

**CALL TO ORDER**

The regularly scheduled meeting of the Economic Development Commission was held on October 23, 2025. Chairperson Decker called the meeting to order at 7:30 AM.

**ATTENDANCE**

**Commission Attendance:**

**Present:** Chairman Decker, Commissioner Streb, Commissioner Lowry, Commissioner Kalicki, Commissioner Mital, Commissioner Trillhaase, Commissioner Gibbs, Commissioner Jackson, Commissioner Shutan

**Absent:** Commissioner Echeverria

**Also Present:** Amanda Orenchuk, Director of Community Development; Isabel Guadarrama, Senior Planner; Erin Swanson, Administrative Assistant

**ADDITIONS OR DELETIONS TO AGENDA**

Chairman Decker requested to delay the discussion regarding changes to the STAR grant program until Commissioner Echeverria returns.

**PUBLIC COMMENTARY**

There was no public commentary.

**MINUTES APPROVAL**

Commissioner Decker requested a change in wording on page 6 of the prior meeting minutes.

**Approval of the September 25, 2025 Minutes**

E. Streb moved, seconded by R. Kalicki, a **Motion** to Approve, as amended, the Economic Development Commission Meeting Minutes of September 25, 2025.

<b>RESULT:</b>	<b>Passed [Yes 9, No 0, Abstained 0]</b>
<b>MOVER:</b>	Commissioner Edward Streb
<b>SECONDER:</b>	Commissioner Robert Kalicki
<b>AYES:</b>	Michael Decker, Edward Streb, Laurel Lowry, Robert Kalicki, Sarah Mital, Angela Trillhaase, Virginia Gibbs, Raymond Jackson, David Shutan
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

**NEW BUSINESS**

## S.T.A.R. Grant Application — Nova Dental Care

A. Trillhaase moved, seconded by E. Streb, a **Motion** to to recommend Approval of Nova Dental Care's S.T.A.R. Grant application for an amount not to exceed \$5,000.00

<b>RESULT:</b>	<b>[Yes 9, No 0, Abstained 0]</b>
<b>MOVER:</b>	Commissioner Angela Trillhaase
<b>SECONDER:</b>	Commissioner Edward Streb
<b>AYES:</b>	Michael Decker, Edward Streb, Laurel Lowry, Robert Kalicki, Sarah Mitial, Angela Trillhaase, Virginia Gibbs, Raymond Jackson, David Shutan
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

Dr. Mohammad Omari, Dentist and owner at Nova Dental Care PLLC, gave a brief overview of the STAR grant application request. Nova Dental care will be forming their first location in Mundelein with a substantial investment of \$700,000 in the community. The requested grant will cover the purchase a CVCT machine purchase of around \$55,000. This is a 3-D scanning machine using advanced technology to allow the dentists to fully view tooth and sinus conditions before moving forward with any procedures. This would allow the patients to remain in-office without having to go to a third party, and the use of the machine would be available upon request to outside medical professionals.

The commissioners asked follow-up questions to Dr. Omari regarding the business. He confirmed the location will be across from the post office, shared his review of other dental offices in the area, the proposed ROI on this machine purchase, and what drove him to Mundelein as the location to set up his initial office. The purchase of this machine is necessary for advanced dentistry work.

The office will have 2 full-time and 1 part-time dentists, as well as 2 full-time hygienists, and 10–15 employees. There will be 8 operative rooms, 1 surgical suite, 1 lab room, and 1 continuing education room.

The commissioners discussed that the balance remaining in the budget for the STAR grant for the fiscal year is around \$4,000. Going above this amount would be up to the Board's discretion, but it is a request the Commission could make if they felt this was a strong case for the full grant reimbursement. The commission reviewed the standards for granting the funding assistance and found that this application would be a good fit for the program and decided to move forward with the full grant funding request.

## **OLD BUSINESS**

### **Changes to the S.T.A.R. Grant Application**

Item postponed until next meeting.

### **Fiscal Year 2026 Village Board Report**

I. Guadarrama will provide a draft of the fiscal year report by the December meeting. She gave a summary of the following:

- Grant applications received
- Business Registrations
- EDC sponsored events
- EDC tabled events

Chairman Decker reviewed some of the goals for the EDC for the upcoming year.

The commission discussed the closing of the CLC small business center. The nearest location with similar program is at Harper College.

### **Fall Business Mixer**

Economic Development Commissions should follow up with all the businesses and encourage them to attend.

L. Lowrey sent hand-written invitations to all trustees. She stated that she also toured the venue and has begun selecting discussion questions for the event. The event is scheduled to begin at 5:30 PM, but in prior years many businesses arrived prior to start time.

### **2026 Business Appreciation Breakfast**

J. Marvin compiled recommendations for STAR awards. The commission briefly discussed some of the businesses on the ballots before casting votes. I. Guadarrama requested that commissioners send recommendations for a keynote speaker.

## **COMMITTEE UPDATES**

### **Recognize (Robert Kalicki, David Shutan)**

R. Kalicki introduced a proposed monthly write-up for "Made in Mundelein" that would feature manufacturers located in Mundelein. A. Orenchuk stated that the newsletter could be sent to staff to work with the Village Marketing department to get the write-up published through the multiple Village channels.

**Advise (Michael Decker, Raymond Jackson)**

No discussion.

**Attract (Ed Streb, Sarah Mital)**

Mundelein Micro Shops is scheduled for Board Approval on November 10th. Next steps will be hiring an architect and forming a committee.

**Retain (Angela Trillhaase, Miguel Echevarria)**

A. Trillhaase gave overview and goals for retaining businesses. She would like to review information from businesses as to why businesses are leaving to find ways to retain them.

**Educate (Virginia Gibbs, Laurie Lowry)**

L. Lowrey went over the networking mixers and reviewing small business resources provided by the Commission.

**OTHER REPORTS**

I. Guadarrama opened the discussion on the meeting scheduled for November and if there was a need to cancel or reschedule. A. Orenchuk stated that they may need a meeting to approve items for the mixer. The commission briefly discussed and decided to leave the date as-is for now.

**VILLAGE PROJECT UPDATES**

R. Jackson asked for further information on a statement made by the mayor for a new position for attracting businesses for the Bank Triangle. A. Orenchuk stated that the Village did hire a consultant for the specific property and to review frequent vacancies within the Village.

M. Decker requested any Village updates. A. Orenchuk provided the following new projects going to the Board:

- Solaria Crossings - Townhouses
- Walnut Ridge - November 10th meeting - 155 unit single family development proposed by Pulte.
- Storage facility located in Mundelein Crossings to the North of Home Depot.

L. Lowrey left at approximately 9:08 AM

S. Mital left at approximately 9:15 AM

The commission asked about some specific parcels being developed within the Village. A.

Orenchuk gave an overview of the projects (an office building with car storage, and a carwash with small retail strip center both being done by right). The commission discussed the relocation of Bolt Baseball within the Village.

**NEXT REGULARLY SCHEDULED MEETING,**

The next regularly scheduled meeting of the Economic Development Commission is on November 20th.

R. Jackson left at 9:20 AM

**ADJOURNMENT**

The meeting lost quorum at 9:23 AM.

Meeting adjourned at 9:24 AM