

**Village Board Regular Meeting
Minutes**

June 10, 2024

CALL TO ORDER

The 3300th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on June 10, 2024 at 300 Plaza Circle, Mundelein. Mayor Lentz 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, Lambert, Meier, Ross, Schwenk, Wilson, Mayor Lentz

ABSENT: None

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 Boeche

ABSENT: None

PLEDGE OF ALLEGIANCE

Mayor Lentz led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from May 13, 2024.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Motion to move Item IX. B 2 from the Public Works Committee to item VIII. E under the Mayor's Report

RESULT:	Passed [Yes 6, No 0, Abstained 0]
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MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Jenny Berman Ross
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Gail Becke spoke about traffic issues within the Village. June is National Safety Month with this week being Roadway Safety Focus Week. She presented the Board with very detailed maps showing the locations of accidents in the Village village, identifying the areas where a majority of accidents occur (around the High School and along Route 45) including those with fatalities. Her primary focus this evening was pedestrian safety, the majority of accidents involving pedestrians are at crossings with no traffic safety signals. She would like to see the long awaited crossing built on Route 45 at the Jewel-Osco shopping center and is willing to help write various Illinois legislators about this and other unsafe pedestrian crossings.

Joe Schwan spoke about how pleased he is with Mundelein's growth. He attended a Concert In The Park event and felt safe and had a great time and then went to dinner at a restaurant on Park Street; there was a time when he would not have thought of attending a concert and then dining on Park Street but times have changed and gotten progressively better. He doesn't always agree with what the Village does but feels we are on the right track. He does wish the Village would plant larger trees when they do so--Ivanhoe Nurseries has great trees and the Village should check them out.

PRESENTATIONS / AWARDS

Philly Special - Liquor / Gaming Presentation

Keith Weinberg and Nick Kroll made the presentation for Philly Special regarding their request for both a liquor license and gaming license.

They have been in Mundelein for nearly a year and have had an awesome year, and customers have requested beer/wine/seltzers with their dinners. They have taken over the unit next door for additional seating and have space available for video machines. Mayor Lentz asked about the video game location on the presentation documents and stressed that these have to be monitored. Mr. Weinberg and Mr. Kroll said that to enter that room a customer's driver's license would have to be scanned for entry and video cameras will monitor the gaming area. Trustee Meier asked where the opening to the new unit was going to be. Trustee Wilson stated that gaming and liquor is an added responsibility. Trustee Schwenk spoke saying he has not in the past voted for gaming licenses and will not this time but he is all for a G license. Mayor Lentz pointed out that

the Village does compliance checks so be aware. Trustee Ross pointed out that only accepting horizontal licenses is key. All Board members were fine with VG license (gaming and liquor) with the exception of Trustees Schwenk and Lambert. Mr. Kroll and Mr. Weinberg stated that Village was great in helping them get their restaurant up and running.

Presentation - Continental Properties - Butterfield Multi-family

Bridget Weasler made the presentation for Continental Properties on their plans for the Butterfield Road Multi-Family apartments. Their development is very similar to the development plan that MZ Capitol had proposed earlier. A difference will be that the property will be secured with a perimeter fence with automatic vehicular gates at the property's entrance. There will be a pool, sundeck and a car care center for the residents to use (vacuums/power wash), and a pet washing station.

Mayor Lentz asked about the garages--both attached and detached. Trustee Juarez asked about parking along Huntington--when he was on the Planning & Zoning Commission this was a concern of the residents. Ms. Weasler said based on the amount of parking spots planned for the development they don't see parking being an issue. Trustee Ross complimented Continental Properties on the development's appearance and how it went well with the neighboring communities and the accessibility of the ground floor units. Trustee Meier pointed out that all the info and more on this development is included in the packet available online.

MAYOR'S REPORT

AN ORDINANCE ADOPTING THE 2024 EMPLOYEE REFERENCE MANUAL FOR THE VILLAGE OF MUNDELEIN

Motion to adopt Ordinance No. O-24-06-26, an ordinance adopting the 2024 Employee Reference Manual for the Village of Mundelein.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Robin Meier
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

A Resolution authorizing the Purchase and Sale Agreement between the Village of Mundelein and Fenton's Brewing Company for the Sale of 428 and 434 North Chicago Avenue, Mundelein, Illinois

Motion to Adopt a Resolution authorizing the purchase and sale agreement between the Village of Mundelein and Fenton's Brewing Company for the sale of 428 and 434 North Chicago Avenue, Mundelein, IL.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tim Wilson
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Trustee Meier expressed her concerns about breaking up the larger parcel with the sale of this property and had misgivings about selling this property that houses the Tool Library but understands the Village is getting a significant amount of money for this property and this property will now be back on the tax rolls. Mayor Lentz stated that there is a storage solution for the Tool Library until they find a new location which is up next on the agenda. Trustee Juarez stated he is happy with this sale.

