

CALL TO ORDER

The 3326th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on August 11, 2025 at 300 Plaza Circle, Mundelein. Mayor Meier called the meeting to order at 7:00 PM.

ATTENDANCE

Deputy Clerk Lynne Monroe took the roll call. It indicated as follows:

Board Attendance

PRESENT: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk

ABSENT: Clerk Walsh, Trustee Lambert, Trustee Ugaste

Village Attendance

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

ABSENT:

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from July 28, 2025.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Krinski
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Bill Strom talked about the Village Green Golf Course, which belongs to Mundelein High School. He asked the Village to consider not changing the zoning from its current use. There are environmental, lighting, and noise concerns if the school makes changes to the golf course. The Mayor suggested he bring this to the District 120 board, which Mr. Strom said he was going to do so at their next board meeting on August 12, 2025.

Colleen Tancredi from the Beautification Committee discussed the Excellence in Gardening award.

Eileen Ronan-Gronchowski - Read a text message from Kerry Garesche and discussed the correlation of chemicals used by Clarke for mosquitos and bird diversity decline and crop destruction.

PRESENTATIONS / AWARDS

No presentations or award.

PUBLIC HEARINGS

Recess into a Public Hearing for the Comcast Franchise Ordinance

Motion to recess into a Public Hearing to discuss the Comcast Franchise Ordinance. The Public Hearing started at 7:19 PM.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

Reconvene the Village Board Meeting

Motion to reconvene the Village Board Meeting. The board meeting was reconvened at 7:21 PM.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Krinski
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

Attendance

Deputy Clerk Lynne Monroe took the roll call. It indicated as follows:

Board Attendance

PRESENT: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
ABSENT: Clerk Walsh, Trustee Lambert, Trustee Ugaste

MAYOR'S REPORT

MEETING CALL - Finance Committee Meeting on August 25, 2025 at 6:00 PM to discuss the Grocery Tax.

Mayer Meier called a Finance Committee Meeting on August 25, 2025.

Proclamation - Miss Mundelein

Mayor Meier presented the proclamation to Miss Mundelein.

Bird City USA Designation

Motion to adopt a resolution for Bird City USA Designation.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Krinski
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

2025 Village Administrator Employment Agreement

Motion to pass an Ordinance approving and authorizing the execution of the continued employment agreement with the Village Administrator.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Arnold Krinski
SECONDER:	Trustee Jennifer Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

- Wednesday, August 13, 2025: Park on Park — 4:00 PM to 8:00 PM
- Saturday, August 16, 2025: Farmers Market — Every Saturday morning, 8:00 AM to Noon
- Sunday, August 17, 2025: Concert in the Park — Featuring Real Time Noise is the band, Starting at 5:00 PM
- Thursday, August 21, 2025: Coffee with the Mayor & Trustee Schwenk will be held at the Mundelein Police Department - 221 North Lake Street, 6:30 PM

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

Text Amendment submitted by Yadira Reyes - Home Day Cares

Motion to pass an Ordinance denying the Text Amendment submitted by Yadira Reyes requesting an increase in the maximum number of children permitted in a home day care from six (6) children from outside households to sixteen (16).

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Schwenk
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

S.T.A.R. Grant Application - Smokin BBQ on 45

Motion to adopt a Resolution approving a S.T.A.R. Grant relating to interior lighting improvements for Smokin BBQ on 45, for the property located at 428 North Lake Street, Mundelein, Illinois.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Krinski
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

Variance - 900 Tower Road - PZ2025-0022

Motion to authorize staff to prepare an ordinance approving a variation from Section 20.48.040(AA) of the Zoning Ordinance for the property located at 900 Tower Road,

subject to the recommended conditions.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Schwenk
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

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

2026 (FY27) Design Engineering Services - Infrastructure

Motion to authorize the Director of Public Works and Engineering to sign the proposal for design engineering services agreement for the 2026 Street and Infrastructure Improvement Project and approve purchase order number 26-00499 for Gewalt Hamilton Associates, Inc. for the amount of \$156,737.00.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Arnold Krinski
SECONDER:	Trustee Jennifer Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

Concrete Sidewalk Program

Motion to adopt a Resolution waiving bids, accepting a proposal from Schroeder & Schroeder Inc, Skokie, IL, for sidewalk repair services, and approving purchase order number 26-00506 in the amount of \$260,000.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Krinski
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

Downtown Brick Paver Replacement

Motion to adopt a Resolution waiving bids, accepting a proposal from LandCare USA LLC, Park City, IL, for brick paver replacement services, and approving purchase order number 26-00511 in the amount of \$73,600.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Arnold Krinski
SECONDER:	Trustee Daniel Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk

NAYS:	None
ABSTAIN:	None

Water Reclamation PLC System Replacement

Motion to adopt a Resolution to waive bids, authorize an agreement with Concentric Integration, LLC to complete the replacement of the wastewater PLC system, and ratify the purchase order 26-00516 in the amount of \$249,700.00 for said service.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Arnold Krinski
SECONDER:	Trustee Erich Schwenk
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

Brick Paver Purchase

Motion to approve purchase order number 26-00510 for Northfield Block Company for \$21,737.00 for brick pavers.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Arnold Krinski
SECONDER:	Trustee Erich Schwenk
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

Finance Committee (Schwenk, Ugaste, Grieco)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between July 29, 2025 and ending August 11, 2025 in the amount of \$1,276,487.16.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Daniel Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

Opening of An Additional Bank Account and Signatories for Village Bank Deposit Funds

Motion to pass an Ordinance authorizing the Opening of an additional bank account and signatories for Village Bank Deposit Funds.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
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MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

Public Safety Committee (Ugaste, Lambert, Krinski)

No motions.

Chief Seeley announced the upcoming Citizen and Latino Citizen Police Academy classes as follows:

- Community – September 10, 2025 – October 29, 2025 - Wednesdays from 6:30 PM – 8:30 PM
- Latino - September 11, 2025 – October 30, 2025 - Thursdays from 7:00 PM – 9:00 PM

Chief Seeley also thanked everyone who came out to National Night Out on Tuesday, August 5, 2025, it was a very successful event.

No report from the Fire Department.

Building Committee (Krinski, Ugaste, Schwenk)

No motions and no report.

Other Reports

No other reports

SCHEDULED BUSINESS

Omnibus Vote Items

There were no omnibus vote items.

VILLAGE STAFF REPORTS

Village Administrator

No report and no executive session.

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

No other business.

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

The regular board meeting was adjourned at 7:39 PM.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk
NAYS:	None
ABSTAIN:	None

Village Clerk