

AGENDA
VILLAGE BOARD MEETING NO. 3332
November 10, 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. Approval of Board Meeting Minutes

Motion to approve the Board of Trustees Regular meeting minutes from October 27, 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 24, 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 24, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, IL 60060

VIII. MAYOR'S REPORT

A. Mayoral Proclamation - Celebrating the 100th Year Anniversary of Old Number One

B. New Lease - TS Financial Group, LLC

Motion to adopt a Resolution Approving and Authorizing Execution of an Office Lease Between the Village of Mundelein, as Lessor and TS Financial Group, as Lessee.

C. Artist Residency Program Lease Extensions

Motion to adopt a Resolution extending the Artist Residency Program through January 31, 2026, to allow continued use of 175 North Archer Avenue by the current Artist Residents.

D. IMRF Form 6.73: IMRF Earnings

Motion to adopt a Resolution to include compensation directed into a retirement health savings (RHS) plan as Illinois Municipal Retirement Fund earnings.

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. Mundelein Senior Apartments - Plat of Vacation - East Hawley Street and Prospect Avenue

Motion to pass an Ordinance Vacating a certain portion of the East Hawley Street right-of-way within the Mundelein Station Subdivision.

2. Resolution approving a S.T.A.R. Grant for equipment purchases for Nova Dental Care, located at 440 East Hawley Street, Mundelein, Illinois

Motion to adopt a Resolution approving a S.T.A.R. Grant relating to equipment purchase for Nova Dental Care at 440 East Hawley Street, Mundelein, Illinois in the amount not to exceed \$5,000.

3. Ordinance amending certain sections of the Municipal Code relating to the Zoning Ordinance, Title 20, regarding Micro Industrial Overlay District

Motion to pass an Ordinance amending certain sections of the Municipal Code relating to the Zoning Ordinance, Title 20, regarding Micro Industrial Overlay District

4. Station 250 - Ordinance Approving Reimbursement Request No. 3 for Station 250 LLC for eligible redevelopment project costs

Motion to pass an Ordinance approving reimbursement request No. 3 for Station 250 LLC eligible redevelopment project costs.

5. Station 250 - Ordinance providing for issuance of Tax Increment Allocation Revenue Notes (Station 250 LLC) (250 Plaza Circle)

Motion to pass an Ordinance providing for issuance of Tax Increment Allocation

Revenue Notes (Station 250 LLC) (250 Plaza Circle)

6. An Ordinance Granting Variations for a Mini-Warehouse at 3400 West Route 60, Mundelein, Illinois (Best Self Storage)

Motion to pass an Ordinance granting variations for a mini-warehouse at 3400 West Route 60, Mundelein, Illinois (Best Self Storage).

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

- 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 October 28, 2025 and ending November 10, 2025 in the amount of \$3,090,469.52.

2. 2025 Property Tax Levy Estimate

Motion to authorize the Finance Director to publicly post the 2025 Property Tax Levy Estimate in the amount as discussed in the Committee of the Whole meeting after abatements.

- 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 LakeComm (Lake Consolidated Emergency Communications) for Dispatch Services for the Mundelein Police Department

Motion to approve purchase order number 26-00657 and payment in the amount of \$330,000.00 to Lake Consolidated Emergency Communications for dispatch services for the Mundelein Police Department for November 1, 2025, through April 30, 2026.

2. Approval of Purchase Order 26-00655 and Payment to Zoll Medical Corporation for year four (4) of the ten (10) year heart monitor lease agreement for the Mundelein Fire Department in the amount of \$28,918.40.

Motion to approve purchase order number 26-00 and payment to Zoll Medical Corporation for year four (4) of the ten (10) year heart monitor lease agreement for the Mundelein Fire Department in the amount of \$28,918.40.

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.