Archer Business Center-Tool Library Storage Lease

Motion to Adopt a Resolution Authorizing the Village of Mundelein to enter into a storage Lease Agreement for Use of Public Property.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Tim Wilson
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

AN ORDINANCE AMENDING SECTION 5.76.140 OF THE MUNDELEIN MUNICIPAL CODE CONCERNING CLASS FM LIQUOR LICENSE

Motion to Pass an Ordinance Amending Section 5.76.140 of the Mundelein Municipal Code Concerning Liquor License Classifications.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Proclamation - Pride Month

Trustee Ross read the Proclamation recognizing June as Pride Month. The Village of Mundelein is a diverse and welcoming community and an exceptional place to live, learn, work, play, and raise a family; and every person should be able to live without

fear of prejudice, discrimination, violence, and hatred based on race, religion, gender identity, or sexual orientation. The Village of Mundelein is strengthened by, and thrives upon, the rich diversity of ethnic, cultural, racial, gender, and sexual identities of its residents and visitors, all of which contribute to the vibrant character of our community.

Pride flags are still available from Susan Goedke & Chris Woodward.

PUBLIC HEARINGS

Liquor Control Commission - Liquor Violation

Motion to recess into a Public Hearing for a Liquor Control Commission Meeting.

Recess into Liquor Control Commission Meeting at 7:44 PM.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Robin Meier
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Motion to reconvene the Village Board Meeting.

Reconvene the regular Village Board Meeting at 7:51 PM.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Robin Meier
SECONDER:	Trustee Erich Schwenk
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Roll Call

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

Board Attendance

PRESENT: Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson

ABSENT: None

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 Boeche

ABSENT: None

TRUSTEE REPORTS

Community and Economic Development Committee (Wilson, Schwenk, Meier)

AN ORDINANCE AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (NORTHWEST CORNER OF BUTTERFIELD ROAD AND HUNTINGTON DRIVE) BETWEEN THE VILLAGE OF MUNDELEIN AND MZ CAPITAL ACQUISITIONS, LLC, AND CONTINENTAL 770 FUND LLC.

Motion to Pass an Ordinance Approving an Amendment to Development Agreement (Northwest Corner of Butterfield Road and Huntington Drive).

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Tim Wilson
SECONDER:	Trustee Daniel Juarez
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH CONDITIONS FOR AN OUTDOOR STORAGE YARD ON THE PROPERTY LOCATED AT 1290 TOWNLINE ROAD, MUNDELEIN, ILLINOIS

Motion to Pass an Ordinance granting a special use permit with conditions for an outdoor storage yard on the property located at 1290 Townline Road, Mundelein, Illinois.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Tim Wilson
SECONDER:	Trustee Erich Schwenk
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Public Works Committee (Ross, Meier, Lambert)

B20 Club

Public Works & Engineering Director Boeche explained that the B20 Club of Illinois recognizes fuel efficiency and our fleet supervisor Dan Friberg reached out to them. They granted us an application which demonstrates the efficiency in our use of diesel fuel. We use diesel fuel, which is a cleaner burning fuel and benefits the vehicles by being a better lubrication.

Fire Station #1 Generator Replacement

Motion to Adopt a resolution waiving bids, accepting a proposal from D&B Power Associates, Inc., St. Charles, IL, for the replacement of the Fire Station #1 generator, and approve purchase order number 13765 in the amount of \$198,110.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Jenny Berman Ross
SECONDER:	Trustee Daniel Juarez
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Finance Committee (Schwenk, Juarez, Ross)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between May 14, 2024 and ending June 10, 2024 in the amount of \$3,351,781.57.

RESULT:	[Yes 6, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Daniel Juarez
AYES:	Jenny Berman Ross, Daniel Juarez, Erich Schwenk, Tim Wilson, Kara Lambert, Robin Meier
NAYS:	None
ABSTAIN:	None

Governing Body - AT&T

Motion to approve the payment of bills, as indicated on the report dated 06/10/24.

DATE	VENDOR	AMOUNT
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05/28/24	AT&T	\$2,763.42
06/10/24	AT&T MOBILITY	\$ 359.99
06/10/24	AT&T MOBILITY	\$7,219.15

RESULT:	Passed [Yes 5, No 0, Abstained 1]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Daniel Juarez
AYES:	Daniel Juarez, Kara Lambert, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	Robin Meier

Public Safety Committee (Lambert, Wilson, Juarez)

AN ORDINANCE AMENDING CHAPTER 2.40 OF THE MUNDELEIN MUNICIPAL CODE, POLICE DEPARTMENT, WITH RESPECT TO FULL TIME OFFICERS

Motion to Pass an Ordinance Amending Chapter 2.40 of the Mundelein Municipal Code, Police Department with Respect to Full-Time Police Officers.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Robin Meier
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Police Chief Seeley announced that the Cops & Bobbers Event will be held on July 13 this year. Also police officers will be handing out coupons this summer for Culver's Ice Cream to children they see wearing helmets while riding their bicycles & scooters safely.

