

CALL TO ORDER

The 3334th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on December 8, 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: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee 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 24, 2025.

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

PUBLIC COMMENTARY

None

PRESENTATIONS / AWARDS

Liquor License Letter of Interest - 440 East Hawley

The Petitioner presented his concept. He has been in business for over 25 years. He is interested in having an upscale restaurant/bar with coffees and video gaming (besides serving alcohol). It would be a cocktail bar/gaming facility serving food. They would use the rooftop (if they could get it as part of their lease) for tasting events, entertainment events, solo jazz, etc. Mayor Meier interjected that a full kitchen would be necessary for video-gaming, Petitioner asked what that would consist of. Administrator Guenther explained what that would entail. Trustee Lambert asked why there was no food revenue listed in Petitioner's business plan/packet; Ms. Lambert said she had a hard time reconciling petitioner wanting to open a restaurant without listing any food revenue. Petitioner responded that they were not sure about food revenue. Trustee Schwenk asked if this concept would work without gaming. Trustee Juarez echoed the same questions and said he would like to see a better plan first as did Trustee Ugaste. Trustee Krinski questioned the noise issue if there would be music since there is a residential area close-by. Mr. Schwenk weighed in that this would parallel another one of petitioner's businesses in Round Lake--he checked out that business on-line, he said this looks very much like a gaming lounge that the Board has worked very hard to keep out of the Village. Also he stated that during his time on the Board he has never voted for video-gaming. He will vote to give the Petitioners an alcohol license and see how that goes. Trustee Grieco said she likes the idea of a coffee place; she lives in that area and it needs a coffee spot.

Mayor Meier said that the Board is fine with giving a liquor license to the petitioner if all requirements for one are met. Ms. Lambert made it very clear, when the petitioner questioned the gaming issue, that a full kitchen is required for a gaming license. Petitioner responded by saying there doesn't appear to be enough space for a full kitchen. Ms. Lambert replied then maybe this is not the right location for your business. This was reiterated by the Mayor. Mayor Meier clarified again what was necessary for both an alcohol license and a gaming license; Petitioner was giving the application paperwork packet for a liquor license.

Liquor License Letter of Interest - 1080 West Maple Avenue

Petitioner owns the gas station located at 1080 W. Maple Ave. Nowadays people like one-stop shopping and the petitioner would like to create this here. At their other locations, they have restaurants at the other sites--wings places, Dunkin', Mexican places, etc. There are upcoming changes coming to gas stations in Illinois which will be costly, and it's necessary to be able to have the revenues to cover \$300,000 cost. Selling hard liquor would help this. Trustee Lambert pointed out that there is a fully built-out location about a block away (the former Lucky Bites) and when they came before the Board years ago, they also wanted gaming and alcohol but because this site was so close to the High School she was a firm no. Trustee Schwenk stated that based on what he has heard tonight it appears that gaming is the ultimate goal. Mayor Meier

asked the petitioner if the liquor license was necessary for them to move forward. The straw poll came in as mostly negative to the liquor license.

PUBLIC HEARINGS

Call to order the Public Hearing on the Property Tax Levy.

Presentation and Board Discussion

Trustee Ugaste stated that he wanted it to be clear that the 3.2% increase comes from funding the fire/police/staff pensions. There is no increase to the corporate tax levy.

Public Commentary

None.

Action / Motions will be made during the regular board meeting.

Call to Order the Public Hearing for Ivanhoe Farms First Amendment to Annexation Agreement - Date Extension

Presentation and Board Discussion

Director of Community Development Orenchuk made the presentation. The initial expiration date to conclude working on the documents by all the parties was December 31, 2025. The parties all agreed that they were not ready to finalize these documents; there is a new extension request of September 30, 2026. Mayor Meier stated that this is all being done carefully and not being rushed through.

Public Commentary

None

Action / Motions will be made during the regular board meeting.

MAYOR'S REPORT

Canceling the December 22, 2025 Board Meeting

Motion to adopt a Resolution canceling the Village Board Meeting of December 22, 2025, and authorizing the Village Administrator to approve payment of bills between the period of December 09, 2025 and December 22, 2025.

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

Commission Appointment - Terry Skinner - Historical Commission

Motion to approve a commission appointment of Tracy Skinner to the Mundelein Historical Commission.

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

Ordinance Amending Title 5 – Cannabis Business Regulations

Motion to pass an Ordinance Amending Title 5 of the Mundelein Municipal Code to Establish General Cannabis Business Provisions and to Update Regulations for Medical and Adult-Use Cannabis Establishments.

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

Amending Code Definitions: Liquor Licenses

Motion to pass an Ordinance Amending Section 5.76.010 Definitions (Alcoholic Liquors)

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

ABSTAIN: None

Amendment to Business Registrations and Fee Schedule

Motion to approve an ordinance amending Section 5.08.020 and Chapter 3.80 of the Mundelein Municipal Code to update the business registration fee effective with Fiscal Year 2027 registrations and to allow for a fee waiver for qualifying nonprofit organizations.

