

**CALL TO ORDER**

The 3329th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on September 22, 2025 at 300 Plaza Circle, Mundelein. Mayor Meier called the meeting to order at 7:00 PM.

**ATTENDANCE**

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

**Board Attendance**

PRESENT: Trustee Grieco, Trustee Juarez, Trustee Lambert, Trustee Schwenk, Trustee Ugaste

ABSENT: Trustee Krinski

**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: None

**PLEDGE OF ALLEGIANCE**

Mayor Meier led the Pledge of Allegiance.

**MINUTES APPROVAL**

**Motion to approve the Board of Trustees Regular meeting minutes from September 8, 2025.**

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed [Yes 5, No 0, Abstained 0]</b>                                 |
| <b>MOVER:</b>    | Trustee Erich Schwenk                                                    |
| <b>SECONDER:</b> | Trustee Daniel Juarez                                                    |
| <b>AYES:</b>     | Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste |
| <b>NAYS:</b>     | None                                                                     |
| <b>ABSTAIN:</b>  | None                                                                     |

**PUBLIC COMMENTARY**

Mark Daniel from Daniel Law Offices in Oak Brook Terrace spoke on behalf of Dream Clean Car Wash. Also, Craig Morris and Chris Tran were in attendance. Mr. Daniel stated that Dream Clean Car Wash is an important business partner in this community and intends on staying that way. He gave a detailed list of the car washes in Elmhurst and said

that they are in nearly every commercial shopping area. He indicated that the ordinances the Village have in place don't seem to encourage this, and he would like to see this changed.

## **PRESENTATIONS / AWARDS**

### **Mundelein Park and Recreation District - Liquor License Letter of Interest**

Kyle Berg, Director of Facilities for the Mundelein Park and Recreation District, is speaking on behalf of Ron Salski, Executive Director & ADA Compliance Officer, who is at another meeting. Also attending was Christian Kopp, Superintendent of Recreation Facilities. Mr. Berg spoke about the liquor license request being made; when the redesign of Diamond Lake Beach is completed, it is intended to be used for multiple functions; banquets, rentals, parties, etc. Having a liquor license for these events would be most welcome. It would definitely be a benefit financially for this new venue. All staff would be Basset trained, and signage would be posted stating the rules. Trustee Lambert asked if food was to be served, as is required with liquor licenses. Mr. Berg said they are hoping to have scheduled food trucks in attendance and have food items like hot dogs and pizza available from local restaurants. This all depends on the phasing of the project as to when the food items will be available. They do not expect to have a kitchen footprint in their facilities. Administrator Guenther added that currently there is no liquor license for this type of service, and this will have to be created. Ms. Lambert then asked if this was setting precedent for other establishments to want the same thing. Mr. Guenther said this is something that will have to be worked through. Trustee Schwenk asked about the site elements; what this would look like. He doesn't want this to become a place of "a park with a bar." Trustee Grieco said this looks like a good development and would like a tour when it's completed. Trustee Ugaste had questions for law enforcement regarding if this liquor license proposal could pose problems being in a residential area. The Police Chief said no, there are already restaurants there serving liquor (Gale Street Inn, for example). Trustee Juarez is in support of this plan, and reminds him of Independence Grove.

### **Arts & Culture Strategy Planning**

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

Senior Planner Malec and Community Development Director Orenchuk presented. Having the arts has seen an economic positive for the Village. Park Street, with the little pocket park and new restaurants. We now have outdoor dining and open mike nights, which are very successful. The Village residents have been positive about all the changes; Lure of the Local gets bigger every year. Ms. Malec pointed out that having a permanent home for the Arts is very much desired. A survey was sent out to Village residents and the majority were in favor of having the arts in the Village and a permanent place for events, resident artists, etc. (though Ms. Orenchuk did point out that there were detractors in the survey). Since many people work from home, making

"home" welcoming and having a "cool factor" is essential to attracting residents. Art can create memorable good memories that can influence where someone wants to live, bringing economic advantages to the community. Having a permanent arts space saves money, no special setup. Staff is necessary, however, which costs money. We have a growing and thriving community that is interested in the arts, which is great. This will be an important element when budget time comes. Trustees Juarez, Ugaste and Grieco were on the "half-in" option. Trustee Schwenk asked about the grant that we could accept, Ms. Orenchuk explained that we do have some time yet to make a decision on this grant. Trustee Lambert said that, as a resident, this is cool, but as a Village Board member, do we have the economical means to support it? Is there any room for a partnership for this? The numbers are huge for a full-on art center. Mayor Meier stated that it seems everyone is positive about this art center, but how do we afford it?

