

**CALL TO ORDER**

The No. 3342nd Regular Meeting of the Board of Trustees of the Village of Mundelein was held on April 27, 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 Juarez, Krinski, Schwenk, Ugaste

ABSENT: Trustees Grieco, Lambert

**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 Director Greenfield

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 April 13, 2026.

<b>RESULT:</b>	<b>Passed [Yes 4, No 0, Abstained 0]</b>
<b>MOVER:</b>	Trustee Tony Ugaste
<b>SECONDER:</b>	Trustee Erich Schwenk
<b>AYES:</b>	Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

**PRESENTATIONS / AWARDS**

**Liquor License Interest - North Shore Distillery - 901 Orchard, Unit H**

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

Sonja Kassebaum made the presentation, along with her husband Derek, for North Shore Distillery's plans to relocate from Green Oaks to Mundelein. They founded their

company in 2005 and are the oldest craft distillery in the State of Illinois. The location they have leased is on Orchard Street, which is an area of light industrial. They are very passionate about what they do, and this location will be mostly for manufacturing with maybe opening a cocktail bar downtown later. They would like to have a small bottle shop at the Orchard location. They would like to have the opportunity to sell bottles of their products also.

Trustee Schwenk commented on their letter of interest regarding the location and pointed out there are a number of child-based businesses in that area which will affect parking, and he is happy that this will not be a liquor store. Trustee Juarez echoed the same concerns. Ms. Kassebaum said the location they are leaving has a dance studio and jujitsu studio, and they have a good relationship with both, noting that their products are expensive, and they don't have younger people trying to sneak in and make purchases. Ms. Kassebaum verified when Mayor Meier questioned the fact that there would be no cocktails made--just tiny portions (1/3 ounce) if a customer asks for a sample.

#### **PUBLIC COMMENTARY**

Gail Becke made statements about the potential ordinance change regarding trailers in the Village and how this could hurt businesses and residents.

#### **PUBLIC HEARINGS**

None.

#### **MAYOR'S REPORT**

##### **Proclamation - National Police Week**

Mayor Meier read a Proclamation regarding National Police Week, which starts May 10. May 15 is Peace Officer's Memorial Day.

##### **Proclamation: Teacher Appreciation Week**

Mayor Meier read a Proclamation for Teacher Appreciation Week, May 4-8. They play a vital role in the lives of students ensuring future success, build friendships, and so much more.

##### **Appointment to Historical Commission - Jeanne Steffens**

**Motion** to approve a commission appointment of Jeanne Steffens to the Historical Commission.

<b>RESULT:</b>	<b>Passed [Yes 4, No 0, Abstained 0]</b>
<b>MOVER:</b>	Trustee Arnold Krinski
<b>SECONDER:</b>	Trustee Daniel Juarez

**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste

**NAYS:** None

**ABSTAIN:** None

**Commission Appointment - Historical Commission - Jeff Hayes**

**Motion** to appoint Jeff Hayes as Chairperson of the Mundelein Historical Commission effective May 1, 2026.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]

**MOVER:** Trustee Juarez

**SECONDER:** Trustee Ugaste

**AYES:** Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste

**NAYS:** None

**ABSTAIN:** None

Mr. Hayes commented that he has pretty big shoes to fill replacing Mike Flynn.

**Repealing Chapter 2.34 of Mundelein Municipal Code-Economic Development Commission**

**Motion** to pass an Ordinance repealing Chapter 2.34 of the Mundelein Municipal Code, and repealing all applicable Ordinances as presented, dissolving the Economic Development Commission, including cancellation of all future scheduled meetings.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]

**MOVER:** Trustee Erich Schwenk

**SECONDER:** Trustee Arnold Krinski

**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste

**NAYS:** None

**ABSTAIN:** None

**Annual Commission Re-appointments**

**Motion** to approve Commission re-appointments for the fiscal year of 2026/2027.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]

**MOVER:** Trustee Erich Schwenk

**SECONDER:** Trustee Tony Ugaste

**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste

**NAYS:** None

**ABSTAIN:** None

**Amending Village Code: Deputy Clerk and FOIA Officer**

**Motion** to pass an Ordinance Amending Sections 2.08.070 and 2.118.100 of the Mundelein Municipal Code to update the appointments of the Deputy Clerk and Freedom of Information Officers.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]

**MOVER:** Trustee Daniel Juarez  
**SECONDER:** Trustee Erich Schwenk  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**Facilities License Agreement - The Catholic Bishop of Chicago**

**Motion** to adopt a Resolution authorizing the Village of Mundelein to enter into a facilities license agreement with the Catholic Bishop of Chicago.

