

CALL TO ORDER

The No. 3344th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on June 8, 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, Assistant Finance Director Limperatos, 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

Review and approve meeting minutes

Motion to approve the Board of Trustees Regular meeting minutes from May 11, 2026.

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

PRESENTATIONS / AWARDS

Swearing In — Battalion Chief James Ketcham

Assistant Fire Deputy Lockwood introduced Mr. Ketcham and listed his past accomplishments.

Mayor Meier swore in James Ketcham as Battalion Chief.

AWARD: Excellence in Financial Reporting

Mayor's Community Service Award - Mundelein Citizen's Police Academy Alumni Association (MCPAAA)

Mayor Meier spoke about how during COVID the alumni association pretty much fell apart, as did many organizations during that time. It has come back and is going strong.

Housing Market Study Presentation

Mr. Zach Lowe made the presentation and shared key findings.

As indicated in the Introduction, the study is intended to provide an objective, market-based framework to guide future development decisions, inform policy discussions, and support productive engagement with the development community.

Mundelein has one of the strongest housing markets in Lake County, with recent strong development activity and a more attainable market than other close-by communities. These factors will continue to drive growth; this continued household growth will create demand for new housing. Demand for housing doesn't need to be created in Mundelein, it already exists. Based on changing demographics, there is a need for diverse housing and lower-income housing.

PUBLIC COMMENTARY

Morgan Coghill, Erin Amsler, Lisa Dworkin, Paul Corcoran, Eileen Grochowski, Nick DuBois, Debbie Anderson, Jas Kabat, Sarah Feldman, Emma Jazwiak, and Katarzyna Smulska DuBois spoke against the building of the T5 AI project outside Grayslake IL. Though the Village of Mundelein has no involvement with this situation, speakers pointed out the many negatives of this building(s) including but not limited to water usage, sound, pollution, wildlife, etc. Some speakers were from outside the Village hoping to be heard.

Justin Willams spoke against the use of Flock Cameras citing security and safety concerns.

Betrand Love-Wakaba, Johnny Love (father), Vuyani Wakaba, Ralph Peterson, Marcus Currin, Kimberly Andy Jones, Chris Banks, Johnny Love (brother), Kevin O'Connor, Hydress Clark, Nabeela Sayed, and Jeffrey Love spoke regarding the shooting death of resident Mary Alice Love by a Mundelein Police Officer on May 11, 2026. They spoke about how her death has affected them and changes they would like to see made to avoid this happening again.

PUBLIC HEARINGS

Public Hearing - Call to Order the Public Hearing on the FYE2027 Appropriation Ordinance

Motion to Call to Order the Public Hearing on the FYE2027 Appropriation Ordinance.

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

Public Hearing - Presentation - FY2027 Appropriation Ordinance

The motion will be presented in the Board Meeting under the Finance Section.

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

Finance Chair Trustee Schwenk spoke regarding a legal notice published as required by law on May 29, 2026 in the Daily Herald. No comments were made by Trustees.

Public Hearing - Public Commentary

Public Hearing - Close Public Hearing FYE2027 Appropriation Ordinance

Motion to close the public hearing FYE2027 Appropriation Ordinance.

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

MAYOR'S REPORT

Proclamation - Loving Day

Mayor Meier read the Proclamation that created a landmark civil rights victory permitting interracial marriage in every state.

Proclamation - Pride Month

The month of June is recognized as Pride Month in the Village of Mundelein.

Amending Village Code: Contractor Registration

Motion to pass an Ordinance amending Section 5.08.030 of the Mundelein Municipal Code to implement a fee waiver for Village registered businesses and establish a one-year rolling contractor registration term.

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

Professional Services Agreement - Veregy

Motion to approve a FYE 2027 budget amendment for Account 100-240-46410 in the amount of \$25,000; adopt a Resolution and ratify the Village Administrator's signature on a Professional Services Agreement; and approve purchase order number 27-01222 in an amount not to exceed \$45,000 to Veregy Central, LLC for consulting services.

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

Ordinance Amending Chapter 5.76 for Class R Liquor Licenses

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to increase the number of Class R licenses in the Village of Mundelein as it relates to Golf Haus, LLC at 732 South Butterfield Road.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Tony Ugaste
SECONDER:	Trustee Arnold Krinski
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS: None
ABSTAIN: None

Julie Parker Communications, LLC Service Agreement

Motion to adopt a Resolution approving and authorizing the Village Administrator to ratify the signature on a Professional Services Agreement with Julie Parker Communications, LLC, and approving an associated budget amendment for all related services.

