

CALL TO ORDER

The 3220th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on April 28, 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, Mayor Lentz

ABSENT: None

Village Attendance

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

ABSENT: Assistant Village Administrator Monroe

PLEDGE OF ALLEGIANCE

Mayor Lentz led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from April 14, 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

None

PRESENTATIONS / AWARDS

Terrabis Cannabis License Consideration

In November 2024, Terrabis Dispensary previously presented a concept to the Village Board for consideration of an adult-use retail cannabis dispensary at 3110 W. Route 60 (former Rosati’s). Terrabis proposes to change locations, now at a nearby property, 3210 Route 60, or the former Bank of America at Mundelein Crossings Shopping Center.

Stu Weiss, Josh Nicklin, and Nick Liaromatis spoke. Using the vacant Bank of America space fulfills an issue brought up in the most recent Board election--vacant spaces need to be filled. A second adult-use cannabis license will need to be issued for this facility. The Board was polled, Trustee Juarez was still not on board with this location. The other Trustees were ok though some with reservations.

Mr. Shiner of the Shiner Group, who could not be in attendance, sent email to the Board pointing out that this move to another location was not made known to him; he found out about it by talking to Village Hall staff when checking status update. He stressed that this is not a good business practice.

Mayor Video

A video made by Village staff (and featuring Village staff and past and present Trustees) highlighting the many accomplishments and changes to the Village during Mayor Lentz's tenure was played.

Resolution Honoring Mr. Steve Lentz

Motion to adopt a resolution honoring Mr. Steve Lentz for twelve years of distinguished service as the Mayor of Mundelein.

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 HEARINGS

None.

MAYOR'S REPORT

Mayor Lentz presented street signs to departing Trustees Jenny Berman Ross and Tim Wilson, thanking them for their time on the Board, and stating that the examples they both set--for knowing the community and digging deep--are what future Trustees should aim for.

Annual Commission Re-appointments

Motion to approve Commission re-appointments for the fiscal year of 2025/2026.

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

Re-Appointment of Kerry Garesche

Motion to approve the Commission re-appointment of Kerry Garesche to the Planning and Zoning Commission for another term.

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

Commission Appointment - Dannielle Lyttle - Mundelein Arts Commission

Motion to approve a commission appointment of Dannielle Lyttle to the Mundelein Arts Commission.

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

Commission Appointment - Seth Arp - Mundelein Arts Commission

Motion to approve a commission appointment of Seth Arp to the Mundelein Arts Commission.

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

Proclamation - National Police Week

May 11-17, 2025.

Proclamation - Public Works Week

May 18-24, 2025.

Proclamation - National EMS Week

May 18-24, 2025.

Park Street Seasonal Use License Agreement

Motion to adopt a Resolution Authorizing the Village of Mundelein Park Street Seasonal Use License / License Agreement for Use of Public Property.

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

TRUSTEE REPORTS

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

Ordinance Granting a Variation for the Property Located at 1017 Concord Circle

Motion to pass an Ordinance granting a variation 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 with the conditions outlined in this ordinance.

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

Amended RDA between VOM and Cardinal Square - Mundelein Station

Motion to adopt a Resolution Approving and Authorizing the Execution of an Amendment to the Amended and Restated Redevelopment Agreement by and between the Village of Mundelein and Mundelein Downtown Properties, LLC (Cardinal Square - Mundelein Station).

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

Public Works Committee (Ross, Meier, Lambert)

None

Finance Committee (Schwenk, Juarez, Ross)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between April 15, 2025 and ending April 28, 2025 in the amount of \$689,311.54.

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

Governing Body - AT&T

Motion to approve the payment of bills, as indicated on the report dated 04/28/25.

DATE	VENDOR	AMOUNT
04/28/2025	AT&T LONG DISTANCE	\$551.29
04/28/2025	AT&T	\$2,409.11
04/28/2025	AT&T MOBILITY	\$7,084.47

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

ABSTAIN: Trustee Robin Meier

An Ordinance Amending Title 3 Chapter 8 of the Mundelein Municipal Code regarding Fee Schedule

Motion to pass an Ordinance amending title 3, chapter 8, of the Mundelein Municipal Code: Fee Schedule.

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

An Ordinance amending Section 2.10.040, Functions, Duties, Authority, Bond and Compensation, of Chapter 2.10 Village Administrator

Motion to adopt an ordinance amending section 2.10.040, functions, duties, authority, bond and compensation of Chapter 2.10, Village Administrator, of the Mundelein Municipal Code.

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

MOVER: Trustee Schwenk

SECONDER: Trustee Wilson

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

NAYS: None

ABSTAIN: None

Trustee Schwenk explained this ordinance regarding credit card fees.,

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 Lambert

SECONDER: Trustee Wilson

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

NAYS: None

ABSTAIN: None

Motorola Radio Purchase

Motion to approve purchase order number 25-00178 to Motorola Solutions for two Motorola APX Next portable radios.

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

Police Chief Seeley reminded all that A-May-Zing Mundelein is coming up and volunteers are still being accepted. Friday May 16th is the annual Cop On A Rooftop at all the Dunkin' locations throughout the Village. All donations go to the Special Olympics.

Building Committee (Juarez, Ross, Wilson)

None.

Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

Gewalt Hamilton 2025 (FY26) On-Call Engineering Services

Motion to approve a subsequent purchase order in the amount of \$96,000.00 to Gewalt Hamilton Associates for the 2025 (FY26) on-call engineering services.

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

2025 (FY26) MFT Roadway Improvements Construction Inspection Services

Motion to award a contract and approve a subsequent purchase order to Gewalt Hamilton Associates, Inc. for the construction observation of the 2025 (FY26) MFT Roadway Improvement Project in the amount of \$69,479.00 and authorize the Director of Public Works and Engineering to sign the contract.

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

ABSTAIN: None

2025 (FY26) Construction Inspection Services - Infrastructure

Motion to approve a subsequent purchase order for Gewalt Hamilton Associates for the construction observation of the 2025 (FY26) Infrastructure Improvement Project in the amount of \$39,244.00.

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

MOVER: Trustee Meier

SECONDER: Trustee Juarez

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

NAYS: None

ABSTAIN: None

Trustee Meier pointed out that on May 17 there will be the Public Works Open House; it is a great thing for kids as well as adults.

Other Reports

Mayor Lentz stated he will open the next Board meeting and that during the meeting on May 12th, the new Board members will be sworn in.

SCHEDULED BUSINESS

Omnibus Vote Items

None.

VILLAGE STAFF REPORTS

Village Administrator

No report but Administrator Guenther and on behalf of Staff thanked Trustees Ross and Wilson and Mayor Lentz saying it had been a pleasure to serve with them.

Village Attorney

No report.

Village Clerk

No report.

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 8:28 PM.

Village Clerk