



AGENDA

BOARD OF TRUSTEES

Regular Meeting: February 10, 2025 at 7:00 PM

Village Board Room 740 Hillgrove Avenue, Western Springs, IL 60558

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

Heidi Rudolph , Village President

Amy Avakian, Trustee

Nicole Chen, Trustee

Alan Fink, Trustee

Scott Lewis, Trustee

Phil Nawrocki, Trustee

James Tyrrell, Trustee

4. Public Comment

5. Approval of Meeting Minutes

- A. Approval of the meeting minutes for the January 13, 2025 and January 27, 2025 Board of Trustees meeting. (Omnibus Item)

6. General Government Committee Report

7. Finance Committee Report

- A. Resolution Approving and Authorizing a Billing Services Agreement with EMS Management & Consultants (EMS/MC) (Omnibus Item)
- B. Budget Amendment: HVAC & Grand Ave Gym Improvement (Omnibus Item)
- C. Budget Amendment: Village Hall HVAC Controls (Omnibus Item)

8. Planning and Zoning Committee Report

- A. Remediation Agreement with Regards to Certain Sump Pump Improvements and Water Discharge at 4524 & 4528 Grand Avenue (Omnibus Item)
- B. 2025 Official Zoning Map (Report only)
- C. Timber Trails Subdivision, Sidewalk and Public Utility Easements for Lots 222, 223, 274, 275, and 276 (Report only)
- D. French Market - Sixth Addendum to the Market License Agreement Between the Village of Western Springs and Bensidoun USA, Inc. Relative to Operation of a French Market in the Village

(Extended term: February 24, 2025, to December 31, 2028) (Report only)

- E. [Previously Discussed] 4300 Howard Avenue, First United Methodist Church, Hinsdale First United Methodist Church, Dissolve a Conditional Use Permit (Omnibus Item)
- F. [Previously Discussed] 4300 Howard Avenue, First United Methodist Church, Hinsdale First United Methodist Church, Plat of Abrogation for a Public Sidewalk Easement and Termination Agreement (Omnibus Item)
- G. [Previously Discussed] 4300 Howard Avenue, First United Methodist Church, Hinsdale First United Methodist Church, Assignment, Assumption, and Consent Agreement and Redevelopment Agreement (Omnibus Item)
- H. [Previously discussed] Downtown Western Springs Market Assessment Update (Omnibus Item)
- I. [Previously discussed] PC-2024-02 – A Waiver of the Five Acre Minimum Area and Reduction of Certain Planned Development Submission Materials - 5600 Wolf Road, McNaughton Development, LLC (Old Business)
- J. [Previously discussed] PC-2024-02 – An Amendment to the Comprehensive Plan Long Range Land Use Map - 5600 Wolf Road, McNaughton Development, LLC (Old Business)
- K. [Previously discussed] PC-2024-02 – A Conditional Use Permit for a Planned Development, Zoning Map Amendment, and Variations- 5600 Wolf Road, McNaughton Development, LLC (Old Business)
- L. [Previously discussed] PC-2024-02 – Vacation of Portion of Lawn Avenue Right-of-Way 5600 Wolf Road, McNaughton Development, LLC (Old Business)
- M. [Previously discussed] PC-2024-02 – A Plat of Abrogation for Storm Sewer and Public Utility Easement - 5600 Wolf Road, McNaughton Development, LLC (Old Business)
- N. [Previously discussed] PC-2024-02 – A Final Plat of Subdivision - 5600 Wolf Road, McNaughton Development, LLC (Old Business)
- O. [Previously discussed] PC-2024-02 – A Redevelopment Agreement - 5600 Wolf Road, McNaughton Development, LLC (Old Business)
- P. [Previously discussed] PC-2024-02 – An Minor Amendment to the Conditional Use Permit for a Planned Development for Heritage Springs Townhomes - 5600 Wolf Road, McNaughton Development, LLC (Old Business)

9. Public Works & Water Committee Report

- A. [Project Previously Approved] Updated Agreement Attachment: 2025 MFT Street Resurfacing Program Engineering Agreement with Christopher B. Burke Engineering, Ltd.- IDOT Form (Omnibus Item)
- B. [Project Previously Approved] - Updated Agreement Attachment: Gilbert Avenue Resurfacing Preliminary Engineering Professional Services Agreement with Baxter & Woodman Form BLR 05530 (Omnibus Item)

- C. [Project Previously Approved] Updated Agreement Attachment: Gilbert Avenue Resurfacing Design Engineering - MFT Resolution Form BLR 09110 (Omnibus Item)
- D. 2025 IDOT Motor Fuel Tax Authorization for Maintenance Items (Report only)
- E. Lead Service Line Replacement - Phase 2 CY25-26 - Funding Nomination Form for Loan Assistance (Report only)
- F. Water System Update

