



AGENDA
VILLAGE BOARD MEETING NO. 3341
April 13, 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. Minute review and approval
 - 1. 03.09.26 Special Board Meeting Minute Review and Approval
Motion to approve the Board of Trustees Special meeting minutes from March 9, 2026.
 - 2. 03.23.26 Regular Board Meeting Minute Review and Approval
Motion to approve the Board of Trustees regular meeting minutes from March 23, 2026.
- V. PRESENTATIONS / AWARDS
- VI. PUBLIC COMMENTARY
- VII. PUBLIC HEARINGS
- VIII. MAYOR'S REPORT
 - A. Proclamation - Recognizing April 24, 2026 as Arbor Day in the Village of Mundelein
 - B. Amending Village Code: Director of Public Works and Engineering
Motion to pass an Ordinance Amending Title 2, Chapter 2.16 of the Village Code to separate the position of Village Engineer from the Director of Public Works and Engineering, with the Director continuing to lead the Department of Public Works and Engineering and

engineering services to be provided through an outsourced Village Engineer.

- C. Confirm the appointment of Robert Greenfield as the Public Works and Engineering Director

Motion to adopt a Resolution appointing Robert Greenfield as the Public Works and Engineering Director.

- D. Amending Village Code: Meeting Order of Business

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. Amending Village Code: Village Clerk Duties

Motion to pass an Ordinance Amending Sections 2.08.010 and 2.08.012 of the Village Code to remove outdated subsections.

- F. Amending Village Code: Crime Free Housing Requirement

Motion to pass an Ordinance Amending Section 16.44.050 of the Village Code to repeal subsection (c), eliminating the recurring three-year Crime-Free Housing seminar requirement to align with current practices.

IX. TRUSTEE REPORTS

- A. Community Happenings Committee (Grieco, Juarez, Lambert)

- 1. Community Happenings Report from Trustee Grieco

- 2. Park Street Seasonal Use License Agreement

Motion to adopt a Resolution Authorizing the Village of Mundelein Park Street Seasonal Use License / License Agreement for Use of Public Property.

- B. Community and Economic Development Committee (Juarez, Schwenk, Grieco)

- 1. Mundelein Senior Apartments - Plat of Vacation - East Hawley Street and Prospect Avenue

Motion to pass an Ordinance Vacating a certain portion of the East Hawley Street right-of-way within the Mundelein Station Subdivision.

- 2. Nomination of Census Tract as Qualified Opportunity Zone

Motion to adopt a Resolution Supporting Nomination of a Census Tract within the Village of Mundelein, Illinois as a Qualified Opportunity Zone.

- 3. Use Variation at 333 Washington Boulevard

Motion to authorize staff to draft an ordinance granting a use variation to Table 20.40-1 of Section 20.40.020 to permit a health club facility in the M-MU Manufacturing Mixed-

Use Zoning District at 333 Washington Boulevard with the conditions outlined in the staff report.

4. Use Variation at 143 North Seymour Avenue

Motion to pass an Ordinance approving use variation to permit a pet groomer in the C-5-R zoning district at 143 North Seymour Avenue, Mundelein, Illinois.

5. TIF II Administration Services Proposal - SB Friedman

Motion to authorize the Director of Community Development to execute a Professional Services Contract and requisition with SB Friedman Development Advisors, LLC for TIF II Administration in an amount not to exceed \$13,500.00.

6. TIF III Administration Services Proposal - SB Friedman

Motion to authorize the Director of Community Development to execute a Professional Services Contract and requisition with SB Friedman Development Advisors, LLC for TIF III Administration in an amount not to exceed \$13,500.00.

7. TIF IV Administration Services Proposal - SB Friedman

Motion to authorize the Director of Community Development to execute a Professional Services Contract and requisition with SB Friedman Development Advisors, LLC for TIF IV Administration in an amount not to exceed \$6,500.00.

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

1. Budget Amendment - AWIA Risk and Resilience Assessment

Motion to authorize the budget amendment and approve purchase order number 26-00925 for Baxter & Woodman in the amount of \$19,500.00.

