

AGENDA  
VILLAGE BOARD MEETING NO. 3331  
October 27, 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 October 13, 2025.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

VII. PUBLIC HEARINGS

- A. Call to Order 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 November 10, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, IL 60060

- B. Call to Order 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 November 10, 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 to discuss the Tax Levy on November 10, 2025 at 6:00 PM, at the Mundelein Village Hall - 300 Plaza Circle.

- B. Resolution Approving a Supplemental Statement of Work with Municipal GIS Partners (MGP) for Microsoft 365 Governance, Implementation, and Training Services

**Motion** to adopt a Resolution approving a Supplemental Statement of Work with Municipal GIS Partners (MGP) for Microsoft 365 governance, implementation, and training services in the amount of \$29,600 for the period January 1, 2026, through December 31, 2026, and to authorize the Assistant Village Administrator to execute the agreement.

- C. IGA Between the Village of Mundelein and Hawthorn School District 73 for Use of Mundelein Public Works Facility in the Event of an Emergency

**Motion** to authorize the Village Administrator to sign the Intergovernmental Agreement between the Village of Mundelein and the Hawthorn School District 73 for the use of Mundelein Public Works Facility in the Event of an Emergency.

## 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. Resolution Approving and Authorizing the Execution of a Quit Claim Deed for a portion of the Property Located at 555 North Seymour Avenue

**Motion** to adopt a Resolution and approve and authorize the execution of a Quit Claim Deed for a portion of the property located at 555 North Seymour Avenue

2. Best Self Storage - Mundelein Crossings Shopping Center (PZ2025-0036)

**Motion** to authorize staff to draft an ordinance approving certain variations related to the proposed Best Self Storage at 3400 West Illinois Route 60.

3. Ordinance establishing the Village of Mundelein Micro Shops Advisory Group

**Motion** to pass an Ordinance establishing the Village of Mundelein Micro Shops Advisory Group

4. Ordinance Amending Certain Sections of the Municipal Code regarding Use Variations, Car Washes, and Gas Stations

**Motion** to pass an ordinance amending certain sections of the Municipal Code relating to the Zoning Ordinance, Title 20, regarding Use Variation, Car Washes, and Gas Stations.

5. Ordinance Approving a Map Amendment and Special Use Permit for a Preliminary Planned Unit Development for proposed townhouses at 301-319 East Illinois Route 83 (Solaria Crossings)

**Motion** to pass an Ordinance approving a map amendment and special use permit for a

preliminary planned unit development for proposed townhouses at 301-319 East Illinois Route 83 (Solaria Crossings).

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

1. Resolution - Proposal Award - Fire Station 1 Boiler Replacement

**Motion** to adopt a resolution waiving bids, accepting a proposal from Cahill Heating and Air Conditioning, of Lake Bluff, IL, for the replacement of the boiler at Fire Station 1, approving a budget amendment in the amount of \$136,500, and approving a purchase order number 26-00627 in the amount of \$136,500.

2. Budget Amendment/Intergovernmental Agreement-QZ Recertification

**Motion** to approve an FYE2026 budget amendment for account number 100-410-46410 in the amount of \$21,900.00, approve purchase order number 26-00639 to the Village of Buffalo Grove and adopt a resolution to authorize the Mayor and Village Clerk to sign the Intergovernmental Agreement between the County of Lake, the Villages of Antioch, Lake Villa, Round Lake Beach, Grayslake, Libertyville, Vernon Hills, Buffalo Grove, and Wheeling, and the Village of Mundelein for the equally shared costs of maintaining and recertification of the Existing Quiet Zone Corridor along the Canadian National Railroad.

3. 2024 (FY25) Road Rehabilitation Program - Change Order #1

**Motion** to approve purchase order number 26-00641 for A Lamp Road Builders in the amount of \$99,070.47 for the change order to the 2024 (FY25) Road Rehabilitation Program.

D. Finance Committee (Schwenk, Ugaste, Grieco)

1. Independent Auditor Services FY26-29

**Motion** to authorize the Village Administrator to sign a four-year professional auditing services agreement with Lauterbach & Amen to complete independent auditing services for FY 2026-2029 Annual Comprehensive Financial Reports.

2. Trustee Ugaste-Separated Bill for Approval

**Motion** to approve the payment of bills, as indicated on the Disbursement Report dated 10/27/25 for Trustee Ugaste in the amount of \$793.54 for reimbursement of expenses at the Illinois Municipal League Conference.

3. Governing Body

**Motion** to approve the payment of bills, as indicated in the Governing Body Report for the period between October 14, 2025 and ending October 27, 2025 in the amount of \$956,545.44.

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

F. Building Committee (Krinski, Ugaste, Schwenk)

G. Other Reports

## X. SCHEDULED BUSINESS

### A. Omnibus Vote Items

1. Approval of Purchase Order and Payment to Motorola Solutions for purchase of mobile and portable radios

**Motion** to approve purchase order number 26-00634 and payment for the four (4) mobile radios and installation and seven (7) portable radios in the amount of \$108,162.57 to Motorola Solutions.

2. Approval of Purchase Order and Payment to Motorola Solutions for purchase of mobile and portable radios

**Motion** to approve purchase order number 26-00643 and payment for the sixty-four (64) APX N70 mobile radios and year one of programming software in the amount of \$449,364.82 to Motorola Solutions.

3. HGACBuy Intergovernmental Contract and Temporary IT Staffing Authorization

**Motion** to adopt a Resolution authorizing the Village Administrator to execute the intergovernmental contract with HGACBuy and any related documents necessary to facilitate participation in the program, and to hire a temporary IT employee to assist with technology-related needs.

4. Approval of Purchase Order and Payment to LakeComm (Lake Consolidated Emergency Communications) for Dispatch Services for the Mundelein Fire Department

**MOTION** to approve Purchase Order # 26-00650 and payment to Lake Consolidated Emergency Communications for dispatch services for the Mundelein Fire Department for November 1, 2025, through April 30, 2026.

## 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.