

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 15, 2025

1. President Horcher called the meeting to order at 6:38 PM

2. Pledge of Allegiance-N / A

3. Roll Call Led by Deputy Village Clerk Karen Henneberry

Present: Pat Horcher, Mary Krueger, Mary Papantos, Joe Vito, Dave Vogel

Absent: Ray Lang, Jim Ruffatto

Trustees Lang and Ruffatto are absent with prior notice.

4. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of August 4, 2025

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

Motion by Mary Papantos, seconded by Joe Vito.

Final Resolution: Motion Approved

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

Absent: Ray Lang, Jim Ruffatto

B. Approval of Minutes of the Special Joint Workshop Meeting of August 27, 2025

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

Motion by Dave Vogel, seconded by Mary Krueger.

Final Resolution: Motion Approved

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

Absent: Ray Lang, Jim Ruffatto

5. Changes to the Agenda - None

6. Proclamations

Proclamation: Recognizing Ms. Ann S. Jhin

Deputy Clerk Henneberry read the proclamation into the record. President Horcher spoke about Ms. Jhin's contributions to Wheeling and presented her with the declaration.

7. Appointments and Confirmations - None

8. Administration of Oaths - N / A

9. Citizen Concerns and Comments

Linda Olson spoke about the rat problem in her neighborhood.

Biljana Marshall commented on buckthorn on her property related to the Village ordinance.

Tom Devitt spoke about recent Immigration and Customs Enforcement activity in the suburbs.

10. Staff Reports

Fire Chief Salela announced that an Open House will be held at the Fire Department headquarters, located at 499 S. Milwaukee Avenue, on Saturday, September 20, from 10:00 AM to 2:00 PM.

Manager Sfondilis announced that Economic Development Director Len Becker will receive the Silver Award tonight from the National Economic Development Council. The award recognizes excellence in economic development websites and is awarded for the launch of www.choosewheeling.com earlier this year, which serves as an excellent resource for businesses and residents.

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.

Deputy Clerk Henneberry read the consent agenda into the record.

A. Resolution 25-120 Granting a Tag Day Permit to Wheeling Knights of Columbus Regina Council Association to Conduct a Tag Day Event on September 19 and 20, 2025

B. Resolution 25-121 Ratifying the Village Manager's Waiver of the Fidelity Bond Requirement for the Catholic Bishop (St. Joseph the Worker Parish) to Conduct a Raffle Event on September 14, 2025

C. Resolution 25-122 Approving an Agreement with BS&A for Online Bill Presentation and Payment Processing Services

D. Resolution 25-123 Accepting a Five-Year Quote from Core & Main to Provide Hosting and Support Services for the Sensus Water Meter Software System for a Total Cost of \$169,543

E. Resolution 25-124 Approving a One-Year Extension of a Previously Bid Contract with Patriot Pavement Maintenance for the FY2025 Asphalt Pavement Sealing of Municipal Lots Program in the Amount of \$26,856.76

F. Resolution 25-125 Approving a Contract with Martam Construction Inc. for the Debris Drying Bed Project in an Amount Not to Exceed \$159,030.50 in FY 2025

G. Resolution 25-126 Waiving Competitive Bidding and Approving a Contract with Paint Platoon USA Co. for the Public Works Fence Staining Project in an Amount Not to Exceed \$37,715 in FY 2025

H. Resolution 25-127 Approving a List of Pre-Qualified Engineering Firms for Various Projects Requiring Professional Services

I. Resolution 25-128 Approving an Intergovernmental Agreement with Cook County for the School Safety Study through the Invest in Cook Grant Program

J. Resolution 25-129 Approving a Cost Sharing Agreement between the Village of Wheeling and the Village of Buffalo Grove for a School Zone Safety Study

K. Resolution 25-130 Approving the First Amendment to the Cross Access Agreement with Engis to Grant and Convey a Reciprocal Cross Access Easement

L. Resolution 25-131 Approving Certain Minutes for Boards or Commissions Dissolved by Village Ordinance (Wheeling Des Plaines Joint Emergency Telephone System Board, Board of Health, and Senior Commission)

M. Resolution 25-132 Approving the Review of Executive Session Minutes of the President and Board of Trustees of the Village of Wheeling, Illinois

N. Resolution 25-133 Authorizing the Village President to Execute a Demolition and License Agreement for the Property at 318 Dundee Road, Wheeling, Illinois

O. Ordinance 5743 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 B and C-V Licenses

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

Motion by Dave Vogel, seconded by Mary Papantos.