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

MOVER: Trustee Jennifer Grieco

SECONDER: Trustee Arnold Krinski

AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS: None

ABSTAIN: None

Trustee Ugaste pointed out that it is difficult to raise these fees at the present time since collecting them now is difficult. Trustee Juarez agreed and feels getting the EDC involved with these decisions and does not feel it is a good time to raise these fees and where does these fees go? Administrator Guenther said it goes to a general fund that is used to reimburse the actual time it takes to collect/process these fees. Trustee Schwenk researched the archives back to 2019 and this was the issue then when the dollar amount was going from \$25 to \$35. Trustee Krinski added asking what efforts are made to collect these delinquent fees and maybe if everyone paid what they owed the increase would not be necessary. Mayor Meier explained what these fees fund--we do not charge anyone to be put in the dining guide nor charge businesses to be part of events that give good visibility to them; we give free marketing with the ribbon-cuttings, as an example. We give grants, even to businesses that do not pay this fee.

Video Gaming Terminals — Smokin' Jack's BBQ, Inc.

Motion to pass an Ordinance amending Chapter 5.98 of the Mundelein Municipal Code to increase the total number of authorized Video Gaming Terminals by six (6) terminals within the Village of Mundelein as it relates to Smokin' Jack's BBQ, Inc. at 32 East Park Street.

RESULT: Passed [Yes 4, No 2, Abstained 0]

MOVER: Trustee Tony Ugaste

SECONDER: Trustee Jennifer Grieco

AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Tony Ugaste

NAYS: Kara Lambert, Erich Schwenk

ABSTAIN: None

Trustee Krinski asked for clarification of the amount of machines.

Facilities License Agreement - The Catholic Bishop of Chicago

Motion to adopt a resolution authorizing the Village of Mundelein to enter into a facilities license agreement with the Catholic Bishop of Chicago.

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

Mayor Meier made a statement concerning the leaf pickup: we have had a hard time this year with the Groot Leaf Pickup. The leaves dropped late and then the heavy snow came. Groot has said they will be picking up leaves when the snow is gone and the piles melt but it will take weeks to get through the whole Village and with how the weather is going so this may take some time; the Mayor remembers leaves being picked up in her area in February years ago.

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Trustee Grieco thanked the MCC for a great tree-lighting--they created a magical event.

2026 Chicago Grit Bike Race Contract

Motion to adopt a Resolution approving the 2026 Mundelein Cycling Grand Prix and Authorizing the Execution of a Cycling Race Agreement for an amount not to exceed \$10,000.00.

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

Trustee Schwenk asked about the route for the race--is it going to be the same as last year--yes it is. It really impacts the residents but ideally this will be the last year this route will be used (due to the construction at the Plaza Circle).

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

First Amendment to Annexation Agreement Ivanhoe Village

Motion to adopt a Resolution Approving a First Amendment to Annexation Agreement for Ivanhoe Village.

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

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

None

Finance Committee (Schwenk, Ugaste, Grieco)

Property Tax Levy Ordinance - May 1, 2025 - April 30, 2026

Motion to pass an Ordinance providing for the Levy of Property Taxes for the Current Fiscal Year beginning on May 1, 2025 and ending April 30, 2026 in the amount of \$19,022,160.

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

Property Tax Levy Abatement Ordinance 2025

Motion to pass an Ordinance providing for the Partial Abatement of the Levy of Property Taxes for the Bond Levy Fund of the Village of Mundelein for 2025 of \$1,698,231

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

Grocery Tax Ordinance

Motion to pass an Ordinance Implementing the Village of Mundelein Grocery Sales Tax

of 1%, effective July 1, 2026 replacing the State of Illinois Grocery Tax.

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

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between November 25, 2025 and ending December 8, 2025 in the amount of \$1,362,839.32.

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

Public Safety Committee (Ugaste, Lambert, Krinski)

Purchase Order and Invoice payment approval for GEMT to Illinois Department of Healthcare / Family Services

Motion to approve purchase order number 26-00715 and payment of invoice number GEMTFY26QT1-174 in the amount of \$150,280.03 to the Illinois Department of Health and Family Services HFS Bureau of Fiscal Operations - GEMT.

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

Building Committee (Krinski, Ugaste, Schwenk)

Fire Chief Lark stated to please keep the hydrants clear. Also stay off the ice--not thick enough yet.

Other Reports

None

SCHEDULED BUSINESS

Omnibus Vote Items

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).

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

Motion to reconvene Village Board Meeting

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Ugaste
SECONDER:	Trustee Lambert

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

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

Village Clerk