

**MINUTES OF THE REGULAR MEETING
VILLAGE BOARD
VILLAGE OF WHEELING
BOARD ROOM - 2 COMMUNITY BOULEVARD
COOK AND LAKE COUNTIES, WHEELING, IL
MONDAY, APRIL 6, 2026**

1. Call to Order

President Horcher called the meeting to order at 6:30 PM.

2. Pledge of Allegiance

3. Roll Call

Clerk Brady called the roll.

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

Absent: Dave Vogel

Trustee Vogel was absent with prior notice.

4. Approval of Minutes

- A. Approval of Minutes of the Regular Meeting of March 16, 2026

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

Motion by Jim Ruffatto, seconded by Ray Lang.

Final Resolution: Motion Approved

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

No: None

Absent: Dave Vogel

5. Changes to the Agenda

None

6. Proclamations

- A. Proclamation: Arbor Day - April 24, 2026

Clerk Brady read the proclamation into the record.

7. Appointments and Confirmations

None

8. Administration of Oaths

None

9. Citizen Concerns and Comments

Jennifer Abonce-Alcantar spoke about immigration activities in the area.

10. Staff Reports

Deputy Village Manager/Public Works Director Dan Kaup announced an Arbor Day tree planting on April 22, at 1:30 PM at Mark Twain School. On Saturday, May 2, there will be a document destruction and electronics recycling event at Public Works from 9:00 AM to Noon. This event is sponsored by the Solid Waste Agenda of Northern Cook County (SWANCC) and the Village of Wheeling. More information can be found [HERE](#).

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 26-058 Approving a One-Year Renewal Agreement for Engineering Services with Gewalt Hamilton Associates, Inc. for Storm Sewer Assessment and Mapping in an Amount Not to Exceed \$750,000 in FY 2026
- B. Resolution 26-059 Approving Year Three of a Previously Bid Contract with Corrective Asphalt Materials, LLC for the Asphalt Surface Treatment Program in an Amount Not to Exceed \$61,100 in FY 2026
- C. Resolution 26-060 Authorizing the Acceptance of a Previously Bid Contract with Dell Inc. for the Purchase of Dell Personal Computers in the Amount of \$52,758.82
- D. Resolution 26-061 Establishing Compensation Plans of the Village of Wheeling for the Period May 1, 2026, through April 30, 2027
- E. Resolution 26-062 Authorizing the Village Manager to Execute a Settlement Agreement and Mutual Release with Elena and Viorel Calin

President Horcher asked for a motion to approve the consent agenda as presented.
Motion by Mary Krueger, seconded by Mary Papantos.

Final Resolution: Motion Approved

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

No: None

Absent: Dave Vogel

12. Old Business

None

13. New Business

All Listed Items for Discussion and Possible Action

- A. Resolution 26-063 Approving the Fiscal Year 2027 Budget for Chicago Executive Airport

Clerk Brady read the title into the record. Jason Griffith, CEA Director of Finance, delivered an overview of the budget and answered questions from the Board. President Horcher asked for a motion to approve.
Motion by Mary Papantos, seconded by Ray Lang.

Final Resolution: Motion Approved

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

No: None

Absent: Dave Vogel

- B. Ordinance 5793 Repealing Ordinance No. 5688 and Granting Major Site Plan and Building Appearance Approval to Permit Construction of a Multifamily Residential Building, 268 7th Street

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

1. In accordance with Section 17.26 (Impact Fees) of the Village Code, the petitioner shall pay impact fees to the Village of Wheeling prior to the issuance of any building or engineering permits.
2. A cost estimate covering the cost of all landscaping plant material plus the cost of installation shall be submitted and approved by the Community Development Department. The approved amount shall be submitted in the form of a financial surety to the Community Development Department prior to the issuance of any engineering site

permits or building permits.

3. All other agency permits, including but not limited to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and Illinois Environmental Protection Agency (IEPA), etc., shall be obtained prior to the issuance of any engineering site permits or building permits.

Petitioner Krzysztof Gotkiewicz was 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, Joe Vito

No: None

Absent: Dave Vogel

- C. Ordinance 5794 Granting Special Use Approval to Permit the Operation of an Entertainment Establishment, 604 The Arena (604 N. Milwaukee Avenue) [Docket No. PSU25-0012]

Clerk Brady read titles 13.C through 13.F into the record. Director Klicker reviewed the requests and specifically noted that a renewed parking agreement is required for the southern parking lot, and no construction permits will be issued until a shared parking agreement is submitted and approved by Director Klicker. Petitioner Manish Chaudhary was present and answered the Board's questions.

President Horcher asked for a motion to approve.

Motion by Jim Ruffatto, seconded by Ray Lang.

Final Resolution: Motion Approved

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

No: None

Absent: Dave Vogel

- D. Ordinance 5795 Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Parking Stall Length, 604 N. Milwaukee Avenue [Docket No. PV26-0003]

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, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito

No: None

Absent: Dave Vogel

- E. Ordinance 5796 Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Drive Aisle Width, 604 N. Milwaukee Avenue [Docket No. PV26-0004]

President Horcher asked for a motion to approve.

Motion by Mary Papantos, seconded by Jim Ruffatto.

Final Resolution: Motion Approved

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

No: None

Absent: Dave Vogel

- F. Ordinance 5797 Granting Major Site Plan and Building Appearance Approval for a Building Addition, Façade Enhancements, and Associated Site Improvements for "604 The Arena," 604 N. Milwaukee Avenue [Docket No. PSPMAJ25-0001]

President Horcher asked for a motion to approve.

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

No: None

Absent: Dave Vogel

- G. Ordinance 5798 Approving the Second Amendment to the Redevelopment Agreement between the Village of Wheeling and VH Maliha Wheeling, Inc. for the Development of Land at Milwaukee Avenue and Wolf Road, Comprising a Part of the North TIF District of the Village of Wheeling, Cook and Lake Counties, Illinois

Clerk Brady read the title into the record. Economic Development Director Len Becker introduced the item. Trustee Papantos stated that this is a very good use of the North TIF District funds. There were no questions from the Board.

President Horcher asked for a motion to approve.

Motion by Mary Papantos, seconded by Mary Krueger.

Final Resolution: Motion Approved

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

No: None

Absent: Dave Vogel

14. **Official Communications**

None

15. **Approval of Bills**

- A. Approval of Bills for March 11–April 1, 2026

President Horcher asked for a motion to approve the bills totaling \$14,019,896.83¢.

Motion by Jim Ruffatto, seconded by Mary Krueger.

Final Resolution: Motion Approved

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

No: None

Absent: Dave Vogel

16. **Executive Session**

17. **Action on Executive Session Items**

None

18. **Adjournment**

President Horcher asked for a motion to recess into executive session to discuss pending, probable, and/or imminent litigation; the minutes of meetings lawfully closed under this Act; and to adjourn the regular meeting.

Motion by Jim Ruffatto, seconded by Mary Papantos.

Final Resolution: Motion approved by roll call vote, all ayes. The regular meeting adjourned at 7:20 PM.

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

No: None

Absent: Dave Vogel

Kathryn M. Brady, Village Clerk

Approved this 20th day of April 2026, by the President and Board of Trustees.