Final Resolution: Motion Approved

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

Absent: Ray Lang, Jim Ruffatto

12. Old Business - None

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

A. Ordinance 5744 Amending Ordinance No. 4753, Which Granted Special Use Approval for an Indoor Sports and Recreation Facility, to Expand the Permitted Number of Instructional Operators (ARC Performance, 650 Wheeling Road) [Docket No. PSU25-0006]

Deputy Clerk Henneberry read the title into the record. Community Development Director Ross Klicker introduced the item and read the following conditions for approval:

1. A total of three (3) recreation and instruction operators shall be permitted to occupy the facility. The third recreation and instruction operator yet to be identified shall occupy "Office No. 3" as shown on the revised Floor Plan dated 7/24/2025, with shared use of the common areas.
2. Addressing for all three (3) offices shall be assigned by the Village of Wheeling and communicated to the petitioner.
3. A building permit from the Community Development Department shall be obtained prior to making any interior changes to the facility, as depicted on the revised Floor Plan dated July 24, 2025.
4. The revised Floor Plan shall be implemented within six (6) months following Village Board approval of the revised Special Use.
5. All recreation and instruction operators shall obtain a Business License from the Community Development Department prior to commencing operations at the facility.
6. All activities shall be conducted entirely within the building.

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

Motion by Mary Papantos, seconded by Dave Vogel.

Final Resolution: Motion Approved

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

Absent: Ray Lang, Jim Ruffatto

B. Ordinance 5745 Granting a Variation from Title 19, Zoning, to Permit an Increase in the Maximum Permitted Fence Height, 9 Century Drive (Heartland Animal Shelter) [Docket No. PV25-0002]

Deputy Clerk Henneberry read titles 13.B and 13.C into the record. Director Klicker introduced the items and read the following condition for approval:

1. Overnight outdoor kenneling and/or boarding of animals of any kind within the outdoor area per Docket PSPMIN25-0017 shall be prohibited.

Petitioner's attorney, Scott Hargadon, asked if they could substitute the current fence choice for a similar one due to tariffs on items from Canada. Petitioner Jennifer Schlueter was present and answered a question from the Board. President Horcher requested a motion to approve the fence change.

Motion by Mary Krueger, seconded by Mary Papantos.

Final Resolution: Motion Approved

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

Absent: Ray Lang, Jim Ruffatto

C. Resolution 25-134 Approving the Final Plat of Heartland Animal Shelter Consolidation (586 Palwaukee Drive & 9 Century Drive) [Docket No. PSUBFP25-0003]

President Horcher asked for a motion to approve.

Motion by Mary Krueger, seconded by Dave Vogel.

Final Resolution: Motion Approved

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

Absent: Ray Lang, Jim Ruffatto

D. Ordinance 5746 Granting Special Use Approval to Permit the Operation of a Recreation and Instruction Facility, 290 E. Palatine Road (America's Gym) [Docket No. PSU25-0017]

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

1. A building permit from the Community Development Department shall be obtained prior to any interior changes to the facility, as depicted on the Floor Plan prepared by Hague Architecture, dated 7/8/2025.
2. America's Gym shall obtain a new Business License from the Community Development Department prior to commencing operations at the subject location.
3. All activities shall be conducted entirely within the interior of the subject location and principal building.

Owner Brian Kurban was present and answered questions from the Board. President Horcher asked for a motion to approve.

Motion by Dave Vogel, seconded by Mary Papantos.

