

CALL TO ORDER

The 3312th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on December 9, 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, Wilson, and Mayor Lentz

ABSENT: Trustee Schwenk

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Deputy Police Chief Poynor, Building Department Director Sellas, Community Development Director Orenchuk, Public Works and Engineering Director Boeche

ABSENT: Police Chief Seeley

PLEDGE OF ALLEGIANCE

Mayor Lentz led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from November 25, 2024.

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

PUBLIC COMMENTARY

Shawn Killackey, a commission member of the Mundelein Historical Museum, spoke regarding its current display of items found in Diamond Lake by John Hynds. The Museum is open this week, the final week of the year. The Diamond Lake artifacts exhibit will be carried over into 2025 for those that have not seen it. The Museum will have a Christmas

Radio Program (with Dragnet) also on December 14. The Museum thanks the Village and the Park District for its support to preserve Mundelein's history.

Sunset Lane Project--

Kelly Smith spoke about the flooding problems being experienced in her area. This past summer there was construction on Sunset Lane nearby that caused the street elevation to change creating flooding conditions. Ms. Smith came home at one point and found a 21' trench had been dug in her yard without her consent. She found that this had been done to alleviate potential flooding to a neighbor's property (which was already an issue). She wants the trench filled in--she has a small child she worries about in regards this trench.

Tom Ford spoke next about the same problem, providing pictures showing the water issues. He is very concerned that come winter, where will the snowplows push the snow? Hopefully not blocking his driveway. He echoed most of Ms. Smith's observations and concerns.

Public Works & Engineering Director Boeche spoke explaining the engineering that went into this project and that it will continue to be watched. He thanked both Ms. Smith and Mr. Ford's cooperation.

McKinley Avenue--

Michelle Kenivik spoke about the poor condition of McKinley Avenue. Ms. Kenivik cited several reports stating McKinley's bad issues. Construction traffic and Camel HS traffic have added to the deterioration. She is proud to live in Mundelein the condition of her street is an embarrassment.

Allison Crawford voiced the same issues. It has never been totally restored.

Shari Seilheimer said the various construction projects over the years have added to the deterioration of McKinley--Cardinal Square buildings and the new senior apartments on Prospect. She asked why these heavy trucks and equipment are permitted on Village streets and do they pick up any of the cost to fix the streets they travel on? She is concerned that McKinley is not on the 5-year plan.

Mayor Lentz spoke about the Village's roads. Money can fix anything but it is a battle of money. We work hard on getting grants and any help for the roads, all the surrounding communities have similar problems. Also that road is concrete which adds to the problems.

Mr. Boeche agrees with all that has been said by the residents; it is still in the capital plan, however. A lot of engineering will need to be done--is it kept as is width-wise? Make it more narrow? Mr. Lentz asked about limiting truck traffic. Administrator Guenther said there are definitely weight restrictions in place but until Cardinal Square is completed, the

Village has to allow those construction vehicles access.

PRESENTATIONS / AWARDS

None.

PUBLIC HEARINGS

Motion to recess in Public Hearing at 7:43 PM.

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

Property Tax Levy

Motion to reconvene Board Meeting 7:47 PM.

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

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

Board Attendance

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

ABSENT: Trustee Schwenk

MAYOR'S REPORT

Mayor Lentz thanked the Volunteers and Public Works, MCC and the Park District for a successful Tree Lighting. It was held at the new Courtland Commons. It is now held on the first Saturday of December allowing for residents plan and attend.

Commission Appointment - Darrell Hughes - Old # 1 Fire Truck Preservation Committee

Motion to approve a committee appointment of Darrell Hughes to the Old # 1 Fire

Truck Preservation Committee.

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

Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Decrease Class F Liquor License

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class F Liquor Licenses authorized in the Village of Mundelein as it relates to 506 North Lake Street.

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

Ordinance Amending Ordinance 74-07-21, Chapter 10, an Ordinance Regulating Traffic

Motion to adopt an Ordinance Amending Ordinance 74-07-21, Chapter 10 of the Municipal Code, Regulating Traffic.

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

TRUSTEE REPORTS

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

Fenton Brewing Company - Plat of Vacation - 428 North Chicago

Motion to pass an Ordinance Vacating the Southern Alleyway in Block 3 of the Plat of the Town of Holcomb, Village of Mundelein, Illinois.

