

**MINUTES OF THE REGULAR MEETING
VILLAGE BOARD
VILLAGE OF WHEELING
BOARD ROOM - 2 COMMUNITY BOULEVARD
COOK AND LAKE COUNTIES, WHEELING, IL
MONDAY, NOVEMBER 3, 2025**

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

Village Clerk Kathryn M. Brady called the roll.

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

Absent:

4. **Approval of Minutes**

- A. Approval of Minutes of the Regular Meeting of October 20, 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: President Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel.

No: None

Absent:

5. **Changes to the Agenda**

Village Manager Jon Sfondilis asked for a motion to move agenda item 13.A, after item 8, before Citizen Concerns and Comments.

Motion by Jim Ruffatto, seconded by Dave Vogel.

Final Resolution: Motion Approved

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

No: None

Absent:

6. **Proclamations**

None

7. **Appointments and Confirmations**

None

8. **Administration of Oaths**

None

9. **Citizen Concerns and Comments**

Veronica Roman, Fredy J. Porras, Martha Pelayo, Ariel Lozner, Osmar Leyva, Lynn Cruz, Yahir Aguilar, Leonardo Mora, Victor Chavez Tobias, Francisco Ruiz, Virgiliu Arreguin, Laura Rodriguez, Staci Allen, Steven Karl, Tom Devitt, Edith Enriquez, Illana Guzman, Missa G., Eydie Kugler, Nancy Escobar, Denice Dirkes, Raquel Cintron, Agustin, Salgado, spoke about Immigration and Customs Enforcement (ICE), presence in Wheeling.

Christine Adamec spoke in opposition to item 13.B.

[BREAK]

President Horcher asked for a motion to recess for a short break. Motion by Jim Ruffatto, seconded by Mary Krueger.

Motion carried by voice vote, all ayes; the meeting recessed at 8:20 PM.

[RECONVENE INTO OPEN SESSION]

President Horcher asked for a motion to reconvene the open session. Motion by Dave Cogel, seconded by Mary Krueger. Motion carried by roll call vote; all ayes; the meeting reconvened at 8:28 PM.

10. Staff Reports

Finance Director Brian Smith stated that the utility billing Chicago lock box closed on November 1st, and envelopes have been mailed with the new address of PO Box 8972, Carol Stream, IL 60197. He also reminded residents to update their banking information. Director Smith announced that the last ACH withdrawal for Wheeling Direct Pay will be on November 20; after that, the Village will no longer use InvoiceCloud. On November 21, the Village will switch to BS&A payments, which will also handle various other Village fees. Please check the website for updated links.

Public Works Director and Deputy Village Manager Dan Kaup announced that leaf pickup has been extended until December 5.

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 Authorizing Temporary Lane Closures on Illinois 21 (Milwaukee Avenue) and Illinois Route 68 (Dundee Road) on Sunday, November 23, 2025

2025-155

- B. Resolution Approving Change Order No. 1 and Final to the Contract with Chicagoland Paving Contractors, Inc. for the Wheeling Town Center – Park District Property Access Project Increasing the Contract Amount by \$29,425.50, from \$65,000 to \$94,425.50

2025-156

- C. Resolution Accepting a Previously Bid State of Michigan Contract with Lafontaine CDJR-Lancing for the Purchase of Five Replacement Vehicles in the Total Amount of \$251,378

2025-157

- D. Resolution Authorizing Acceptance of a Previously Bid Suburban Purchasing Cooperative Contract for the Purchase of Five 2026 Ford Police Interceptor Utility Vehicles from Currie Motors in the Total Amount of \$246,454

2025-158

- E. Resolution Approving a One-Year Contract with Clean Cut Tree Service, Inc. for Creek and Waterway Tree Trimming and Removal Services in an Amount Not to Exceed \$30,000 for FY 2026

2025-159

- F. Resolution Accepting and Approving a Contract with Anthem Excavation & Demolition Inc. for the 318 W. Dundee Road Demolition Project in an Amount Not to Exceed \$38,000

2025-160

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

No: None

Absent:

12. Old Business

None

13. **New Business**

All Listed Items for Discussion and Possible Action

- A. Resolution Prohibiting the Use of Village Parking Lots, Vacant Lots, and Garages for Civil Immigration Enforcement Staging Areas, Processing Locations, or Operations Bases

This item was moved to precede Citizen Concerns and Comments. Deputy Clerk Henneberry read the title into the record. Village Attorney James Ferolo explained what the resolution entails and what it doesn't. There were no questions from the board.

