MINUTES OF THE VILLAGE OF WESTERN SPRINGS
PRESIDENT AND BOARD OF TRUSTEES REGULAR MEETING
Monday, February 10, 2025

President Heidi Rudolph, Presiding
CALL TO ORDER:
The meeting opened at 7:01 p.m.
Edward Tymick, Village Clerk

Board Members Present:
Amy Avakian, Trustee
Nicole Chen, Trustee
Alan Fink, Trustee
Scott Lewis, Trustee
Phil Nawrocki, Trustee
James Tyrrell, Trustee

Michael T. Jurusik, Village Attorney
Anne Skrodzki, Village Attorney
Howard Jablecki, Village Attorney

Staff Present:
Ellen Baer, Village Manager
Daisy Chavez, Asst. to Village Manager
John Mastandona, Director of Finance
Sean Gilhooley, Director of Law Enforcement
Heather Valone, Director of Community Development
Aleks Briedis, Director of Recreation
Jeff Koza, Director of Engineering
Matt Supert, Director of Municipal Services
Brian Scott, Director of Fire & EMS
Kelsey Fawell, Senior Planner
Jill Izzo, Deputy Village Clerk

ROLL CALL

PUBLIC COMMENT

Manager Baer gave a brief update on several items pertaining to the Ridgewood subdivision stormwater improvements. Manager Baer stated that the estimated construction cost is $2.4 million and Senator Sean Casten secured a $1 million grant for the project. Manager Baer stated that engineering is 95% complete and the Village expects to begin construction this calendar year.

Manager Baer discussed the reestablishment of the Ridgewood Oaks detention basin that will help slow the flow of water heading toward the Ridgewood subdivision. The Ridgewood Oaks Homeowners Association has developed the plans and permitting approval is expected from MWRD (Metropolitan Water Reclamation District) this summer.

Manager Baer also discussed several storm sewer outfall projects that have been completed between 2021 and 2024. Manager Baer stated that project summaries along with before and after photos can be found on the Village website.

Manager Baer reported that MWRD is funding a study on the Ridgewood and La Grange Highlands watershed. Manager Baer stated that the goal of the study is to determine the sizing and location of detention facilities within the watershed that would be needed to prevent Ridgewood stormwater flooding from occurring. This study is the first step in the process and once it is determined where best to place detention facilities the Village will be in better position to work with the County to implement the plan.

Village Attorney Jurusik mentioned that several emails were received by the Village pertaining to the Heritage Crossing development and that they were provided to the Board for consideration.

Lisa Den Besten provided comments regarding the upcoming referendum stating she fully supports the water main and streetscape projects but does not think sidewalks should be funded by all residents as many have already paid for sidewalks in front of they homes and that not every resident wants sidewalks.

George Rogers stated he would like to see the MWRD stormwater study before the McNaughton project is approved. Mr. Rogers provided comments regarding his concerns for flooding and value of his property.

Name not stated. This individualstated he has concerns regarding the density created by the McNaughton project. He also provided comments concerning the water run-off.

Renee Rowley read an email from Laura Jost who could not attend public comment. Ms. Jost's email expressed her concerns over the use of McNaughton as other towns choose not to do not work with them. Ms. Rowley read her own email regarding her concern for the number of units and opposes the project if the increased tax revenue is used to provide infrastructure for the development itself with no benefit for the Village. Ms. Rowley also provided comments regarding her concerns for flooding and types of units being offered in the development.

Amy Bank expressed concerns about the flooding in Ridgewood.

Deborah David expressed concerns regarding parking, flooding, and number of units being proposed.

APPROVAL OF MEETING MINUTES

President Rudolph asked the Board if there were any changes or additions of the meeting minutes from the January 13, 2025 and January 27, 2025 Board of Trustees meeting. There were none and President Rudolph stated the minutes will be on tonight's Omnibus for approval.

GENERAL GOVERNMENT COMMITTEE REPORT

No report.

FINANCE COMMITTEE REPORT

Trustee Chen reported that the Village has an agreement with Andres Medical Billing which has recently been purchased by EMS Management & Consultants and therefore a new agreement must be executed and the agreement is on tonight's Omnibus for approval.

Trustee Chen reported that the Finance Committee reviewed and recommended the budget amendments for the HVAC & Grand Ave Gym improvements, as well as the Village Hall HVAC controls.

PLANNING AND ZONING COMMITTEE REPORT

Trustee Nawrocki reported that the owners of 4528 Grand Avenue have purchased 4524 Grand Avenue. Trustee Nawrocki stated that the owners have submitted an application to demolish the existing home and they plan to build an addition to their current home on the 4524 property. Trustee Nawrocki state that Engineering Services staff was called to the 4528 Grand Avenue property in 2022 due to an overactive sump pump that was believed to be causing standing water on the sidewalk in front of the home. Trustee Nawrocki stated that as a part of the permitting process, staff requested a remediation agreement, drafted by the Village Attorney and signed by the owners, to clarify responsibilities and confirm the owner's commitment to address the situation if the new development is deemed to cause drainage issues on the sidewalk or in the right of way. Trustee Nawrocki stated that agreement has been signed by the homeowners and is recommended for approval.

