

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 4, 2024

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

2. Pledge of Allegiance led by President Horcher

3. Roll Call led by Clerk Brady

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

Trustee Ruffatto was absent with prior notice

4. Approval of Minutes

Approval of Minutes for the Regular Meeting of October 7, 2024

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

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

Absent: Jim Ruffatto

5. Changes to the Agenda - None

6. Proclamations - None

7. Appointments and Confirmations - None

8. Administration of Oaths - None

9. Citizen Concerns and Comments

Leslie Albrecht spoke in opposition to the project at 1750 & 1798 W. Hintz Road.

Ann Marie Lundstrom spoke in opposition to the project at 1750 & 1798 W. Hintz Road.

Nancy Witwin spoke in opposition to the project at 1750 & 1798 W. Hintz Road.

10. Staff Reports

Public Works Director Dan Kaup spoke about responsible composting of pumpkins and noted that the City of Rolling Meadows will be holding a composting event on November 8 & 9, and the Village of Northbrook on November 9. Should anyone have questions, they can call the Department of Public Works.

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. Ordinance 5694 Declaring as Surplus and Authorizing the Donation of Unclaimed Bicycles and Police Bicycles No Longer in Use and Possessed by the Wheeling Police Department

B. Resolution 24-137 Authorizing Temporary Lane Closures on Illinois 21 (Milwaukee Avenue) and Illinois Route 68 (Dundee Road) on Sunday, November 24, 2024

C. Resolution 24-138 Authorizing a Third Amendment to the Contract with B & F Construction Code Services, Inc. for Inspection Services to Increase the Contract to an Annual Amount Not to Exceed \$255,000

D. Resolution 24-139 Authorizing the Village President to Execute a Letter Agreement with Kimley-Horn for Professional Services for the Wheeling Town Center Enhancement Project in the Amount of \$153,300

E. Resolution 24-140 Approving Change Order No. 1 and Final to the Contract with Loverde Construction for Aggregate Material Delivery and Debris Hauling in FY 2024, Increasing the Final Contract Amount by \$16,000, from \$60,000 to \$76,000

F. Resolution 24-141 Approving a Second One-Year Renewal Contract with LoVerde Construction Company for Aggregate Material Delivery and Debris Hauling for a Total Amount Not to Exceed \$80,000 in FY 2025

G. Resolution 24-142 Reducing the Required Compensatory Storage Credit to the Village of Wheeling for Fire Station 42

H. Ordinance 5695 Amending Title 9, "Vehicles and Traffic," Chapter 9.24 "Schedule A – Designation of Yield Intersections," Section 9.24.010 "Schedule A – Designated" of the Wheeling Municipal Code to Designate King Court at Jenkins Court as an Intersection with a Yield Sign

Clerk Brady read the Consent Agenda into the record. President Horcher asked for a motion to approve the Consent Agenda as presented.

Motion by Ray Lang, second by Mary Papantos.

Final Resolution: Motion Approved

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

Absent: Jim Ruffatto

12. Old Business - None

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

A. Ordinance 5696 Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Front Yard Setback for the Installation of a Front Yard Fence, 157 W. Jeffery Avenue [Docket No. PV24-0011]

Clerk Brady read the title into the record. Community Development Director Ross Klicker introduced the item and answered a question 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, Joe Vito, Dave Vogel

Absent: Jim Ruffatto

B. Ordinance 5697 Granting a Variation from Title 21, Signs, to Permit a Wall Sign on a Non-Permitted Facade, 365 W. Dundee Road (Ala-Carte Entertainment) [Docket No. PV24-0010]

Clerk Brady read the title into the record. Director Klicker introduced the item. There were no questions from the Board. 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, Joe Vito, Dave Vogel

Absent: Jim Ruffatto

C. Ordinance 5698 Amending Ordinance No. 5442 for the Prairie Park Condominium Final Planned Unit Development to Modify the Final Landscape Plans for The Villas at Prairie Park Townhomes (Smith Family Developers) [Docket No. PSU24-0023]

