

**MINUTES OF THE REGULAR MEETING
VILLAGE BOARD
VILLAGE OF WHEELING
BOARD ROOM - 2 COMMUNITY BOULEVARD
COOK AND LAKE COUNTIES, WHEELING, IL
MONDAY, FEBRUARY 2, 2026**

1. Call to Order

President Horcher called the meeting to order at 6:35 PM.

2. Pledge of Allegiance

3. Roll Call

Clerk Brady called the roll.

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

Absent:

4. Approval of Minutes

- A. Approval of Minutes of the Regular Meeting of January 19, 2026

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

Motion by Mary Krueger, seconded by Jim Ruffatto.

Final Resolution: Motion Approved

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

No: None

5. Changes to the Agenda

None

6. Proclamations and Awards

- A. 2026 George Hieber Citizenship Award

President Horcher announced that the 2026 George Hieber Citizenship Award will be presented to Larry and Jan Schmid. Trustee Vogel spoke of their many contributions to the Village. President Horcher presented the Schmidts with the award.

7. Appointments and Confirmations

None

8. Administration of Oaths

- A. Joseph Kopecky - Police Chief

Manager Sfondilis made a statement, discussed Mr. Kopecky's qualities, and thanked him for accepting this role. Clerk Brady administered the oath. Chief Kopecky expressed his gratitude to everyone for supporting him throughout his career.

BREAK

President Horcher asked for a motion to recess for refreshments.

Motion by Mary Papantos, seconded by Mary Krueger.

Final Resolution: Motion carried by voice vote, all ayes. The meeting recessed at 6:45 PM.

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

No: None

RECONVENE

President Horcher asked for a motion to reconvene the open meeting.

Motion by Ray Lang, seconded by Mary Krueger.

Final Resolution: Motion carried by roll call vote, all ayes. The meeting reconvened at 6:58 PM.

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

No: None

9. Citizen Concerns and Comments

Agustin Salgado spoke about unmarked vehicles in the Wheeling area.

Edith Enriquez thanked the Village for its ongoing efforts in maintaining a safe environment.

Tom Devitt discussed unmarked Wheeling vehicles, the Flock contract, and immigration activities in the area.

Marcela Lopez spoke about unmarked vehicles in the area.

Jen A. gave an update on recent immigration activities in and around Wheeling.

10. Staff Reports

None

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 26-016 Authorizing the Purchase of Replacement Emergency Medical Service Computers and Mobile Data Computers from TTK Electronics for a Combined Cost Not to Exceed \$36,127.75
- B. Resolution 26-017 Authorizing Participation in the Northern Illinois Municipal Electric Collaborative (NIMEC) and Authorizing the Village Manager to Approve a Contract with the Lowest Cost Electricity Provider for a Period up to 36 Months
- C. Resolution 26-018 Authorizing Acceptance of a National Highway Traffic Safety Administration / Illinois Department of Transportation Sustained Traffic Enforcement Program (STEP) Grant through Federal Fiscal Year 2026
- D. Resolution 26-019 Authorizing the Appointment of an Authorized Agent for the Illinois Municipal Retirement Fund (IMRF)
- E. Resolution 26-020 Granting the 2026 George Hieber Citizenship Award to Larry and Jan Schmid
- F. Resolution 26-021 Approving an Addendum to the Contract with Pyrotecnico Fireworks, Inc. for a Fireworks Display on June 27, 2026, Increasing the Price by \$10,000 for a Total Amount of \$46,225
- G. Resolution 26-022 Approving an Engineering Services Agreement with the RJN Group for Sanitary Sewer Evaluation Services (SSES) in an Amount Not to Exceed \$44,690 for FY 2026
- H. Resolution 26-023 Accepting and Approving a Publicly Bid Contract with D'Land Construction, LLC for the Milwaukee Avenue Watermain and Sidewalk Project in the Amount of \$1,875,627.49
- I. Resolution 26-024 Accepting a Proposal from Strand Associates, Inc. for Construction Engineering for the Milwaukee Avenue Watermain and Sidewalk Project in an Amount Not to Exceed \$143,700 for FY 2026
- J. Resolution 26-025 for Improvement under the Illinois Highway Code (Construction and Construction Engineering for 2026 MFT Street Improvement Program)
- K. Resolution 26-026 Approving a Contract with Builders Paving, LLC for the Motor Fuel Tax (MFT) Street Improvement Program in the Amount of \$1,878,949.21 in FY 2026
- L. Resolution 26-027 Approving a Proposal from Civiltech Engineering, Inc. to Provide Construction Engineering Inspections for the 2026 MFT Street Improvement Program in an Amount Not to Exceed \$143,286

- M. Resolution 26-028 Accepting a Proposal from Metropolitan Pump Company for Milwaukee Lift Station Improvements in the Amount of \$157,807
- N. Resolution 26-029 Authorizing Acceptance of a Sourcewell Contract with Interstate Energy Systems for an Emergency Generator at Public Works in the Amount of \$408,095
- O. Ordinance 5784 Amending Title 17, Planning, Subdivisions and Developments, Chapter 17.32.155, of the Wheeling Municipal Code Regarding the Wheeling Sidewalk Fund
- P. Ordinance 5785 Amending Title 14, Fire, Chapter 14.01, "Adoption of the International Fire Code, 2021 Edition," of the Village of Wheeling Municipal Code to Conform with the International Fire Code Above-Ground Storage Tank Capacity of 12,000 Gallons

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, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel, Pat Horcher
 No: None

12. **Old Business**

None

13. **New Business**

All Listed Items for Discussion and Possible Action

Clerk Brady read items 13.A, 13.B, and 13.C, into the record.

