dundee Road) [Docket No. PSU24-0014]

H. Resolution 24-110 Approving the Final Plat of Subdivision for the Third Amended Plat of Wheeling Town Center (365 W. Dundee Road) Docket No. PSUBPP24-0004

I. Resolution 24-111 Authorizing and Consenting to a Cook County Class 7b Real Estate Tax Assessment Classification for the Real Property Located at 401 West Dundee Road, Wheeling, Illinois 60090 (Cinergy 111, LLC)

J. Ordinance 5673 Authorizing a Third Amendment to the Redevelopment Agreement between the Village of Wheeling and Uptown 500 LLC for the Development of Land at 500 W. Dundee Road, Wheeling, IL Comprising a Part of the Town Center II TIF District of the Village of Wheeling

K. Resolution 24-112 Approving and Authorizing the Execution of an Intergovernmental Agreement between the Village of Wheeling and Northwest Central Dispatch System

L. Ordinance 5674 Amending Chapter 4.32 of the Village of Wheeling's Municipal Code, "Alcoholic Liquor Dealers," Specifically Section 4.32.085, to Increase the Authorized Number of Class A, A-V, and D-4 Liquor Licenses

President Horcher asked for a motion to improve 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 5675 Memorializing the Natural Termination of the Life of the Wheeling South Milwaukee Avenue / Manchester Drive Tax Increment Financing (TIF) District Redevelopment Project Area, and Authorizing Payment of Redevelopment Project Costs and Distribution of Surplus Revenues from the Special Wheeling South Milwaukee Avenue / Manchester Drive Tax Allocation Fund

Clerk Brady read the title into the record. Finance Director Brian Smith reviewed the ordinance specifics. There were no questions from the Board.

Motion by Dave Vogel, second by Mary Krueger.

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

B. Resolution 24-113 Authorizing and Consenting to a Cook County Class 7b Real Estate Tax Assessment Classification for the Real Property Located at 365 West Dundee Road, Wheeling, Illinois 60090 (Moretti's Restaurant)

Clerk Brady read the title into the record. Economic Development Director Len Becker introduced the item. There were no 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

C. Resolution 24-114 Awarding a Restaurant, Entertainment, and Retail Build-Out Grant for Steak Group Wheeling, LLC Doing Business as Rosebud Steakhouse at 500 W. Dundee Road

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 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

D. Resolution 24-115 Awarding a Restaurant, Entertainment, and Retail Build-Out Grant for Cilantro Taco Grill Wheeling at 749 N. Milwaukee Avenue

Clerk Brady read the title into the record. Director Becker introduced the item. Petitioner Roberto Sanchez was present and answered a question from the Board. President Horcher asked for a motion to approve.

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. Ordinance 5676 Granting Special Use Approval to Permit the Operation of a Drive-Through Restaurant at 749 N. Milwaukee Avenue (Cilantro Taco Grill) [Docket No. PSU24-0011]

Clerk Brady read the title into the record. Community Development Director Ross Klicker introduced the item. There were no questions from the Board. President Horcher asked for a motion to approve.

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

F. Ordinance 5677 Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Side Yard Setback from Six (6) Feet to Three (3) Feet Associated with the Construction of a Detached Garage, 303 Center Avenue [Docket No. PV24-0008]

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

- Within thirty (30) days from the granting of the variance by the Village of Wheeling, the petitioner shall submit an application for a building permit to the Department of Community Development for the garage. Upon demonstration of compliance with all Village regulations, the building permit shall be issued upon payment by the petitioner in which the building permit fee shall be doubled pursuant to the Schedule of Village Fees and Charges.

Mihai Blede was present and answered questions from the Board related to the installation of a sliding glass door, and the lack of a permit. Trustee Vogel reminded the Petitioner to apply for a permit for work inside the home previously mentioned by Mr. Blede. President Horcher asked for a motion to approve.

Motion by Ray Lang, second by Dave Vogel.

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

Clerk Brady read Items 13.G & 13.H into the record.

G. Ordinance 5678 Granting Special Use for Final Planned Unit Development (PUD) Approval for the Forest View Mixed-Use Development (350 E Dundee Road) [Docket No. PPUD23-0001]

Director Klicker outlined the specifics of the project and read the conditions for approval. Petitioner Boris Stratievsky was present and answered questions from the Board including the possibility of parking lot flooding. President Horcher asked for a motion to approve with conditions.

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

H. Resolution 24-116 Approving the Final Plat of Forest View Subdivision (350 E. Dundee Road) [Docket No. PSUBFP24-0002]

President Horcher asked for a motion to approve with conditions.

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

Clerk Brady read Items 13.I, 13.J, & 13.K into the record.

I. Ordinance 5679 Granting a Rezoning from the R-1, Single Family Zoning District to the R-4, Multi-Family Zoning District for 5 Meadow Lane and 200 Meadow Lane [PRZ24-0002]

Director Klicker reviewed various aspects of the three (3) items, read conditions for approval, and answered a question from the Board. Petitioner Jamie Smith was present and answered questions from the Board related to construction vehicle parking, construction timeline, turn radius for life safety vehicle access, Association fees, construction dust and debris, and the street condition of Meadow Lane. Mr. Smith stated that they would be responsible for road improvements, repairs, etc., on Meadow Lane. Mr. Smith agreed to notify current residents of construction specifics that may affect them. Mr. Smith confirmed that construction vehicles will be located within the site.

President Horcher asked for a motion to approve.

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

J. Ordinance 5680 Granting Special Use for Preliminary Planned Unit Development (PUD) Approval for The Highlands at Prairie Park Townhome Development (5 Meadow Lane & 200 Meadow Lane) [Docket No. PPUD23-0005]

President Horcher asked for a motion to approve.

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

K. Resolution 24-117 Approving the Preliminary Plat of Subdivision for The Highlands at Prairie Park Subdivision (5 Meadow Lane & 200 Meadow Lane) [PSUBPP24-0005]

President Horcher asked for a motion to approve.

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. Ordinance 5681 Granting a Variation to Increase the Maximum Allowable Sign Area for a Changeable Copy Sign, 2 Community Boulevard (Village of Wheeling) [Docket No. PV24-0009]

Clerk Brady read the title into the record. Director Klicker introduced the item. Director Kaup stated that the sign would be ordered after approval, and answered a question from the Board. President Horcher asked for a motion to approve.

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

M. DISCUSSION: Concept Review for 268 7th Street Multi-Family Development

Clerk Brady read the title into the record. Director Klicker introduced the item and answered questions from the Board. Discussion followed. Trustee Ruffatto stated that he is not in favor of the concept.

14. Official Communications

President Horcher stated that he attended the opening of the District 21 Health Center, and the BISCO ribbon cutting at the Korean Cultural Center.

15. Approval of Bills

Approval of Bills for August 1-September 16, 2024, in the amount of $6,690,249.13¢

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

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

16. Executive Session - None

17. Action on Executive Session Items - N/A

18. Adjournment

President Horcher asked for a motion to adjourn.

Motion by Mary Krueger, second by Joe Vito.

Motion carried by voice vote, all ayes, the meeting adjourned at 8:39 PM.

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Kathryn M. Brady, Village Clerk
Approved this 21st day of October 2024, by the President and Board of Trustees