

**MINUTES OF THE REGULAR MEETING
VILLAGE BOARD
VILLAGE OF WHEELING
BOARD ROOM - 2 COMMUNITY BOULEVARD
COOK AND LAKE COUNTIES, WHEELING, IL
MONDAY, JUNE 1, 2026**

1. Call to Order

President Horcher called the meeting to order at 6:33 PM.

2. Pledge of Allegiance

N/A

3. Roll Call

Clerk 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 of the Regular Meeting of May 18, 2026

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

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, Dave Vogel

No: 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

None

10. Staff Reports

Finance Director Brian Smith stated that the Special Census Internet Self-Response Survey is now open for a portion of Wheeling. Four (4) mailings will be sent over the next two weeks, each including a twelve (12)-digit code to complete the online survey. Director Smith also stated that if an online form is completed, no Special Census worker will knock on doors to ask those questions. In response to a question from Trustee Papantos, if a resident in this area doesn't receive the mailing(s), a Census worker will visit the residence.

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 26-087 Authorizing the Purchase of One (1) Set of Holmatro Hydraulic Extrication Equipment from MES Inc. at a Cost Not to Exceed \$47,454
- B. Resolution 26-088 Approving Change Order No. 1 and Final to the Contract with Cahill Heating, Cooling, Electric, Plumbing & Sewer Inc. for the 2026 HVAC Replacement Program, Increasing the Final Contract Amount by \$19,930, from \$189,000 to \$208,930
- C. Resolution 26-089 Approving Change Order No. 1 and Final to the Contract with Martam Construction Inc. for Phase 2 of the South Dunhurst Stormwater Improvement Project, Reducing the Final Contract Amount by \$216,745.99, from \$3,142,147 to \$2,925,401.01
- D. Resolution 26-090 Authorizing the Village President and Clerk to Execute an Easement Agreement Related to the Future Maintenance of Village-Owned Infrastructure at 225 Sumac Road
- E. Resolution 26-091 Accepting a Bid and Approving a Contract with Paul Borg Construction Company for the Gateway Green Project in an Amount Not to Exceed \$963,000
- F. Ordinance 5807 Declaring as Surplus and Authorizing the Disposal of Personal Property Owned by the Village of Wheeling by Recycling, Trade-In, Donation, or Public Auction
- G. Ordinance 5808 Amending Title 15, Buildings and Construction, Chapter 15.01.080, of the Wheeling Municipal Code Regarding the Adoption of the Illinois State Energy Conservation Code

President Horcher called for a motion to approve the consent agenda as presented.
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, Dave Vogel

No: None

12. **Old Business**

None

13. **New Business**

All Listed Items for Discussion and Possible Action

- A. Ordinance 5809 Granting Special Use Approval to Permit the Operation of a Recreational and Instructional Facility for Iron Fist Boxing and Fitness (1475 Wheeling Road, Suite 120) [Docket No. PSU26-0005]

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

1. A minimum of one (1) employee shall be onsite at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties, or events shall be permitted.
3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.
4. All activities shall be conducted entirely within the indoor facility.
5. 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.

Director Klicker stated that the Plan Commission unanimously recommended approval.
There were no questions from the Board. President Horcher called for a motion to approve.
Motion by Dave Vogel, 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

- B. Ordinance 5810 Granting Special Use Approval to Permit the Operation of an Animal Hospital for Orsini Animal Hospital (751 N. Milwaukee Avenue) [Docket No. PSU26-0007]

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

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed onsite for limited durations when necessary for surgical procedures, diagnostics, or treatment.
2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.
3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
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.

Director Klicker stated that the Plan Commission unanimously recommended approval. Petitioner Anna Krystek was present and answered the Board's questions. President Horcher called 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, Dave Vogel

No: None

- C. Ordinance 5811 Granting Special Use Approval to Permit the Operation of a Recreational and Instructional Facility for Marigym (228 McHenry Road) [Docket No. PSU26-0006]

Clerk Brady read the title into the record. Director Klicker reviewed the request and read the following conditions for approval:

1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. ~~The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.~~ [This condition has already been met]
3. No food preparation and/or service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. 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.

