

CALL TO ORDER

The NO. 3346th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on July 13, 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: Mayor Meier, Clerk Walsh, Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
ABSENT: None (Trustee Krinski arrived late)

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.

Mayor Meier made a brief statement: There have been 5 tragic deaths in the last 2 months connected to Mundelein. 5 tragic deaths. Everyone in this room is experiencing grief and pain for those 5 tragic losses. Those we didn't know, and those we did know. These are difficult and hard times for everyone.

Our board here today knows we have to balance the reality of intense loss with the necessity of daily responsibilities. Responsibilities to our residents, businesses, and employees. We honor the memory of our many losses while still navigating the present-day responsibilities.

We are here to share our combined community grief and pain, and to learn how to move forward together. I'll end with a quote from Nicholas Spark "It's possible to go on, no matter how impossible it seems, and that in time, the grief.....lessens. It may not go away completely, but after a while, it's not so overwhelming."

Everyone processes grief and pain in their own way.

MINUTES APPROVAL

Review and approve minutes

Motion to approve the regular board meeting minutes from June 22, 2026.

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

PRESENTATIONS / AWARDS

None

PUBLIC COMMENTARY

Numerous friends and family members spoke about the death of Mary Alice Love.

There were also comments regarding the T5 data center in Grayslake and the FLOCK cameras mounted around the Village.

PUBLIC HEARINGS

None.

MAYOR'S REPORT**Appointing Thomas Poynor as Police Chief**

Motion to adopt a Resolution Appointing Thomas Poynor as the Village of Mundelein Police Chief.

Before we move to the next item on the agenda, I want to take a minute to both thank and congratulate our Chiefs. Let me start by talking about our current Chief:

Jason Seeley was hired by the Village of Mundelein as a police officer in July 1999. As a Patrol Officer he also held roles as a Field Training Officer and a Traffic Crash Reconstructionist for the Lake County Major Crash Assistance Team. In 2006, Jason was assigned to the police department's Investigations Division. As a Sergeant in 2014 he held assignments in both the Patrol and Investigative Divisions. In 2021, he was promoted to Commander overseeing the Investigations Division, later in 2021 he was promoted to Deputy Chief of Operations. In 2023, he was appointed as the Interim Chief of Police and in January 2024 Jason began service as our Chief of Police.

Chief Seeley could not be here this evening as his official retirement date was July 11th. In addition, he and his wife are on a much-deserved planned vacation which started

today. We wish Chief Seeley the very best, and we thank him from the bottom of our hearts for his 27 years of service to our department and community.

Now to Deputy Chief Poynor (soon to be Chief Poynor). Chief Poynor has been with the department since 2007. During his law enforcement career, Tom served as a Patrol Officer for eight years, an investigator for three years before being promoted in 2018 to Patrol Sergeant. In 2021, he was promoted to Commander, where he assumed a wide range of administrative responsibilities, including overseeing the department’s accreditation program and Community Services Division. In 2024, he was promoted to Deputy Chief.

After Chief Seeley gave his retirement notice on March 6th of this year, the Village engaged in an extensive search for our next Chief. We had over 30 applications and interviewed 8 finalists before narrowing that list to the top 3 candidates. In the end the entire board felt that Tom brought the qualities and leadership ability that we want to see in our next Chief.

I need a motion to adopt a resolution appointing Thomas Poynor as the Village of Mundelein Police Chief.

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

SpyGlass Contract

Motion to adopt a Resolution authorizing the Village of Mundelein to enter into the SpyGlass Snapshot Audit Agreement with The SpyGlass Group, LLC, and to authorize the Deputy Village Administrator to execute the agreement on behalf of the Village.

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

Lease Agreement Amendment # 5 - Woodland Grove Photography Studio & Gallery - Storage Only

Motion to adopt a Resolution Approving and Authorizing Execution of an Amendment

to the Office Lease Between the Village of Mundelein, as Lessor and Woodland Grove Photography Studio & Gallery, as Lessee.

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

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happening Report from Trustee Grieco

NEW BUSINESSES

AZTECAS ENTERPRISES: MONEY TRANSFER SERVICE- NEW OWNERS

703 South Lake Street

PUR GLOW (Salon Boutique): COSMETIC TEETH WHITENING

1511 South Lake Street # 147

SALON SILK (Salon Boutique): NEW BUSINESS. UNIT 124 SALON (HAIRSTYLIST)

1511 South Lake Street # 124

<https://salonsilk.glossgenius.com/>

Studio 45 Family Hair Salon: OWNERSHIP CHANGE. IT IS A FAMILY-FRIENDLY PLACE THAT OFFERS HAIRCUTS, COLORING, AND HIGHLIGHTS. EVERYTHING RELATED TO HAIR.

