

CALL TO ORDER

The 3335th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on January 12, 2026 at 300 Plaza Circle, Mundelein. Mayor Meier called the meeting to order at 7:00 PM.

ATTENDANCE

Deputy Clerk Monroe took the roll call. It indicated as follows:

Board Attendance

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

ABSENT:

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 Business Service Manager Howe

ABSENT:

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

MINUTES APPROVAL

Approve the Board of Trustees Regular meeting minutes from December 8, 2025

The board approved the regular board of trustee minutes from December 8, 2028.

PUBLIC COMMENTARY

- James Cavanaugh - Center for Independent Living. Came to tell us about the program and what they do. Lake County Center for Independent Living, serving Lake and McHenry counties, is a 501(c)3 not-for-profit, disability rights organization. We exist to ensure that all people with disabilities have the tools they need to live independently. Governed and staffed by a majority of people with disabilities, we are a consumer-controlled organization, which means the services we provide are those chosen by our consumers. To learn more, visit their website at <https://www.lccil.org/>.

- Alay Shah - Quick Pick Liquor Owner - 635 North Midlothian Road - Mr. Shah would like to have video gaming at his establishment.
- Mohammad Alawsi - President of several Homeowner Associations in Mundelein and surrounding communities. He has concerns about rental registration. The Village of Mundelein is the only village that has a rental registration. It is very expensive, who is going to pay this? The website for Rental Registration is difficult to follow.

PRESENTATIONS / AWARDS

Presentation: Bird City Illinois

Audubon Society talked about Bird City Illinois. The mission of Audubon Council of Illinois, as a coalition of Illinois chapters of the National Audubon Society, is to cooperate with Chapters of the National Audubon Society in promoting sound environmental legislation emphasizing conservation of State natural resources, in sponsoring environmental educational initiatives that transcend Chapter boundaries, in enhancing inter-Chapter relationships, and in fostering awareness of Audubon Council's activities. The Bird City Mission is to encourage all communities in Illinois to implement sound bird-conservation practices by offering public recognition to those that succeed in enhancing the environment for birds and educating the public about the relationship between birds and people and how that contributes to a healthy community.

The group presented the Village with Bird City Illinois street signs. Mundelein is one of 13 communities in Illinois which has become a bird city. Visit Bird City Illinois <https://birdcity.org/illinois/communities> for more information.

PUBLIC HEARINGS

No public hearings.

MAYOR'S REPORT

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.

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.

Trustee Krinski wanted to make sure that liquor establishments have proper dram insurance before the license is approved. The answer is yes they do have to have dram insurance before a license is issued.

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

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.

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

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.

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

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.

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

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.

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

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

No report. Happy New Year!

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

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.

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

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.

Trustee Krinski inquired about the fire code being met before amending the zoning for this property. All fire codes have been met.

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 Works & Engineering Committee (Lambert, Krinski, Juarez)

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.

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

Finance Committee (Schwenk, Ugaste, Grieco)

TIF 2 Note Expense Amendment

Motion to approve the budget amendment increase for TIF 2.

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

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.

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

Public Safety Committee (Ugaste, Lambert, Krinski)

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.

Trustee Krinski inquired about the certified mail and how we track whether the mail is received. There is not a need to track the mail.

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

Building Committee (Krinski, Ugaste, Schwenk)

No motions and no report.

SCHEDULED BUSINESS

Omnibus Vote Items

Executive Session Meeting Minute Approval

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

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

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.

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

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.

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

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.

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

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.

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

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.

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

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.

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

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.

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

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.

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

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).

No Executive Session.

Motion to reconvene Village Board Meeting

Attendance

Action from Executive Session

OTHER BUSINESS

No other business.

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

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 Clerk