

CALL TO ORDER

The 3333th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on November 24, 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

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 November 10, 2025.

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

PRESENTATIONS / AWARDS

Presentation Of Audited Financial Reports for Fiscal Year 2025 by Lauterbach & Amen, LLC

N/A - Presentation

Ms. Jamie Wilkey gave the presentation. She started by thanking Finance Director

Miller and her Team. Current Illinois Statute requires that each local government undertake an independent audit. The primary goal is a "clean" audit; this tells the public that the financial statements as presented are materially correct. Also Ms. Wilkey pointed out that the Village had a positive operating year. She also pointed out that cyber-security continues to be an area to keep watching.

PUBLIC COMMENTARY

Krysta Winkelman, Executive Director of Student Services, District 79, spoke regarding various developments in the Village and how they may impact schools.

Trish Kolcanda, superintendent of District 79, Erin Knoll, superintendent District 76, Corey Tafoya, superintendent Districts 75 and 120, and Peter Hannigan, superintendent District 73 spoke regarding the wish/need to collaborate with the Village regarding growth. A letter was read by the superintendents that was signed by all the school board members and superintendents for the above districts. Stevenson High School (unable to attend the Village Board meeting this evening) also signed the letter.

Russ Whitaker, counsel for Pulte homes spoke saying that looking at Dist.79 were they doing anything different than other developments and he said no. There is a limit as to what can be charged for homes.

Shawn Killacky spoke as he did last month stating does the Board see how bad this looks stating that the schools will get more and more crowded.

Kyle Snow spoke as an unincorporated member of the Village. The Pulte Counsel has different numbers than the residents and why is this. He agrees that there are different agendas--schools and others.

Courtney Billittier spoke regarding the Ivanhoe Village development saying only 1 trustee responded (Trustee Ugaste). She stated the residents and schools want to be listened to. Mayor Meier told Ms. Billittier to call or email the Village Hall and set up an appointment and she will meet with any resident. Trustee Schwenk looked through his email and found none from Ms. Billittier, admitting that it could have gotten lost--he does try to answer emails from residents. He added that residents can call him, his phone number is on the Village website; in his 7 years on the Board he has had 2 phone calls from residents. He went on to explain the process used for PUDs, etc. and there needs to be an education course for new Trustees, and even the veteran ones. A timeline tracker is not always feasible and what would make this simple to understand and define the process. For example this meeting opened in September and is still ongoing--it has changed every Board meeting since September. Timelines change due to the fluidity of the process. Trustee Lambert stated that residents complain when dates change--recently an issue with an agenda item for a PZC mtg. One point brought up by Ms. Billittier is that the Trustees' names that are part of negotiating committees be posted. These do appear on the Board agendas.

Mayor Meier pointed out that this ordinance has been worked on since 2019, this was not done quickly. It is also case law set by the Illinois Supreme Court. She pointed out that staff worked with Pulte and the Village gave up money so that the schools could get more.

PUBLIC HEARINGS

Public Hearing - 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

Director of Community Developmnet Orenchuk spoke the process this property has to go through before it would be a PUD.

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 Open the Public Hearing for 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

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

Presentation - 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

Board Discussion / Questions

Public Commentary

Motion to close the public hearing for 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.

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

Public Hearing - 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.

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 open the 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.

Presentation - 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.

Board Discussion / Questions

Public Commentary

Motion to close the Public Hearing for 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

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

MAYOR'S REPORT

Board Policy - Commission Vacancy - Application Process

Motion to approve the Commission Vacancy - Application Process Policy Number VB-14-13.

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

Robert Half Purchase Order

Motion to approve purchase order number 26-00674 in the amount of \$46,400 to Robert Half for temporary employment services.

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 REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Tree Lighting at Courtland Commons on December 6--3 PM til 6 PM.

Blood Drive at Fire Station #1 on December 6.

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

Annexation Agreement for the properties located at 29808, 29730, 29508, and 29498 North Illinois Route 83

Motion to pass an Ordinance approving and authorizing execution of an Annexation Agreement for the properties located at 29808, 29730, 29508 and 29498 North IL Route 83. Please refer to Public Hearing A for the attachments.

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

Petition and Annexation of the properties located at 29808, 29730, 29508 and 29498 North IL Route 83

Motion to pass an Ordinance approving the petition for annexation and annexing the properties commonly known as 29808, 29730, 29508 and 29498 North IL Route 83.

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

Zoning Map Amendment upon annexation for the properties located at 29808, 29730, 29508 and 29498 North IL Route 83

Motion to pass an Ordinance granting a zoning map amendment upon annexation for the properties located at 29808, 29730, 29508 and 29498 North IL Route 83.

RESULT:	[Yes 5, No 1, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Krinski
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	Trustee Lambert

ABSTAIN: None

Annexation Agreement for the Walnut Ridge development properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

Motion to pass an Ordinance approving and authorizing execution of an Annexation Agreement for the properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83.

RESULT: Passed [Yes 5, No 1, Abstained 0]

MOVER: Trustee Juarez

SECONDER: Trustee Ugaste

AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste

NAYS: Trustee Lambert

ABSTAIN: None

Petition for Annexation of Properties for the Walnut Ridge development properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North Illinois Route 83

Motion to pass an Ordinance approving the Petition for Annexation and Annexing the properties commonly known as 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North Illinois Route 83.

RESULT: [Yes 5, No 1, Abstained 0]

MOVER: Trustee Juarez

SECONDER: Trustee Grieco

AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste

NAYS: Trustee Lambert

ABSTAIN: None

Zoning Map Amendment, Planned Unit Development, and Preliminary Plat of Subdivision for the Walnut Ridge development properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

Motion to pass an Ordinance approving a Map Amendment upon annexation, Planned Unit Development, and Preliminary Plat of Subdivision for the properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83.

RESULT: [Yes 5, No 1, Abstained 0]

MOVER: Trustee Juarez

SECONDER: Trustee Schwenk

AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste

NAYS: Trustee Lambert

ABSTAIN: None

Negotiating Team Appointment - 100-800 South Midlothian Road

Motion to appoint Trustee Lambert and Trustee Krinski to the 100-800 South Midlothian Road Negotiating Team.

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

MOVER: Trustee Juarez

SECONDER: Trustee Grieco

AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste

NAYS: None

ABSTAIN: None

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

Subdivision Acceptance--Crossings at Mundelein

Motion to adopt a resolution to accept the Crossings at Mundelein subdivision improvements.

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)

Fiscal Year 2025 Audited Financial Reports

Motion to accept the Fiscal Year 2025 Audited Financial Reports as presented by Lauterbach & Amen, LLP.

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

MOVER: Trustee Schwenk

SECONDER: Trustee Lambert

AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste

NAYS: None

ABSTAIN: None

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for

the period between November 11, 2025 and ending November 24, 2025 in the amount of \$3,178,404.59.

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

Public Safety Committee (Ugaste, Lambert, Krinski)

Donation of Found/Unclaimed Bicycles

Motion to adopt a Resolution to donate found/unclaimed bicycles and scooter in possession of the Mundelein Police Department to Working Bikes in Chicago.

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

Building Committee (Krinski, Ugaste, Schwenk)

None

Other Reports

None

SCHEDULED BUSINESS

Omnibus Vote Items

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

The Regular Board Meeting adjourned at 8:28 PM.

Village Clerk