10. Properties & Recreation Committee Report

- A. Village Hall HVAC Controls RFB Recommendation (Report only)
- B. 2025 Grand Avenue Community Center Flooring Replacement RFB Recommendation (Report only)

11. Public Health & Safety Committee Report

- A. 2024 Cook County Multi-Jurisdictional Hazard Mitigation Plan (Omnibus Item)

12. Consideration of and Action on Agenda Items

13. Explanation of Omnibus Voting Procedure

The Illinois State Statutes allow a municipality to collectively vote on a group of ordinances, resolutions, and other motions, such as awards of contract, appointments, etc. This is known as an omnibus vote. All the items contained on the omnibus vote list have been previously discussed by the President and Board of Trustees on at least one occasion, and often on several occasions. By placing them on the omnibus vote list, a single vote may be taken to approve them. A Trustee may remove any item from the list and have it discussed and voted on separately, prior to the omnibus vote. Is there any such request?

14. Consideration of an Omnibus Vote

- A. A motion to approve the Remediation Agreement between the Village of Western Springs and Homeowners Doug King and Natalie King with regards to certain sump pump improvements and water discharge.
- B. A motion to approve the Gilbert Avenue Resurfacing Design Engineering - MFT Resolution Form BLR 09110A.
- C. A motion to approve the January 13, 2025 and January 27, 2025 Board of Trustees meeting minutes as read.
- D. Resolution No. 25-2866
A Resolution approving a plat of abrogation for public sidewalk easement (address: 4300 Franklin Avenue, Western Springs, Illinois) and approving the termination of letter of agreement for construction and maintenance of a public sidewalk and abrogation of easement for a public sidewalk to allow for the removal of the public sidewalk and public parking spaces within the 43rd Street right-of way adjacent to Lot 1 and Lot 9 in the Field Park Subdivision, Western Springs, Illinois.
- F. Resolution No. 25-2867

A Resolution authorizing the approval and execution of an assignment, assumption and consent agreement for the removal of a public sidewalk and certain public parking spaces, installation of a new public sidewalk and restoration of 43rd Street right-of-way at the 4300 Howard Avenue property in the Village of Western Springs (Lots 1, 8 and 9 in Field Park Subdivision) and a related redevelopment agreement to be entered into by and between the Village of Western Springs, Illinois and 4300 Franklin Western Springs LLC to allow for the completion of such work.

G. Resolution No. 25-2876

A Resolution approving and authorizing the execution of a Billing Services Agreement and Business Associate Addendum with EMS Management & Consultants, Inc. of Winston-Salem, North Carolina for the provision of emergency medical services billing and collection services.

H. Resolution No. 25-2877

A resolution authorizing the acceptance and approval of the downtown Western Springs Market Assessment dated February 10, 2025 and prepared by Teska Associates, Inc. for the Village of Western Springs.

I. Resolution No. 25-2880

A Resolution approving and authorizing the execution of a local public agency engineering services agreement (IDOT form BLR 05530) between the Village of Western Springs and Christopher B. Burke Engineering, Ltd. for the performance of phase II design and phase III construction engineering services relating to the 2025 Motor Fuel Tax (MFT) asphalt roadway resurfacing project (45th Street between Gilbert Avenue and Wolf Road) (not-to-exceed engineer's fee: \$84,850.00)

J. Resolution No. 25-2881

A Resolution authorizing the adoption of the update of the 2024 Cook County Multi-Jurisdictional Hazard Mitigation Plan.

K. Resolution No. 25-2882

L. A Resolution approving and authorizing the execution of a local public agency engineering services agreement (IDOT Form BLR 05530) between the Village of Western Springs and Baxter and Woodman Ltd. for the performance of phase I design engineering services relating to the Gilbert Avenue resurfacing project (not-to-exceed engineer's fee: \$110,000)

M. Ordinance No. 25-3236

An Ordinance rescinding and repealing the Board of Trustees' approval of Ordinance no. 18-2934 (an Ordinance approving a conditional use permit for the installation and operation of an early childhood education center at the 4300 Howard Avenue property) to facilitate the demolition of a church building and removal of a public sidewalk and on-street public parking spaces, abrogation of a public sidewalk easement, installation of a new public sidewalk and restoration of 43rd street right-of-way in the Village of Western Springs, Illinois (Lots 1, 8 and 9 in Field Park Subdivision)

N. Ordinance No. 25-3245

An Ordinance approving budget amendments / transfer \$10,000.00 to the fiscal year 2025 operating budget in the Recreation Fund.