Trustee Nawrocki reported that every year the Village adopts an official zoning map as required by State Statute. Trustee Nawrocki reported the map is required to incorporate any zoning changes from the previous calendar year. Trustee Nawrocki stated there were no zoning amendments and the only proposed change made to the current zoning map was the date. Trustee Nawrocki stated that the Planning and Zoning Committee reviewed and recommends the approval of the official zoning map.

Trustee Nawrocki reported that the Timber Trails subdivision pedestrian circulation system consists of sidewalks located within easements on private properties. Trustee Nawrocki reported that there are a few sections located on the five lots listed on the agenda that are now under new ownership thus the approvals need to be updated. Trustee Nawrocki stated the Planning and Zoning Committee reviewed and recommends the approval of the easements.

Trustee Nawrocki reported on a recommendation to extend the contract with Bensidoun, operator of the Village's French Market, for an additional three-year term. The French Market season would continue to operate from May to the end of September on Wednesdays from 4:00 pm to 7:00 pm. The Planning and Zoning Committee reviewed recommends the approval of the agreement.

Trustee Nawrocki reported that item numbers 8E, 8F, and 8G are all related to the First United Methodist Church at 4300 Howard Avenue which was discussed at the January 13, 2025 Board Meeting. As such they are on the omnibus portion of tonight's meeting.

Trustee Nawrocki reported that the adoption of the Downtown Market Assessment Update that was discussed at the last two Board meetings is on the Omnibus portion of tonight's meeting for approval.

Trustee Nawrocki reported that items 8I through 8P are related to the proposed redevelopment at 5600 Wolf Road and are on the Old Business portion of tonight's meeting.

PUBLIC WORKS & WATER COMMITTEE REPORT

Trustee Fink reported that the first three items on the agenda are regarding specific IDOT BLR forms that need to be completed and approval of these forms are on tonight's Omnibus.

Trustee Fink reported that every year the Village must submit IDOT forms to authorize the use of Motor Fuel Tax funds for various maintenance items. Trustee Fink stated that Public Works and Water Committee reviewed and recommends requesting $155,000 from the Motor Fuel Tax fund for the sidewalk replacement program and road salt.

Trustee Fink reported that Public Works and Water Committee reviewed and recommends approval of the Funding Nomination Form to be submitted for consideration for State of Illinois funding for Phase 2 of the Lead Service Line Replacement project.

Trustee Fink reported that there have been 11 water main breaks in January due to the age of infrastructure and the cold temperatures. Trustee Fink reported that there is a water main break on 53rd Street between Fair Elms Avenue and Commonwealth Avenue that is underneath the creek. Trustee Fink stated that repairing this break could cause storm water to get into the water system. The Village is contracting with V3 to get an estimate on how to safely replace this pipe. This was not a budgeted item and a budget amendment will be coming through the Finance Committee for discussion.

PROPERTIES & RECREATION COMMITTEE REPORT

Trustee Avakian indicated that the Properties and Recreation Committee reviewed and is recommending Air Comfort, LLC for the Village Hall HVAC controls replacement project.

Trustee Avakian indicated that the Properties and Recreation Committee reviewed and recommends NPN Flooring for the replacement of the Grand Avenue Community Center flooring. Staff also requested alternative pricing for weekend and evening work, as to not be disruptive to the Recreation Center. The Village is working with day care provider, Premier, LLC to determine which scheduling options will work best. Trustee Avakian stated that Premier will cover any additional costs for weekend or overnight work if that is needed.

PUBLIC HEALTH & SAFETY COMMITTEE REPORT

Trustee Lewis reported that the Public Health and Safety Committee reviewed and recommends approval of the 2024 Cook County Multi-Jurisdictional Hazard Mitigation Plan. Trustee Lewis indicated that the plan attempts to assess protentional disasters that may impact our area and outline strategies to address those risks. Trustee Lewis stated that having an updated plan in place is important as it ensures that federal funding will be available before and after disasters occur.

EXPLANATION OF OMNIBUS VOTING PROCEDURE

President Rudolph stated 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.

There were no changes to the Omnibus vote list.

CONSIDERATION OF AN OMNIBUS VOTE

Trustee Tyrrell moved that the ordinances, resolutions and motions as contained on the meeting agenda for February 10, 2025, be adopted and/or approved under an omnibus vote. Trustee Tyrrell read the omnibus in its entirety and motioned it be approved.

Trustee Chen seconded the motion. The motion passed on a roll call vote.

Voting Aye: Trustees Avakian, Chen, Fink, Lewis, Nawrocki, Tyrrell and President Rudolph

Voting Nay: None

NEW BUSINESS

There was no new business.

