

CALL TO ORDER

The NO. 3341th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on April 13, 2026 at 300 Plaza Circle, Mundelein. Mayor Meier called the meeting to order at 7:01 PM.

ATTENDANCE

Clerk Walsh took the roll call. It indicated as follows:

Board Attendance

PRESENT: Trustees Grieco, Juarez, Krinski, Lambert, Schwenk

ABSENT: Trustee Ugaste

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, Public Works and Engineering Director Greenfield

ABSENT: None

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

MINUTES APPROVAL

Minute review and approval

03.09.26 Special Board Meeting Minute Review and Approval

Motion to approve the Board of Trustees Special meeting minutes from March 9, 2026.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS:	None
ABSTAIN:	None

03.23.26 Regular Board Meeting Minute Review and Approval

Motion to approve the Board of Trustees regular meeting minutes from March 23, 2026.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
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MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Arnold Krinski
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS:	None
ABSTAIN:	None

PRESENTATIONS / AWARDS

None

PUBLIC COMMENTARY

Gail Becke spoke thanking the Village for the Multimodal Survey; she is looking forward to seeing the results. She also spoke regarding the arrival of a beaver, now living in Diamond Lake. The beaver is doing what they do--toppling trees to build their homes, and Ms. Becke strongly recommends that the Park District cage up the small trees planted near the lake to prevent them from falling victim to the beaver.

Martina Rocha spoke as a member of the Early Education group. She spoke as to the need for changes to the Village's daycare ordinances to increase the amount of children permitted to 12. Mayor Meier pointed out that this issue had been discussed at the Committee of the Whole, which was held an hour before.

PUBLIC HEARINGS

None.

MAYOR'S REPORT

Proclamation - Recognizing April 24, 2026 as Arbor Day in the Village of Mundelein

Mayor Meier read a Proclamation for Arbor Day on April 24, 2026.

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Kara Lambert
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS:	None

ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Arnold Krinski

SECONDER: Trustee Kara Lambert

AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk

NAYS: None

ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Erich Schwenk

SECONDER: Trustee Jennifer Grieco

AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk

NAYS: None

ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Erich Schwenk

SECONDER: Trustee Kara Lambert

AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk

NAYS: None

ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Kara Lambert

SECONDER: Trustee Erich Schwenk
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Trustee Grieco stated that this Sunday, April 19, is the Mayor's STEM event held at Mundelein High School. And there will be a Blood Drive on April 18 at Fire Station #1.

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Jennifer Grieco
SECONDER: Trustee Daniel Juarez
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Daniel Juarez
SECONDER: Trustee Erich Schwenk
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Daniel Juarez
SECONDER: Trustee Arnold Krinski
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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.

RESULT: [Yes 4, No 1, Abstained 0]
MOVER: Trustee Juarez
SECONDER: Trustee Lambert
AYES: Trustee Grieco, Trustee Juarez, Trustee Lambert, Trustee Schwenk
NAYS: Trustee Krinski
ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Daniel Juarez
SECONDER: Trustee Erich Schwenk
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Daniel Juarez
SECONDER: Trustee Erich Schwenk
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich

Schwenk
NAYS: None
ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Daniel Juarez
SECONDER: Trustee Arnold Krinski
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Daniel Juarez
SECONDER: Trustee Kara Lambert
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Kara Lambert
SECONDER: Trustee Erich Schwenk
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Kara Lambert
SECONDER: Trustee Daniel Juarez
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Kara Lambert
SECONDER: Trustee Jennifer Grieco
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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).

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Erich Schwenk
SECONDER: Trustee Kara Lambert
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Kara Lambert
SECONDER: Trustee Jennifer Grieco
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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.

RESULT: **Passed [Yes 5, No 0, Abstained 0]**
MOVER: Trustee Kara Lambert
SECONDER: Trustee Erich Schwenk
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

Finance Committee (Schwenk, Ugaste, Grieco)

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.

RESULT: **Passed [Yes 5, No 0, Abstained 0]**
MOVER: Trustee Erich Schwenk
SECONDER: Trustee Arnold Krinski
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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).

RESULT: **Passed [Yes 5, No 0, Abstained 0]**
MOVER: Trustee Erich Schwenk
SECONDER: Trustee Jennifer Grieco
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich

	Schwenk
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Arnold Krinski
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS:	None
ABSTAIN:	None

Public Safety Committee (Ugaste, Lambert, Krinski)

Lake County Health Department Service Agreement

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

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Erich Schwenk
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS:	None
ABSTAIN:	None

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.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Erich Schwenk
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS:	None
ABSTAIN:	None

Trustee Krinski stated that Millie will remain with her trainer. Fire Chief Lark reminded all of the upcoming blood drive April 25. Police Chief Seeley stated that the police

department will be participating in the annual prescription drug "take back" day on April 25 while maintaining their drug mailbox drop off. Also he explained the colorful badges some of the officers are wearing--they are for Autism Awareness.

Building Committee (Krinski, Ugaste, Schwenk)

New Building Code Adoption 2024 IBC

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

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Arnold Krinski
SECONDER: Trustee Daniel Juarez
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

New Building Code Adoption 2024 IRC

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

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Arnold Krinski
SECONDER: Trustee Daniel Juarez
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Arnold Krinski
SECONDER: Trustee Jennifer Grieco
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

New Building Code Adoption 2023 NEC

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

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Arnold Krinski

SECONDER: Trustee Daniel Juarez
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

New Property Maintenance Code Adoption 2024

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

RESULT: **Passed [Yes 5, No 0, Abstained 0]**
MOVER: Trustee Arnold Krinski
SECONDER: Trustee Daniel Juarez
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

New Building Code Adoption 2024 IFC

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

RESULT: **Passed [Yes 5, No 0, Abstained 0]**
MOVER: Trustee Arnold Krinski
SECONDER: Trustee Daniel Juarez
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

SCHEDULED BUSINESS

Omnibus Vote Items

Executive Session Meeting Minute Approval

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

RESULT: **Passed [Yes 5, No 0, Abstained 0]**
MOVER: Trustee Erich Schwenk
SECONDER: Trustee Arnold Krinski
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk

NAYS: None
ABSTAIN: None

Executive Session Meeting Minute Approval

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

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Erich Schwenk
SECONDER: Trustee Arnold Krinski
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Erich Schwenk
SECONDER: Trustee Arnold Krinski
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS: None
ABSTAIN: None

OTHER BUSINESS

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.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Erich Schwenk
SECONDER: Trustee Jennifer Grieco
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
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).

Motion to reconvene Village Board Meeting

Attendance

Action from Executive Session

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Arnold Krinski
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk
NAYS:	None
ABSTAIN:	None

Regular Board Meeting adjourned at 7:41 PM.

Village Clerk