

AGENDA
VILLAGE BOARD MEETING NO. 3318
March 24, 2025 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

I. CALL TO ORDER

II. ATTENDANCE

III. PLEDGE OF ALLEGIANCE

IV. MINUTES APPROVAL

- A. **Motion** to approve the Board of Trustees Regular meeting minutes from March 10, 2025.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

VII. PUBLIC HEARINGS

- A. Public Hearing - Annexation of 28884 and 28936 North IL Route 83

Motion to open Public Hearing for annexation for the property located at 28884 and 28936 North IL Route 83.

1. Close Public Hearing

Motion to close the Public Hearing for 28884 and 28936 North IL Route 83.

VIII. MAYOR'S REPORT

- A. **MEETING CALL:** Monday, March 31, 2025 at 6:00 PM, Finance Committee Meeting IF NEEDED, Village Hall Board Room, 300 Plaza Circle.

- B. Proclamation - Child Abuse Awareness Month

IX. TRUSTEE REPORTS

A. Community and Economic Development Committee (Wilson, Schwenk, Meier)

1. 28884 and 28936 North IL Route 83 - Petition and Annexation of Property

Motion to authorize staff to draft an ordinance approving the petition for annexation and annexing the property commonly known as 28884 and 28936 North IL Route 83.

2. 28884 and 28936 North IL Route 83 - Map Amendment, Design, and Parking Variance

Motion to authorize staff to draft an ordinance for a map amendment and certain variations to the Zoning Ordinance for the properties at 28884 and 28936 North IL Route 83.

3. 28884 and 28936 North IL Route 83 - Annexation Agreement

Motion to authorize staff to draft an ordinance approving and authorizing execution of an Annexation Agreement for property located at 28884 and 28936 North IL Route 83.

4. 2025 Zoning Map

Motion to pass an Ordinance Granting Approval of the Official Zoning Map for the Village of Mundelein, Illinois.

5. PZC-21-2024 - 540 & 555 North Seymour Avenue - Disposition of Property

Motion to authorize the Village Administrator to finalize the disposition of a certain portion of the property at 555 North Seymour Avenue to the Applicant.

6. PZC-21-2024 - 540 & 555 North Seymour Avenue - Townhouse Variations

Motion to authorize staff to draft an ordinance granting a variation to Section 20.36.050(E)(1)(a) of the Zoning Ordinance for the property located at 540 North Seymour Avenue, subject to the conditions recommended by the Planning and Zoning Commission and outlined in this report.

7. Morris Station TIF Certification of Costs and Reimbursement Resolution

Motion to adopt a Resolution Approving Reimbursement Request Number 1 and 2 By Morris Station LLC for Redevelopment Project (Morris Station).

8. Morris Station TIF Note and TIF Note Ordinance for TIF II

Motion to pass an Ordinance Providing for Issuance of Tax Increment Allocation Revenue Note (Morris Station LLC - TIF II Note) (538 Morris Avenue and 131, 133, and 135 East Maple Avenue).

9. Morris Station TIF Note and TIF Note Ordinance for TIF III

Motion to pass an Ordinance Providing for Issuance of Tax Increment Allocation Revenue Note (Morris Station LLC - TIF III Note)(101 East Maple Avenue).

10. Belle Tire - 2025 South Lake Street - Preliminary and Final Plats of Subdivision

Motion to adopt a Resolution approving Preliminary and Final Plats of Subdivision for

the Belle Tire Mundelein Consolidation located at 2025 South Lake Street, Mundelein, Illinois

11. Flaherty & Collins - 275-301 Plaza Circle; 331-339 Chicago Avenue; 322-360 Chicago Avenue - Amended and Restated Redevelopment Agreement

Motion to pass an Ordinance Approving and Authorizing Execution of an Amended and Restated Redevelopment Agreement between the Village of Mundelein and F & C Development, Inc. (Flaherty & Collins Development).

12. Flaherty & Collins - 275-301 Plaza Circle; 331-339 Chicago Avenue; 322-360 Chicago Avenue - Transferee Assumption Agreement

Motion to adopt a Resolution Approving and Authorizing Execution of a Transferee Assumption Agreement with F & C Development, Inc. and Mundelein FC LLC (Flaherty & Collins Development).

13. Flaherty & Collins - 275-301 Plaza Circle; 331-339 Chicago Avenue; 322-360 Chicago Avenue - Preliminary & Final Plat of Subdivision

Motion to adopt a Resolution Approving a Preliminary and Final Plat of Subdivision for the Resubdivision of Lots 4 and 5 of the Village Hall Subdivision, Approving a Final Site Plan and Final Engineering, and Approving and Authorizing the Execution of a Pedestrian Bridge Easement Agreement (Flaherty & Collins Development).

14. Flaherty & Collins - 275-301 Plaza Circle; 331-339 Chicago Avenue; 322-360 Chicago Avenue - Parking License Agreement

Motion to adopt a Resolution Approving and Authorizing Execution of a Parking License Agreement (Flaherty & Collins Development).

15. Flaherty & Collins - 275-301 Plaza Circle; 331-339 Chicago Avenue; 322-360 Chicago Avenue - TIF Note Ordinance

Motion to pass an Ordinance Providing for Issuance of Tax Increment Allocation Revenue Notes (Mundelein FC LLC; Lot 2 in Village Hall Subdivision and Lots 1-3 in the Resubdivision of Lots 4 and 5 of the Village Hall Subdivision).

16. Flaherty & Collins - 275-301 Plaza Circle; 331-339 Chicago Avenue; 322-360 Chicago Avenue - Operating Agreement for Mundelein FC Owners, LLC

Motion to pass an Ordinance Approving and Authorizing the Execution of the Operating Agreement of Mundelein FC Owners, LLC (Flaherty & Collins Development).

B. Public Works Committee (Ross, Meier, Lambert)

C. Finance Committee (Schwenk, Juarez, Ross)

1. Governing Body-AT&T

Motion to approve the payment of bills, as indicated on the report dated 03/24/2025.

DATE

VENDOR

AMOUNT

03/24/2025

AT&T

\$2,902.04

2. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between March 11, 2025 and ending March 24, 2025 in the amount of \$1,453,177.45.

D. Public Safety Committee (Lambert, Wilson, Juarez)

E. Building Committee (Juarez, Ross, Wilson)

F. Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. Executive Session Meeting Minute Approval - March 10, 2025

Motion to approve the Executive Session Meeting Minutes from March 10, 2025.

2. NICASA - Deflection Grant

Motion to approve purchase order number 25-00086 in the amount of \$41,049.00 to NICASA for Deflection Grant 09/16/2024 - 12/22/2024.

3. BS&A Software Implementation

Motion to approve purchase order number 25-00091 in the amount of \$66,890.00 to BS&A for software implementation.

XI. VILLAGE STAFF REPORTS

A. Village Administrator

B. Village Attorney

C. Village Clerk

XII. EXECUTIVE SESSION

A. Motion to recess into Executive Session to discuss pending litigation pursuant to 5 ILCS 120, Section 2(c)(11), land acquisition or sale of property pursuant to 5 ILCS 120, Section 2(c)(5), personnel pursuant to 5 ILCS 120, Section 2(c)(1), and minutes pursuant to 5 ILCS 120, Section 2(c)(21).

B. Motion to reconvene Village Board Meeting

C. Attendance

D. Action from Executive Session

XIII. OTHER BUSINESS

XIV. ADJOURNMENT

A. Motion to Adjourn the Regular Board Meeting

The Village of Mundelein, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions about the accessibility of the meeting or facilities, to contact the ADA Coordinator at 847-949-3200 to allow the Village to arrange accommodations for those persons.