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

Flaherty & Collins Redevelopment Agreement - Second Amendment

Motion to pass an Ordinance approving and authorizing execution of a Second Amendment to Redevelopment Agreement for the Redevelopment of Lots 2, 4, and 5 of the Village Hall Subdivision (Flaherty & Collins).

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

Trustee Wilson spoke about 2 ribbon cuttings this past week--Talia Esthetics and The Dog Stop. And also a shutout to Tighthead Brewery celebrating 13 years. Tighthead is a huge supporter of Mundelein.

Public Works Committee (Ross, Meier, Lambert)

Courtland Commons Bridge

Motion to authorize the Director of Public Works and Engineering to sign the proposal for the design engineering services agreement for the Courtland Commons Bridge and Pedestrian Path and authorize purchase order number 14458 in the amount of \$89,225.00.

RESULT:	Passed [Yes 4, No 1, Abstained 0]
MOVER:	Trustee Berman Ross
SECONDER:	Trustee Wilson
AYES:	Trustee Juarez, Trustee Meier, Trustee Berman Ross, Trustee Wilson
NAYS:	Trustee Lambert
ABSTAIN:	None

Trustee Lambert questioned this project--want vs. need. Administrator Guenther explained that this money is leftover from the Courtland Commons project, getting this project going into the next season necessitates starting now--there are various agencies involved. Ms. Lambert then asked wasn't this already addressed when the Commons was built? The answer given by Mr. Guenther and Trustee Ross was that was the plan

for the bands and their trucks, etc., and food vendors--the larger attendees, not the smaller ones that have to haul their wagons, tablecloths, salable items, etc. Also, it is difficult for families with handicapped individuals to travel the very uneven parking lot as far back as the roller rink, then come down to Seymour and then back nearly parallel to the Commons. Ms. Ross heard this complaint often on Saturday. It is foreseen that events will only increase at the Commons, making this a larger and more obvious problem. If we want people to participate, we have to make it easier to attend and this bridge will do that. Trustee Meier echoed what Ms. Ross said, specifying her experience with CERT--Public Works and the larger vendors and Bands have good access, it is the general public that has to go around barricades, navigate narrow sidewalks with wagons and strollers and wheelchairs. Trustee Wilson said it is important to make this area accessible and walkable to our residents. Ms. Lambert said it is unfortunate that money is so finite--we do not have enough to fix all the roads--but we have money for this bridge, especially with residents that were at the Board meeting earlier complaining about how bad their road was and finding out it would not be redone soon. Trustee Juarez noted that everyone had made good points, but he wished there was a rendering to see what it would look like. Public Works and Engineering Director Boeche said that such renderings are very expensive but there is a bridge on the east side of the retention pond and the bridge would probably be very similar.

Finance Committee (Schwenk, Juarez, Ross)

Property Tax Levy Ordinance - May 1, 2024 - April 30, 2025

Motion to pass an Ordinance providing for the Levy of Property Taxes for the Current Fiscal Year beginning on May 1, 2024 and ending April 30, 2025 in the amount of \$18,488,252.

RESULT:	Passed [Yes 4, No 1, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Wilson
AYES:	Trustee Juarez, Trustee Lambert, Trustee Berman Ross, Trustee Wilson
NAYS:	Trustee Meier
ABSTAIN:	None

Property Tax Levy Abatement Ordinance 2024

Motion to pass an Ordinance providing for the Partial Abatement of the Levy of Property Taxes for the Bond Levy Fund of the Village of Mundelein for 2024 of \$1,701,231.26

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between November 26, 2024 and ending December 9, 2024 in the amount of \$2,718,211.50.

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

Public Safety Committee (Lambert, Wilson, Juarez)

Deputy Police Chief Poynor wanted to acknowledge all that helped and participated in the annual Heroes and Helpers event held at Target.

Building Committee (Juarez, Ross, Wilson)

No motions, no reports.

Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

No motions, no reports.

Other Reports

None.

SCHEDULED BUSINESS

Omnibus Vote Items

Executive Session Meeting Minute Approval - November 11, 2024

Motion to approve the Executive Session Meeting Minutes for the November 11, 2024 meeting.

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

Lauterbach & Amen FY23 Progress Billing

Motion to approve purchase order number 14470 in the amount of \$32,500.00 to Lauterbach & Amen for April 30, 2023 Progress Billing Fiscal Year Professional Services

Rendered.

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

VILLAGE STAFF REPORTS

Village Administrator

None.

Village Attorney

None.

Village Clerk

None.

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 8:10 PM.

Village Clerk