

AGENDA

VILLAGE BOARD MEETING NO. 3329

September 22, 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 September 8, 2025.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

- A. Mundelein Park and Recreation District - Liquor License Letter of Interest

- B. Arts & Culture Strategy Planning

Provide direction on what the expectation is for Village government involvement in arts and culture.

VII. PUBLIC HEARINGS

- A. Public Hearing on the Annexation Agreement related to the annexation of the Southwest Corner of Illinois Route 83 and Winchester Road: 29808, 29730, 29508 and 29498 North IL Route 83

- B. Public Hearing on the Annexation Agreement related to the annexation of properties for the Walnut Ridge development: 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

VIII. MAYOR'S REPORT

A. Mayoral Proclamation - Paul Cacioppo

B. Amendment to the Parking Ordinance - Overnight Parking Downtown

Motion to pass an Ordinance amending Chapter 10 of the Mundelein Municipal Code, Parking.

C. Easement Release to IDOT

Motion to adopt a Resolution Approving and Authorizing the Execution of an easement release from the Village of Mundelein to the Illinois Department of Transportation (IDOT).

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. Setback Encroachment Variation at 310 Banbury Road - PZ2025-0028

Motion to authorize staff to draft an ordinance granting a variation regarding the minimum interior side yard requirements in the R-2 Residential Zoning District at 310 Banbury Road.

2. Use and Parking Variation at 1700-1710 Butterfield Road - PZ2025-0032

Motion to authorize staff to draft an Ordinance approving a variation from Table 20.40-1 of Section 20.40.020 and Table 20.56.130 of Section 20.56.130 of the Zoning Ordinance, with conditions, to allow an Art Studio use with a reduction in the required number of parking spaces in the M-1 General Manufacturing District at 1700–1710 Butterfield Road.

3. Text Amendments - Murals - PZ2025-0027

Motion to authorize staff to draft an Ordinance amending Use Tables in Chapters 20.32, 20.36, 20.40, and 20.44, Chapter 20.36 Downtown Zoning, Chapter 20.48 Use Standards, 20.68 Generic Use Definitions, of the Mundelein Zoning Ordinance relating to Murals.

4. Text Amendments - Car Washes and Gas Stations - PZ2025-0027

Motion to authorize staff to draft an Ordinance amending Chapter 20.36 Downtown Zoning, Chapter 20.48 Use Standards, and 20.68 Generic Use Definitions relating to Car Washes and Gas Stations.

5. Text Amendments — Applications and Approval Processes relating to Use Variations — PZ2025-0027

Motion to authorize staff to draft an Ordinance amending Chapter 20.08 Ordinance Administration, Chapter 20.12 Administrative Procedures, and Chapter 20.16 Applications and Approval Processes relating to Use Variations.

6. Text Amendments - General Terms Definitions - Micro Industrial and Artisanal Fabrication Overlay District - PZ2025-0027

Motion to authorize staff to draft an Ordinance amending Chapter 20.36 Downtown Zoning, Chapter 20.48 Use Standards, Chapter 20.68 Generic Use Definitions, and Chapter 20.72 General Terms Definitions relating to Micro Industrial and Artisanal Fabrication and to create an Overlay District for Micro Industrial.

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

1. Budget Amendment - EV Charging Stations

Motion to approve an FYE2026 budget amendment for account number 341-265-48799 in the amount of \$338,610.00.

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 September 9, 2025 and ending September 22, 2025 in the amount of \$436,550.36.

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

F. Building Committee (Krinski, Ugaste, Schwenk)

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

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

Motion to approve purchase order number 26-00572 and payment in the amount of \$119,685.93 to the Illinois Department of Health and Family Services HFS Bureau of Fiscal Operations - GEMT.

2. Lauterbach & Amen - FY25 Audit Services

Motion to approve purchase order number 26-00585 in the amount of \$42,000 to Lauterbach & Amen for the audit for Fiscal Year 2025.

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 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).
- 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.