

CALL TO ORDER

The 3308th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on October 14, 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, Schwenk, Wilson, Meier, Ross, and Mayor Lentz
ABSENT: None.

Village Attendance

PRESENT: Attorney Cahill, 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: Village Administrator Guenther

PLEDGE OF ALLEGIANCE

Mayor Lentz led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from September 23, 2024.

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

PUBLIC COMMENTARY

Richard Hotz, President of the Diamond Pointe Townhome Condominium Association, came before the Board asking if the Village could offer some help regarding a \$30,000

signed settlement owed to the Association by Groot Inc. A Waste Connections Co.; this amount was to be paid within 90 days. The Association has been owed this settlement money since September 2023. Mr. Hotz realizes that this is a private matter with the Association but is hoping for some help. He stressed that they are not asking the Village to take sides in the dispute, just to perhaps indicate to Groot that the Village is aware of this situation and that it may make a difference to Groot. Mayor Lentz responded that both Administrator Guenther and Assistant Administrator Monroe are aware of this situation and will see what can be done.

Districts 79 and 120 Board Presidents, Gabriela Whipple and Peter Rastrelli, came before the Board, but before they did, Mayor Lentz informed the Board that he had been approached a few weeks earlier by Ms. Whipple and Mr. Rastrelli regarding the upcoming referendum. Since the 3 Boards are intertwined regarding taxation to residents, it was thought that having a Committee of the Whole meeting to explore options would be helpful--the schools have a group that does seminars regarding school financing that could help explain the referendum; Mr. Lentz will make that meeting call later in this Board meeting.

PRESENTATIONS / AWARDS

None

PUBLIC HEARINGS

None

MAYOR'S REPORT

Meeting Call - Committee of the Whole - October 28, 2024

Trustee Schwenk questioned how this was going to be done--how many Board members will the schools bring, how will public commentary be done. Trustee Meier agreed that Mr. Schwenk brought up good points and that this meeting could attract a passionate group of people attending, and public commentary could run long forcing the regular Board Meeting to start late and residents streaming the meeting would not be aware of the late start. Mayor Lentz responded that we have had many meetings start late. Attorney Cahill stated that this will be more like a workshop. Mr. Lentz said that the other Boards will have to provide a list of who they will be attending; as for the Q&A portion--that would be between the Boards.

Proclamation - End Polio Now - Week of October 20 - 26, 2024

The Village has a very active Rotary--the Vernon Hills/Mundelein Rotary, raising money to help end polio world-wide. Since 1988 polio cases have dropped 99.9%. The Rotary, as part of the Rotary International, overall has helped with the \$2.2 billion raised for this effort

Ordinance Amending Section 14.43.250, Small Wireless Facilities, Regarding Annual Recurring Rates

Motion to pass and Ordinance amending Section 14.43.250, Small Wireless Facilities, Regarding Annual Recurring Rates.

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

Resolution approving the execution of a Lease Amendment for TS Financial

Motion to adopt a Resolution Approving and Authorizing Execution of an Amendment to the Office Lease Between the Village of Mundelein, as a Lessor and TS Financial, as a Lessee.

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

Ordinance Amending Chapter 14.20, Specific Connection Charges and Rates

Motion to amend an Ordinance Amending Chapter 14.20, Specific Charges and Rates

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

Ordinance Amending Chapter 8.08 - Keeping of Chickens

Motion to pass an Ordinance Amending Chapter 8.08 - Keeping of Chickens

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Lambert
AYES: Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS: None

ABSTAIN: None

TRUSTEE REPORTS

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

Cardinal Square Buildings D1 and D2 Architecture and Material Modifications

Motion to authorize staff to draft an amendment to the Amended and Restated Redevelopment Agreement by and between the Village of Mundelein and Mundelein Downtown Properties, LLC (Cardinal Square - Mundelein Station) regarding architecture and materials.

