

CALL TO ORDER

The 3332th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on November 10, 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 Deputy Chief Poynor, Building Department Director Sellas, Community Development Director Orenchuk

ABSENT: Public Works and Engineering Director Boeche

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

Before we begin tonight's meeting, I'd like to take a moment to recognize and honor our veterans. This week, as our nation observes Veterans Day, we pause to express our deep gratitude to the men and women who have served in the United States Armed Forces. Their courage, sacrifice, and dedication have preserved the freedoms and opportunities we all enjoy today. To all veterans here with us tonight—and to the families who have supported them—thank you. Your service reminds us of the strength of our community and the values that unite us. We honor your commitment, and we pledge to continue working together to make this community worthy of your sacrifice. Please join me in a round of applause for our veterans.

MINUTES APPROVAL

Approval of Board Meeting Minutes

Motion to approve the Board of Trustees Regular meeting minutes from October 27, 2025.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Arnold Krinski
SECONDER:	Trustee Erich Schwenk
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

None.

PRESENTATIONS / AWARDS

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 24, 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 Erich Schwenk
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony 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 24, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, IL 60060

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

MAYOR'S REPORT

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

Mayor Meier read a Proclamation for Old Number one saying Old Number One, as it is

now called, is Mundelein's first fire truck, a 1925 Stoughton Fire Truck gifted to Mundelein in 1925 from George Cardinal Mundelein. It served the Village for decades and now makes numerous appearances throughout the year at the many Village events.

2025 marks the 100th Anniversary of this award-winning Fire Truck and keep in mind, that everything still works on this old fire truck, from the ground ladder to the pump. The Old Number One Preservation Committee continues to keep this 100-year-old relic running and looking just like it did back in 1925

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.

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

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.

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

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.

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

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Trustee Grieco spoke about upcoming events in town: Leaf pickup is going on in the Village (keep the leaves on the curbs NOT the streets); there will be a ribbon-cutting at Wildflower Early Learning Center this Wednesday, November 12; the Tree Lighting is Saturday, December 6; and the Fire Department will be holding a Blood Drive on Saturday, December 6.

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

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.

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

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.

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

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

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

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.

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

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)

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

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).

RESULT:	Passed [Yes 4, No 2, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Arnold Krinski

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

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

No report.

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

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

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.

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

Public Safety Committee (Ugaste, Lambert, Krinski)

No report.

Building Committee (Krinski, Ugaste, Schwenk)

No report.

Other Reports

None.

SCHEDULED BUSINESS

Omnibus Vote Items

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.

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

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.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Kara Lambert
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony 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

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

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

The Regular Board Meeting adjourned at 7:22 PM.

Village Clerk