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

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1. **Call to Order**

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

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2. **Pledge of Allegiance**

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3. **Roll Call**

Clerk Brady called the roll.
Present: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel
Absent:

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4. **Approval of Minutes**

A. Approval of Minutes of the Regular Meeting of June 15, 2026

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

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5. **Changes to the Agenda**

None

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6. **Proclamations**

None

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7. **Appointments and Confirmations**

None

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8. **Administration of Oaths**

None

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9. **Citizen Concerns and Comments**

None

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10. **Staff Reports**

Finance Director Brian Smith stated that residents have until July 15 to complete the online Census response.

Deputy Village Manager/Public Works Director Dan Kaup announced that the Dundee Road resurfacing project will begin around the end of July. The project will run from Route 53 to just west of Milwaukee Avenue in Wheeling.

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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 26-099 Waiving Competitive Bidding and Authorizing Acceptance of a Three-Year Contract with the Redesign Group for Renewal of VMware Software Licenses in the Amount of $109,730.88

B. Resolution 26-100 Approving a Contract with Midwest Brickpaving, Inc. for the 2026 Brick Paver Maintenance Project in the Amount of $105,707 in FY 2026

C. Resolution 26-101 Approving a One-Year Renewal of a Previously Bid Contract with Patriot Pavement Maintenance for the FY 2026 Crack Sealing Program in the Amount of $40,000

D. Resolution 26-102 Approving a Master License Agreement between the Village of Wheeling and Delta Communications, LLC d/b/a Clearwave Fiber

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

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12. Old Business

None

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13. New Business

All Listed Items for Discussion and Possible Action

A. Public Hearing Re: Revocation of Special Use Approval for a Massage Establishment Issued to Jie Spa, 747 W. Dundee Road

Clerk Brady read the title into the record. The Public Hearing opened at 6:37 PM. President Horcher read the public hearing statement and asked if anyone from the public wished to be recognized. Seeing no public comments, President Horcher requested a motion to close the Public Hearing.
Motion by Ray Lang, seconded by Mary Krueger.

Final Resolution: Motion Approved; the Public Hearing closed at 6:38 PM.
Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel
No: None

B. Ordinance 5820 Repealing Ordinance No. 5788 to Revoke the Special Use Approval Granted to a Massage Establishment, 747 W. Dundee Road (Jie Spa) [Docket No. PSU25-0024]

Clerk Brady read the title into the record. Community Development Director Ross Klicker introduced the item. There were no questions from the Board. President Horcher called 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, Dave Vogel
No: None

C. Ordinance 5821 Granting Special Use Approval to Permit the Operation of a Recreational and Instructional Facility for D-BAT Baseball and Softball Training Academy (100 Chaddick Drive) [Docket No. PSU26-0010]

Clerk Brady read the title into the record. Director Klicker reviewed the request and stated that the Plan Commission unanimously recommended approval subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. Parties and gatherings shall be limited to facility participants, teams, and patrons and shall be incidental to the principal use.
3. Tournaments and similar competitive events/exhibitions shall be prohibited.
4. All activities shall be conducted entirely within the indoor facility.

5. No refuse, garbage, or waste materials shall be stored outdoors unless screened within a code-compliant trash enclosure. Prior to construction of any trash/refuse enclosure, the petitioner shall obtain Site Plan approval from the Plan Commission and submit a permit application to the Community Development Department.
6. Prior to the issuance of a Certificate of Occupancy, the following items shall be completed:
    a. Permits shall be obtained and plans submitted by an Illinois-licensed sprinkler contractor for review and approval of any required fire sprinkler system modifications.
    b. Permits shall be obtained and plans submitted for review and approval for any required fire alarm system modifications.
7. 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.

Petitioner Trevor Haley was present and answered the Board's questions regarding the use of the space, retail sales, and the timeline. 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. Resolution 26-103 Approving the Plat of Consolidation of Wheeling Office Center Prepared by IG Consulting, Inc. (300 Marquardt Drive) [Docket No. PSUBFP26-0003]

Clerk Brady read the title into the record. Director Klicker reviewed the item. There were no questions from the Board. President Horcher called for a motion to approve.
Motion by Mary Papantos, 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

E. Ordinance 5822 Approving a Plat of Vacation of Plant Road, 1020 S. Plant Road (Chicago Executive Airport) [Docket No. PSUBFP25-0006]

Clerk Brady read 13.E and 13.F into the record. Director Klicker described the requests. There were no questions from the Board. 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 5823 Approving a Plat of Dedication for Chicago Executive Airport Dedicating a Portion of the Vacated Plant Road Right-of-Way to the Village of Wheeling as a Public Right-of-Way for Industrial Lane [Docket No. PSUBFP26-0002]

President Horcher called for a motion to approve.
Motion by Mary Krueger, 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

G. Resolution 26-104 Consenting to a Cook County Class 6b Property Tax Assessment Classification for the Property Located at 130–150 Carpenter Avenue in the Village of Wheeling, Illinois

Clerk Brady read the title into the record. Economic Development Director Len Becker reviewed the request. There were no questions from the Board. President Horcher called for a motion to approve.
Motion by Ray Lang, 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. DISCUSSION RE: Concept Review, JCW Development, 100 E. Palatine Road

Clerk Brady read the title into the record. Manager Sfondilis introduced the item and outlined the concept review process. Director Klicker gave a project overview. Petitioners Will Scott (JCW), Sam Hernandez (SpaceCo), and Architect Kasey Kluxdal were present and answered the Board's questions. Director Klicker stated that Community Development has no significant concerns about this project. President Horcher asked whether the Board favored the proposed redevelopment of 100 E. Palatine Road.

Yes: Trustees Krueger, Lang, Papantos, Ruffatto, Vito, Vogel, and President Horcher
No:

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14. Official Communications

Trustee Krueger thanked staff for a successful Rock n Run event and Chief Kopecky for additional patrols at Tarkington School.

President Horcher spoke about America's 250th Anniversary, encouraged working together to protect democracy, and thanked staff for their work at the Rock n Run event.

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15. Approval of Bills

A. Approval of Bills for June 10 - July 1, 2026

President Horcher called for a motion to approve the bills totaling $3,721,970.56¢.
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

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16. Executive Session

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17. Action on Executive Session Items

None

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18. Adjournment

President Horcher called for a motion to recess to executive session to discuss the setting of a price for sale or lease of property owned by the public body, and pending, probable, and/or imminent litigation, 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 7:09 PM.
Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel
No: None

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Kathryn M. Brady, Village Clerk

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