

CALL TO ORDER

The 3338th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on February 23, 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, Mayor Meier

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

Minute review and approval

Motion to approve the Board of Trustees Regular meeting minutes from February 9, 2026.

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

Liquor License Interest - Hatricks Irish Pub - 320 East Hawley Street

The Board will make a recommendation on whether to proceed to the liquor license application stage.

Jeff Urso made a presentation about a new possible pub replacing Teddy O'Brian's. Mr.

Urso described the other businesses he is involved with which support schools, boosters, etc. He is excited about coming to Mundelein. Trustee Grieco knows of his other businesses and that they are good places. Mr. Urso wants to make this bar a fun and an inviting place. Trustee Juarez is excited about this business coming to Mundelein. Both Trustees Lambert and Schwenk are ok with the license but stated they will not be voting for a gaming license should that be applied for later. Trustees Grieco, Krinski, and Ugaste are good with this new business coming to town.

PUBLIC COMMENTARY

None

PUBLIC HEARINGS

None.

MAYOR'S REPORT

Meeting Call — Committee of the Whole Meeting to discuss the annual Commission / Committee reports on March 9, 2026, at 6:00 PM, at the Mundelein Village Hall - 300 Plaza Circle.

Mayoral Proclamation — Verne Lappe

Mayor Meier read a proclamation regarding Vern Lappe. He was instrumental with the purchase and restoration of the first firetruck (Old #1), he also put in countless hours on many committees.

Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class J Liquor License

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to authorize sealed-container sales in hotel or university markets under a Class J license, subject to conditions requiring sales only to registered hotel guests aged 21 or older, with ID and residency verification, and compliance with all applicable laws.

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

CBRE Fourth Amendment to Property Management Agreement

Motion to adopt Resolution Approving a Fourth Amendment to a Property

Management Agreement with CBRE, Inc. regarding Village-Owned Property at 165 North Archer Avenue, Mundelein, Illinois.

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

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Trustee Grieco reminded all about the upcoming Business Appreciation Breakfast this coming Thursday at the DoubleTree Hotel. The EDC and staff work very hard on this event--it is a great way to connect to the community.

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

Mundelein High School District 120 — Ordinance for Interior Parking Lot Landscape Variation

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

Preliminary and Final Plat of Subdivision - 1212 and 1250 South Butterfield Road

Motion to authorize staff to prepare a resolution approving the preliminary and final plat of subdivision for the properties located at 1212 and 1250 South Butterfield Road.

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

Map Amendment and Variations - 1212 and 1250 South Butterfield Road

Motion to authorize staff to prepare an ordinance approving a map amendment and a variation from Section 20.32.040(A)(4) and Section 20.52.040(A)(1) of the Zoning Ordinance for the property located at 1250 South Butterfield Road.

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

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

Intergovernmental Agreement between the Lake County Stormwater Commission and the Village of Mundelein for the Wellington Avenue Drainage Improvements Project

Motion to authorize the Mayor to sign an Intergovernmental Agreement between the Lake County Stormwater Commission and the Village of Mundelein for the Wellington Avenue Drainage Improvement Project.

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

NIMEC Electricity Bid - Large and Medium Accounts

Motion to adopt a Resolution authorizing Mundelein to participate in the Northern Illinois Municipal Electric Collaborative (NIMEC) bid process and authorizing the Village Administrator to approve a contract with the lowest cost electricity provider.

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

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

PW&E Gate Repair

Motion to adopt a Resolution waiving bids, accepting a proposal from Action Fence Contractors, of Mundelein, IL, and approving purchase order number 26-00854 in the amount of \$33,150 for repairs to the Public Works & Engineering gate.

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)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between February 10, 2026 and ending February 23, 2026 in the amount of \$1,846,390.08.

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

Public Safety Committee (Ugaste, Lambert, Krinski)

Fire Chief Lark stated they had a very successful blood drive. Police Chief Seeley reminded everyone about the Police Department Open House coming up in March.

Building Committee (Krinski, Ugaste, Schwenk)

None.

SCHEDULED BUSINESS

Omnibus Vote Items

CDW Government, Inc. - Microsoft 365 Agreement

Motion to approve purchase order number 26-00825 in the amount of \$81,539.67 to CDW Government, Inc. for year one of three for the Microsoft 365 Agreement.

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

EREG Development LLC-FY26 TIF2 Payment

Motion to approve purchase order number 26-00857 in the amount of \$21,346.66 to EREG Development LLC for Annual TIF Payment Tax Year 2024 Paid 2025.

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

OTHER BUSINESS

None.

EXECUTIVE SESSION

Motion to recess into Executive Session to discuss 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 Krinski
SECONDER: Trustee Lambert
AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS: None
ABSTAIN: None

Motion to recess into Executive Session at 7:20 PM.

Motion to reconvene Village 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

Motion to reconvene Village Board Meeting at 8:17 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

Action from Executive Session

None

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

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

The Regular Board Meeting adjourned at 8:19 PM.

Village Clerk