RESULT: Passed [Yes 4, No 2, Abstained 0]
MOVER: Trustee Jennifer Grieco
SECONDER: Trustee Daniel Juarez
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert
NAYS: Erich Schwenk, Tony Ugaste
ABSTAIN: None

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

NEW BUSINESSES

ANH NGUYEN NAILS SPA: 639 North Midlothian Road
THE COMPANY IS TO OPERATE A NAIL SALON PROVIDING MANICURE, PEDICURE, NAIL ENHANCEMENT, NAIL ART, AND RELATED BEAUTY AND PERSONAL CARE SERVICES.

FAIRYTALE BRIDAL: 405 Washington Boulevard Unit 101
<https://www.fairytale-bridal.com/>
FAIRYTALE BRIDAL IS A WEDDING DECOR STUDIO SPECIALIZING IN DESIGNING AND EXECUTING ELEGANT, CUSTOMIZED EVENT ENVIRONMENTS. WE FOCUS EXCLUSIVELY ON DÉCOR- NOT EVENT PLANNING – ALLOWING US TO BRING EACH CLIENT’S VISIO TO LIFE THROUGH THOUGHTFULLY CURATED DESIGNS, HIGH-QUALITY MATERIALS, AND SEAMLESS SETUP.

GLEN ELLYN STORAGE CORPORATION: 1040 East High Street
<https://www.glenellynmoving.com/>
WAREHOUSING AND DELIVERY/TRUCKING.

LOS MAGUEYES MEXICAN GRILL: 660 South Lake Street
OWNERSHIP CHANGE MEXICAN FOOD RESTAURANT

SMILE SPA: 9 East Division Street
NON- INVASIVE BODY CONTOUR

We believe in warm and welcoming environment you will feel at home. We listen and understand your concerns and give a Top-Notch care and personalize aesthetic treatment with excellency in results. We build self-confidence, self-care.

RIBBON CUTTING CEREMONIES

No Ribbon Cuttings scheduled during this time.

SPECIAL EVENTS – Events happening between this board meeting and the next.

- 06.10.26 – 4:00 PM – 8:00 PM - Mundelein Community Connection Park on Park – Park Street and Seymour Avenue
- 06.13.26 – 06.14.26 – 9:00 AM – 4:00 PM - Special Event, Community Garage Sale – Colony of Longmeadow Neighborhood
- 06.13.26 – 8:00 AM – 12:00 PM – Mundelein Community Connection – Farmers Market – Park Street and Seymour Avenue
- 06.14.26 – 5:30 – 6:30 PM - Concerts in the Park – Kracklauer Park
 - Band - Johnny Russler & the Beach Bum Band - <https://beachbumband.com/home>
 - Food Truck – Fork N Fry

- 06.20.26 – 8:00 AM – 12:00 PM – Mundelein Community Connection – Farmers Market – Park Street and Seymour Avenue
- 06.21.26 – 5:00 PM – 6:30 PM – Concerts in the Park – Kracklauer Park
 - Band - The Jolly Ringwalds - <https://www.jollyringwalds.com/>
 - Food Truck – Cousins Maine Lobster

The Mundelein Days schedule will be included in the upcoming Quarterly Insider Newsletter. Keep an eye on your mailbox—the newsletter will be arriving soon!

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

Housing Market Study

Motion to adopt a Resolution accepting the Village of Mundelein Housing Market Study, prepared by Development Planning Partners and Goodman Williams Group.

RESULT: [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

Zoning Ordinance Amendments

Motion to pass an Ordinance amending and restating the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein.

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

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

Ordinance Amendment – Addition of Telecommunications Facility Location Standards

Motion to pass an Ordinance Amending Section 14.43.150 of the Mundelein Municipal Code adding new subsection (k): Telecommunications Facility Location Standards.

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

Telecommunications Facilities Right of Way Use

Motion to pass an Ordinance establishing a standard Construction Administration Agreement for Telecommunications Facilities to be used with fiber and telecommunications providers seeking to install facilities in the Village right-of-way, with the Village Administrator authorized to execute such standard Agreements, and in consultation with the Village Attorney, to approve minor deviations from the standard form.

RESULT: **Passed [Yes 6, No 0, Abstained 0]**
MOVER: Trustee Kara Lambert
SECONDER: Trustee Daniel Juarez

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

Biosolids Removal Services

Motion to approve purchase order number 27-01183 for Biosolids Removal Services from Synagro Central, LLC in the amount of \$186,634.70.