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

Trustee Meier had questions about the appearance of Building D asking why it does not look like what was approved--brick color, window placement to name a few. A discussion with the builder, Sean McMahon ensued. He said a significant portion of what was negotiated was done--windows were changed based on the interior design of the rooms however. Ms. Meier said significant changes were made without input from the Village and this always needs to be done. The builder said he is open to having more discussions with the Village. He went on to describe the energy-efficient additions that were made to that building and also pointed out that the retail sites that the Village said were going to be built on the other side of the train tracks never happened. This affects the investors and the money used to build these buildings. Trustee Schwenk asked if the rental units were metered; they are for electric, there is no gas heating going to the buildings so no meters for that. These are geo-thermal buildings, there are 180 wells below these buildings supplying both heat and cooling. Some residents pay only \$15/monthly for their electric. Ms. Meier stressed that the Village is pleased with what the builder has built; communication is key though.

Ordinance Granting A Special Use Permit and Variation - 300 Townline Road

Motion to pass an Ordinance granting a special use permit for a Heavy Retail, Rental, and Service Use and a variation from Table 20.56-1 of Section 20.56.130 to permit a reduction in the number of required parking spaces at 300 Townline Road, Mundelein, Illinois with the conditions outlined in this ordinance.

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

SECONDER:	Trustee Lambert
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Ordinance Granting Conditional Variation - 1355 – 1375 Wilhelm Road

Motion to pass an Ordinance granting a certain conditional variation at 1355 – 1375 Wilhelm Road, Mundelein, Illinois.

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

Mundelein Community Bank will be celebrating 20 years in the community.

Public Works Committee (Ross, Meier, Lambert)

IGA Amendment - Libertyville Shared Service

Motion to authorize the Mayor to sign the first amendment to the Intergovernmental Agreement between the Village of Mundelein and the Village of Libertyville regarding lab technician services.

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

Electric Vehicle Chargers Engineering Services Proposal

Motion to authorize the Director of Public Works and Engineering to sign the proposal for engineering services for the Electric Vehicle Chargers and approve purchase order number 14247 for Gewalt Hamilton Associates, Inc. in the amount of \$42,400.00.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Berman Ross
SECONDER:	Trustee Juarez
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson

NAYS: None

ABSTAIN: None

The Beautification Committee will be having a house decoration contest for Halloween, nominations due this coming Friday.

Finance Committee (Schwenk, Juarez, Ross)

Azavar Government Solutions Professional Services Agreement Renewal for Municipal Auditing Services

Motion to authorize the Finance Director to sign a Professional Services Agreement between the Village of Mundelein and Azavar Government Solutions for the renewal of municipal auditing services.

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

MOVER: Trustee Schwenk

SECONDER: Trustee Juarez

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

NAYS: None

ABSTAIN: None

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between September 24, 2024, and ending October 14, 2024, in the amount of \$3,368,943.66.

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

MOVER: Trustee Schwenk

SECONDER: Trustee Lambert

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

NAYS: None

ABSTAIN: None

Governing Body - AT&T

Motion to approve the payment of bills, as indicated on the report dated 10/14/24.

DATE	VENDOR	AMOUNT
10/14/24	AT&T	\$2,311.08
10/14/24	AT&T MOBILITY	\$6,332.52

RESULT: Passed [Yes 5, No 0, Abstained 1]

MOVER: Trustee Schwenk

SECONDER: Trustee Wilson

AYES:	Trustee Juarez, Trustee Lambert, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	Trustee Robin Meier

Public Safety Committee (Lambert, Wilson, Juarez)

None

Building Committee (Juarez, Ross, Wilson)

No report.

Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

No report.

Other Reports

None

SCHEDULED BUSINESS

Omnibus Vote Items

Illinois State Police Academy Services

Motion to approve of purchase order number 14268 and payment in the amount of \$22,766.20 to the Illinois State Police Academy for training for four new police officers.

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

NICASA - Deflection Grant

Motion to approve purchase order number 14280 in the amount of \$39,099.00 to NICASA for the Deflection Grant for April 2024 through June 2024.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Lambert
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross,

	Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

VILLAGE STAFF REPORTS

Village Administrator

No report.

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).

Motion to reconvene Village Board Meeting

Attendance

Action from Executive Session

OTHER BUSINESS

None

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

Motion to Adjourn the Regular Board Meeting.

The Regular Board Meeting adjourned at 7:58 PM.

Village Clerk