**RESULT:** **Passed [Yes 4, No 0, Abstained 0]**  
**MOVER:** Trustee Arnold Krinski  
**SECONDER:** Trustee Erich Schwenk  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**SWALCO IGA Amendment**

**Motion** to pass an Ordinance Amending the Intergovernmental Agreement Establishing the Solid Waste Agency of Lake County.

**RESULT:** **Passed [Yes 4, No 0, Abstained 0]**  
**MOVER:** Trustee Erich Schwenk  
**SECONDER:** Trustee Arnold Krinski  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**An Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code for Class VG Liquor Licenses**

**Motion** to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the VG licenses authorized as it relates to Pen I, Inc. doing business as Teddy O'Brians and increase the VG licenses authorized as it relates to Hatrick's Irish Pub at 320 East Hawley Street in the Village of Mundelein.

**RESULT:** **Passed [Yes 4, No 0, Abstained 0]**  
**MOVER:** Trustee Daniel Juarez  
**SECONDER:** Trustee Tony Ugaste  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**An Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code for Class F Liquor Licenses**

**Motion** to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class F liquor licenses in the Village of Mundelein as it

relates to Hwang Dae Gham at 358 Townline Road.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]  
**MOVER:** Trustee Arnold Krinski  
**SECONDER:** Trustee Daniel Juarez  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**Ordinance Amending Chapter 5.76 for Class A1 Liquor Licenses**

**Motion** to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of authorized Class A1 Liquor Licenses within the Village of Mundelein as it relates to Gregg’s Olde Town Tap and Royal Cantonese Restaurant.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]  
**MOVER:** Trustee Arnold Krinski  
**SECONDER:** Trustee Erich Schwenk  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**Ordinance Amending Chapter 5.98 to Decrease the Number of Authorized Video Gaming Terminals**

**Motion** to pass an Ordinance amending Chapter 5.98 of the Mundelein Municipal Code to decrease the number of authorized Video Gaming Terminals within the Village of Mundelein as it relates to Gregg’s Olde Town Tap, Royal Cantonese and Pen I, Inc. doing business as Teddy O’Brians.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]  
**MOVER:** Trustee Tony Ugaste  
**SECONDER:** Trustee Erich Schwenk  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**TRUSTEE REPORTS**

**Community Happenings Committee (Grieco, Juarez, Lambert)**

**Community Happenings Report from Trustee Grieco**

Trustee Juarez filled in for Trustee Grieco who was not in attendance this evening. Mr. Juarez started his report by reminding residents of the Village-wide clean-up the weeks of April 28 and May 5. Have items at the curb by 6 AM on your regular garbage pick-up

day, broken down to no more than 50 pounds, a great way to declutter. A-May-Zing Mundelein is this coming Saturday, May 2. A great way to help your neighbor clean up their yards, etc. Still looking for volunteers. And the Public Works Open House is May 16.

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

#### **Use Variation at 333 Washington Boulevard**

**Motion** to pass an ordinance granting a variation from Table 20.40-1 of Section 20.40.020 of the Zoning Ordinance to permit a health club facility at 333 Washington Boulevard, Mundelein, IL.

<b>RESULT:</b>	<b>Passed [Yes 4, No 1, Abstained 0]</b>
<b>MOVER:</b>	Trustee Daniel Juarez
<b>SECONDER:</b>	Trustee Erich Schwenk
<b>AYES:</b>	Robin Meier, Daniel Juarez, Erich Schwenk, Tony Ugaste
<b>NAYS:</b>	Arnold Krinski
<b>ABSTAIN:</b>	None

Trustee Krinski is concerned about safety since this will be a 24-hour business. The owners responded that there will be adequate lighting and security.

#### **Contract Extension - Farr Associates**

**Motion** to approve purchase order number 27-01023 and payment in the amount of \$20,000 and authorize the Director of Community Development to execute the contract with Farr Associates for consultation fees regarding the Ivanhoe Village development to be charged to their escrow account with the Village.