OLD BUSINESS

Attorney Jurusik gave an update on the Heritage Crossing Redevelopment Agreement which included the inclusion of a subrogation clause and construction traffic plan to be part of the agreement.

Resolution No. 25-2878

Attorney Jurusik gave a description of Resolution No. 25-2878 and the resolution was read in its entirety by Trustee Tyrrell. Trustee Tyrrell made a motion to approve the resolution, seconded by Trustee Lewis.

Discussion was had by the Board.

Motion passed on a roll call vote.

Voting Aye: Trustees Chen, Fink, Lewis, Tyrrell

Voting Nay: Trustees Avakian, Nawrocki

Ordinance No. 25-3239

Attorney Jurusik gave a description of Ordinance No. 25-3239 and the ordinance was read in its entirety by Trustee Tyrrell. Trustee Tyrrell made a motion to approve the ordinance, seconded by Trustee Lewis.

Motion passed on a roll call vote.

Voting Aye: Trustees Avakian, Chen, Fink, Lewis, Tyrrell

Voting Nay: Trustee Nawrocki

Ordinance No. 25-3240

Attorney Jurusik gave a description of Ordinance No. 25-3240 and the ordinance was read in its entirety by Trustee Tyrrell. Trustee Tyrrell made a motion to approve the ordinance, seconded by Trustee Lewis.

Motion passed on a roll call vote.

Voting Aye: Trustees Avakian, Chen, Fink, Lewis, Tyrrell

Voting Nay: Trustee Nawrocki

Ordinance No. 25-3241

Attorney Jurusik gave a description of Ordinance No. 3241 and noted that this ordinance has a special voting requirement. Attorney Jurusik stated that President Rudolph would not vote in the event of a tie as it requires 5 of 6 trustees to vote in favor. The ordinance was read in its entirety by Trustee Tyrrell. Trustee Tyrrell made a motion to approve the ordinance, seconded by Trustee Lewis.

Motion passed on a roll call vote.

Voting Aye: Trustees Avakian, Chen, Fink, Lewis, Tyrrell

Voting Nay: Trustee Nawrocki

<u>Ordinance No. 25-3242</u>

Attorney Jurusik gave a description of Ordinance No. 25-3242 and the ordinance was read in its entirety by Trustee Tyrrell. Trustee Tyrrell made a motion to approve the ordinance, seconded by Trustee Lewis.

Motion passed on a roll call vote.

Voting Aye: Trustees Avakian, Chen, Fink, Lewis, Tyrrell

Voting Nay: Trustee Nawrocki

<u>Ordinance No. 25-3243</u>

Attorney Jurusik gave a description of Ordinance No. 25-3243 and the ordinance was read in its entirety by Trustee Tyrrell. Trustee Tyrrell made a motion to approve the ordinance, seconded by Trustee Lewis.

Motion passed on a roll call vote.

Voting Aye: Trustees Avakian, Chen, Fink, Lewis, Tyrrell

Voting Nay: Trustee Nawrocki

<u>Resolution No. 25-2879</u>

Attorney Jurusik gave a description of Resolution No. 25-2879 and the resolution was read in its entirety by Trustee Tyrrell. Trustee Tyrrell made a motion to approve the resolution, seconded by Trustee Lewis.

Motion passed on a roll call vote.

Voting Aye: Trustees Avakian, Chen, Fink, Lewis, Tyrrell

Voting Nay: Trustee Nawrocki

Ordinance No. 25-3244

Attorney Jurusik gave a description of Ordinance No. 25-3244 and the ordinance was read in its entirety by Trustee Tyrrell. Trustee Tyrrell made a motion to approve the ordinance, seconded by Trustee Lewis.

Motion passed on a roll call vote.

Voting Aye: Trustees Avakian, Chen, Fink, Lewis, Tyrrell

Voting Nay: Trustee Nawrocki

REPORTS

Monthly Financial Report (Trustee Chen)

No report.

Village President Rudolph

No report.

Village Manager Baer

Manager Baer indicted that there will be an open house to discuss the 2025 Referendum at the Thomas Ford Memorial Library from 6:00 p.m. to 8:00 p.m. on February 11, 2025.

Manager Baer introduced Director Mastandona who provided an update on the Village's bond rating. Director Mastandona reported that the Village was given a S&P rating of AA+ which is the second highest rating awarded.

Village Attorney Jurusik

No report.

CLOSED MEETING

Trustee Tyrrell made a motion to adjourn to closed meeting for the 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 probable and imminent litigation pursuant to 5 ILCS 120/2 (c)(11).

Motion was seconded by Trustee Chen.

Motion passed on a roll call vote.

Voting Aye: Trustees Avakian, Chen, Fink, Lewis, Nawrocki, Tyrrell.

Voting Nay: None.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Deputy Village Clerk