

CALL TO ORDER

The Committee of the Whole Meeting was held on February 24, 2025 at 300 Plaza Circle, Mundelein. Mayor Lentz called the meeting to order at 6:00 PM.

Clerk Walsh took the roll call. It indicated as follows:

Board Attendance

PRESENT: Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson, and Mayor Lentz
ABSENT: None

Village Attendance

PRESENT: Attorney Walters, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Police Chief Seeley, Building Department Director Sellas, Community Development Director Orenchuk
ABSENT: Public Works and Engineering Director Boeche

MINUTES APPROVAL

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RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Wilson
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

None.

ANNUAL COMMISSION / COMMITTEE REPORTS

ANNUAL COMMISSION / COMMITTEE REPORTS

Mike Flynn presented the Mundelein Historical Commission Annual Report for 2024. The "Diamond Lake Lost and Found" exhibit continues to draw visitors and will be held over in 2025. Mr. Flynn highlighted some of the special events/programs held in 2024:

Pop-up Museum: In July an off-site "pop-up" museum was done at Tighthead Brewery.

This was a “show-and-tell” type event. 20 very unusual and peculiar items; antique tools, household items, farm equipment etc., that are not on current display at the museum, were on display for people to identify. Prizes were awarded to the winners. Fifty (50) people took part.

An Ivanhoe Cemetery walk was held in August, with actors portraying some of the Mundelein residents now buried there, all of whom were instrumental in the growth and development of Fremont Township and our community.

Old-Time Radio Shows held on the 4th Saturday of every month.

ANNUAL COMMISSION / COMMITTEE REPORTS

Mike Flynn presented for MCC. Their Mission has always been promoting economic development; preserving historic character; and fostering a strong community spirit in Mundelein’s downtown central business district. Provide an atmosphere where new and established businesses can grow and where families find the hometown they have always wanted. We believe a vibrant, diverse downtown is essential to a community's sense of place. We do this by sponsoring family-friendly, community events in the downtown.

Overall, their revenues were down due to bad weather for the Beer Festival (an inherent risk with outdoor events). Park on Park continues to be popular with a big change coming for 2025--cars from pre-2021 will now be included to be in line with other car shows. Changes to the Farmer's Market are coming, participation in other community events like Spring into Summer, Mundelein Grand Prix, Boo Bash, Cottontail Trail, Old #1 Committee, D75 Brat Fest, Mundelein Days, Tool Library, and others demonstrate our commitment to outreach and support of the whole community.

ANNUAL COMMISSION / COMMITTEE REPORTS

Amanda Orenchuk, Director of Community Development, gave the report.

The Planning and Zoning Commission held 8 meetings and heard 12 cases in 2024 that proceeded to the Board of Trustees. The major hearings this year were:

- Flaherty & Collins - Multi-Family Residential variations for Plaza Circle Development
- Advantage Material Handling - Forklift sales and rental relocation to Townline Road
- Springs at Mundelein - Preliminary and Final Plat of Subdivision - Butterfield Road Apartments
- Fenton Brewing - Plat of Vacation at former Water Division building
- Flaherty & Collins - Townhouses (Special Use Permit) for Plaza Circle development

In the upcoming year, the Planning and Zoning Commission will be reviewing a substantial

amount of text amendments with Village staff to update the zoning code.

ANNUAL COMMISSION / COMMITTEE REPORTS

Colleen Malec presented the MAC report.

A major art piece was commissioned in 2024 to be installed in 2025. It is a large stone hand that is suitable for children to climb on and others to sit on. It will be installed in the pollinator garden. This was the third year for the Lure of the Local event, which was held at the Village's ABC building; it was very well attended. Shakespeare Shorts was performed by a youth cast this year and was well-received; a new location was the small Village park on Park Street. MAC continues to award scholarships to high school students (3 in 2024) and is currently holding interviews with the 2025 candidates. A fundraiser was held at Tonality raising \$1,035.00 for the Kracklauer Fund for Public Art. Small murals (S'Murals) are being discussed to be spread around the Village, businesses are inquiring about having small murals on their buildings. Text amendments to the zoning ordinance to streamline the process will be worked on.

