

AGENDA
VILLAGE BOARD MEETING NO. 3330
October 13, 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 22, 2025.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

VII. PUBLIC HEARINGS

- A. Continuation of the 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 continue the public hearing to October 27, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, IL 60060

- B. Continuation of the 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

Motion to continue the public hearing to October 27, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein IL, 60060

VIII. MAYOR'S REPORT

- A. **MEETING CALL** - Committee of the Whole Meeting on October 27, 2025 to discuss Menorahs and ATM with Video Gaming.

B. Mayoral Proclamation - Kirk Players 60th Anniversary

C. Mayoral Proclamation - Dyslexia Awareness Month

D. Mayoral Proclamation - End Polio Now

E. Board Policy - Commission Vacancy - Application Process

Motion to approve the Commission Vacancy - Application Process Policy number VB 14-13.

F. Board Policy - Development Reveiw Process

Motion to repeal Village Board Policy VB 06-01 and replace it with the new Development Review Process.

G. Lake County Convention and Visitors Bureau

Motion to appoint Trustee Tony Ugaste to the Visit Lake County (Lake County Convention and Visitors Bureau) Board of Directors as representative for the Village of Mundelein.

H. Amendment to the Parking Ordinance, Chapter 10 Article II, to establish additional no-parking restrictions on Park Street

Motion to pass an Ordinance amending Chapter 10, Article II of the Mundelein Municipal Code, Prohibited Parking, to add restrictions on Park Street.

I. An Ordinance Amending Title 3 Chapter 8 of the Mundelein Municipal Code, Fee Schedule

Motion to pass an Ordinance amending Title 3, Chapter 8, of the Mundelein Municipal Code: Fee Schedule.

J. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class B Liquor License

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class B licenses and increase the number of Class B licenses authorized in the Village of Mundelein as it relates to Townline Wine & Liquors at 1492 Townline Road.

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. Ordinance approving a use and parking variation for Elite Baseball Training, LLC at 1700-1710 Butterfield Road

Motion to pass an Ordinance approving a Use and Parking Variation for the properties located at 1700–1710 Butterfield Road.

2. Resolution approving a S.T.A.R. Grant for interior building improvements for Mount Ara, for the property located at 750 Tower Road, Unit B, Mundelein, Illinois

Motion to adopt a Resolution approving a S.T.A.R. Grant relating to interior building improvements for Mount Ara, for the property located at 750 Tower Road, Unit B, Mundelein, Illinois.

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

Motion to pass an ordinance granting a variation from Table 20.28-2 of Section 20.28.030 of the Zoning Ordinance regarding the minimum interior side yard requirements at 310 Banbury Road, Mundelein, IL.

4. Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Murals

Motion to pass an Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Murals.

5. PZ2025-0035 - Solaria Crossings Townhouses - Map Amendment

Motion to authorize staff to draft an ordinance approving a map amendment to rezone 301 & 319 East Route 83 from R-1 Single-Family Residential to R-5 Multi-Family Residential.

6. PZ2025-0035 - Solaria Crossings Townhouses - Preliminary PUD

Motion to authorize staff to draft an ordinance approving a Preliminary Planned Unit Development for the Solaria Crossings townhouse project at 301 & 319 East Route 83, with conditions.

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

1. Water Service Line Replacements

Motion to adopt a Resolution waiving bids, accepting proposals from Behm Enterprises, LLC from Lakemoor, IL, and approve purchase order number 26-00593 for \$250,000.

2. Sanitary Sewer Lining

Motion to adopt a Resolution waiving bids, authorize an agreement with Hoerr Construction, Inc. to complete the sanitary sewer lining project and ratify the purchase order number 26-00596 in the amount of \$160,000.00.

3. 2025 (FY26) MFT Roadway Improvements - Change Order #1

Motion to approve an FYE2026 budget amendment for account number 260-436-48740

in the amount of \$126,333.00 and purchase order number 26-00608 for Brothers Asphalt in the amount of \$126,333.00 for the change order to the 2025 (FY26) MFT Roadway Improvement project.

4. Natural Gas Rates

Motion to adopt a Resolution authorizing the Director of Public Works and Engineering to approve a contract with IGS Energy for the lowest available rate for natural gas.

5. FY26 Bulk Rock Salt-State Bid

Motion to adopt a Resolution approving the Bulk Rock Salt Contract between the Village of Mundelein and Compass Minerals America Inc., of Overland Park, Kansas, and approving purchase order number 26-00622 in the amount of \$87,964.80.

6. Village Hall Tenant Build Out

Motion to adopt a Resolution waiving bids, accepting proposals from CIC Corporation, of Lake Zurich, IL, approving a budget amendment for account number 100-260-48299 in the amount of \$93,216, and approving purchase order number 26-00626 for \$93,216.

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 23, 2025 and ending October 13, 2025 in the amount of \$2,127,158.04

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

1. Budget Amendment — Quicket Solutions Software

Motion to approve a FYE2026 budget amendment of account number 100-301-46415.000 in the amount of \$10,600.00 and request approval of purchase order 26-00607 in the amount of \$10,600.00 and payment of same to Quicket Solutions.

2. Intergovernmental Agreement Between The Village of Mundelein and The Village of Round Lake Park Regarding Jail Facilities

Motion to adopt a Resolution Approving and Authorizing the Execution of an Intergovernmental Agreement Between The Village of Mundelein and The Village of Round Lake Park regarding use of the Mundelein Jail Facility.

F. Building Committee (Krinski, Ugaste, Schwenk)

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. Executive Session Meeting Minute Approval — July 28, 2025

Motion to approve the Executive Session Meeting Minutes for the July 28, 2025 meeting.

2. Snow and Ice Control Services - Zone 7

Motion to approve purchase order number 26-00589 in the amount of \$70,000 to Midwest Snow Solutions, Wauconda, Illinois, for contractual snow and ice control services in Zone 7.

3. Snow and Ice Control Services - Zone 8

Motion to approve purchase order number 26-00590 in the amount of \$40,000 to Yellowstone Landscape, Wauconda, IL, for contractual snow and ice control services in Zone 8.

4. FY26 Bulk Rock Salt - County Bid

Motion to approve purchase order number 26-00621 in the amount of \$42,969.60 to Morton Salt, Inc. of Chicago, Illinois for bulk rock salt.

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.