- A. Ordinance 5786 Granting Major Site Plan and Building Appearance Approval for a Building Addition for Gene's Village Towing, Inc. (1290 Peterson Drive) [Docket No. PSPMAJ25-0004]

Community Development Director Ross Klicker reviewed the items, answered Board questions, and outlined the process for bringing the structure into compliance. Petitioner Joe Pascucci was present and answered the Board's questions regarding the installation of masonry and the building's purpose. President Horcher stated that he does not approve of the zero setback.

President Horcher asked for a motion to approve.
 Motion by Dave Vogel, seconded by Mary Papantos.

Final Resolution: Motion Approved

Yes: Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel
 No: Pat Horcher

- B. Ordinance 5787 Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Side Yard Setback for Gene's Village Towing (1290 Peterson Drive) [Docket No. PV25-0007]

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

Final Resolution: Motion Approved

Yes: Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel
 No: Pat Horcher

- C. Resolution 26-030 Approving the Final Plat of 1290 Peterson Consolidation (1290 Peterson Drive) [Docket No. PSUBFP25-0005]

President Horcher asked for a motion to approve.
 Motion by Mary Krueger, seconded by Mary Papantos.

Final Resolution: Motion Approved

Yes: Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel, Pat Horcher
 No: None

- D. Resolution 26-031 Approving the Preliminary Plat of 2812 Jackson Drive Resubdivision for The Holdings, LLC (2812 & 2822 Jackson Drive) [Docket No. PSUBPP25-0001]

Clerk Brady read the title into the record. Director Klicker introduced the item and noted that the only condition imposed by the Plan Commission (the submittal of the final plat of subdivision) has been received by the Village.

President Horcher asked for a motion to approve.
Motion by Mary Papantos, seconded by Mary Krueger.

Final Resolution: Motion Approved

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

No: None

- E. Ordinance 5788 Granting Special Use Approval to Permit a Massage Establishment for Jie Spa, 747 W. Dundee Road (Docket No. PSU25-0024)

Clerk Brady read the title into the record. Director Klicker reviewed the request and read the following conditions for approval, noting that #1 has been satisfied.

1. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board. Upon demonstrating that the petitioner and the proposed business operations comply with all requirements of Chapter 4.74 of the Wheeling Municipal Code, a Business License shall be obtained prior to commencing operation of the massage establishment at the subject location.
2. 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.

President Horcher asked for a motion to approve.
Motion by Jim Ruffatto, seconded by Mary Papantos.

Final Resolution: Motion Approved

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

No: None

- F. Resolution 26-032 Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification for the Property Located at 1326 South Wolf Road in the Village of Wheeling, Illinois (1326 S. Wolf Road, LLC on Behalf of the Occupant dataMate)

Clerk Brady read the title into the record. Economic Development Director Len Becker reviewed the request and noted that if approved, this business will bring thirty-five (35) jobs from their current location and generate nearly \$170,000 in property taxes annually. The Petitioner's attorney was present and responded to a question from the Board.

President Horcher asked for a motion to approve.
Motion by Ray Lang, seconded by Jim Ruffatto.

Final Resolution: Motion Approved

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

No: None

- G. Resolution 26-033 Consenting to a Cook County Class 6b Real Estate Tax Assessment Classification for the Property Located at 2281 South Foster Avenue in the Village of Wheeling, Illinois (2281 Foster, LLC)

Clerk Brady read the title into the record. Director Becker introduced the item and noted that the applicant, Harrison's Poultry Farms, is moving their entire production to Wheeling. The property with the investment over the 12-year incentive period will generate just over \$430,000 in property taxes. The applicants were present and answered the Board's questions, including confirming that no live animals would be on-site.

President Horcher asked for a motion to approve.
Motion by Mary Papantos, seconded by Ray Lang.

Final Resolution: Motion Approved

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

No: None

- H. Resolution 26-034 Awarding a Restaurant, Entertainment, and Retail Build-Out Grant to Wheeling Town Center Property II, LLC d/b/a Finn McCool's Irish Pub Wheeling for an Amount Not to Exceed \$225,000

Clerk Brady read the title into the record. Director Becker introduced the item. Petitioner Mark Hofmann was present and answered the Board's questions.

President Horcher asked for a motion to approve.
Motion by Mary Papantos, seconded by Jim Ruffatto.

Final Resolution: Motion Approved

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

No: None

14. **Official Communications**

Clerk Brady read information regarding the upcoming Gubernatorial Primary Election to be held on March 17, 2026. For more information, go to www.cookcountyclerkil.gov or call (847) 499-9085.

Trustee Lang asked staff to review the use of the Flock system to ensure proper use of collected information.

15. **Approval of Bills**

- A. Approval of Bills for January 14–January 28, 2026

President Horcher asked for a motion to approve the bills totaling \$1,250,645.85¢.
Motion by Mary Papantos, seconded by Mary Krueger.

Final Resolution: Motion Approved

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

No: None

16. **Executive Session**

17. **Action on Executive Session Items**

None

18. **Adjournment**

President Horcher asked for a motion to recess into an executive session to discuss pending, probable, and/or imminent litigation, and to adjourn the regular meeting.
Motion by Mary Krueger, seconded by Jim Ruffatto.

Final Resolution: Motion carried by roll call vote, all ayes. The regular meeting adjourned at 7:49 PM.

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

No: None

Kathryn M. Brady, Village Clerk

Approved this 3rd day of March 2026, by the President and Board of Trustees.