

**MINUTES OF THE REGULAR MEETING
VILLAGE BOARD
VILLAGE OF WHEELING
BOARD ROOM - 2 COMMUNITY BOULEVARD
COOK AND LAKE COUNTIES, WHEELING, IL
MONDAY, NOVEMBER 17, 2025**

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

Village Clerk Kathryn M. Brady called the roll.

Village Clerk Kathryn M. Brady called the roll.

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

Absent:

4. **Approval of Minutes**

A. Approval of Minutes - NONE

5. **Changes to the Agenda**

None

6. **Proclamations**

None

7. **Appointments and Confirmations**

None

8. **Administration of Oaths**

None

9. **Citizen Concerns and Comments**

Ariel Lozner announced two upcoming events. The first is a food drive on Friday, November 21, at Rise N Dine from 6:00 to 8:00 PM. The second event is a Know Your Rights' info fair on Sunday, November 23, at Wheeling High School.

Agustin Salgado, Jen Abonce, Tom Devitt, and Consuelo commented on drone sightings in the Village.

10. **Staff Reports**

Finance Director Brian Smith stated that now that the government shutdown has ended, the Village has reached out to the Special Census contacts regarding the next steps.

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.

Clerk Brady read the consent agenda into the record.

A. Resolution Authorizing the Execution of a Second Amendment to the Service Agreement between the Village of Wheeling and Health Inspection Professionals, Inc. for Health Inspection Services in the Amount of \$162,000

2025-164

- B. Resolution Approving Change Order No. 1 to the Contract with Gewalt Hamilton Associates, Inc. for the Northeast Prairie Preserve Bike Path Project, Increasing the Contract Amount by \$67,700, from \$46,700 to \$114,400

2025-165

- C. Resolution Approving a One-Year Contract With Robert W. Hendricksen Company in the Amount of \$120,000 for Tree Trimming and Removal Services and an Additional \$5,000 for Miscellaneous Tree Work for a Total Amount of \$125,000 in FY 2026

2025-166

- D. Resolution Approving a Third One-Year Renewal Contract with LoVerde Construction Company for Aggregate Material Delivery and Debris Hauling for a Total Amount Not to Exceed \$110,000 in FY 2026

2025-167

- E. Resolution Authorizing Acceptance of a Previously Bid Suburban Purchasing Cooperative Contract for the Purchase of One 2026 Ford F-150 Responder from Currie Motors in the Total Amount of \$49,695

2025-168

- F. Resolution Authorizing the Village President and Clerk to Execute a Temporary Construction Easement Related to the Milwaukee Avenue Watermain and Sidewalk Installation Project

2025-169

- G. Resolution Authorizing the Village President to Execute Amendment 01 to the November 4, 2024 Agreement with Kimley-Horn for Professional Services for the Wheeling Town Center Enhancement Project

2025-170

President Horcher asked for a motion to approve the consent agenda as presented.
Motion by Mary Papatos, seconded by Dave Vogel.

Final Resolution: Motion Approved

Yes: Mary Krueger, Pat Horcher, Mary Papatos, 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 of the Corporate Authorities to Determine the Amount of the Tax Levy for the 2025 Tax Year

2025-171

Finance Director Brian Smith introduced the item. There were no questions from the board.
President Horcher asked for a motion to approve.
Motion by Dave Vogel, seconded by Mary Krueger.

Final Resolution: Motion Approved

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

No: Joe Vito

Absent:

- B. Resolution Consenting to a Cook County Class 6b Real Estate Assessment Classification for the Property Located at 953 Seton Court in the Village of Wheeling, Illinois and Approving a Related Class 6b Development Incentive Agreement

2025-172

Economic Development Director Len Becker introduced the item, noting that cannabis and truck terminals will not be permitted uses, and answered questions from the board. Trustee Papantos confirmed with Director Becker that the resolution for the 6b tax incentive will not be sent to the County until there is a tenant, and that the current owner will pay the 25% tax. Petitioner Scott Gibbel was present and responded to a question from the board.

President Horcher asked for a motion to approve.
Motion by Jim Ruffatto, 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:

- C. Ordinance Amending Title 19, Zoning, of the Wheeling Municipal Code Related to Business and Contractor Related Services [Docket No. PTA25-0002]

Ordinance 5755

Community Development Director Ross Klicker reviewed the amendment. There were no questions from the board. President Horcher asked for a motion to approve.
Motion by Ray Lang, 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:

- D. Ordinance Granting Special Use Approval for an Indoor Recreation and Instruction Facility (DNA Tumbling, 636 Wheeling Road) [Docket No. PSU25-0022]

Ordinance 5756

Director Klicker introduced the item and read the following approval conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for cheer and tumbling training and classes; no unrelated activities, parties, or events shall be permitted.
3. All activities shall be conducted entirely within the indoor facility.
4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 – Signs.

There were no questions from the board. President Horcher asked for a motion to approve.
Motion by Mary Krueger, 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:

- E. DISCUSSION RE: Capital Improvement Plan (CIP) Summary of Projects for Fiscal Years 2026–2030

Village Engineer Kyle Goetzlemann began by reviewing FY 2025 projects, including MFT Street Improvement, Village hall parking lot resurfacing, Village hall generator, and paver brick maintenance on Milwaukee Avenue and Northgate Parkway. Additional projects included the roof replacement at the Police Department, Phase 2 of the South Dunhurst storm sewer improvement project, and the replacement of 350 sidewalk squares. Mr. Goetzlemann reviewed the 2026-2030 Capital Improvement Plan (CIP), including the Streetlight Replacement Program, School Zone Safety Study (D21 & 214) in collaboration with Buffalo Grove, Village Hall parking lot lighting, asphalt treatment, street improvements in various parts of the Village, lift station improvements, Echo Lake/Ridgefield Pond pipe evaluation, and various TIF projects. Mr. Goetzlemann and Director Kaup answered the board's questions.

14. Official Communications

Clerk Brady announced that the Village is hosting a Community Breakfast on Saturday, November 22, from 8:00 to 10:30

AM at the Police Station, 1 Community Blvd., and that Lights Around Wheeling will take place on November 23, starting at 4:30 PM at Friendship Park.

President Horcher confirmed that the Friday event mentioned by Mr. Lozner is at Rise N Dine from 6:00 to 8:00 PM, and that a Know Your Rights' event will be held on Sunday, November 23, at Wheeling High School.

Trustee Krueger stated that she is seeing community involvement in effecting change.

15. **Approval of Bills**

- A. Approval of Bills for October 29–November 12, 2025

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

Motion by Ray Lang, seconded by Mary Krueger.

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 Jim Ruffatto, seconded by Mary Krueger.

Final Resolution: Motion Approved. The meeting adjourned at 7:33 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.