Director Klicker stated that the Plan Commission unanimously recommended approval. Petitioner Elina Dzeluri was present and answered questions from the Board. President Horcher called 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, Joe Vito, Dave Vogel

No: None

- D. Ordinance 5812 Granting Special Use Approval to Permit the Operation of a Recreational and Instructional Facility for Children's Success Limited (714 S. Milwaukee Avenue) [Docket No. PSU26-0009]

Clerk Brady read the title into the record. Director Klicker reviewed the request and read the following conditions for approval:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices, shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and

the 2018 Edition of the Illinois Accessibility Code.

2. ~~The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board. [This condition has already been met]~~
3. No food service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.
6. 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.

Director Klicker stated that the Plan Commission unanimously recommended approval. Petitioner Anastasiya Fedorenko was present and answered questions from the Board. President Horcher called for a motion to approve. Motion by Ray Lang, seconded by Mary Papantos.

Final Resolution: Motion Approved

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

No: None

- E. Ordinance 5813 Amending Ordinance No. 3665 Which Granted Special Use and Site Plan Approval for the Redevelopment of the Aquatics Center Facility (Wheeling Park District, 105 Community Boulevard) [Docket No. PSU26-0003]

Clerk Brady read Titles 13.E through 13.H into the record. Director Klicker provided a comprehensive overview of the project details. Wheeling Park District Director Matt Wehby was present and answered the Board's questions regarding parking, traffic flow, permitting process, and timeline. Board discussion followed.

President Horcher called 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, Joe Vito, Dave Vogel

No: None

- F. Ordinance 5814 Granting a Variation from Title 19, Zoning, to Permit a Reduction in the Minimum Required Number of Parking Spaces for the Wheeling Aquatics Center Facility, 105 Community Boulevard [Docket No. PV26-0006]

President Horcher called 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, Joe Vito, Dave Vogel

No: None

- G. Ordinance 5815 Granting a Variation from Title 19, Zoning, to Permit an Increase in the Uniformity Lighting Level for the Wheeling Aquatics Center Facility, 105 Community Boulevard [Docket No. PV26-0007]

President Horcher called 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, Dave Vogel

No: None

- H. Ordinance 5816 Granting Major Site Plan and Building Appearance Approval for the Redevelopment of the Wheeling Aquatics Center Facility, 105 Community Boulevard (Wheeling Park District) [Docket No. PSPMAJ25-0006]

President Horcher called for a motion to approve.
Motion by Jim Ruffatto, seconded by Dave Vogel.

Final Resolution: Motion Approved

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

No: None

- I. Resolution 26-092 Waiving the Fidelity Bond Requirements for Wheeling Helping Hands to Conduct a Raffle Event on September 19, 2026

Clerk Brady read the title into the record. Manager Sfondilis reviewed the request and noted that Trustee Vogel would abstain because he is the organization's treasurer. President Horcher called 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, Joe Vito

No: None

Abstain: Dave Vogel

14. Official Communications

In response to a question from Trustee Papantos, Deputy Village Manager/Public Works Director Dan Kaup stated that due to the State's lengthy delay in awarding the contract for road projects, including Dundee Road, the project will likely be rebid and will begin late this year or early next year. Director Kaup also mentioned that the project at Milwaukee and Hintz is on schedule and should be completed by the end of August.

Trustee Lang inquired about sales tax revenue and the balance between industrial and other tax-generating businesses. Director Smith stated that the tax has increased over the past 4–5 years. Prior to that, it was stagnant, and the Village has done a good job of creating opportunities. Director Becker stated that we're attracting business that would not normally come to Wheeling, such as instructional facilities, which bring more people to the community.

Trustee Vogel stated that the first chili cook-off was a success, thanked all the participants, and noted that the winning chili came from the Fire Department.

15. Approval of Bills

- A. Approval of Bills for May 13–27, 2026

President Horcher called for a motion to approve the bills totaling \$2,068,405.45¢.

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, Dave Vogel

No: None

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 the appointment, employment, compensation, discipline, performance, or dismissal of a specific employee(s) of the Village.

Motion by Mary Krueger, seconded by Ray Lang.

Final Resolution: Motion approved by roll call vote, all ayes. The meeting recessed at 7:21 PM.

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

No: None

Absent:

Kathryn M. Brady, Village Clerk

Approved this 15th day of June, 2026, by the President and Board of Trustees.

