

CALL TO ORDER

The 3323th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on June 23, 2025 at 300 Plaza Circle, Mundelein.

Due to Mayor Meier's absence, Mayor Pro Tem Schwenk called the meeting to order at 7:00 PM.

ATTENDANCE

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

Board Attendance

PRESENT: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Ugaste, Mayor Pro Tem Schwenk

ABSENT: Mayor Meier

Village Attendance

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

ABSENT: Assistant Village Administrator Monroe, Building Department Director Sellas

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Schwenk led the Pledge of Allegiance.

MINUTES APPROVAL

Approval of Meeting Minutes

Motion to approve the Board of Trustees Regular meeting minutes from June 9, 2025.

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

MOVER: Trustee Schwenk

SECONDER: Trustee Juarez

AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste

NAYS: None

ABSTAIN: None

PUBLIC COMMENTARY

Joseph Schwan spoke asking about the status of the Ivanhoe project (Mr. Schwan hasn't seen anything about it recently). Administrator Guenther replied that there are continued discussions with the developer, the Lake County Department of Transportation, Illinois Department of Transportation, etc. There are a lot of agreements and documents that

need to be finalized and not to expect shovels in the ground until the end of next year. Also Mr. Schwan asked about the cannabis dispensary that was planned for the empty Bank of America building by Target. Mayor Pro Tem answered that a second license was approved. Mr. Schwan stated that his neighbors are not happy about that being that it being so out in the open unlike the other dispensary in town that is back in an industrial area. He and his neighbors don't feel it is a good fit for the area with all the children around the stores. And lastly he wanted to commend the Mundelein Police Department; he keeps up with the Village news when out of town and never hears anything about Mundelein and that's good news.

Gavrav Choudhary spoke also about the cannabis dispensary. He lives across the road from where this business will be located and does not want it there. Numerous friends/neighbors were in attendance and felt the same.

PRESENTATIONS / AWARDS

Carl Sandburg Middle School Band Award

The Village presented the Carl Sandburg Middle School 8th grade concert band with a sign that will be placed outside near the school marking their success at being named 2025 Honor Band at SuperState in Champaign, Illinois, putting them at the top of the best middle school bands in the State of Illinois. Moulee Gupta, band director, spoke about the great honor and what it meant to the students.

PUBLIC HEARINGS

Public Hearing - FYE2026 Appropriation Ordinance

Recess into Public Hearing for FYE2026 Appropriation Ordinance

Motion to recess into a public hearing for the FYE2026 Appropriation Ordinance.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Recessed into Public Hearing 7:14 PM.

Reconvene the Village Board Meeting

Motion to reconvene the Village Board Meeting.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Attendance

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

Board Attendance

PRESENT: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Ugaste, Mayor Pro Tem Schwenk

ABSENT: Mayor Meier

Village Attendance

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

ABSENT: Assistant Village Administrator Monroe, Building Department Director Sellas

MAYOR'S REPORT

Proclamation - Loving Day

Trustee Ugaste read the proclamation for Loving Day, June 12. This day marks the anniversary of the 1967 United States Supreme Court decision that struck down all anti-miscegenation laws remaining in 16 US states.

Amending Ordinance No 81-10-31 - Village Administrator

Motion to pass an Ordinance amending ordinance no. 81-10-31, an Ordinance establishing the office of the Village Administrator for the Village of Mundelein, Lake County, Illinois.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Krinski
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

NuePrint Lease Agreement - 161-165 North Archer Avenue, Mundelein, Illinois

Motion to adopt a Resolution approving and authorizing execution of a Lease Agreement between the Village of Mundelein, Landlord, and NuePrint, Inc. (Tenant) at 161-165 North Archer Avenue.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Lambert
AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS: None
ABSTAIN: None

Luxe Lease Agreement - 161 - 165 North Archer Avenue, Mundelein, Illinois

Motion to adopt a Resolution approving and authorizing execution of a Lease Agreement between the Village of Mundelein, Landlord, and Iverson & Company d/b/a Luxe Biz Partners (Tenant) at 161-165 North Archer Avenue.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Lambert
AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS: None
ABSTAIN: None

ICR24/7 Inc. Storage Lease Agreement - 161 - 165 North Archer Avenue

Motion to adopt a Resolution authorizing the Village of Mundelein to enter into a Storage Lease Agreement with ICR24/7 Inc. at 161-165 North Archer Avenue, Mundelein, IL.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Grieco
AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS: None
ABSTAIN: None

Community Service Award and Recognition Program Board Policy

Motion to approve the Community Service Award and Recognition Program Board Policy VB-25-01.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Krinski

AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Trustee Lambert stated this was something she had proposed before and was very happy that it was going to pass this evening.

