

AGENDA
VILLAGE BOARD MEETING NO. 3327
August 25, 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. **Motion** to approve the Board of Trustees Regular meeting minutes from August 11, 2025.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

VII. PUBLIC HEARINGS

VIII. MAYOR'S REPORT

- A. Announce the promotion of Sergeant Stephen Balogh

- B. Commission Appointment - Bob Poletto - Mundelein Community Days Commission

Motion to approve a commission appointment of Bob Poletto to the Mundelein Community Days Commission.

- C. Mayoral Proclamation - Ovarian Cancer Awareness Month

- D. Mayoral Proclamation - Hispanic Heritage Month

- E. Phase 2 Lease Agreement Amendment - ICR247 - 165 North Archer Avenue

Motion to adopt a Resolution Approving and Authorizing the Execution of Amendment # 1 to

the Phase 2 Lease Between the Village of Mundelein, as Lessor and ICR24/7 Inc., as Lessee.

F. Lease Agreement - Gakuto Club - 165 North Archer Avenue

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

G. Amendment to Municipal Code 10.32 Related to Parking on Anthony Avenue

Motion to pass an ordinance amending Chapter 10.32 of the Mundelein Municipal Code, restricting parking on Anthony Avenue.

H. Amendment to Municipal Code 10.28 to Specify Stop Signs

Motion to pass an ordinance amending Chapter 10.28.050 of the Mundelein Municipal Code, Stop Signs.

IX. TRUSTEE REPORTS

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

1. Community Happenings Report from Trustee Grieco

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

1. Dream Clean / Dunkin - Route 60 and Schank Avenue - Approval of Preliminary PUD and Special Use

Motion to pass an Ordinance approving a preliminary plan and special use permit for an automotive car wash and drive-through restaurant on property near the west corner of Illinois Route 60 and Schank Avenue.

2. Ordinance Granting a Variation for Property Located at 900 Tower Road

Motion to pass an Ordinance granting a variation from Section 20.48.040 (AA) of the Zoning Ordinance for the property located at 900 Tower Road.

3. Contract Professional Services - Economic Development

Motion to adopt a Resolution Authorizing the Village Administrator's Signature on a Contract for Professional Services for Lynch Community Development LLC, and approving purchase order number 26-00540 in an amount not to exceed \$42,000.00.

4. BIG Grant Application - Lakes Apothecary - 404 North Seymour Avenue

Motion to adopt a resolution approving a Business Incentive Grant and approving purchase order No. 26-00534 in the amount of \$4,706.00, relating to interior improvements for Lakes Apothecary, for the property located at 404 North Seymour Avenue, Mundelein, Illinois.

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

1. Budget Amendment - Route 45 at Townline Square Pedestrian Improvements

Motion to approve an FYE2026 budget amendment for account number 342-266-48799 in the amount of \$151,906.60, accept all submitted bids and to award a contract and approve purchase order number 26-00527 to Alliance Contractors, Inc. in the amount of \$151,906.60 subject to receipt of required bonding and insurance for the Route 45 at Townline Square Pedestrian Improvements project and authorize the Director of Public Works and Engineering to sign said contract.

2. Fuel Island Hardware and Software Upgrades

Motion to approve purchase order number 26-00513 to Stenstrom Petroleum Services in the amount of \$20,220.00 for hardware and software for the fuel islands.

3. Electric Vehicle Charging Station - Reject Bids

Motion to adopt a Resolution to reject the proposal received for the Electric Vehicle Charging Station project.

4. Budget Amendment - Urban Mobility Plan

Motion to approve an FYE2026 budget amendment for account number 342-266-48799 in the amount of \$103,490.00, authorize the Director of Public Works and Engineering to sign the proposal for professional engineering services for the Urban Mobility Infrastructure Plan from Christopher B. Burke Engineering, Ltd. in the amount of \$103,490.00 and approve purchase order number 26-00539 for the same amount.

5. Courtland Commons Pedestrian Bridge

Motion to approve an FYE2026 budget amendment for account number 414-445-48799 in the amount of \$31,343.73, authorize the Director of Public Works and Engineering to sign a Design-Build Agreement with Burke LLC for the design and construction of the Courtland Commons Pedestrian Bridge project and authorize approval of purchase order number 26-00538 in the amount of \$547,950.

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 August 12, 2025 and ending August 25, 2025 in the amount of \$2,605,295.97.

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

1. Intergovernmental Agreement for the purchase, installation, operation and maintenance of a Weather Warn Activation Controller

Motion to adopt the Resolution and authorize the Mayor to sign the Intergovernmental Agreement between the Village of Mundelein, Village of Vernon Hills, Village of Libertyville, and the Countryside Fire Protection District.

- F. Building Committee (Krinski, Ugaste, Schwenk)
- G. Other Reports
- X. SCHEDULED BUSINESS
 - A. Omnibus Vote Items
 - 1. IRMA Remainder FY2026 Deductible

Motion to approve purchase order number 26-00530 in the amount of \$630,000.00 to IRMA for the remainder of FY2026 deductible.
 - 2. Comcast Franchise Agreement

Motion to pass an Ordinance authorizing the Village of Mundelein to enter into a Cable Television Franchise Agreement with Comcast of Illinois XIII, LP.
- 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.