



## AGENDA

### BOARD OF TRUSTEES

Regular Meeting: July 21, 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  
Karen Martin, Trustee
4. **Public Comment**
5. **Introduction and Swearing in of Fire Lieutenant Matthew Swartz**
6. **Presentation on SEASPAR by Executive Director Matt Corso**
7. **Public Hearing Concerning the Right of Way Sale of 5150 Woodland Ave. and 5200 Woodland Ave.**
  - A. Call to Order
  - B. Roll Call
  - C. Acknowledgment of Publication of a Public Notice in a Local Newspaper (Director Supert)
  - D. Statement from Petitioner John Griffin
  - E. Statement from Petitioner Jason Van Beveren
  - F. Public Comment
  - G. Board of Trustees Questions/Discussion
  - H. Motion to Close Public Hearing
8. **Return to the Agenda for the July 21, 2025 Regular Meeting of the President and Board of Trustees**
9. **Approval of Meeting Minutes**
  - A. Approval of the meeting minutes of the November 6, 2024 Special Joint Workshop of the Economic Development Commission and the President and Board of Trustees. (Omnibus Item)
  - B. Approval of the meeting minutes of the June 16, 2025 Regular Meeting of the President and Board

of Trustees and the June 16, 2025 Special Meeting of the President and Board of Trustees.  
(Omnibus Item)

**10. Appointments**

- A. Appointment of John Dixon to the Liquor Commission for a three-year term. (Omnibus Item)
- B. Reappointment of Pete Kosanovich to the Transportation and Safety Commission for a three-year term. (Omnibus item)

**11. General Government Committee Report (Trustee Chen)**

**12. Finance Committee Report (Trustee Martin)**

- A. An Ordinance Implementing a Non-Home Rule Municipal Grocery Retailers' Occupation Tax and a Non-Home Rule Municipal Grocery Service Occupation Tax in the Village of Western Springs (Discussion only)

**13. Planning and Zoning Committee Report (Trustee Fink)**

- A. PC 2025-02 – R&M General Contractors, LLC – 5129 Wolf Road, Dissolving Conditional Use Permits (Omnibus Item)
- B. PC 2025-02 5129 Wolf Road, R&M General Contractors, LLC, Redevelopment Agreement (Omnibus Item)
- C. PC 2025-02 - 5129 Wolf Road, R&M General Contractors, LLC, A Partial Vacation of Johnson Avenue (Omnibus Item)
- D. PC 2025-02 - 5129 Wolf Road, R&M General Contractors, LLC, Plat of Resubdivision for a Five-Lot Single Family Residence Subdivision (Omnibus Item)

**14. Public Works & Water Committee Report (Trustee Lewis)**

- A. CBBEL Consulting Engineers - Preliminary Engineering and Project Scoping Services Proposal for 2025 Referendum Projects (Omnibus Item)
- B. HR Green - Preliminary Engineering and Project Scoping Services Proposal for 2025 Referendum Projects (Omnibus Item)
- C. Baxter and Woodman - Preliminary Engineering and Project Scoping Services Proposal for 2025 Referendum Projects (Omnibus Item)
- D. Water System Security Improvements Proposal from Concentric Integration (Discussion only)
- E. Springdale Drainage Improvements Project - Change Order #1 (Discussion only)
- F. Update on Water Treatment Plant Bulk Chemical Storage Tanks (Discussion only)

**15. Properties & Recreation Committee Report (Trustee Nawrocki)**

- A. Independent Contractor Agreements Renewal (Omnibus Item)

**16. Public Health & Safety Committee Report (Trustee Avakian)**

- A. Purchase of ZOLL X Series Advanced Monitor/Defibrillators (Omnibus Item)

