

Village Board Regular Meeting Minutes

August 10, 2026

CALL TO ORDER

The No. 3348th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on August 10, 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, Ugaste

ABSENT: Trustee Schwenk

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Police Chief Poynor, 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.

Trustee Ugaste read a statement regarding the conduct of those attending the Board meeting. We request that everyone remain respectful.

MINUTES APPROVAL

Minute review and approval

Motion to approve the Board of Trustees Regular meeting minutes from July 27, 2026.

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, Tony Ugaste

NAYS: None

ABSTAIN: None

PRESENTATIONS / AWARDS

None

PUBLIC COMMENTARY

Family members and residents spoke regarding the incident with Mary Alice Love.

Residents involved with LUSSO Events spoke about their positive experience with the dance studio.

PUBLIC HEARINGS

None

MAYOR'S REPORT

Metra Commuter Station Development Agreement

Motion to adopt a Resolution Approving Amendment Number Six to the Commuter Station Development Agreement between Metra and the Village of Mundelein and authorize the Deputy Village Administrator to execute the Amendment.

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

Amending Chapter 10.32 to add EV Charging Parking Restrictions

Motion to pass an Ordinance amending Chapter 10.32 of the Mundelein Municipal Code to establish Village-wide regulations governing Electric Vehicle Charging Parking Spaces.

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, Tony Ugaste

NAYS:	None
ABSTAIN:	None

2026 Village Administrator Employment Agreement

Motion to pass an Ordinance approving and authorizing the execution of the continued employment agreement with the Village Administrator.

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, Tony Ugaste
NAYS:	None
ABSTAIN:	None

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report From Trustee Grieco

NEW BUSINESSES

HEALING HAND WELLNESS: 450 North Seymour Avenue

NEW BUSINESS IS A WELLNESS STUDIO THAT OFFERS MASSAGE THERAPY AND HOLISTIC WELLNESS MODALITIES. MASSAGE TECHNIQUES INCLUDE: DEEP TISSUE, SWEDISH, PRENATAL AND POSTNATAL, NEUROMUSCULAR, SPORTS MASSAGE AND MYOFASCIAL RELEASE. HOLISTIC MODALITIES INCLUDE: CRANIOSACRAL THERAPY, REIKI HEALING AND MANUAL LYMPHATIC DRAINAGE. THE GOAL OF THE PRACTICE IS TO PROVIDE HOLISTIC WELLNESS BY STRESS REDUCTION, RELIEF FROM MUSCULAR TENSION AND RELAXATION.

RADIANT REALTY CORPORATION: 309 North Lake Street, Suite 205

REAL ESTATE RESIDENTIAL.

LAKE COUNTY STALLIONS: ADDRESS CHANGE à 901 East Orchard Street, Unit A

YOUTH SPORTS ORGANIZATION INCLUDES CHEERLEADING, FOOTBALL, AND LACROSSE.

MUNDO LATINO INC: ADDRESS CHANGE à 309 North Lake Street, Suite 205

INCOME TAX SERVICE, NOTARY PUBLIC, TRANSLATION, COMMUNITY SERVICE.

PARIS NAIL SPA: OWNERSHIP CHANGE à 3078 West IL Route 60

NAIL SALON THAT PROVIDES MANICURE AND PEDICURE.

YOUR CHAIR IS READY: ADDRESS CHANGE 628 North Seymour Avenue

HAIR SALON.

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

- 08.12.26 – 4:00 PM 8:00 PM – **Mundelein Community Connection** – Park on Park – Seymour Avenue and Park Street
- 08.15.26 – 8:00 AM – Noon – **Mundelein Community Connection** Farmers Market – Seymour Avenue and Park Street
- 08.16.26 – 5:00 PM – 6:30 PM – Concerts in the Park – Kracklauer Park – RealTime Noise
- 08.22.26 – 8:00 AM – Noon – **Mundelein Community Connection** Farmers Market – Seymour Avenue and Park Street
- 08.23.26 – 5:00 PM – 6:30 PM – Concerts in the Park – Kracklauer Park – Shakespeare Summer Shorts

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

LUSSO Events - 204-206 Terrace Drive

Motion to pass an Ordinance denying a use variation to Table 20.40-1 of Section 20.40.020 to permit a banquet facility in the M-MU Manufacturing Mixed-Use Zoning District at 204-206 Terrace Drive.

Trustee Lambert asked for clarification regarding 2 separate issues connected to this issue--the zoning change and the liquor license. These are 2 separate things and does the petitioner understand this. Trustee Ugaste pointed out that there were 15 people that appeared stating the positives of this business; the use variation is not as much of a concern as the prospect of a liquor license based on their past history of violations

Trustee Juarez directed staff to draft an ordinance approving a use variation.

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

Clarifier Drive Rebuild Project

Motion to adopt a Resolution accepting the proposal from Baxter & Woodman / Boller Construction, LLC, from Crystal Lake, IL, and approving purchase order number 27-01331 in the amount of \$74,400.

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

Finance Committee (Schwenk, Ugaste, Grieco)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between July 28, 2026 and ending August 10, 2026 in the amount of \$1,035,965.21.

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

Public Safety Committee (Ugaste, Lambert, Krinski)

Building Committee (Krinski, Ugaste, Schwenk)

Building Committee Report for July 2026:

Numbers For July:

- Permits applied for 297 (204 were online submittals)
- Building Department completed 336 Reviews
- Building Department completed 952 Inspections

- Code Compliance followed up on 46 Cases

SCHEDULED BUSINESS

Omnibus Vote Items

Executive Session Minute Approval

Motion to approve the Executive Session Meeting Minutes for the July 13, 2026 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, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Al Warren Oil Co. Purchase Order

Motion to approve purchase order number 27-01324 and payment to Al Warren Oil Co., Inc. in the amount of \$69,000 for the purchase of gasoline.

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, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Network Test Labs LLC. (CyberClan)

Motion to approve purchase order number 27-01352 in the amount of \$341,646.00 to Network Test Labs LLC for CyberClan services.

RESULT:	Passed [Yes 0, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Arnold Krinski
AYES:	None
NAYS:	None
ABSTAIN:	None

OTHER BUSINESS

EXECUTIVE SESSION

Recess into Executive Session

Motion to recess into Executive Session to discuss land acquisition or sale of property pursuant to 5 ILCS 120 and minutes pursuant to 5 ILCS 120, Section 2(c)(21).

Reconvene Village Board Meeting

Motion to reconvene Village Board Meeting.

Attendance

Action from Executive Session

ADJOURNMENT

Adjourn the Regular Board Meeting

Motion to Adjourn the Regular Board Meeting.

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

The Regular Board Meeting was adjourned at 9:42 PM

Village Clerk