



AGENDA

BOARD OF TRUSTEES

Regular Meeting: December 15, 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

Karen Martin, Trustee

Phil Nawrocki, Trustee

4. Public Comment

5. Approval of Meeting Minutes

A. December 1, 2025 President and Board of Trustees meeting minutes. (Omnibus Item)

6. General Government Committee Report (Trustee Chen)

A. [Previously discussed] Second Amendment to Consulting Services with MGT Impact Solutions, LLC (Omnibus Item)

7. Finance Committee Report (Trustee Martin)

A. [Previously discussed] 2025 Property Tax Levy (Omnibus Item)

B. [Previously discussed] 2026 Budget (Omnibus Item)

8. Planning and Zoning Committee Report (Trustee Fink)

A. [Previously discussed] Timber Trails Subdivision Supplemental Letter Agreement for Sale and Development of Eleven Finished Lots, Seller / Developer: Timber Trails Development Company, LLC, 1625 N Burling, LLC or Brian Taylor, Buyer / Developer: McNaughton Development, LLC (Omnibus Item)

B. [Previously discussed] 2026 Professional Services Agreement with V3 Companies for Construction Observation related to the Timber Trails Subdivision (Omnibus Item)

9. Public Works & Water Committee Report (Trustee Lewis)

A. [Previously discussed] Hillgrove Avenue Improvements - Resolution of Support for Surface Transportation Program (STP) Grant Application (Omnibus Item)

B. [Previously discussed] Woodland Avenue Reconstruction Project - Recommendation of Contract

Award to G & M Cement Construction (Omnibus Item)

- C. [Previously discussed] Professional Services Agreement with HR Green, Inc. for Construction Observation Services for the Woodland Avenue Reconstruction Project (Omnibus Item)

10. Properties & Recreation Committee Report (Trustee Nawrocki)

- A. [Previously discussed] Approval of Contract with SW Cleaning Service for 2026 Janitorial Maintenance Services (Omnibus Item)

11. Public Health & Safety Committee Report (Trustee Avakian)

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 President and Board of Trustees November 17, 2025 and December 1, 2025 meeting minutes as read.
- B. Ordinance No. 25-3300
An Ordinance of the Board of Trustees of the Village of Western Springs, Cook County, Illinois providing for the levy, assessment and collection of taxes on property within the Village of Western Springs, Cook County, Illinois for the fiscal year beginning January 1, 2026 and ending December 31, 2026 (2025 property tax levy)
- C. Ordinance No. 25-3301
An Ordinance directing the Cook County Clerk’s Office to reduce the 2025 tax levy in a certain manner according to the provisions of the tax cap
- D. Ordinance No. 25-3302
An Ordinance directing the Cook County Clerk’s Office to reduce the 2025 tax levy in a certain manner according to the provisions of the tax cap – separate calculation for Village and Library levy
- E. Ordinance No. 25-3303
An Ordinance abating the tax heretofore levied for the tax year 2025 to pay the principal of and interest on \$3,000,000 General Obligation Bonds (alternate revenue source), Series 2015a of the Village of Western Springs, Cook County, Illinois
- F. Ordinance No. 25-3304
An Ordinance abating the tax heretofore levied for the tax year 2025 to pay the principal of and interest on \$5,720,000 General Obligation Bonds (alternate revenue source), Series 2025 of the Village of Western Springs, Cook County, Illinois

- G. Ordinance No. 25-3305
Ordinance approving the Village of Western Springs Fiscal Year 2026 Annual Budget (beginning January 1, 2026 and ending December 31, 2026)
- H. Resolution No. 25-2964
A Resolution approving and authorizing a second amendment to the Employee Leasing Agreement between the Village of Western Springs and MGT Impact Solutions, LLC to retain the services of a part-time Recreation Consultant and a part-time Human Resources Project Manager
- I. Resolution No. 25-2965
A Resolution authorizing the approval and execution of a Supplemental Letter Agreement with Exhibit "A" (Supplemental Lot List and Special Assessment No. 05-01 Release of Lien Amounts), Exhibit "B" (McNaughton Architectural Design Plans for Timber Trails Residential Home Products) and Exhibit "C" (Timber Trails Plan Review Permit Fees and Closing Fees) Regarding the Sale and Development of Eleven Lots within Unit 2 of the Timber Trails Subdivision (Lots: 104, 147, 149, 150, 151, 152, 153, 154, 211, 212, and 214); (Seller: 1625 North Burling, LLC and Buyer/Developer: McNaughton Development, LLC)
- J. Resolution No. 25-2966
A Resolution approving and authorizing the execution of an updated Professional Services Agreement between the Village of Western Springs and V3 Companies for the performance of construction observation and closeout / acceptance services related to the Timber Trails Subdivision
- K. Resolution No. 25-2967
A Resolution authorizing the approval, execution and submittal of an application for federal participation (West Central Municipal Conference - Surface Transportation Program - Local) for the Hillgrove Avenue Improvements Project (Hillgrove Avenue, Hampton Avenue to Wolf Road) by the Village of Western Springs and authorizing the use of Village funds for the project and authorizing the expenditure of Village matching funds for the project
- L. Resolution No. 25-2968
A Resolution accepting the lowest cost, qualified, responsive bid and authorizing the execution of an agreement to be entered into between the Village of Western Springs and G&M Cement Construction of Addison, Illinois for the Woodland Avenue Reconstruction Project (47th Street to Burlington Avenue) and authorizing the expenditure of Village funds to pay for the project in an amount not to exceed \$2,992,348.05
- M. Resolution No. 25-2969
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 construction observation services for the Woodland Avenue Reconstruction Project (47th Street to Burlington Avenue)
- N. Resolution No. 25-2970
A Resolution accepting the lowest cost, qualified, responsive bid and authorizing the execution of an agreement to be entered into between the Village of Western Springs and SW Cleaning Service of Rolling Meadows, Illinois for janitorial maintenance services and authorizing the expenditure of Village funds to pay for the services in an amount not to exceed \$92,554.00

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

16. Other Business

- A. Ordinance No. 25-3306
An Ordinance Implementing a Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax in the Village of Western Springs

Second to the motion. Roll call vote.

17. Reports

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

18. Closed Meeting (If needed)

19. 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.