

CALL TO ORDER

The 3319th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on April 14, 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, Community Development Director Orenchuk, Public Works and Engineering Director Boeche

ABSENT: None

PLEDGE OF ALLEGIANCE

Mayor Lentz led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from March 24, 2025.

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

PUBLIC COMMENTARY

Joseph Schwan congratulated the newly elected Board members and wished Mayor Lentz well on his leaving the Board.

Bill Shiner spoke about the cannabis dispensary that was supposed to move into the vacant Rosati's restaurant and now has decided to go elsewhere with no warning to him

or the shopping center. He wanted others to be aware of this.

Numerous residents commented on the Wirtz project and how the Board should not vote "yes" for it. One resident who works in real estate pointed out how Lake County needs housing, especially middle to lower-priced housing, and vetoing the Wirtz project would not be good since plans have this type of housing included.

PRESENTATIONS / AWARDS

Tree City USA and Growth Award - 2024

Mundelein was named Tree City USA for the 12th year.

Proclamation - Recognizing April 25, 2025 as Arbor Day in the Village of Mundelein

In 1872 a man named Jay Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees. One million trees were planted in Nebraska in a single day. Arbor Day has been celebrated ever since. The Village now has 3 arborists on staff.

Dream Clean / Dunkin Donuts Concept Presentation

The Village Board is asked to provide feedback and direction on the proposed concept plan, with particular attention to the land use. In the future, this project would require action from both the Planning and Zoning Commission and Village Board for a Special Use (car wash) and PUD amendment, in addition to any variation requests that could arise during the design process.

Dan Shapiro spoke representing Dream Clean and Dunkin Donuts. His presentation included slides depicting what this will look like if passed. There were questions from the Board about noise (from the drying blowers), he said they have a staff member, Dr. Thunder, that handles the sound testing and that sound will not be a problem. The car wash will be on a busy highway with ambient noise that will mask most noise, and the garage door to the facility will be closed most of the time. Another comment was about the relationship between Dunkin and Dream Clean.

The Board was good with the concept.

Ivanhoe Village Presentation

Don Vitek, of the Wirtz Corporation, gave a presentation about the proposed Ivanhoe Village, the first in Illinois village. This is a farming oriented TND (traditional neighborhood development community).

Bruce Goldsmith, of Dykema law, spoke with a slide presentation laying out the information regarding the school issues in regard to impact fees from the Wirtz Ivanhoe Village project.

Administrator Guenther also spoke explaining some of the past impact fees, these were negotiated by the schools and the developers. The power point slide stated what the developers initially offered, their second offer (20% higher), what the schools wanted-- both the first request and their final request, which was way higher than previous impact fees for past projects. A 10-year look-back was discussed and will be discussed with the developer.

PUBLIC HEARINGS

MAYOR'S REPORT

Ivanhoe Village Term Sheet for Other Taxing Districts

Motion to adopt a Resolution Approving a Term Sheet for Impact Fees to be Paid to Other Taxing Districts for Ivanhoe Village Development.

RESULT:	Passed [Yes 5, No 1, Abstained 0]
MOVER:	Trustee Wilson
SECONDER:	Trustee Berman Ross
AYES:	Trustee Juarez, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	Trustee Lambert
ABSTAIN:	None

An Ordinance Revising Chapter 19.12, School Sites, Parks, and Other Public Areas

Motion to pass an Ordinance revising Chapter 19.12, School Sites, Parks, and Other Public Areas.

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

Amendment to the Parking Ordinance - Archer Avenue Lot

Motion to pass an Ordinance amend Chapter 10.32 of the Mundelein Municipal Code, specific to Archer Avenue Parking Lot.

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

NAYS:	None
ABSTAIN:	None

Amendment to Municipal Code 10.32 related to Parking Limits on Seymour Avenue

Motion to pass an ordinance amending Chapter 10.32 of the Mundelein Municipal Code, restricting parking to 15-minutes in two stalls on Seymour Avenue.

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

Application for Trustee

Mayor-Elect Meier is accepting resumes for the vacant Trustee position through April 25, 2025.

LIQUOR CONTROL COMMISSION MEETING

Recess into a Liquor Control Commission Meeting

Motion to recess into a Liquor Control Commission Meeting

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

Recessed at 9:41 PM.

