

CALL TO ORDER

The 3315th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on February 10, 2025 at 300 Plaza Circle, Mundelein. Mayor Lentz called the meeting to order at 7:12 PM.

ATTENDANCE

Administrator Assistant Monroe took the roll call. It indicated as follows:

Board Attendance

PRESENT: Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson, Mayor Lentz

ABSENT: Clerk Walsh

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

Board of Trustees Regular meeting minutes from January 27, 2025.

Motion to approve the Board of Trustees Regular meeting minutes from January 27, 2025.

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

PUBLIC COMMENTARY

James Holm spoke on the issue of his homelessness. He has been a Mundelein resident for more than 25 years and had questions about the Village's ordinance dealing with public outdoor camping. Mr. Holm's main desire is to stay in Mundelein, he has been offered options by the MPD such as PADS in Waukegan and Mr. Holm is not interested

because that would require his leaving Mundelein. Trustee Lambert asked what his ideal solution would be; Trustee Schwenk urged him to take the offers from the Police--this might allow him to get settled and then reconnect with his fiancée.

PRESENTATIONS / AWARDS

None

PUBLIC HEARINGS

None

MAYOR'S REPORT

MEETING CALL - Committee of the Whole - Commission Annual Reports on Monday, February 24, 2025 at 6:00 PM at the Village Hall - 300 Plaza Circle, Mundelein.

Appointment to the Mundelein Community Days Commission - Michael Krummick

Motion to approve the appointment of Michael Krummick to the Mundelein Community Days Commission.

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

Mr. Krummick will be sworn in at a later date.

Proclamation - 211 Day

211 is able to connect residents with various resources for health and community needs. February 11 is proclaimed 211 Day. President Lake County Health Board Sashko and Lake County 211 Manager Maria Nava spoke about the 211 program and how important it is to have the support of the Village Board. Sustainability is very important--continue to look forward.

Ordinance Amending Chapter 5.80: Business Registrations

Motion to pass an Ordinance Amending Chapter 5.80.020 of the Mundelein Municipal Code, regarding Business Registrations.

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

Amendment to Chapter 8.04.040 (f): Prohibited Animals

Motion to pass an Ordinance Amending Chapter 8.04.040 (f) of the Mundelein Municipal Code, regarding Prohibited Animals

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

TRUSTEE REPORTS

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

PZC-15-2024 - 760-780 South Midlothian Road - Variation - Outdoor Contractor Storage Yard and Office in the R-1 District

Motion to pass an Ordinance denying a Variation to Allow a Contractor Storage Yard and Office at 760-780 South Midlothian Road.

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

PZC-19-2024 - 1126 Magnolia Road - Variation - Accessory Structure Exceeds Allowable Maximum Square Footage

Motion to pass an Ordinance Granting a Variation from Section 20.52.050(A)(9) to Permit a Pergola that Exceeds the Maximum Allowed Square Footage of 144 Square Feet at 1126 Magnolia Road, Mundelein, Illinois.

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

NAYS:	None
ABSTAIN:	None

PZC-20-2024 - 1464 South Butterfield Road - Variation - Motor Vehicle Service and Repair (Minor) Use Standards

Motion to pass an Ordinance Granting a Certain Conditional Variation for the Property Located at 1464 South Butterfield Road, Mundelein, Illinois.

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

Negotiating Team Appointment - Pulte Project

Motion to appoint Trustee Juarez and Trustee Schwenk to the Pulte Project Negotiating Team.

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

Ribbon Cuttings--Megan's Hairlogy, Premier Veterinarian Group, and Turbo Armory

Public Works Committee (Ross, Meier, Lambert)

No report

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 January 28, 2025 and ending February 10, 2025 in the amount of \$1,173,032.96.

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

Public Safety Committee (Lambert, Wilson, Juarez)

Blood Drive this Saturday, February 15.

Building Committee (Juarez, Ross, Wilson)

No report

Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

No report

Other Reports

None

SCHEDULED BUSINESS

Omnibus Vote Items

Lauterbach & Amen-FY24 Progress Billing

Motion to approve purchase order number 25-00032 in the amount of \$33,500.00 to Lauterbach & Amen for Fiscal Year 2024 Progress Billing.

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

Synergy Construction - Station 250 - Demolition Reimbursement and Public Improvement Request

Motion to approve purchase order number 25-00040 and payment in the amount of \$360,000 and purchase order number 25-00041 and payment in the amount of \$88,616.00 for the reimbursement of demolition costs regarding the Station 250 Redevelopment Agreement. Ordinance No. 22-10-50.

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

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).

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

Recessed into Executive Session 7:48 PM.

Motion to reconvene Village Board Meeting

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

ABSTAIN: None

Attendance

Assistant Administrator Monroe 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: Clerk Walsh

Action from Executive Session

None

OTHER BUSINESS

None

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

Motion to Adjourn the Regular Board Meeting.

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

The Regular Board Meeting adjourned at 8:24 PM.

Village Clerk