Ordinance Amending Section 9.08.010 of the Mundelein Municipal Code~Definitions: Special Events

Motion to pass an Ordinance Amending Section 9.08.010 Definition Special Events.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Ordinance to Amend the Village Code Regulating Traffic - Specific to Alleys

Motion to pass an Ordinance to amend Chapter 10.32 of the Mundelein Municipal Code, regulating traffic in alleys.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Krinski
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Report from Trustee Grieco

Trustee Grieco named the upcoming events: Park on Park is back (second Wednesday evening), Mundelein Business Mixer Thursday June 26 on the Village Hall Patio, Community Days July 3--6 (full schedule on Village website), Concerts in the Park Sundays, the Parade on July 6, the Old #1 Firetruck Birthday Bash on July 5.

Community and Economic Development Committee (Juarez, Schwenk, Grieco)

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

Motion to pass an Ordinance Granting a Special Use and Certain Variations for the Property Located at 416 University Drive, Mundelein, Illinois.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Juarez
SECONDER: Trustee Ugaste
AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS: None
ABSTAIN: None

Driven Car Wash - Special Use Permit Amendment, 301 Townline Road - PZ2025-0026

Motion to authorize staff to draft an ordinance amending a Special Use Permit, Ordinance No. 22-11-53, regarding changes to materials for Driven Car Wash, 301 Townline Road.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Juarez
SECONDER: Trustee Krinski
AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS: None
ABSTAIN: None

Public Works & Engineering Committee (Lambert, Krinski, Juarez)

IGA Amendment #2 - Libertyville Shared Service

Motion to authorize the Mayor to sign the second amendment to the Intergovernmental Agreement between the Village of Mundelein and the Village of Libertyville regarding lab technician services.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Lambert
SECONDER: Trustee Grieco
AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS: None
ABSTAIN: None

Finance Committee (Schwenk, Ugaste, Grieco)

FYE2026 Appropriation Ordinance

Motion to pass the Annual Appropriation Ordinance of the Village of Mundelein, Lake County, Illinois for the fiscal year beginning May 1, 2025, and ending April 30, 2026.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between June 10, 2025 and ending June 23, 2025 in the amount of \$1,668,021.77.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Krinski
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Trustee Schwenk noted that there are a lot of Community Days Expenses included in this amount. There are many volunteers that get the contracts ready for the bands, etc., and thank you to the Finance Department for their role in this.

Entertainment Tax Ordinance Amendment

Motion to approve an Amendment to Ordinance Section 3.68.040, Collection of Tax, of Chapter 3.68, Entertainment Tax.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Public Safety Committee (Ugaste, Lambert, Krinski)

An Ordinance Amending Chapter 2.40 of the Mundelein Municipal Code, Police

Department, with Respect to Full-Time Police Officers.

Motion to pass an Ordinance amending Chapter 2.40 of the Mundelein Municipal Code, Police Department, with respect to full-time police officers.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Ugaste
SECONDER:	Trustee Krinski
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

An Ordinance Amending Chapter 2.36 of the Mundelein Municipal Code Regarding the Fire Department

Motion to pass an ordinance amending Chapter 2.36 of the Mundelein Municipal Code with respect to full-time firefighter paramedics.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Ugaste
SECONDER:	Trustee Lambert
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

There will be a Blood Drive on July 5 and the Pancake Breakfast is on July 6.

Building Committee (Krinski, Ugaste, Schwenk)

No report.

Other Reports

None.

SCHEDULED BUSINESS

Omnibus Vote Items

IRMA-May 2025 Deductible

Motion to approve purchase order number 26-00404 in the amount of \$48,699.03 to IRMA for May 2025 Deductible.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk

SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Open Gov

Motion to approve purchase order number 26-00405 in the amount of \$85,000 to Open Gov for the Annual Support period of 06/01/2025 - 05/31/26.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Toshiba Copier Contract

Motion to adopt a Resolution approving a FMV lease Agreement by and between the Village of Mundelein and Toshiba Financial Services.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Convergent Technologies

Motion to approve purchase order number 26-00394 to Convergent Technologies in the amount of \$23,462.00 for the annual premier support for PW Cameras, Access Doors, Keypads, etc.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro Tem Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

VILLAGE STAFF REPORTS

Village Administrator

None

Village Attorney

None

Village Clerk

None

EXECUTIVE SESSION

Executive Session

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

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Motion to recess into Executive Session 7:37 PM.

Reconvene Village Board Meeting

Motion to reconvene Village Board Meeting.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Lambert
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Motion to reconvene Village Board Meeting 8:08 PM.

Attendance

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

Board Attendance

PRESENT: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Mayor Pro

Tem Schwenk, Trustee Ugaste
ABSENT: Mayor Meier

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Community Development Director Orenchuk

ABSENT: Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Police Chief Seeley, Building Department Director Sellas, Public Works and Engineering Director Boeche

Action from Executive Session

None

OTHER BUSINESS

None

ADJOURNMENT

Adjourn the Regular Board Meeting

Motion to Adjourn the Regular Board Meeting

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

MOVER: Trustee Schwenk

SECONDER: Trustee Krinski

AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste

NAYS: None

ABSTAIN: None

Regular Board Meeting adjourned at 8:08 PM.

Village Clerk