Building Committee (Juarez, Ross, Wilson)

No report.

Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

Resolution for Improvement-Hammond Street

Motion to authorize the Village Clerk's signature on an IDOT Resolution for Improvement under the Illinois Highway Code appropriating \$475,000 in motor fuel tax revenue to be utilized for the 2024 Joint Resurfacing Project.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Robin Meier
SECONDER:	Trustee Tim Wilson
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Other Reports

Trustee Meier asked for a Committee of the Whole meeting in July to discuss the removal of the .25% tax that we added to our tax rate in the event the State pass a budget that would repeal the 1% grocery tax. The State did so.

Administrator Guenther responded saying that due to the State budget passage, various options had been put together by Staff and included in a Brief he sent out the previous week. This will be discussed at a Board Meeting in the future; the deadline for making changes is October/November of this year; there is no need for a Committee of the Whole meeting for this issue since it will be part of a Board meeting open to the public.

Trustee Wilson gave a short report on the Craft Beer Festival held the previous weekend. It went pretty well even with the rain at the end. Mr. Wilson thanked all the volunteers that helped put on a great event and reminded residents of all the work that goes into our events and that Community Days in its new location will be great also.

SCHEDULED BUSINESS

Omnibus Vote Items

Bulk Gasoline / Diesel Purchase

Motion to approve purchase order number 13772 in the amount of \$300,000 for the purchase of bulk gasoline and bulk diesel from Al Warren Oil Co., Inc. for FYE25.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

FY25 Asset Management - Cityworks Software

Motion to approve purchase order number 13758 and payment for CityWorks asset management software, provided by Azteca Systems Holdings, LLC, of Sandy, UT, in the amount of \$69,000.00.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Outdoor Warning Siren Purchase Order

Motion to approve purchase order number 13752 and payment in the amount of \$50,770.00 to JS Communications for the replacement of the Outdoor Warning Siren at Community Park.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Gewalt Hamilton FY25 Engineering Services

Motion to approve purchase order number 13773 in the amount of \$105,000.00 to Gewalt Hamilton Associates for fiscal year 2025 on-call engineering services.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

North Lake Street Alley and Parking Lot Improvement Project

Motion to accept all submitted bids and to award a contract and approve purchase order number 13774 to Chicagoland Paving in the amount of \$410,000.00 subject to receipt of required bonding and insurance for the North Lake Street Alley and Parking Lot Improvement project and authorize the Director of Public Works and Engineering to sign said contract.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez

SECONDER:	Trustee Erich Schwenk
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Administrative Consulting Specialists, LLC.

Motion to approve purchase order number 13781 in the amount of \$20,000 to Administrative Consulting Specialists, LLC. for the Grant Writing and Administrative Services Annual Contract FYE25.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

NICASA

Motion to approve purchase order number 13801 in the amount of \$26,965.00 to NICASA for the Deflection Grant 12/25/23 - 03/21/24.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

IRMA - April 2024 Deductible

Motion to approve purchase order number 13751 in the amount of \$34,906.55 to Intergovernmental Risk Management Agency (IRMA) for the April 2024 Deductible.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS:	None
ABSTAIN:	None

Lake Hawley Mundelein, LLC

Motion to approve purchase order number 13814 in the amount of \$40,000.00 to Lake Hawley Mundelein, LLC for Annual Property Tax/Sales Tax Rebate.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Daniel Juarez
SECONDER: Trustee Erich Schwenk
AYES: Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS: None
ABSTAIN: None

Jewel-Osco Sales Tax Rebate

Motion to approve purchase order number 13813 in the amount of \$300,000.00 to Jewel / Osco for Annual Sales Tax Share.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Daniel Juarez
SECONDER: Trustee Erich Schwenk
AYES: Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS: None
ABSTAIN: None

Daniel Beelow Sales Tax Rebate

Motion to approve purchase order number 13815 in the amount of \$400,000 to Daniel Beelow for Annual Sales Tax Share.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Daniel Juarez
SECONDER: Trustee Erich Schwenk
AYES: Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS: None
ABSTAIN: None

Jewel / Osco Sales Tax Rebate FY24

Motion to approve purchase order number 13817 in the amount of \$67,945.66 to Jewel / Osco for remaining FY24 Sales Tax Share.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Daniel Juarez
SECONDER: Trustee Erich Schwenk
AYES: Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson
NAYS: None
ABSTAIN: None

VILLAGE STAFF REPORTS

Village Administrator

No report and no executive session is needed.

Village Attorney

No report.

Village Clerk

No report.

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).

No Executive Session was needed. No action was taken.

Motion to reconvene Village Board Meeting

Attendance

Action from Executive Session

OTHER BUSINESS

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Daniel Juarez
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Erich Schwenk, Tim Wilson

NAYS:	None
ABSTAIN:	None

Village Clerk