Reconvene the Board Meeting

Motion to reconvene the Board Meeting.

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

ABSTAIN: None

Reconvene at 9:46 PM.

Roll Call

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

ABSENT: None

Attendance

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

TRUSTEE REPORTS

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

28884 and 28936 North IL Route 83 - Ordinance for Annexation Agreement

Motion to pass an Ordinance approving and authorizing execution of an Annexation Agreement for the properties located at 28884 and 28936 North IL Route 83.

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

28884 and 28936 North IL Route 83 - Ordinance for Petition and Annexation of Property

Motion to pass an Ordinance approving the petition for annexation and annexing the properties 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 - Ordinance for Map Amendment

Motion to pass an Ordinance granting a map amendment to rezone the properties located at 28884 and 28936 North IL Route 83 from R-1 Single-Family Residential to C-4 Shopping Center zoning district.

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 - Ordinance for Variances

Motion to pass an Ordinance granting certain variations to the Zoning Ordinance for the properties at 28884 and 28936 North IL Route 83.

RESULT: [Yes 6, No 0, Abstained 0]

MOVER: Trustee Tim Wilson

SECONDER: Trustee Jenny Berman Ross

AYES: Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson

NAYS: None

ABSTAIN: None

PZC-21-2024 - 540 & 555 North Seymour Avenue - Ordinance for Variance

Motion to pass an Ordinance granting a variation from Section 20.36.050(E)(1)(a) of the Zoning Ordinance to permit the primary façade of the building at 540 North Seymour Avenue to face the interior side lot line with the conditions outlined in this ordinance.

RESULT: Passed [Yes 6, No 0, Abstained 0]

MOVER: Trustee Tim Wilson

SECONDER:	Trustee Jenny Berman Ross
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

PZC-2025-011 - 1017 Concord Circle - Setback Variance

Motion to authorize staff to draft an ordinance approving a variance from Table 20.28-2 of Section 20.28.030 of the Zoning Ordinance granting relief from the rear yard setback at 1017 Concord Circle.

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

Public Works Committee (Ross, Meier, Lambert)

Water Resource Recovery Facility Software Replacement

Motion to adopt a resolution and approve the purchase order number 25-00126 for the amount of \$34,716.00 to EJ Equipment, Inc. from Manteno IL, for the software and server implementation per the attached quote.

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

Bid Award - Asphalt Patching

Motion to adopt a resolution accepting the proposal and authorizing the execution of a contract for asphalt patching with Chicagoland Paving Contractors, Inc., of Lake Zurich, IL, and approving a purchase order number 25-00155 in the amount of \$131, 500.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Jenny Berman Ross
SECONDER:	Trustee Erich Schwenk
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson

NAYS: None
ABSTAIN: None

Proposal Award - Seal Coating and Striping of Metra Parking Lot

Motion to adopt a resolution waiving bids, accepting a proposal from Patriot Pavement Maintenance, Wheeling, IL, for seal coating and striping of the Metra parking lot, and approving purchase order number 25-00156 in the amount of \$31,960

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

Contract Amendment - Landscape Maintenance Services

Motion to adopt a Resolution to authorize the Director of Public Works & Engineering to execute an Amendment to the Landscape Maintenance Program contract with LandCare USA LLC, Park City, IL, to include additional service sites.

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

Finance Committee (Schwenk, Juarez, Ross)

Governing Body - AT&T

Motion to approve the payment of bills, as indicated on the report dated 04/14/2025.

DATE	VENDOR	AMOUNT
04/14/2025	AT&T	\$4,604.65
04/14/2025	AT&T Mobility	\$6,933.28

RESULT: Passed [Yes 5, No 0, Abstained 1]
MOVER: Trustee Erich Schwenk
SECONDER: Trustee Daniel Juarez
AYES: Daniel Juarez, Kara Lambert, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS: None

ABSTAIN: Robin Meier

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between March 25, 2025 and ending April 14, 2025 in the amount of \$1,134,394.43.