<b>RESULT:</b>	<b>Passed [Yes 4, No 0, Abstained 0]</b>
<b>MOVER:</b>	Trustee Daniel Juarez
<b>SECONDER:</b>	Trustee Tony Ugaste
<b>AYES:</b>	Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

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

#### **Gewalt Hamilton 2026 (FY27) On-Call Engineering Services**

**Motion** to approve purchase order number 27-01017 in the amount of \$150,000.00 to Gewalt Hamilton Associates for the 2026 (FY27) on-call engineering services.

<b>RESULT:</b>	<b>Passed [Yes 4, No 0, Abstained 0]</b>
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**MOVER:** Trustee Arnold Krinski  
**SECONDER:** Trustee Daniel Juarez  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**Water Resource Recovery Facility Software Service Renewal**

**Motion** to approve the purchase order number 26-00932 in the amount of \$23,340.00 to EJ Equipment, for the software service renewal per the attached quote.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]  
**MOVER:** Trustee Arnold Krinski  
**SECONDER:** Trustee Erich Schwenk  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**Finance Committee (Schwenk, Ugaste, Grieco)**

**Budget Amendment for TIF 2 Payment to School District 76**

**Motion** to approve an FYE2026 budget amendment to account number 340-264-49901.000 in the amount of \$100,980.84 for expenses related to TIF 2 payments to School Districts 76.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]  
**MOVER:** Trustee Erich Schwenk  
**SECONDER:** Trustee Tony Ugaste  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**Diamond Lake School District 76 TIF 2 Payment**

**Motion** to approve purchase order number 26-01018 in the amount of \$100,980.84 to Diamond Lake School District 76 for TIF 2 Payment.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]  
**MOVER:** Trustee Erich Schwenk  
**SECONDER:** Trustee Tony Ugaste  
**AYES:** Daniel Juarez, Arnold Krinski, 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 April 14, 2026 and ending April 27, 2026 in the amount of

\$624,982.82.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]  
**MOVER:** Trustee Erich Schwenk  
**SECONDER:** Trustee Tony Ugaste  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**Public Safety Committee (Ugaste, Lambert, Krinski)**

**Budget Amendment - Lake County Radio Network**

**Motion** to approve a FYE2026 budget amendment of account number 100-302-46422.000 in the amount of \$13,424.00 and payment of same to Motorola.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]  
**MOVER:** Trustee Tony Ugaste  
**SECONDER:** Trustee Erich Schwenk  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

Fire Chief Lark comment that there were 58 donors and in 20 years of blood drives, the Fire Dept. has collected 6650 units.

**Building Committee (Krinski, Ugaste, Schwenk)**

None.

**SCHEDULED BUSINESS**

**Omnibus Vote Items**

**Winthrop Harbor 911 Funds Transfer from the Joint Central Lake County ETSB to the Waukegan ETSB**

**Motion** to approve purchase order number 26-00986 in the amount of \$69,553.14 to transfer Winthrop Harbor 911 funds from the Joint Central Lake County ETSB to the Waukegan ETSB.

**RESULT:** Passed [Yes 4, No 0, Abstained 0]  
**MOVER:** Trustee Arnold Krinski  
**SECONDER:** Trustee Daniel Juarez  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste

**NAYS:** None  
**ABSTAIN:** None

**Mundelein and North Chicago 911 Funds Transfer from the Joint Central Lake County ETSB to the Lake County Joint ETSB**

**Motion** to approve purchase order number 26-00991 in the amount of \$274,988.28 to transfer Mundelein and North Chicago 911 Funds from the Joint Central Lake County ETSB to the Lake County Joint ETSB.

**RESULT:** **Passed [Yes 4, No 0, Abstained 0]**  
**MOVER:** Trustee Arnold Krinski  
**SECONDER:** Trustee Daniel Juarez  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**Diamond Lake School District 76 TIF IV Payment**

**Motion** to approve purchase order number 26-01019 in the amount of \$151,471.26 to Diamond Lake School District 76 for TIF IV Payment.

**RESULT:** **Passed [Yes 4, No 0, Abstained 0]**  
**MOVER:** Trustee Arnold Krinski  
**SECONDER:** Trustee Daniel Juarez  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

**OTHER BUSINESS**

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 4, No 0, Abstained 0]  
**MOVER:** Trustee Tony Ugaste  
**SECONDER:** Trustee Erich Schwenk  
**AYES:** Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste  
**NAYS:** None  
**ABSTAIN:** None

Regular Board Meeting adjourned at 7:42 PM.

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Village Clerk