

CALL TO ORDER

The 3330th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on October 13, 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 Krinski, Trustee Lambert, Trustee Ugaste

ABSENT: Trustee Schwenk

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: 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 22, 2025.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Bill Garcia asked why the Village doesn't bid out for some services (he noticed this in the agenda). He also commented on the scooters on the walkways being used by people in the Village. He said that the riders don't give any warning when coming up onto those walking; runners and bicyclists do yell out when approaching those walking. Mayor Meier said this is something that is under discussion, other communities have created

ordinances for this issue, and the Illinois Municipal League is looking into it also.

John Sopata spoke about the pending rezoning for a townhouse development at 301-319 E. Rt 83. He had problems with the Planning and Zoning Commission's views and finding of facts.

Peter Bazos, the attorney representing the Solaria Crossings Development referenced by Mr. Sopata above. He praised the Planning and Zoning Commission's work on this issue and is available to answer any questions.

Chris Woodard spoke as a member of the Mundelein Arts Commission about the upcoming Lure of the Local. She thanked the Village for all that they do, especially Public Works. All the money that is made from the raffles and donations goes to the Kracklauer Arts Fund.

PRESENTATIONS / AWARDS

None.

PUBLIC HEARINGS

Motion to Recess into Public Hearing.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Lambert
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

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

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Arnold Krinski
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Close Public Hearing

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Attendance

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

Board Attendance

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

MAYOR'S REPORT

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

Mayoral Proclamation - Kirk Players 60th Anniversary

Mayor Meier read the proclamation for the Kirk Players. They have been part of the community for 60 years and are well regarded. They have provided talent, resources and expertise to various Village functions. We are lucky to have them in our Village.

Mayoral Proclamation - Dyslexia Awareness Month

Dyslexia is a language-based learning disability and the most common cause of reading, writing and spelling difficulties. Great strides have been made in dyslexia diagnosis and intervention.

Mayoral Proclamation - End Polio Now

Polio cases have dropped 99.9% since 1988 due to the intervention and education from such groups as UNICEF, the Bill and Melinda Gates Foundation, the CDC and the World Health Organization. The world stands on the brink of eradicating this terrible disease.

Board Policy - Commission Vacancy - Application Process

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

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Board Policy - Development Review Process

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

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None

ABSTAIN: None

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.

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

MOVER: Trustee Arnold Krinski

SECONDER: Trustee Tony Ugaste

AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste

NAYS: None

ABSTAIN: None

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.

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

MOVER: Trustee Tony Ugaste

SECONDER: Trustee Daniel Juarez

AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste

NAYS: None

ABSTAIN: None

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.

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

MOVER: Trustee Daniel Juarez

SECONDER: Trustee Jennifer Grieco

AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste

NAYS: None

ABSTAIN: None

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Trustee Grieco noted that the Lure of the Local starts this upcoming weekend and the Boo Bash, held at the Mundelein Park District will be on October 18, 2025.

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

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Kara Lambert
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Arnold Krinski

AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Trustee Juarez stated that the PZC did a good job with this and that this development will be a good addition to that corner.

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Daniel Juarez
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Arnold Krinski
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Lambert
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Ugaste
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 September 23, 2025 and ending October 13, 2025 in the amount of \$2,127,158.04

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Tony Ugaste

SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Public Safety Committee (Ugaste, Lambert, Krinski)

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Tony Ugaste
SECONDER:	Trustee Arnold Krinski
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Tony Ugaste
SECONDER:	Trustee Kara Lambert
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Building Committee (Krinski, Ugaste, Schwenk)

None.

Other Reports

None

SCHEDULED BUSINESS

Omnibus Vote Items

Executive Session Meeting Minute Approval — July 28, 2025

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

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	[Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

VILLAGE STAFF REPORTS

Village Administrator

Administrator Guenther stated that Assistant Administrator Monroe had information about a temporary IT position. The Village will be moving to full cloud migration and has no one on staff to handle it. She is looking for consensus to hire an individual on a temporary basis. This will be voted on at the next Board Meeting.

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

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Adjourned at 7:44 PM.

Village Clerk