

AGENDA
VILLAGE BOARD MEETING NO. 3324
July 14, 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. Minute Approval

Motion to approve the Board of Trustees Regular meeting minutes from June 23, 2025.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

VII. PUBLIC HEARINGS

VIII. MAYOR'S REPORT

A. **MEETING CALL** - Committee of the Whole on July 28, 2025 at 6:00 PM for a Social Media Presentation

B. Commission Appointment - Economic Development Commission - David Shutan

Motion to approve a commission appointment of David Shutan to the Economic Development Commission.

C. Commission Appointment - Planning and Zoning Commission - Tim Wilson

Motion to approve a commission appointment of Tim Wilson to the Planning and Zoning Commission.

D. 2024 Employee Reference Manual - Ordinance clarifying Ordinance NO. O-24-06-26

Motion to adopt Ordinance No.O-25-07-53, an Ordinance clarifying Ordinance No. O-24-06-

26, adopting the 2024 Employee Reference Manual for the Village of Mundelein.

E. 2024 Employee Reference Manual - Resolution

Motion to approve Resolution No. R-25-07-43, adopting the 2024 Employee Reference Manual for the Village of Mundelein.

F. 2025 Employee Reference Manual

Motion to adopt Resolution No. R-25-07-44, a resolution adopting the 2025 Employee Reference Manual for the Village of Mundelein.

G. Ordinance Decrease Class FB and Increase Class F - Taste of Paris

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class FB licenses and increase the number of Class F licenses authorized in the Village of Mundelein as it relates to Taste of Paris at 161 North Seymour Avenue.

H. Ordinance to Increase Class F - Chelitos

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to increase the number of Class F licenses authorized in the Village of Mundelein as it relates to Chelitos Mexican Restaurant at 506 North Lake Street.

I. Proclamation - National Night Out

IX. TRUSTEE REPORTS

A. Community Happenings Committee (Grieco, Juarez, Lambert)

1. Report from Trustee Grieco

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

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

Motion to pass an Ordinance Amending Ordinance No. 22-11-53, An Ordinance Approving a Final Plat of Patriot's Plaza Resubdivision and Granting a Special Use Permit and Variation to Driven Car Wash for the Property Located at 301 Townline Road.

2. Text Amendment - Home Day Cares - PZ2025-0012

Motion to authorize staff to draft an ordinance denying the proposed text amendment relating to Section 20.68.040 of the Zoning Ordinance to increase the maximum number of children permitted in a home day care from six (6) children of outside households to sixteen (16).

3. TIF Eligible Redevelopment Costs - D.R. Horton, Inc.

Motion to adopt a Resolution Approving TIF Eligible Redevelopment Costs for D.R. Horton, Inc. – Midwest for Redevelopment Project (The Townes at Oak Creek) in the amount of \$2,840,000.00.

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

1. Wellington Drainage Improvement - Engineering Design Services

Motion to award a Professional Services Agreement for the Wellington Avenue Stormwater Improvements in the amount of \$27,345.00 and approve purchase order number 26-00424 to HR Green, Inc.

2. Resolution Approving Rider #2 to a Highway Authority Agreement Regarding 4 East Hawley Street

Motion to adopt a Resolution Approving and Authorizing the Execution of Rider #2 to the BP Highway Authority Agreement regarding the Property at 4 East Hawley Street, Mundelein, Illinois and authorize the Mayor and Village Clerk to sign the Rider.

3. Water Meter Purchase For Area Development and Stock

Motion to approve purchase order number 26-00427 in the amount of \$67,000.00 to Midwest Meter for Fiscal Year 2026.

4. Diffusers for Aeration Tanks at Water Resource Recovery Facility

Motion to adopt a Resolution waiving bids, accepting a proposal from EDI (Environmental Dynamics International) for the replacement of FlexAir Diffusers and approving the purchase order number 26-00432 in the amount of \$24,860.00.

5. Vehicle Purchases - Public Works & Engineering, Police, and Fire

Motion to adopt a Resolution Waiving Bids, Accepting Proposals, and Approving Purchase Orders as follows:

- Sutton Ford, Matteson, IL purchase order numbers 26-00453, 26-00455, & 26-00457 in the amount of \$255,451.34 for public works vehicles;
- Rush Truck Center, Springfield, IL, purchase order number 26-00444 in the amount of \$104,998.00 for public works vehicles;
- Currie Motors, Frankfort, IL, purchase order numbers 26-00446, 26-00448, & 26-00450 in the amount of \$133,186.00 for police vehicles;
- Foster Coach Sales, Inc, Sterling, IL, purchase order number 26-00371 in the amount of \$336,955.00 for an ambulance; and
- authorizing purchase orders for the installation of additional equipment from various vendors in the amount of \$371,594.53.

The total price for vehicles and equipment is \$1,202,184.87.

D. Finance Committee (Schwenk, Ugaste, Grieco)

1. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between June 24, 2025 and ending July 14, 2025 in the amount of \$1,521,458.39.

E. Public Safety Committee (Ugaste, Lambert, Krinski)

1. District 120 Police Services Agreement

Motion to authorize the Mayor and the clerk to sign the District 120 Police Services Agreement.

F. Building Committee (Krinski, Ugaste, Schwenk)

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. BIG Reimbursement Request - Tropical Smoothie Cafe

Motion to approve payment in the amount of \$7,925 for the Business Incentive Grant Reimbursement for Tropical Smoothie Cafe, Resolution No. R-24-09-50

2. Overhead Line Burial - Seymour Avenue

Motion to authorize the Director of Public Works and Engineering to sign the proposal and approve a purchase order number 26-00442 in the amount of \$94,770.00 to Krause Electrical Contractors for the installation of underground electrical wiring to the properties affected by the removal of the overhead electrical lines along Seymour and Maple Avenues.

3. Lauterbach & Amen, LLP. - Actuarial Services

Motion to authorize the Finance Director to sign a four-year agreement for actuarial services with Lauterbach & Amen LLP for FY2025- FY2028.

4. Purchase Order for Farr Associates from Ivanhoe Village escrow account

Motion to approve purchase order number 26-00420 and payment in the amount of \$35,000.00 for consultation fees regarding the Ivanhoe Village development to be charged to their escrow account with the Village.

5. Paramedic Billing Services - Purchase Order

Motion to approve purchase order number 26-00431 in the amount of \$60,000 to pay Paramedic Billing Services their 4% commission rate for all payments collected related to non-GEMT ambulance transports and Fire Billing invoices from June 1, 2025 through April 30, 2026.

6. Invoice payment approval for GEMT to Illinois Department of Healthcare / Family Services

Motion to approve purchase order number 26-00459 and invoice in the amount of \$342,959.96 to the Illinois Department of Health Care and Family Services.

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.