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

Water Resource Recovery Facility — Phosphorus Removal Chemical

Motion to adopt a Resolution waiving the bidding requirement, accepting a proposal from Chemtrade Chemicals US LLC. From Detroit, MI, for phosphorus removal chemicals, and approving the purchase order number 27-01186 in the amount of \$160,000.00.

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

Budget Amendment - FY27 for Remaining Balance of Purchase Order Number 26-00516

Motion to approve a FY27 budget amendment for GL 520-457-48770.000 for the remaining balance of purchase order number 26-00516 in the amount of \$70,480.

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

Budget Amendment — 500-453-47460 - Sludge Hauling

Motion to approve an FY2026 budget amendment in the amount of \$6,759 for account

number 500-453-47460 — Sludge Hauling, to cover additional costs incurred during the fiscal year.

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

Budget Amendment - FY26 - Consulting Services

Motion to approve a budget amendment of \$149,450.00 for FY26 for the staffing contract with Baxter & Woodman. Total expenditures shall not exceed \$149,450.00 for the full contract amount.

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

Fireworks Land Use Agreement

Motion to approve the License and Indemnity Agreement between the Village of Mundelein and T2 Courtland Mundelein, LLC and authorize the Village Administrator to execute said Agreement, subject to review and approval of the Village Attorney.

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

The Director of Public Works announced that on June 24 CLCJAWA will be shutting off water to perform maintenance for approximately 24-36 hours. Village water will then come from wells and there may be an odd smell and the water may be yellowish but will be safe to drink.

Finance Committee (Schwenk, Ugaste, Grieco)

FYE2027 Appropriation Ordinance

Motion to pass the Annual Appropriation Ordinance of the Village of Mundelein, Lake County, Illinois for the fiscal year beginning May 1, 2026, and ending April 30, 2027.

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

Red E – Enterprise Software as a Service (SaaS) Agreement/EV Charging Stations

Motion to authorize the Village Finance Director to sign a five-year licensing agreement for Enterprise Software as a Service with Red E for the operation of the EV Charging Stations at Village-owned parking lots.

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

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between May 12, 2026 and ending June 8, 2026 in the amount of \$3,512,375.77.

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

Public Safety Committee (Ugaste, Lambert, Krinski)

Budget Amendment - FY26 - PBS Collection Fee

Motion to approve an FYE 2026 budget amendment in the amount of \$29,400.00 to account 100-324-46418.000 and payment to Paramedic Billing Services of their

collection fee.

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

Mundelein Park District Intergovernmental Agreement Amendment with Police Department

Motion to authorize the Mayor to sign the intergovernmental agreement amendment with the Mundelein Park and Recreation District.

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

Building Committee (Krinski, Ugaste, Schwenk)

May Activity Totals:

- 304 permits applied for (210 submitted online)
- 929 permit inspections completed
- 179 permit reviews completed
- 94 code enforcement cases created

SCHEDULED BUSINESS

Omnibus Vote Items

Primary Clarifier Study

Motion to authorize the Director of Public Works & Engineering to sign a professional services agreement with Baxter & Woodman, Naperville, IL, to evaluate the existing conditions of the primary clarifier and authorize purchase order number 27-01181 in an amount not-to-exceed \$25,000.

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

GIS Consortium Purchase

Motion to approve purchase order number 27-01203 and payment in the amount of \$156,000.00 to Municipal GIS Partners, Inc. for Geographic Information System (GIS) services through membership in the GIS Consortium (GISC).

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

Network Test Labs LLC / Cyberclan Purchase Order

Motion to approve purchase order number 27-01227 and payment to Network Test Labs LLC. for annual Veeam Backup and Cloud Storage in the amount of \$76,800.

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

Fireworks Purchase Order

Motion to approve purchase order number 27-01207 and payment in the amount of \$40,000 to Mad Bomber Fireworks Productions, La Porte, IN, for fireworks displays.

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

Secondary Clarifier Rebuild Kits

Motion to approve purchase order number 27-01234 and payment for the Secondary

Clarifier Rebuild Kits from Evoqua Water Technologies in the amount of \$41,731.10.

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

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).

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

Recess into Executive Session at 9:22 PM.

Motion to reconvene Village Board Meeting

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

Reconvene Village Board Meeting at 10:48 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

Action from Executive Session

None

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

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

Regular Board Meeting adjourned at 10:50 PM

Village Clerk