Final Resolution: Motion Approved

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

Absent: Ray Lang, Jim Ruffatto

E. Ordinance 5747 Granting Special Use Approval to Permit the Operation of a Tavern, 371–373 W. Dundee Road (for Ala-Carte Entertainment) [Docket No. PSU25-0013]

Deputy Clerk Henneberry read titles 13.E and 13.F into the record. Director Klicker introduced the items and read the following conditions for approval:

1. Special Use Approval is contingent upon approval of Docket No. PSU25-0016 for operation of an assembly hall (banquet facility).
2. A Wheeling Business License application must be submitted to the Community Development Department prior to any Village Board action of the special use.

Petitioner Mark Hoffmann was present and answered questions from the Board. Director Klicker noted that condition #2 has been completed. President Horcher asked for a motion to approve.

Motion by Dave Vogel, seconded by Mary Papantos.

Final Resolution: Motion Approved

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

Absent: Ray Lang, Jim Ruffatto

F. Ordinance 5748 Granting Special Use Approval to Permit the Operation of an Assembly Use, 371–373 W. Dundee Road (Ala-Carte Entertainment) [Docket No. PSU25-0016]

Conditions for this item are as follows:

1. Special Use approval is contingent upon approval of Docket No. PSU25-0013, special use approval to permit the operation of a tavern.
2. All assembly and banquet events shall occur entirely within the interior of the subject building to limit the impacts on the adjacent uses.
3. All entities providing service, including but not limited to food, alcohol, or entertainment, shall have all associated Village of Wheeling Business License, Liquor License, and any other applicable licensing, prior to such services provided.
4. All overhead doors shall be fully closed by 10:00 PM daily. The petitioner may request relief of this time limit on an individual event basis upon the filing of a Special Event Permit with the Community Development Department.
5. A Wheeling Business License application must be submitted to the Community Development Department prior to any Village Board action of the special use.

Director Klicker noted that condition #5 has been completed. President Horcher asked for a motion to approve.

Motion by Mary Krueger, seconded by Mary Papantos.

Final Resolution: Motion Approved

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

Absent: Ray Lang, Jim Ruffatto

G. Resolution 25-135 Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification for the Property Located at 100 Shepard Avenue in the Village of Wheeling, Illinois

Deputy Clerk Henneberry read the title into the record. Director Klicker introduced the item. The Petitioner was present and answered questions from the Board.

Motion by Mary Papantos, seconded by Joe Vito.

Final Resolution: Motion Approved

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

Absent: Ray Lang, Jim Ruffatto

H. Resolution 25-136 Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification for the Property Located at 1475 Wheeling Road in the Village of Wheeling, IL

Deputy Clerk Henneberry read the title into the record. Director Klicker introduced the item. The Petitioners were present and answered questions from the Board.

Motion by Mary Papantos, seconded by Dave Vogel.

Final Resolution: Motion Approved

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

Absent: Ray Lang, Jim Ruffatto

14. Official Communications

Manager Sfondilis spoke about the upcoming Special Census and noted that the Village is seeking individuals to fill sixteen (16) full-time temporary positions. For more information, please visit our website at <https://wheelingil.gov/2262/Wheeling-2025-Special-Census>. Information will be emailed in early October along with social media posts.

Trustee Vogel announced that the Wheeling Helping Hands Brat Fest will take place on September 20 from 11:00 AM to 5:00 PM at Wheeling Town Center.

15. Approval of Bills

Approval of Bills for July 31–September 10, 2025, for \$9,411,415.35¢.

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

Motion by Mary Krueger, seconded by Dave Vogel.

Final Resolution: Motion Approved

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

Absent: Ray Lang, Jim Ruffatto

16. Executive Session and Adjournment

President Horcher requested a motion to recess and enter an Executive Session to discuss pending, probable, and/or imminent litigation.

Motion by Mary Krueger, seconded 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, five ayes, two absent; the open meeting recessed at 7:31 PM.

Karen Henneberry, Deputy Village Clerk

Approved this 6th day of October 2025 by the President and Board of Trustees