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, OCTOBER 6, 2025

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 Deputy Village Clerk Karen Henneberry

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

Trustee Vito is absent with prior notice.

4. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of September 15, 2025

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

Motion by Mary Papantos, seconded by Mary Krueger.

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

Trustees Lang and Ruffatto abstained as they were not present at this meeting.

B. Minutes for the Joint Workshop Meeting of September 17, 2025

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

Motion by Dave Vogel, seconded by Mary Papantos.

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

Trustees Lang and Ruffatto abstained as they were not present at this meeting.

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

Deputy Village Manager/Director of Public Works Dan Kaup stated that the Village received a letter from the Village of Cary thanking us for our assistance during a recent significant wind event. We were alerted to this event because we had joined the Illinois Public Works Mutual Aid Network.

Finance Director Brian Smith stated that the Special Census has been delayed due to the government shutdown. However, once the shutdown ends, the first mailing will be sent, containing the twelve-digit Census ID that identifies the household. This will only go to those in the areas we are counting.

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 25-137 Approving a Revised Fee Schedule for Legal Services Provided by Klein, Thorpe & Jenkins, Ltd. as Village Attorney

B. Resolution 25-138 Approving Change Order No. 1 and Final Reducing the Final Contract Amount with Archon Construction Co. by $11,040.50 from $166,417 to $155,376.50 for the 2025 Manhole Lining and Rehabilitation Project

C. Resolution 25-139 Approving an Agreement with Atlas Engineering Group, Inc. for Consulting Services for the Northgate Parkway Sidewalk Project in an Amount Not to Exceed $35,318

D. Resolution 25-140 Approving Change Order No. 2 Increasing the Contract Amount with Altorfer Power Systems by $16,307 from $300,000 to $316,307 for the Village Hall Generator Improvements Project

E. Resolution 25-141 Approving a Three-Year Software Services Renewal Agreement with OpenGov, Inc. for a Total Amount of $191,301.15

F. Resolution 25-142 Approving Change Order No. 1 Increasing the Contract Amount with Berger Contractors, Inc. by $165,346.08 from $2,289,995.95 to $2,455,342.03 for Phase 1 of the South Dunhurst Storm Sewer Improvements Project

G. Ordinance 5749 Declaring as Surplus and Authorizing the Disposal of Personal Property Owned by the Village of Wheeling by Recycling, Trade-In, Donation, or Public Auction

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

Motion by Ray Lang, seconded by Dave Vogel.

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

12. Old Business - None

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

A. Resolution 25-143 Adopting a New Official Flag of the Village of Wheeling

Deputy Clerk Henneberry read the title into the record. Manager Sfondilis introduced the item. There were no questions from the Board. Commissioner Scott Britton was present and addressed the Board.

President Horcher asked for a motion to approve.

Motion by Jim Ruffatto, seconded by Mary Krueger.

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

B. Resolution 25-144 Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification for the Property Located at 574 Wheeling Road in the Village of Wheeling, Illinois (Windy City Linen)

Deputy Clerk Henneberry read the title into the record. Economic Development Director Len Becker introduced the item and answered a question from the Board. Petitioners were present and answered questions from the Board.

President Horcher asked for a motion to approve.

Motion by Jim Ruffatto, seconded by Mary Papantos.
Final Resolution: Motion Approved

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

C. Ordinance 5750 Granting Major Site Plan and Building Appearance Approval for a Building Addition and Associated Site Improvements for PH Wheeling Industrial, LLC and ENH Holdings, LLC, 199 Shepard Avenue [Docket No. PSPMAJ24-0003]

Deputy Clerk Henneberry read items 13.C, 13.D, and 13.E into the record. Community Development Director Ross Klicker introduced the item and read the following conditions for approval:

1. Major site plan and building appearance approval is contingent upon approval of Docket No. PV25-0005 for a variation to permit an increase in the maximum permitted building height from 40 feet to 46'-¼".
2. The materials shown on the Rendering prepared by Harris Architects, Inc., received by the Village 8/19/2025, shall be used for construction.
3. ENVISOR Roof Screens shall be used to screen all proposed rooftop units in accordance with the Roof Top Screening Cut Sheet shown on Sheet A3.0, prepared by Harris Architects, Inc., last revised July 31, 2025.
4. A permit from the Metropolitan Water Reclamation District of Greater Chicago (MWRD) will be required prior to the issuance of any Village construction permits.
5. A building permit must be obtained from the Community Development Department prior to commencing any construction on the building addition.
6. A completed Application for Wheeling Business License for the new business occupying the building addition shall be included with the Building Permit Application for the building addition to be submitted to the Community Development Department.
7. A Wheeling Sign Permit shall be required in order to permit any exterior signage to be installed, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.

Attorney Dan Shapiro was present and answered questions from the Board. President Horcher asked for a motion to approve with conditions.

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

D. Ordinance 5751 Granting a Variation from Title 19, Zoning, to Permit an Increase in the Maximum Permitted Building Height, 199 Shepard Avenue [Docket No. PV25-0005]

1. Approval of the Variation is contingent upon approval of Docket No. PSPMAJ24-0003 for major site plan and building appearance.
2. The operational limitations incorporated via Ordinance No. 5477, approved 2/7/2022, apply to any proposed business that occupies the expanded portion of the building.

President Horcher asked for a motion to approve.

Motion by Mary Papantos, seconded by Dave Vogel, to approve with conditions.
Final Resolution: Motion Approved
Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Dave Vogel
Absent: Joe Vito

E. Resolution 25-145 Approving the Final Plat of Consolidation of 199 Shepard Avenue, Lots 1 and 2 [Docket No. PSUBFP25-0004]

President Horcher asked for a motion to approve.

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

F. Ordinance 5752 Amending Title 19, Zoning, Chapter 19.10.030 – Special Uses, of the Municipal Code of the Village of Wheeling [Docket No. PTA25-0001]

Deputy Clerk Henneberry read the title into the record. Community Development Klicker introduced the item. Trustee Papantos thanked staff and the Plan Commission for their work on this update.

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, Ray Lang, Mary Papantos, Jim Ruffatto, Dave Vogel
Absent: Joe Vito

14. Official Communications

Trustee Vogel thanked everyone who attended the Community Breakfast last Saturday.

Trustee Ruffatto thanked the Public Works employees who assisted with the Community Breakfast, stating that they went above and beyond, doing a great job.

15. Approval of Bills

Approval of Bills for September 11 - October 1, 2025, for $5,469,346.05¢.

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

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

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, six ayes, one absent; the open meeting recessed at 6:59 PM.

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Karen Henneberry, Deputy Village Clerk
Approved this 20th day of October 2025 by the President and Board of Trustees