

CALL TO ORDER

The 3318th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on March 24, 2025 at 300 Plaza Circle, Mundelein. Mayor Lentz called the meeting to order at 7:00 PM.

ATTENDANCE

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

Board Attendance

PRESENT: Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson

ABSENT: None

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Police Chief Seeley, Building Department Director Sellas, Senior Planner Malec, Business Services Langelier

ABSENT: Community Development Director Orenchuk, Public Works and Engineering Director Boeche

PLEDGE OF ALLEGIANCE

Mayor Lentz led the Pledge of Allegiance.

MINUTES APPROVAL

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

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

PUBLIC COMMENTARY

Seven Village residents, including Districts 120/79 Superintendent Meyers, made comments regarding the Wirtz Project. Mayor Lentz also commented. A resident separately stated that the lack of civility being displayed by the school boards (yelling at the Village Board, speaking outside the public commentary segment) is not acceptable.

PRESENTATIONS / AWARDS

None

PUBLIC HEARINGS

Motion to recess into Public Hearing.

Board Attendance

PRESENT: Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson

ABSENT: None

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.

Motion to open Public Hearing.

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

Board Attendance

PRESENT: Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson

ABSENT: None

Senior Planner Isabel Guadarrama spoke regarding this annexation. This will be an indoor amusement area, requiring a zoning change (Bolt 2.0 and Pickleball Court).

Fremont Township Supervisor Diana O'Kelly spoke requesting a sign for safety reasons during the construction of the project.

Close Public Hearing

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

Motion to close Public Hearing.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Berman Ross
SECONDER:	Trustee Lambert
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross,

	Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None
Motion to Reconvene the Village Board Meeting.	
RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Berman Ross
SECONDER:	Trustee Lambert
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

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

Board Attendance

PRESENT: Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson

ABSENT: None

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Police Chief Seeley, Building Department Director Sellas, Senior Planner Malec, Business Services Langelier

ABSENT: Community Development Director Orenchuk, Public Works and Engineering Director Boeche

MAYOR'S REPORT

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

No meeting will be needed.

Proclamation - Child Abuse Awareness Month

Mayor Lentz read a Proclamation for Child Abuse Awareness. Blue Kids Lake County was created in 2011; there will be Blue Kids signs scattered throughout Lake County for the month of April.

TRUSTEE REPORTS

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

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.

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

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.

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

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.

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

2025 Zoning Map

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

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Wilson
SECONDER:	Trustee Meier

AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

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.

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

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.

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

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).

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

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).

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

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).

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

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

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

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).

Senior Planner Malec spoke about this project, it was brought to the Board in 2023. This will finish the Village Hall Subdivision. Mr. Matt Norton, special counsel to the Village for real estate, spoke explaining some of this project. Trustee Ross spoke pointing out that she and Trustee Wilson were on the negotiating team for this development, and also that this development was a result of many people, including former trustee Terri Voss (in attendance).

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

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).

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

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).

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

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).

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Wilson
SECONDER:	Trustee Meier
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross,

	Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

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).

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

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).

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

Public Works Committee (Ross, Meier, Lambert)

No report.

Finance Committee (Schwenk, Juarez, Ross)

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

RESULT:	Passed [Yes 5, No 0, Abstained 1]
MOVER:	Trustee Schwenk

SECONDER:	Trustee Berman Ross
AYES:	Trustee Juarez, Trustee Lambert, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	Trustee Robin Meier

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.

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

Trustee Schwenk thanked Finance Director Miller and her Team, and Administrator Guenther for a very streamlined budget meeting stating it is only 45 minutes in front of the Board but many minutes behind the scenes to get to that point.

Public Safety Committee (Lambert, Wilson, Juarez)

No report.

Building Committee (Juarez, Ross, Wilson)

No report.

Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

No report.

Other Reports

None.

SCHEDULED BUSINESS

Omnibus Vote Items

Executive Session Meeting Minute Approval - March 10, 2025

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

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

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.

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

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.

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

VILLAGE STAFF REPORTS

Village Administrator

None

Village Attorney

None

Village Clerk

None

EXECUTIVE SESSION

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).

Motion to reconvene Village Board Meeting

Attendance

Action from Executive Session

OTHER BUSINESS

None

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

Motion to Adjourn the Regular Board Meeting.

The Regular Board Meeting adjourned at 8:23 PM.

Village Clerk