O. Ordinance No. 25-3246

An Ordinance approving budget amendments / transfer \$10,000.00 to the fiscal year 2025 operating budget in the General Fund.

15. Second to Omnibus Motion/Discussion of Omnibus Motion/Roll Call Vote

16. New Business

17. Old Business

Resolution No. 25-2878

A Resolution approving a waiver of the five (5) acre minimum land area requirement under section 10-8-3 (guidelines) of the Western Springs Village Code and the reduction of certain planned development submission materials under section 10-8-8 (submittal requirements) of the Western Springs Village Code as requested by applicant / contract purchaser McNaughton Development, LLC for approval of a conditional use for a planned development to construct the proposed 29 unit Heritage Crossing townhome development at the property commonly known as 5600 South Wolf Road, Western Springs, Illinois.

Second the Motion.

Roll call vote.

Ordinance No. 25-3239

An Ordinance approving and adopting an updated long range land use map to the Western Springs Official Comprehensive Land Use Plan for purposes of reclassifying the zoning designation of the 5600 South Wolf Road property, Western Springs, Illinois from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District to allow for the construction the proposed heritage crossing townhome development by applicant / contract purchaser McNaughton Development, LLC.

Second the Motion.

Roll call vote.

Ordinance No. 25-3240

An Ordinance approving a map amendment to rezone the 5600 South Wolf Road property, Western Springs, Illinois, from the O – Limited Office Zoning District to the R4 - Multiple-Family Residence District; approving an application for a conditional use permit for a planned development for the construction and operation of the proposed 29 unit Heritage Crossing townhome development located at the 5600 South Wolf Road property, including the approval of the combined preliminary / final development plans, subject to Village plan review process, and approval of certain development allowances, exceptions and variations from the Village zoning regulations, including a waiver of the five (5) acre minimum lot area requirement and a reduction of certain planned development submission requirements.

Second the Motion.

Roll call vote.

Ordinance No. 25-3241

An Ordinance approving and authorizing the vacation of the 66.00 feet by 225.00 feet portion of the Lawn Avenue right-of-way adjacent to and west of the 5600 South Wolf Road property located in Western Springs, Illinois and Lot 5 and lot 6 of Maxted Subdivision, and approving a plat of vacation and reservation of a stormwater drainage easement (Applicant: McNaughton Development, LLC)

Second the Motion.

Roll call vote.

Ordinance No. 25-3242

An Ordinance authorizing the approval and execution of a plat of abrogation for storm sewer easement and public utility easement located within the property commonly known as 5600 South Wolf Road, Western Springs, Illinois for the construction of the proposed 29 unit Heritage Crossing townhome development by applicant / contract purchaser McNaughton Development, LLC.

Second the Motion.

Roll call vote.

Ordinance No. 25-3243

An Ordinance authorizing the approval and execution of a final plat of Heritage Crossing Resubdivision for the proposed 29 unit Heritage Crossing townhome development to be constructed at 5600 South Wolf Road, Western Springs, Illinois by applicant / contract purchaser McNaughton Development, LLC.

Second the Motion.

Roll call vote.

Resolution No. 25-2879

A Resolution authorizing the approval and execution of redevelopment and maintenance agreement by and between the Village of Western Springs, Illinois and McNaughton Development, LLC for the Heritage Crossing residential townhome development (5600 South Wolf Road, Western Springs, Illinois)

Second the Motion.

Roll call vote.

Ordinance No. 25-3244

An Ordinance approving a minor amendment to the conditional use permit for a planned development issued for the Western Springs townhomes subdivision (the "Heritage Springs Subdivision") located south of 55th Street and west of Wolf Road in Western Springs, Illinois relative to construction of on-street parking spaces within Heritage Court.

Second the Motion.

Roll call vote.

18. Reports

- A. Monthly Financial Report (Trustee Chen)
- B. Village President Rudolph
- C. Village Manager Baer
- D. Village Attorney Jurusik

19. Closed Meeting

Recess and adjourn to closed meeting for the purpose of discussion of:

- The setting of a price for sale or lease of property owned by the Village pursuant to 5 ILCS 120/2 (c)(6);
- Pending litigation pursuant to 5 ILCS 120/2 (c)(11); and
- Probably and Imminent Litigation pursuant to 5 ILCS 120/2 (c)(11).

20. Adjournment

Individuals with disabilities who plan to attend / participate in this meeting and who require accommodations to allow them to observe and participate, or who have questions regarding accessibility of the meeting or facilities, are requested to contact Jill Izzo at 708-246-1800, extension 127.