

CALL TO ORDER

The 3337th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on February 9, 2026 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, Business Services Manager Howe

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 January 26, 2026.

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

PRESENTATIONS / AWARDS

None

PUBLIC COMMENTARY

None

PUBLIC HEARINGS

None

MAYOR'S REPORT

Meeting Call — Committee of the Whole Meeting to discuss the Water Meters on February 23, 2026, at 6:00 PM, at the Mundelein Village Hall - 300 Plaza Circle.

Proclamation - 211 Day

Mayor Meier read the proclamation honoring 211 Day, February 11, 2026, an easy to remember number to help the people of Lake County regardless of the language they speak. Calls are compassionately answered, mostly for help for housing, utilities, employment/income support, mental health concerns, food health care, government and legal support to mention a few. Tim Sashko spoke about the many services, this started just 5 years ago. He made a very firm "ask"--have the Village's front-end staff trained by the 211 staff so that as they become aware of residents' needs they can help. He would like to re-educate the Fire and Police about 211 and improve the customer service so that we are the model community.

Mayor Meier shared the news that the Public Works Department was awarded the Chester Ciecko 2025 Organization of the Year award. The Public Works Department helps the Mundelein Community Connection throughout the year with all the many events they put on.

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Trustee Grieco announced the Valentine's Day Blood Drive, the Economic Development Commission will host its annual breakfast on February 26.

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

Fence Variation at 445 Brice Avenue

Motion to pass an Ordinance granting a variation from Section 20.52.050(G)(2)(d)(v) of the Zoning Ordinance regarding a coated chain link fence located within the required

corner side yard setback at 445 Brice Avenue, Mundelein, IL.

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

Mundelein High School District 120 - PZ2025-0039 - Variation for Interior Parking Lot Landscape

Motion to authorize staff to prepare an ordinance approving a variation from Sections 20.60.110(A) and (B) of the Zoning Ordinance regarding the required interior parking lot islands and shade trees for the properties located at 1350 and 1500 West Hawley Street.

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

Comprehensive Plan Amendment

Motion to pass an Ordinance Amending the Official Comprehensive Plan of 2021 for the Village of Mundelein, PZ2025-0038.

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

Trustee Lambert asked for clarification as to what this does the the Comprehensive Plan. Director of Community Development Orenchuk explained the Village is not amending the entire plan just a part of the growth area. It is not a regulatory document.

Amendment to Ordinance O-25-10-74 Establishing the Village of Mundelein Micro Shops Advisory Group

Motion to pass an Ordinance Amending Ordinance O-25-10-74, An Ordinance Establishing the Village of Mundelein Micro Shops Advisory Group.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
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MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Kara Lambert
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 approve a FYE2026 budget amendment for account number 260-436-48740 - Streets in the amount of \$69,479.00 for the construction inspection services for the 2025 (FY26) MFT Roadway Improvements project.

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

Resolution authorizing the Surface Transportation Program (STP) Federal Fund Appropriation for East Hawley Street improvements

Motion to approve a Resolution authorizing the Surface Transportation Program (STP) Federal Fund Appropriation for East Hawley Street improvements

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

Resolution for Construction in a State Highway

Motion to Adopt a Resolution for Construction in a State Highway.

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

ABSTAIN: None

Finance Committee (Schwenk, Ugaste, Grieco)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between January 27, 2026 and ending February 9, 2026 in the amount of \$1,553,498.65.

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

Budget Amendment for TIF 2 Payments to School Districts

Motion to approve an FYE2026 budget amendment to account number 340-264-49901.000 in the amount of \$39,313.75 for expenses related to TIF 2 payments to School Districts 75 and 120.

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

Public Safety Committee (Ugaste, Lambert, Krinski)

Fire Chief Lark reminded all again of the blood drive this coming Valentine's Day, February 14.

Police Chief Seeley announced that there will be an open house at the Police Station on March 7. Both canines, Millie and Ranger, will be in attendance.

Building Committee (Krinski, Ugaste, Schwenk)

No report.

SCHEDULED BUSINESS

Omnibus Vote Items

Mundelein High School TIF 9-2025

Motion to approve purchase order number 26-00826 in the amount of \$58,967.40 to Mundelein High School for TIF 9-2025 (2024-25 School Year requested 9/24/25 for Tax Year 2023).

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

Mundelein School District #75 TIF 9-2025

Motion to approve purchase order number 26-00827 in the amount of \$38,999.69 to Mundelein School District #75 for TIF 9-2025 (2024-25 School Year requested 9/24/25 for Tax Year 2023).

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

Executive Session Meeting Minute Approval

Motion to approve the Executive Session Meeting Minutes for the December 8, 2025 meeting.

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

OTHER BUSINESS

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

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

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

The regular Board Meeting adjourned at 7:28 PM.

Village Clerk