

CALL TO ORDER

The 3331th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on October 27, 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: Trustees Grieco, Juarez, Krinski, Lambert, Schwenk, Ugaste, Mayor Meier

ABSENT: None

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 October 13, 2025.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Krinski
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Robert Lass spoke opposing the Solaria development due to traffic concerns.

John Sopata spoke regarding the Solaria development, saying installing a left-hand turn will be necessary.

John Anderson also spoke regarding the Solaria development, saying that the roads are too narrow now and there is no room for a children's play area/park.

Jessica Perminian (also about the proposed Solaria development) said traffic is their biggest concern; the roads are too narrow. And using Rt 83 as the entrance instead of Willow Springs Road makes more sense. Also, there is a retention pond concern, and the parking will be difficult for guests.

John Anderson spoke about the Solaria development not having any designated park area for children, and he feels there is too much density.

Pam Eulberg has concerns regarding the construction that will go on for the Solaria development project. Also, she is concerned about access for fire and police and the upcoming road widening of the 60/83 project.

Peter Rastrelli doesn't feel the community can foot these development bills when the developer can do so. Costs will be passed on to the community, and it doesn't have to be that way.

Trisha Kocanda spoke about the possible Walnut Ridge development, impact fees, and how it would affect Fremont District 79.

Shawn Killacky spoke regarding the Ivanhoe Village development. He said he spoke with some of the residents of Countryside Lake as they were unaware that they would be impacted by the Ivanhoe development project.

David Whitson spoke as a former educator regarding the impact fees for the Ivanhoe development project. He is concerned about what the effect will be on the taxpayers. He also said the news that a possible new development (Walnut Ridge) is upsetting.

PRESENTATIONS / AWARDS

None

PUBLIC HEARINGS

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

RESULT: Passed [Yes 6, No 0, Abstained 0]

MOVER: Trustee Schwenk

SECONDER: Trustee Krinski

AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

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

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Grieco
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

LIQUOR CONTROL COMMISSION MEETING

Recessed into Liquor Control Commission Meeting at 7:33 PM.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Reconvened the Regular Board Meeting at 7:38 PM.

MAYOR'S REPORT

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.

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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Krinski
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco.

Trustee Grieco stated the Lure of the Local has been a great success, Trick or Treat is this Friday, October 31 from 4:00 PM to 8:00 PM, and Leaf Collection is underway.

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

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.

RESULT:	Passed [Yes 4, No 2, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Ugaste

NAYS:	Trustee Lambert, Trustee Schwenk
ABSTAIN:	None

Ordinance establishing the Village of Mundelein Micro Shops Advisory Group

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

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Lambert
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Schwenk
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

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).

RESULT:	Passed [Yes 4, No 2, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert
NAYS:	Trustee Schwenk, Trustee Ugaste
ABSTAIN:	None

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

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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Lambert
SECONDER:	Trustee Krinski
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Lambert
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Lambert
SECONDER:	Trustee Schwenk
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Finance Committee (Schwenk, Ugaste, Grieco)

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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 1]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk
NAYS:	None
ABSTAIN:	Trustee Tony Ugaste

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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Public Safety Committee (Ugaste, Lambert, Krinski)

None

Building Committee (Krinski, Ugaste, Schwenk)

None

Other Reports

None

SCHEDULED BUSINESS

Omnibus Vote Items

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

Motion to approve the budget amendment and 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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

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

Motion to approve the budget amendment and 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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Ugaste
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

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 number 26-00650 and payment to Lake Consolidated Emergency Communications in the amount of \$83,000 for dispatch services for the Mundelein Fire Department for November 1, 2025, through April 30, 2026.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Ugaste
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

VILLAGE STAFF REPORTS

Village Administrator

None

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

None

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Ugaste
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Village Clerk