

AGENDA
VILLAGE BOARD MEETING NO. 3322
June 9, 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. Board of Trustees Regular meeting minutes from May 12, 2025

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

- A. Presentation Of Audited Financial Reports for Fiscal Year 2024 by Lauterbach & Amen, LLC

- B. Liquor License Interest - Chelito's Mexican Restaurant - 506 North Lake Street

The Board will make a recommendation on whether to proceed to the liquor license application stage.

- C. Liquor License Interest - Narrow Gate Brewery - 610 East Hawley Street

The Board will make a recommendation on whether to proceed to the liquor license application stage.

- D. Illinois State Historical Society - Best of Illinois History Award

- E. APWA Rodeo Competition

VII. PUBLIC HEARINGS

VIII. MAYOR'S REPORT

- A. **Meeting Call** - Finance Committee Meeting on June 23, 2025 at 7:05 PM at the Village Hall, 300 Plaza Circle, Mundelein, to discuss the Budget Appropriation Ordinance.
- B. **Meeting Call** - Finance Committee Meeting on June 16, 2025 at 3:30 PM at the Village Hall, 300 Plaza Circle, Mundelein, to discuss the TIF II, TIF III, and TIF IV.
- C. Mayoral Proclamation - LGBT Pride Month
- D. Resolution - Lease Agreement Amendment # 1 - Crownhill Packaging, Inc. - 165 North Archer Avenue
Motion to adopt a Resolution Approving and Authorizing the Execution of Amendment # 1 to the Office Lease Between the Village of Mundelein, as Lessor and SupplyOne Wisconsin, LLC, successor in interest to Crownhill Packaging, Inc, as Lessee.
- E. Resolution - Lease Agreement Amendment # 6 - TS Financial - 165 North Archer Avenue
Motion to adopt a Resolution Approving and Authorizing Execution of an Amendment to the Office Lease Between the Village of Mundelein, as Lessor and TS Financial, as Lessee.
- F. Resolution - Lease Agreement Amendment # 4 - Woodland Grove Photography Studio & Gallery - 169 North Archer Avenue
Motion to adopt a Resolution Approving and Authorizing Execution of an Amendment to the Office Lease Between the Village of Mundelein, as Lessor and Woodland Grove Photography Studio & Gallery, as Lessee.
- G. Resolution - Lease Amendment # 1 - Mundelein Community Connection (MCC)
Motion to adopt a Resolution Approving and Authorizing the Execution of Amendment # 1 to the Office Lease Between the Village of Mundelein, as Lessor and Mundelein Community Connection (MCC), as Lessee.
- H. Conveyance of Land to IDOT
Motion to adopt a Resolution Approving and Authorizing the Execution of a conveyance of land from the Village of Mundelein to the Illinois Department of Transportation (IDOT).
- I. Ordinance amending section 5.106.020 of chapter 5.106 of the Mundelein Municipal Code regarding business registrations for adult-use cannabis dispensing organizations.
Motion to pass an Ordinance amending section 5.106.020 of chapter 5.106 of the Mundelein Municipal Code regarding business registrations for adult-use cannabis dispensing organizations.
- J. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code – Class VG Liquor License - Smokin' Jacks BBQ

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to increase the number of Class VG licenses authorized in the Village of Mundelein as it relates to Smokin' Jack's BBQ, Inc. at 32 East Park Street.

- K. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class B2 Liquor License - MK& W Limited

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class B2 licenses authorized in the Village of Mundelein as it relates to MK & W Limited 4 East Hawley Street.

- L. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class M1 Liquor License - Bosacki's Home Brew

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class M1 licenses authorized in the Village of Mundelein as it relates to Bosacki's Home Brew at 610 East Hawley Street.

- M. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class M2 Liquor License - Tonality

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class M2 licenses authorized in the Village of Mundelein as it relates to Tonality Brewing at 169 North Seymour Avenue.

- N. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class N Liquor License - Lakeshore Dance Academy

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class N licenses authorized in the Village of Mundelein as it relates to Lakeshore Dance Academy, Inc.

IX. TRUSTEE REPORTS

- A. [Community Happenings Committee \(Grieco, Juarez, Lambert\)](#)

1. Report from Trustee Grieco

- B. Community and Economic Development Committee (Juarez, Grieco, Ugaste)

1. Proposed Telecommunications Tower and Facility at 416 University Drive - PZC2025-0012

Motion to authorize staff to draft an ordinance granting a special use and (3) variations related to the proposed wireless telecommunications tower and facility in the Institutional Zoning District at 416 University Drive.

2. Resolution - Amended and Restated Economic Development Assistance Agreement - JRM Park, LLC - 506 North Seymour Avenue

Motion to adopt a Resolution Approving an Amended and Restated Economic Incentive Agreement between the Village of Mundelein and JRM Park, Inc. for the property located at 506 North Seymour Avenue.

C. [Public Works & Engineering Committee \(Lambert, Schwenk, Krinski\)](#)

1. Wellington Avenue Drainage Analysis

Report presentation; no action necessary.

2. Resolution - Water Resource Recovery Facility - Phosphorus Removal Chemical

Motion to adopt a Resolution waiving bids, accepting a proposal from Chemtrade Chemicals US LLC. from Detroit, MI, for phosphorus removal chemicals, and approving the purchase order number 26-00272 in the amount of \$130,000.00.

D. [Finance Committee \(Schwenk, Krinski, Grieco\)](#)

1. Fiscal Year 2024 Audited Financial Reports

Motion to accept the Fiscal Year 2024 Audited Financial Reports as presented by Lauterbach & Amen, LLP.

2. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between May 13, 2025 and ending June 9, 2025 in the amount of \$3,386,983.84.

E. [Public Safety Committee \(Ugaste, Lambert, Schwenk\)](#)

1. Budget Amendment - Extrication Tools

Motion to approve a FY2026 budget amendment of account number 272-335-48599 in the amount of \$41,745.00 to purchase extrication tools which will be offset by the awarded Office of the State Fire Marshall (OSFM) Small Tools Grant and a donation from Foreign Fire.

2. Purchase of Extrication Equipment

Motion to approve purchase order number 26-00312 in the amount of \$90,690.00 for two full sets of Extrication Equipment.

3. Budget Amendment - Annual Flock LPR Service Subscription

Motion to approve a FYE2026 budget amendment of account number 100-35-47011 in the amount of \$25,000.00 for Flock LPR camera service subscription, which will be offset by the awarded Illinois Attorney General's Organized Retail Theft Grant.

4. Purchase of Annual Flock LPR Service Subscription

Motion to approve purchase order number 26-00317 and payment to Flock Safety in the amount of \$25,000.00 for the annual LPR camera services subscription.

5. District 75 Police Services Agreement

Motion to authorize the Mayor and the clerk to sign the District 75 Police Services Agreement.

F. [Building Committee \(Krinski, Ugaste, Juarez\)](#)

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. IRMA - April 2025 Deductible

Motion to approve purchase order number 25-00303 in the amount of \$66,446.27 to IRMA for the FY25 April 2025 Deductible.

2. Contractual Pavement Rejuvenation Program

Motion to approve purchase order number 26-00298 in the amount of \$60,000 to Corrective Asphalt for the contractual pavement rejuvenation program.

3. NICASA - Deflection Grant 12/23/2024 - 03/16/2025

Motion to approve purchase order number 25-00319 in the amount of \$40,113.00 to NICASA for the Deflection Grant 12/23/2024 - 03/16/2025.

4. Purchase of Lucas Automatic Chest Compression System

MOTION to approve purchase order number 26-00339 to Stryker Sales LLC. to purchase the Lucas v3.1 chest compression system in the amount of \$27,722.70. This also includes a 5-year service plan that covers all maintenance and repairs.

5. Daniel Beelow - Sales Tax Rebates FY2025

Motion to approve purchase order number 25-00342 in the amount of \$100,000.00 to Daniel Beelow for Sales Tax Rebates FY2025.

6. Mundelein School D75-TIF 2024

Motion to approve purchase order number 25-00343 in the amount of \$33,327.22 to Mundelein School District 75 for TIF 2024 Fiscal Year 2025.

7. Mundelein High School TIF 2024

Motion to approve purchase order number 25-00344 in the amount of \$45,377.14 to Mundelein High School for TIF 2024 Fiscal Year 2025.

8. Morris Station TIF 2 Note

Motion to approve purchase order number 25-00345 in the amount of \$21,046.66 to Morris Station LLC for TIF 2 Note Payment Fiscal Year 2025.

9. Pavement Marking Program

Motion to approve purchase order number 26-00351 for contractual road striping services by Highstar Traffic in the amount of \$30,000.00.

10. Purchase of 437 North Chicago Avenue

Motion to approve purchase order number 26-00358 for \$740,000 to Chicago Title Company for the purchase of 437 North Chicago Avenue.

11. Economic Incentive Reimbursement - JRM Park LLC

Motion to approve purchase order number 26-00353 and payment in the amount of \$150,000.00 for the Economic Incentive Agreement Reimbursement for JRM Park, LLC that was approved at the August 12, 2024, Board Meeting, Resolution No. R-24-08-41.

12. BIG Reimbursement Request - JRM Park LLC

Motion to approve purchase order number 26-00348 and payment in the amount of \$50,000.00 for the Business Incentive Grant Reimbursement for JRM Park, LLC that was approved at the August 12, 2024, Board Meeting, Resolution No. R-24-08-41.

13. BIG Reimbursement Request - Revel Taste

Motion to approve purchase order number 26-00336 and payment in the amount of \$25,000.00 for the Business Incentive Grant Reimbursement for Revel Taste, Resolution No. R-24-07-35.

14. Administrative Consulting Specialists, LLC (ACS) - Consulting Services

Motion to approve purchase order number 26-00355 in the amount of \$20,000 to Administrative Consulting Services, LLC. (ACS) for grant writing services.

15. Cyberclan - Disaster Recovery

Motion to approve purchase order number 26-00321 in the amount of \$76,800 for the purchase of VEEAM-DRass (Disaster Recovery as a Service).

16. Cyberclan - Insurance Reimbursable

Motion to approve purchase order number 25-00360 in the amount of \$49,050 and purchase order number 25-00631 in the amount of \$90,268.75 costs to be covered from Insurance.

17. Resolution - MGP - Microsoft 365 Application Configuration, Development, and Maintenance

Motion to adopt a resolution and allow the Assistant Village Administrator to sign the Supplemental Statement of Work with Municipal GIS Partners (MGP) for Governance, Implementation and Training on Microsoft 365 and approve purchase order number 26-00346 in the amount of \$30,000.

18. Purchase Order for Burke, Warren, MacKay, & Serritella

Motion to approve purchase order number 25-00370 and payment in the amount of \$25,639.00 for legal fees regarding the Flaherty & Collins development to be charged to their escrow account with the Village.

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.