

CALL TO ORDER

The 3327th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on August 25, 2025 at 300 Plaza Circle, Mundelein. Mayor Meier called the meeting to order at 7:01 PM.

ATTENDANCE

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

Board Attendance

PRESENT: Trustees Grieco, Juarez, Krinski, Lambert, Schwenk, Ugaste, Mayor Meier

ABSENT: None

Village Attendance

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

ABSENT: Finance Director Miller

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from August 11, 2025.

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

Announce the promotion of Sergeant Stephen Balogh

Mr. Balogh was sworn in. Police Chief Seeley spoke about Mr. Balogh's background and experience.

Commission Appointment - Bob Poletto - Mundelein Community Days Commission

Motion to approve a commission appointment of Bob Poletto to the Mundelein

Community Days Commission.

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

PUBLIC COMMENTARY

Gail Becke spoke regarding pedestrian accidents on Route 45 in Mundelein. She also told about incidents she has had with aggressive drivers and wants the Police Department to aware of this.

Michelle Kainovic and Gabby Cervantes spoke, the co-sponsor fund raising chairs for the Mundelein Citizen Police Academy Alumni Assoc. National Night Out and thanked everyone that made that event with the dunk tank a success. Ms. Kainovic presented gifts to Trustees Juarez, Ugaste, Deputy Chief Poynor, and Chief Seeley in appreciation. She said the dunk tank was a true success and the kids loved it. These sorts of events build a strong community.

Kyle Snow, Shawn Killacky, Gabriella Whipple, Melissa Norton, Lauren Boardman, Corey Tafoya, David Ellsworth, Mark Ponce, and Courtney Wilhelm Billillier all spoke regarding the Ivanhoe Village project.

PRESENTATIONS / AWARDS

None.

PUBLIC HEARINGS

None.

MAYOR'S REPORT

Mayoral Proclamation - Ovarian Cancer Awareness Month

Mayor Meier read the Ovarian Cancer Awareness Proclamation

Mayoral Proclamation - Hispanic Heritage Month

Mayor Meier read the Hispanic Heritage Month Proclamation. This observance began in 1968 as Hispanic Heritage Week under President Lyndon B. Johnson, but was enacted into federal law on August 17, 1988, calling upon public officials, educators, librarians, and all the people of the United States to observe this time with ceremonies, activities,

and programs.

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.

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

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.

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

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.

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

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.

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

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Trustee Grieco reminded all about the ongoing Farmers Market on Saturdays, the upcoming Art Festival September 6 and 7, and Tighthead Bingo on the 4th Monday of the month.

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

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.

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

Trustee Juarez wanted to ensure that the Dunkin' will be built first so it isn't just a car wash and pointed out that no video-gaming is permitted.

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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste

NAYS:	None
ABSTAIN:	None

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.

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

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.

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

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

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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Lambert
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste

NAYS:	None
ABSTAIN:	None

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.

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

Electric Vehicle Charging Station - Reject Bids

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

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

Public Works Director Boeche explained that the grant provided by the State was not close to what was needed. Trustee Schwenk, being an EV driver, said that the Village is pretty much a charger desert. The Board directed Staff to continue to explore charging station options.

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.

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

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.

RESULT: Passed [Yes 3, No 3, Abstained 0]
MOVER: Trustee Krinski
SECONDER: Trustee Juarez
AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski
NAYS: Trustee Lambert, Trustee Schwenk, Trustee Ugaste
ABSTAIN: None

Mayor Meier voted yes, motion passed. She said she voted yes due to hearing Village residents wanting this bridge for easier access to Courtland Commons. Trustee Lambert feels this bridge is a "want" not a "need".

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

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

Public Safety Committee (Ugaste, Lambert, Krinski)

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.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Ugaste
SECONDER: Trustee Lambert
AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert,

	Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Building Committee (Krinski, Ugaste, Schwenk)

No report.

Other Reports

None.

SCHEDULED BUSINESS

Omnibus Vote Items

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.

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

VILLAGE STAFF REPORTS

Village Administrator

None

Village Attorney

None

Village Clerk

None

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

None

ADJOURNMENT

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

The Regular Board Meeting adjourned at 8:26 PM.

Village Clerk