Clerk Brady read the title into the record. Director Klicker 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, Joe Vito, Dave Vogel

Absent: Jim Ruffatto

D. Ordinance 5699 Granting Special Use for Final Planned Unit Development Approval for Lenny's Gas N Wash Hintz Rd & Old Buffalo Grove Road, LLC, 1750 & 1798 W. Hintz Road [Docket No. PPUD23-0004]

Clerk Brady read items 13.D and 13.E into the record. Director Klicker reviewed the items and read the conditions for approval as follows:

1. The Final PUD documents shall be revised as follows prior to review and consideration by the Village Board:
 - The property line on the Site Plan and Sign Plan shall be adjusted in the southwest corner to account for the angled right-of-way dedication. The location of the proposed ground sign will need to be shifted to meet the minimum 10' setback.
 - *The petitioner has submitted revised plans that satisfactorily address this comment, and therefore, this condition is no longer necessary to be included in the attached draft ordinance. These revised plans are also attached.*
2. The Irrigation Plan shall be updated to reflect the right-of-way dedication and will be confirmed at permitting.
3. Overnight customer parking on the site is prohibited. Overnight parking for this site means the parking of a vehicle in one spot continuously for a period of time exceeding four hours at a time during the hours of 10 PM to 4 AM the following day. This excludes employee parking.
4. There shall be no diesel fuel operations of any kind between the hours of 10 PM to 4 AM the following day.
5. Soil remediation reports confirming that the site has been remediated shall be reviewed and approved by the Village Engineering Department prior to the issuance of any Village Permits.
6. The "No Further Remediation" (NFR) letter from the Illinois Environmental Protection Agency (IEPA) shall be received by the Village prior to issuance of the Temporary Certificate of Occupancy.

Director Klicker answered questions from the Board related to the NFR letter, and the definition of blighted, and confirmed that any work that has been done is at the risk of the developer.

President Horcher asked for a motion to approve.

Motion by Mary Papantos, second by Ray Lang.

Final Resolution: Motion Approved

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

Absent: Jim Ruffatto

E. Resolution 24-143 Approving the Final Plat of Lots 1 and 2 in Zales Subdivision for Lenny's Gas N Wash Hintz Rd & Old Buffalo Grove Road, LLC (1750 & 1798 W. Hintz Road) [Docket No. PSUBPP24-0003]

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, Joe Vito, Dave Vogel

Absent: Jim Ruffatto

F. Resolution 24-144 Approving an Amendment to the FY 2025 Budget for the Chicago Executive Airport

Clerk Brady read the title into the record. Village Manager Jon Sfondilis introduced Chicago Executive Airport Director Jeffrey Miller who addressed the Board regarding the purchase of the former Ramada Inn property. Mr. Miller answered questions from the Board and stated that the purchase price is \$3,343,750.00.

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, Joe Vito, Dave Vogel

Absent: Jim Ruffatto

G. Ordinance 5700 Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or by Any Other Method within a Certain Area in the Village of Wheeling and Repealing Ordinances 5565, 5572 and 5637

Clerk Brady read the title into the record. Economic Development Director Len Becker introduced the item. There were no questions 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, Joe Vito, Dave Vogel

Absent: Jim Ruffatto

14. Official Communications

Clerk Brady announced Election Day information.

15. Approval of Bills

Approval of Bills for October 17-October 30, 2024, in the amount of \$1,490,753.46¢.

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, Joe Vito, Dave Vogel

Absent: Jim Ruffatto

16. Executive Session and Adjournment

President Horcher asked for a motion to recess to enter Executive Session for the purpose of discussing the purchase or lease of real property for the use of the public body, and pending, probable or imminent litigation.

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

Final Resolution: Motion carried by roll call vote, six ayes, one absent, the open meeting recessed at 7:05 PM.

Kathryn M. Brady, Village Clerk

Approved this 2nd day of December 2024, by the President and Board of Trustee