RESULT: Passed [Yes 6, No 0, Abstained 0]

MOVER: Trustee Erich Schwenk

SECONDER: Trustee Daniel Juarez

AYES: Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson

NAYS: None

ABSTAIN: None

Ordinance for the 2025 Private Equity Bonds Volume Cap Allocation

Motion to Pass an Ordinance Authorizing the Reallocation of 2025 Volume Cap Private Activity Bonds to the Private Activity Bond Clearing House hosted by the Village of Buffalo Grove for Lake County Partners.

RESULT: Passed [Yes 6, No 0, Abstained 0]

MOVER: Trustee Erich Schwenk

SECONDER: Trustee Daniel Juarez

AYES: Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson

NAYS: None

ABSTAIN: None

Approval of Closing the Train Parking Fund (Fund 271) and the Lake Water JAWA Fund (Fund 522)

Motion to adopt the Resolution to Close the Train Parking Fund (Fund 271) and the Lake Water JAWA Fund (Fund 522).

RESULT: Passed [Yes 6, No 0, Abstained 0]

MOVER: Trustee Erich Schwenk

SECONDER: Trustee Jenny Berman Ross

AYES: Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson

NAYS: None

ABSTAIN: None

FY26 Annual Budget and 5 Year Capital Improvement Plan

Motion to adopt the Fiscal 2026 Annual Budget and Five-Year Capital Improvement Plan of \$77,082,500.

RESULT: Passed [Yes 6, No 0, Abstained 0]

MOVER: Trustee Erich Schwenk

SECONDER:	Trustee Daniel Juarez
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Mayor Lentz complimented the Finance Staff on the great job they did with the budget presentation and the budget..

Water/Sewer Rate Increase

Motion to pass an increase of 4.5% to the rates and charges for Water Service and Sanitary Sewer Service in the Village of Mundelein, Lake County, Illinois.

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

Trustee Meier pointed out that the increase from JAWA was 5%, what we are charging the residents and a little smaller.

Public Safety Committee (Lambert, Wilson, Juarez)

Mundelein Park District Intergovernmental Agreement with Police Department

Motion to authorize the Mayor to sign the intergovernmental agreement with the Mundelein Park and Recreation District.

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

Police Department UTV Purchase

Motion to approve purchase order number 25-00138 and payment in the amount of \$18,216.99 to A+ Power Sports & Trailer Sales LLC for a 2025 Polaris Ranger Crew 1000 Premium UTV.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Jenny Berman Ross

AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

A-May-Zing Mundelein is May 3 this year, they are still accepting volunteers.

Building Committee (Juarez, Ross, Wilson)

None

Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

2025 (FY26) Road Rehabilitation Program - Construction Contract Award

Motion to waive bids and authorize the Director of Public Works and Engineering to sign a contract and execute a subsequent purchase order with A Lamp Road Builders in an amount not to exceed \$3,650,000.

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

Jurisdictional Transfer - East Hawley Street

Motion to adopt an ordinance authorizing the transfer of jurisdiction for a segment of Hawley Street from U.S. Route 45 and Illinois Route 176 from Lake County to the Village of Mundelein.

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

2025 (FY26) MFT Roadway Improvements

Motion to accept all submitted bids, award a contract to Brothers Asphalt Paving, Inc. as the lowest responsive bidder for the 2025 (FY26) MFT Roadway Improvements project, and authorize the Mayor and the Village Clerk to sign the contract and subsequent purchase order with Brothers Asphalt Paving, Inc. in the amount of \$1,739,314.30.

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

Other Reports

None

SCHEDULED BUSINESS

Omnibus Vote Items

IRMA-February 2025 Deductible

Motion to approve purchase order number 25-00116 in the amount of \$20,784.04 to IRMA for the February 2025 Deductible.

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

Purchase requisition approval for turnout gear and Redline protection plan.

Motion to approve purchase requisition number 25-0114 in the amount of \$26,940 to W.S. Darley for the purchase of 6 complete sets of turnout gear and the Redline protection plan.

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

Cyber Clan Purchase Orders

Motion to approve the Cyberclan purchase order number 25-00117 in the amount of

\$366,885 and purchase order number 25-00118 in the amount of \$60,125.00

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Robin Meier
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim 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.

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

The Regular Board Meeting adjourned at 10:02 PM.

Village Clerk