ANNUAL COMMISSION / COMMITTEE REPORTS

Mike Decker presented for the EDC. The Economic Development Commission (EDC) serves as an advisory body to the Village Board on matters related to the business community.

While the efforts of the Village and recommendations to support the Downtown are ongoing, this report reflects conditions of the entire Village. The EDC found that additional areas and activities of the Village merit recognition and further investigation.

Highlights:

Public Sector Improvements:

1. Park Street Improvements – Completed
2. Alley behind 425-469 N Lake St and public parking lot – Completed
3. Courtland Commons - Completed
4. Pollinator Garden - Complete
5. Alley behind 440 E Hawley St - Complete

Private Sector Improvements

1. STAR Grants Approved:
Stankovic Music Learning Center
2. BIG Grants Approved:
Tropical Smoothie Café – 518 Townline Rd
Revel Taste – 1355 Armour Blvd
3. Private Developments:

Sheldon Woods Subdivision - Under Construction
250 Plaza Circle - Station 250 - Completed
Cardinal Square Buildings D1 and D2 - Completed
Morris Station - Completed
Mundelein Senior Apartments - Under Construction, near completion
The Townes at Oak Creek - Under Construction
The Philly Special Expansion - Under Construction
Thornton's - Completed
Scooters Coffee - Completed
The Crossings of Mundelein - Complete

EDC is again awarding GOLD STARS businesses, now in 4 categories.

Their report noted the commercial vacancies in the Village and the hard work needed to maintain these vacancy lists.

Despite the hardships being faced by many businesses within the Village, the local business environment is generally favorable when compared to other regions and even several peer communities within Lake County. Mundelein has a diverse economy, a large workforce population, and is seeing continued development in commercial sectors, industrial sectors, and residential sectors. For these reasons, the EDC is optimistic about the immediate future for businesses in Mundelein.

ANNUAL COMMISSION / COMMITTEE REPORTS

Bob Stadlman presented the report for Old #1 Fire Truck.

Old Number One participated in 22 events in and around Lake County for the enjoyment of all. That would represent well over 15,000 impressions.

These events include:

1. Park on Park Car Shows – 3 times last year.
2. Gurnee Fire Safety Show.
3. Washington School Fun Fair.
4. Memorial Day Parade.
5. Libertyville Parade.
6. Mundelein's Farmers Market – again, 3 times last year.
7. Drive the Village Program – these are on 3 Saturday mornings in June where we try to drive all the streets in the Village. We will bring the parade to your neighborhood.
8. Community Days Car Show.
9. Mundelein's Independence Day Parade.
10. Mundelein Bike Race, an all-day event.
11. The Lake County Fair.
12. Old Number One Annual Golf Outing.
13. National Night Out.

- 14. Grand Dominion Car Show.
- 15. Carl Sandburg Brat Fest.
- 16. Fire Department's Open House.
- 17. Cars and Cigars Car Show – a Special Olympics Car Show in Long Grove

The Fire Truck turns 100 this year and a party will be held at Tighthead Brewery on August 9, 2025.

ANNUAL COMMISSION / COMMITTEE REPORTS

Colleen Tancredi presented the report for the Beautification Committee. The ordinance establishing the Mundelein Beautification Committee was adopted in November 2021.

A substantial portion of the Committee's work focuses on beautification through landscape improvements and bringing awareness to the community on small efforts that have a big impact on landscape improvements. The Beautification Committee has placed an emphasis on enhancing and promoting monarch and pollinator conservation and encouraging marigold plantings throughout Mundelein.

Every action that the Beautification Committee takes to beautify the community helps to support Mundelein's Brand Promise to be welcoming to everyone who lives here, owns a business, visits, or contemplates Mundelein as a place to live or launch their dreams.

ADJOURNMENT

ADJOURNMENT

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Lambert
SECONDER:	Trustee Berman Ross
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Committee of the Whole adjourned at 7:00 PM.