827 South Lake Street

HATRICK'S IRISH PUB: RESTAURANT, IRISH AMERICAN

320 East Hawley Street

Facebook: <https://www.facebook.com/profile.php?id=61587284540712>

NORTH SHORE DISTILLERY LLC: WE ARE A CRAFT DISTILLERY, WHICH MEANS WE MANUFACTURE DISTILLED SPIRITS, INCLUDING VODKA, GIN, WHISKEY, RUM AND MORE. WE SELL THEM ACROSS THE MIDWEST, AND PLAN TO OFFER A SMALL BOTTLE SHOP AT OUR NEW LOCATION IN MUNDELEIN.

901 East Orchard Street, Unit H

<https://northshoredistillery.com/>

LUMINA DENTAL: Dental Office, New Ownership.

1424 South Butterfield Road

<https://bookit.dentrixascend.com/v1/view/organization/9996/index.html?amp;mode=externalLink#/perspectives/3>

RIBBON CUTTING CEREMONIES

- 07.30.26 – 3:00 PM - Kids United – 424 East Hawley Street
 - Business Description: Kids United offer engaging indoor soccer programs for kids ages 18 months to 9 years, designed to support early childhood development. The expert-led curriculum builds soccer skills while helping children grow confidence, teamwork, leadership, and resilience—all in a fun, structured environment. <https://www.kidsunited.com/mundelein>

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

- 07.09.26 - Noon – 1:30 PM – **Special Event** – Georgia Peach Sale – Gale Street Inn – 935 North Diamond Lake Road
- 07.11.26 – 8:00 AM – Noon – **Mundelein Community Connection** Farmers Market – Seymour Avenue and Park Street
- 07.11.26 - 8:00 AM – Noon – Cops and Bobbers Fishing Derby – Mundelein Seminary – 1000 East Maple Avenue

- 07.11.26 - 9:00 AM – 3:00 PM – Mundelein Fire Station Blood Drive – 1000 North Midlothian Avenue
- 07.12.26 – 5:00 PM – 6:30 PM – Concerts in the Park – Kracklauer Park – Classical Blast
- 07.18.26 – 8:00 AM – Noon – **Mundelein Community Connection** Farmers Market – Seymour Avenue and Park Street
- 07.19.26 – 5:00 PM – 6:30 PM – Concerts in the Park – Kracklauer Park – Good Clean Fun
- 07.20.26 - 9:00 AM – 8:00 PM – Mundelein Grand Prix Bike Race – Courtland Commons

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

Micro Shops - Nuture Architects Agreement for Continued Hourly Services

Motion to adopt a Resolution Approving and Authorizing Continued Professional Services Agreement and Purchase Order for Nurture Architects for Hourly Services Relating to the Mundelein Micro Shops.

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

Professional Services Agreement - Placer.ai Software

Motion to adopt a Resolution approving and authorizing the Deputy Village Administrator's signature on a proposal from Placer Labs Inc., Covina, CA, for the subscription of Placer.ai software.

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

Station 250 - Ordinance Approving Modified Collateral Assignment

Motion to pass an Ordinance Approving and Authorizing Execution of a Modified Collateral Assignment for Station 250.

RESULT:	Passed [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

Professional Services Agreement Traffic Impact Study - Kimley-Horn

Motion to adopt a Resolution Approving and Authorizing the Village Administrator's Signature on a Professional Services Agreement and approving purchase order number 27-01308 and payment in an amount not to exceed \$40,500 for Review of Traffic Impact Study with Kimley-Horn and Associates, Inc.

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

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

Auction of Surplus Public Works Equipment

Motion to pass an Ordinance authorizing the sale of personal property.

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

Finance Committee (Schwenk, Ugaste, Grieco)

Capital Asset Planning and Reporting Policy

Motion to approve Village Board Policy VB 10-09 - Capital Asset Planning and Reporting Policy.

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

Fremont Public Library-TIF Reimbursement Cardinal Square and Fairhaven

Motion to approve an FYE2026 budget amendment to account number 340-264-49901.000 in the amount of \$28,098.44 for expenses related to the TIF 2 payment to the Fremont Public Library.

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 June 23, 2026 and ending July 13, 2026 in the amount of \$2,080,796.72.

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)

Building Committee (Krinski, Ugaste, Schwenk)

SCHEDULED BUSINESS

Omnibus Vote Items

Executive Session Meeting Minute Approval

Motion to approve the Executive Session meeting minutes for the March 23, 2026 Executive Session Meeting.

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

Fremont Public Library-TIF Cardinal Square and Fairhaven

Motion to approve purchase order number 27-01297 in the amount of \$28,098.44 to Fremont Public Library for TIF reimbursement – Cardinal Square and Fairhaven.

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

ABSTAIN: None

Recessed into Executive Session at 9:43 PM.

Motion to reconvene Village Board Meeting

RESULT: Passed [Yes 6, No 0, Abstained 0]

MOVER: Trustee Schwenk

SECONDER: Trustee Juarez

AYES: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste

NAYS: None

ABSTAIN: None

Regular Village Board Meeting reconvened at 10:51 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

Action from Executive Session

ADJOURNMENT

Adjourn the Regular Board Meeting

Motion to adjourn the Regular 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

The regular Board Meeting adjourned at 10:51 PM.