## **PUBLIC HEARINGS**

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

### **Board Attendance**

PRESENT: Trustee Grieco, Trustee Juarez, Trustee Lambert, Trustee Schwenk, Trustee Ugaste

ABSENT: Trustee Krinski

### **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: None

### **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**

**Motion** to recess into 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 and the annexation of properties for the Walnut Ridge development: 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83.

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed [Yes 5, No 0, Abstained 0]</b>                                 |
| <b>MOVER:</b>    | Trustee Erich Schwenk                                                    |
| <b>SECONDER:</b> | Trustee Tony Ugaste                                                      |
| <b>AYES:</b>     | Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste |

**NAYS:** None

**ABSTAIN:** None

Recess at 8:08 PM.

**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**

## **MAYOR'S REPORT**

### **Mayoral Proclamation - Paul Cacioppo**

Mayor Meier read the proclamation regarding Mr. Cacioppo. He has over 31 years of experience working for the Village. He is retiring October 31, 2025. He has been an integral part of the public works department success. We wish him the best.

### **Amendment to the Parking Ordinance - Overnight Parking Downtown**

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

Trustee Schwenk is not for the overnight parking ban, he understands why this is an issue, i.e., businesses need parking. But renters pay taxes also. Mayor Meier added that the new parking lot will be offering paid spaces for Morris Station but Mr. Schwenk pointed out that this amounts to the same thing, paying for something taxes are already paying for.

**RESULT:** Passed [Yes 4, No 2, Abstained 0]

**MOVER:** Trustee Tony Ugaste

**SECONDER:** Trustee Jennifer Grieco

**AYES:** Robin Meier, Jennifer Grieco, Daniel Juarez, Tony Ugaste

**NAYS:** Kara Lambert, Erich Schwenk

**ABSTAIN:** None

### **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).

**RESULT:** Passed [Yes 5, No 0, Abstained 0]

**MOVER:** Trustee Daniel Juarez

**SECONDER:** Trustee Erich Schwenk

**AYES:** Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste

**NAYS:** None

**ABSTAIN:** None

## TRUSTEE REPORTS

### Community Happenings Committee (Grieco, Juarez, Lambert)

#### Community Happenings Report from Trustee Grieco.

LAS Hardwoods on Tower Road ribbon cutting coming up, Hoptober Fest at Tighthead Brewery, Fire Station open house.

Trustee Grieco wanted to thank all the employees and staff that worked hard to put these together.

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

#### 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.

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed [Yes 5, No 0, Abstained 0]</b>                                 |
| <b>MOVER:</b>    | Trustee Daniel Juarez                                                    |
| <b>SECONDER:</b> | Trustee Kara Lambert                                                     |
| <b>AYES:</b>     | Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste |
| <b>NAYS:</b>     | None                                                                     |
| <b>ABSTAIN:</b>  | None                                                                     |

#### 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.

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed [Yes 5, No 0, Abstained 0]</b>                                 |
| <b>MOVER:</b>    | Trustee Daniel Juarez                                                    |
| <b>SECONDER:</b> | Trustee Jennifer Grieco                                                  |
| <b>AYES:</b>     | Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste |
| <b>NAYS:</b>     | None                                                                     |

**ABSTAIN:** None

**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.

**RESULT:** Passed [Yes 5, No 0, Abstained 0]

**MOVER:** Trustee Daniel Juarez

**SECONDER:** Trustee Tony Ugaste

**AYES:** Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste

**NAYS:** None

**ABSTAIN:** None

**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.

**RESULT:** Passed [Yes 5, No 0, Abstained 0]

**MOVER:** Trustee Daniel Juarez

**SECONDER:** Trustee Erich Schwenk

**AYES:** Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste

**NAYS:** None

**ABSTAIN:** None

**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.

**RESULT:** Passed [Yes 5, No 0, Abstained 0]

**MOVER:** Trustee Daniel Juarez

**SECONDER:** Trustee Jennifer Grieco

**AYES:** Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste

**NAYS:** None

**ABSTAIN:** None

**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.

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed [Yes 5, No 0, Abstained 0]</b>                                 |
| <b>MOVER:</b>    | Trustee Daniel Juarez                                                    |
| <b>SECONDER:</b> | Trustee Erich Schwenk                                                    |
| <b>AYES:</b>     | Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste |
| <b>NAYS:</b>     | None                                                                     |
| <b>ABSTAIN:</b>  | None                                                                     |