President Horcher asked for a motion to approve.

Motion by Dave Vogel, seconded by Ray Lang.

Final Resolution: Motion Approved

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

No: Joe Vito

Absent:

2025-161

- B. Ordinance Granting Special Use Approval to Permit the Operation of a Retail Tobacco Establishment (Wheeling Tobacco), 1053 Lake Cook Road [Docket No. PSU25-0014]

Community Development Director Ross Klicker introduced the item and read the following conditions for approval:

1. No person shall sell, purchase for, or furnish any cigar, cigarette or tobacco in any of its forms to any minor under twenty-one (21) years of age.
2. No person shall sell, purchase for, or furnish any tobacco accessories or smoking herbs to any minor under twenty-one (21) years of age.
3. The advertisement, display, sale, offering for sale, giving away or delivering of any tetrahydrocannabinol (THC) product, as defined in Chapter 8.8 of the Village Code, is prohibited.
4. The advertisement, display, sale and delivery of products containing synthetic cannabinoid, as defined in Chapter 8.54 of the Village Code, is prohibited.
5. The following text shall be displayed at all times in a prominent place which shall read as follows:

Warning to Minors

Persons under the age of twenty-one are subject to a fine up to five hundred dollars (\$500) under this Chapter of the Village of Wheeling for purchasing any tobacco product, or for misrepresenting their age for the purpose of purchasing or obtaining any tobacco product.

6. The sale, offering for sale, or delivery of any item of drug paraphernalia to any person, business, corporation, place, premises, company or other legal entity is prohibited.
7. Tobacco and CBD products shall not be visible from the exterior of the subject space.
8. On-site consumption of tobacco and CBD products is prohibited.
9. Pennants, streamers, banners, posters, ribbons, strings of light bulbs, spinners, inflatable objects, the outlining of windows with neon tubing or strings of lights, blinking or flashing, or other attention getting devices are prohibited.
10. A building permit must be obtained from the Community Development Department prior to commencing any construction in the building.
11. A completed Application for a Wheeling Business License shall be submitted to the Community Development Department and a Business License obtained prior to any business operations occurring on the property.
12. 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

Director Klicker answered the Board's questions and noted that this item received a negative recommendation from the Plan Commission.

President Horcher asked for a motion to approve.

Motion by Ray Lang, seconded by Joe Vito.

Final Resolution: Motion FAILED

Yes: Ray Lang, Joe Vito

No: Mary Krueger, Pat Horcher, Mary Papantos, Dave Vogel, Jim Ruffatto

Absent:

Ord. 5754 FAILED

- C. Resolution Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification for the Real Property Located at 199 Shepard Avenue, Wheeling, Illinois (PH Wheeling Industrial, LLC)

Economic Development Director Len Becker presented the item. The petitioner's representative was present and

responded to the Board's questions. President Horcher asked for a motion to approve the item, on the condition that a legal description be added to the resolution upon receipt.

Motion by Dave Vogel, seconded by Mary Papantos.

Final Resolution: Motion Approved

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

No: None

Absent:

2025-162

- D. Resolution Awarding a Restaurant, Entertainment, and Retail Build-Out Grant for SunBerry Orchard Farm Market Inc. at 548B West Dundee Road in an Amount up to \$50,000

Director Becker introduced the item. The petitioner was present and answered the Board's questions. President Horcher asked for a motion to approve.

Motion by Mary Papantos, seconded by Dave Vogel.

Final Resolution: Motion Approved

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

No: None

Absent:

2025-163

14. Official Communications

Trustee Ruffatto asked for a social media post about the leaf pickup extension. Trustee Vito mentioned that three of the citizens who spoke tonight were on his mock trial team at Wheeling High School and praised their eloquence.

15. Approval of Bills

- A. Approval of Bills for October 15-October 29, 2025

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

Motion by Mary Krueger, seconded by Jim Ruffatto.

Final Resolution: Motion Approved

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

No: None

Absent:

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 Papantos, seconded by Mary Krueger.

Final Resolution: Motion Approved. The meeting adjourned at 8:53 PM.

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

No: None

Absent:

Kathryn M. Brady, Village Clerk

Approved this 1st day of December 2025, by the President and Board of Trustees

Kathryn M. Brady, Village Clerk

Approved this _____ by the President and Board of Trustees