



AGENDA
VILLAGE BOARD MEETING NO. 3335
January 12, 2026 - 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. Approve the Board of Trustees Regular meeting minutes from December 8, 2025

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

- A. Presentation: Bird City Illinois

VII. PUBLIC HEARINGS

VIII. MAYOR'S REPORT

- A. **Meeting Call** — Finance Committee Meeting on January 22, 2026 at 3:30 PM at the Village Hall, 300 Plaza Circle, Mundelein, to discuss the TIF II, TIF III, and TIF IV.

- B. Creation of a Class P Liquor License and establishing the corresponding fee

Motion to approve an ordinance amending Chapter 5.76 and Chapter 3.80 creating a new Class P liquor license classification, establishing a corresponding fee, and authorizing the issuance of one (1) Class P license to the Mundelein Park and Recreation District for use at Diamond Lake Recreation Center.

- C. Decrease the Number of Class H Liquor Licenses

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class H liquor licenses authorized in the Village of Mundelein as it

relates to Village Green Golf Course at 2501 North Midlothian Road.

D. Amending Village Code: Meetings

Motion to pass an Ordinance Amending Sections 2.04.035 and 2.04.070 of the Mundelein Municipal Code to ensure compliance with state law and alignment with current Village practices.

E. IGA Between the Village of Mundelein and Mundelein District 75 for Use of Mundelein Public Works Facility in the Event of an Emergency

Motion to authorize the Village Administrator to sign the Intergovernmental Agreement between the Village of Mundelein and the Mundelein School District 75 for the use of Mundelein Public Works Facility in the Event of an Emergency.

F. IGA Between the Village of Mundelein and Mundelein District 120 for Use of Mundelein Public Works Facility in the Event of an Emergency

Motion to authorize the Village Administrator to sign the Intergovernmental Agreement between the Village of Mundelein and the Mundelein School District 120 for the use of Mundelein Public Works Facility in the Event of an Emergency.

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. Housing Market Study Professional Services Agreement

Motion to adopt a Resolution Approving and Authorizing the Village Administrator's Signature on a Professional Services Agreement and approving purchase order number 26-00758 and payment in an amount not to exceed \$33,750 for a Housing Market Study with Development Planning Partners and Goodman Williams Group.

2. Map Amendment to Rezone the property at 103 South Lake Street

Motion to pass an Ordinance approving a map amendment to rezone the property at 103 South Lake Street, Mundelein, Illinois from R-3 Single Family Residential to R-4 Two-Family Residential.

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

1. Budget Amendment 260-436-48740 - Streets

Motion to authorize the Business Services Manager to sign the 2026 (FY27) MFT Joint Municipality Resurfacing Improvements proposal and the 2026 (FY27) MFT Improvements Design Services Agreement with Gewalt Hamilton Associates for the 2026 (FY27) MFT Improvements Project and authorize purchase order number 26-00745

in the amount of \$5,950.00 and purchase order number 26-00749 in the amount of \$19,805.00.

D. Finance Committee (Schwenk, Ugaste, Grieco)

1. TIF 2 Note Expense Amendment

Motion to approve the budget amendment increase for TIF 2.

2. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between December 9, 2025 and ending January 12, 2026 in the amount of \$3,012,339.39.

E. Public Safety Committee (Ugaste, Lambert, Krinski)

1. Amending Village Code: Administrative Adjudication

Motion to pass an Ordinance Amending Chapter 2.101 of the Mundelein Municipal Code to replace certified mail with first-class mail for service of administrative notices and remove outdated language regarding driver's license suspension, including repeal Section 2.101.120.

F. Building Committee (Krinski, Ugaste, Schwenk)

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. Executive Session Meeting Minute Approval

Motion to approve the Executive Session Meeting Minutes for the September 22, 2025 meeting.

2. GIS Consortium Membership

Motion to authorize the Business Services Manager to sign the annual service provider contract with the Village's GIS Consortium Service Provider, Municipal GIS Partners, Inc.

3. IRMA 2026 Annual Contribution

Motion to approve purchase order number 26-00750 in the amount of \$807,862 to IRMA for the 2026 Annual Contribution.

4. Verigreen Development - Annual TIF

Motion to approve purchase order number 26-00751 in the amount of \$21,346.66 to Verigreen Development for the Annual TIF Payment year 2024 paid 2025.

5. Mundelein Downtown Properties LLC - TIF 2 Note

Motion to approve purchase order number 26-00753 in the amount of \$544,891.42 to Mundelein Downtown Properties LLC for FY26 replacement TIF 2 Note.

6. Morris Station LLC - TIF 2 Note

Motion to approve purchase order number 26-00754 in the amount of \$174,817.53 to Morris Station LLC for FY26 TIF 2 Note Payment.

7. DR Horton Inc-TIF 4 Note

Motion to approve purchase order number 26-00756 in the amount of \$293,394.00 to DR Horton Inc for FY26 TIF 4 Note Payment.

8. Budget Amendment & Purchase of David Clark wireless systems for fire apparatus

Motion to approve a budget amendment in the amount of \$47,500 to GL account 291-316-484200 for purchase order number 26-00737 and payment in the amount of \$47,500 to Baycom for the purchase of the David Clark Intercom System.

9. Budget Amendment & Purchase of Jail Monitoring Equipment

Motion to approve the budget amendment, purchase order number 26-00763 and payment for the purchase and installation of software and hardware to replace jail monitoring equipment for the Mundelein Police Department in the amount of \$60,000 to Active Alarm Company.

XI. 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

XII. OTHER BUSINESS

XIII. 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.