**17. Consideration of and Action on Agenda Items**

**18. 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?

**19. Consideration of an Omnibus Vote**

- A. A motion to approve the meeting minutes of the November 6, 2024 Special Joint Workshop of the Economic Development Commission and the President and Board of Trustees.
- B. A motion to approve the meeting minutes of the June 16, 2025 Regular Meeting of the President and Board of Trustees and the June 16, 2025 Special Meeting of the President and Board of Trustees.
- C. A motion to approve the appointment of John Dixon to the Liquor Commission for a three-year term.
- D. A motion to approve the reappointment of Pete Kosanovich to the Transportation and Safety Commission for a three-year term.
- E. Ordinance No. 25-3273  
An Ordinance rescinding and repealing the Village approval of Ordinance No. 95-1939 (granting a conditional use permit for the operation of a Montessori school at the 5129 Wolf Road property within the St. James Evangelical Lutheran Church) and Ordinance No. 16-2833 (granting a conditional use permit for Lot 3 of St. James 2nd addition to Western Springs resubdivision for the continued operation of the St. James Evangelical Lutheran Church and other group assembly uses at 5129 Wolf Road and preliminary and final approval of development plans for on-site improvements to Lots 1, 2, and 3 of said resubdivision for certain parking areas, driveway areas, accessory buildings, landscape buffer areas, fence installation and ingress and egress points at Johnson Avenue) in order to facilitate the demolition of a church building and removal of accessory structures and construction of an extended Johnson Avenue with a new Johnson Avenue cul-de-sac to facilitate a five (5) lot residential subdivision on Lot 3 in St. James 2nd addition to Western Springs subdivision.
- F. Resolution No. 25-2929  
A Resolution authorizing the approval and execution of a redevelopment agreement by and between the Village of Western Springs, Illinois and R & M General Contractors, LLC and its Exhibit "A" Consent and Waiver Agreement for the construction of a five-lot single-family residence subdivision and the demolition of a church building and public property removal work, the extension of Johnson Avenue and reconstruction of the Johnson Avenue cul-de-sac, public

sidewalk, and parkway area (5129 South Wolf Road, Western Springs, Illinois).

G. Ordinance No. 25-3274

An Ordinance approving and authorizing the vacation of portions of the Johnson Avenue right-of-way adjacent to the 5120 Johnson Avenue property, the 5121 Johnson Avenue property and the 5129 south Wolf Road property, that are outside of the 66.00 foot wide center portion of the Johnson Avenue right-of-way, located in Western Springs, Illinois and that fee simple title to the portions of vacated Johnson Avenue rights-of-way be conveyed to the property owners of the 5120 Johnson Avenue property, the 5121 Johnson Avenue property and the 5129 south Wolf Road property (property owners adjacent to the proposed vacated portions of Johnson Avenue: Andrew Schreiber, Randy Porzel, and Chicago Synod of the Evangelical Lutheran Church in America).

H. Ordinance No. 25-3275

An Ordinance authorizing the approval and execution of a final plat of Johnson Avenue resubdivision for a five-lot single -family residence subdivision at 5129 south Wolf Road, Western Springs, Illinois by applicant / contract purchaser R & M General Contractors, LLC, and the dedication of extended Johnson Avenue and a new Johnson Avenue cul-de-sac.

I. Resolution No. 25-2930

A Resolution approving and authorizing the execution of a Professional Services Agreement between the Village of Western Springs and Christopher B. Burke Engineering, Ltd., of Rosemont, Illinois for preliminary engineering and project scoping services for the 2025 referendum projects.

J. Resolution No. 25-2931

A Resolution approving and authorizing the execution of a Professional Services Agreement between the Village of Western Springs and HR Green, Inc. of Chicago, Illinois for preliminary engineering and project scoping services for the 2025 referendum projects.

K. Resolution No. 25-2932

A Resolution approving and authorizing the execution of a Professional Services Agreement between the Village of Western Springs and Baxter and Woodman, Inc. of Mokena, Illinois for preliminary engineering and project scoping services for the 2025 referendum projects.

L. Resolution No. 25-2933

A Resolution waiving the competitive bid process in lieu of purchase from a sole source provider and approving and authorizing the execution of a Vendor Contract with Zoll Medical Corporation of Chelmsford, Massachusetts for the purchase of Zoll Series X Advanced monitors and defibrillators in an amount not to exceed \$93,130.68.

M. Resolution No. 25-2934

A Resolution approving and authorizing the execution of Independent Contractor Agreements between the Village of Western Springs and Premier Illinois LLC, Kensington School of Western Springs, Inc., Jo's Footwork Studio, Montessori School of Western Springs, and Western Springs Historical Society.

**20. Second to Omnibus Motion/Discussion of Omnibus Motion/Roll Call Vote**

**21. New Business**

**22. Old Business**

### **23. Reports**

- A. Monthly Financial Report (Trustee Martin)  
Presentation of the June 2025 Financial Report.

Motion to approve the financial report as presented.  
Second to the motion.  
Roll call vote.

- B. Village President Rudolph
- C. Village Manager Baer
- D. Village Attorney Skrodzki

### **24. Closed Meeting (if needed)**

### **25. 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.