2. 2026 (FY27) MFT Roadway Improvements

Motion to accept all submitted bids, award our portion of the contract to Peter Baker & Son, Co. as the lowest responsive bidder for the 2026 (FY27) MFT Roadway Improvements project, and authorize the Mayor and the Village Clerk to sign the contract and subsequent purchase order with Peter Baker & Son, Co. in the amount of \$1,126,266.90.

3. 2026 (FY27) MFT Roadway Improvements Construction Inspection Services

Motion to award a contract and approve a subsequent purchase order to Gewalt Hamilton Associates, Inc. for the construction observation of the 2026 (FY27) MFT Roadway Improvement Project in the amount of \$68,490.00 and authorize the Business Services Manager to sign the contract.

4. Engineering Land-Disturbance Review Fee

Motion to pass an Ordinance amending Title 16 of the Mundelein Municipal Code to establish an Engineering Land-Disturbance Review Fee based on disturbed square footage, and to approve the corresponding update to the Village Fee Schedule (Title 3,

Chapter 3.80).

5. Budget Amendment - 500-463-47560.000 - MT MTLs METERS

Motion to authorize the budget amendment to GL account 500-463-47560.000 in the amount of \$22,000 for the purchase of water meters.

6. Budget Amendment 500-462-46669.000 MT Other Equipment

Motion to authorize the budget amendment to GL 500-462-46669.000 in the amount of \$10,000.00 for the Annual Testing of Village-owned Large Commercial Water Meters.

D. Finance Committee (Schwenk, Ugaste, Grieco)

1. FY27 Annual Budget and 5 Year Capital Improvement Plan

Motion to adopt the Fiscal 2027 Annual Budget and Five-Year Capital Improvement Plan of \$87,989,370.

2. Approval of Closing the 9-1-1 Surcharge Fund (Fund 291) and Water Funds 530, 531, 540, and 541

Motion to adopt the Resolution to Close the 9-1-1 Surcharge Fund (Fund 291) and the Sewer Additions/Expansion Fund (Fund 530), the New Sewer Additions/Expansion Fund (Fund 531), the Water Additions/Expansion Fund (Fund 540), and the New Water Additions/Expansion Fund (Fund 541).

3. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between March 24, 2026 and ending April 13, 2026 in the amount of \$1,324,493.41.

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

1. Lake County Health Department Service Agreement

Motion to authorize the Mayor to sign the Lake County Health Department Service Agreement.

2. Comfort Canine Bill of Sale, Waiver of Liability, and Hold Harmless Agreement

Motion to authorize the Village Administrator to sign the Bill of Sale, Waiver of Liability, and Hold Harmless Agreement for Canine Millie.

F. Building Committee (Krinski, Ugaste, Schwenk)

1. New Building Code Adoption 2024 IBC

Motion to pass an ordinance amending Chapter 16.04 - Mundelein Building Code.

2. New Building Code Adoption 2024 IRC

Motion to pass an ordinance amending Chapter 16.05: Mundelein One- and Two-Family

Dwelling Code.

3. Ordinance Amending Building Department Permit Requirements and Fee References

Motion to pass an ordinance amending Chapter 16.06 regarding building permit requirements and applicable fees.

4. New Building Code Adoption 2023 NEC

Motion to pass an ordinance amending Chapter 16.12 Mundelein Electric Code.

5. New Property Maintenance Code Adoption 2024

Motion to pass an ordinance amending Chapter 16.07- Mundelein Property Maintenance Code.

6. New Building Code Adoption 2024 IFC

Motion to pass an ordinance amending Chapter 16.16 -Mundelein Fire Prevention Code.

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. Executive Session Meeting Minute Approval

Motion to approve the Executive Session meeting minutes for the February 9, 2026, 5:00 PM Meeting.

2. Executive Session Meeting Minute Approval

Motion to approve the Executive Session meeting minutes for the February 9, 2026, 7:00 PM Meeting.

3. Asphalt Patching Purchase Order

Motion to approve purchase order number 26-00964 in the amount of \$113,358 to Chicagoland Paving Contractors, Inc. of Lake Zurich, IL, for contractual asphalt patching.

XI. OTHER BUSINESS

- A. An Ordinance Amending Title 3 Chapter 8 of the Mundelein Municipal Code regarding Fee Schedule

Motion to approve an Ordinance revising the Village Fee Schedule, including updated water and sewer rates and building permit/development fees.

XII. 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

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.