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

**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.

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed [Yes 5, No 0, Abstained 0]</b>                                 |
| <b>MOVER:</b>    | Trustee Kara Lambert                                                     |
| <b>SECONDER:</b> | Trustee Erich Schwenk                                                    |
| <b>AYES:</b>     | Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste |
| <b>NAYS:</b>     | None                                                                     |
| <b>ABSTAIN:</b>  | 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 September 9, 2025 and ending September 22, 2025 in the amount of \$436,550.36.

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed [Yes 5, No 0, Abstained 0]</b>                                 |
| <b>MOVER:</b>    | Trustee Erich Schwenk                                                    |
| <b>SECONDER:</b> | Trustee Tony Ugaste                                                      |
| <b>AYES:</b>     | Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste |
| <b>NAYS:</b>     | None                                                                     |
| <b>ABSTAIN:</b>  | None                                                                     |

**Public Safety Committee (Ugaste, Lambert, Krinski)**

Fire Chief Lark introduced the 4 of the 19 new CERT members and explained their role

in the Community. They are much needed and appreciated. They were asked to help out in McHenry for an event.

Also per Fire Chief Lark, this Saturday is the fire station #1 open house, starts at 10 with demos showing what they do every day. Also, weather permitting, a helicopter will be flying in.

Police Chief Seeley discussed a new feature--an online report for non-emergency issues. More information will be on the Police and Village website. This site is monitored and these will be addressed the same day.

#### **Building Committee (Krinski, Ugaste, Schwenk)**

None

#### **Other Reports**

Trustee Ugaste enjoyed the IML conference. He enjoyed listening to what other communities do

### **SCHEDULED BUSINESS**

#### **Omnibus Vote Items**

#### **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.

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed [Yes 5, No 0, Abstained 0]</b>                                 |
| <b>MOVER:</b>    | Trustee Daniel Juarez                                                    |
| <b>SECONDER:</b> | Trustee Jennifer Grieco                                                  |
| <b>AYES:</b>     | Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste |
| <b>NAYS:</b>     | None                                                                     |
| <b>ABSTAIN:</b>  | None                                                                     |

#### **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.

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed [Yes 5, No 0, Abstained 0]</b>                                 |
| <b>MOVER:</b>    | Trustee Daniel Juarez                                                    |
| <b>SECONDER:</b> | Trustee Jennifer Grieco                                                  |
| <b>AYES:</b>     | Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste |
| <b>NAYS:</b>     | None                                                                     |
| <b>ABSTAIN:</b>  | None                                                                     |

## **VILLAGE STAFF REPORTS**

### **Village Administrator**

None

### **Village Attorney**

None

### **Village Clerk**

None

## **EXECUTIVE SESSION**

**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>RESULT:</b>   | <b>Passed [Yes 5, No 0, Abstained 0]</b>                                 |
| <b>MOVER:</b>    | Trustee Erich Schwenk                                                    |
| <b>SECONDER:</b> | Trustee Tony Ugaste                                                      |
| <b>AYES:</b>     | Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste |
| <b>NAYS:</b>     | None                                                                     |
| <b>ABSTAIN:</b>  | None                                                                     |

Recessed into Executive Session 8:29 PM.

### **Motion to reconvene Village Board Meeting**

|                  |                                          |
|------------------|------------------------------------------|
| <b>RESULT:</b>   | <b>Passed [Yes 5, No 0, Abstained 0]</b> |
| <b>MOVER:</b>    | Trustee Schwenk                          |
| <b>SECONDER:</b> | Trustee Ugaste                           |

**AYES:** Trustee Grieco, Trustee Juarez, Trustee Lambert, Trustee Schwenk,  
Trustee Ugaste

**NAYS:** None

**ABSTAIN:** None

Board Mtg reconvened at 9:15 PM.

**Attendance**

**Action from Executive Session**

**OTHER BUSINESS**

**ADJOURNMENT**

**Motion to Adjourn the Regular Board Meeting**

Regular Board Meeting adjourned at 9:20 PM.

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Village Clerk