

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

President Heidi Rudolph, Presiding

Call to Order, 7:00 pm

Edward Tymick, Village Clerk

Board Members Present:

Amy Avakian

Nicole Chen

Al Fink

Scott Lewis

Karen Martin

Phil Nawrocki

Board Members Absent:

None.

Village Attorney Present:

Anne Skrodzki, Village Attorney

Staff Present:

Ellen Baer, Village Manager

Casey Biernacki, Deputy Village Manager

Daisy Chavez, Asst. to the Village Manager

Heather Valone, Director of Community Development

Jeff Koza, Director of Engineering

Sean Gilhooley, Director of Law Enforcement

Kelsey Fawell, Senior Planner

Brian Scott, Director of Fire and EMS

Jill Izzo, Deputy Village Clerk

Electronic Attendance:

None.

PLEDGE OF ALLEGIANCE

President Rudolph led the audience in the Pledge of Allegiance.

ROLL CALL

Roll call as noted above.

PUBLIC COMMENT

Resident Tom Olk provided comment regarding his support for the Western Springs Little League request for a softball field and use of sponsorship signage on the Champions Wall located at Spring Rock Park.

Walt Knacke, Executive Director of the Western Springs Park District provided comment that the Park District fully supports the conditions that have been proposed to obtain the permit application made by Western Springs Little League.

Resident Catherine Lopez provided comment regarding her support for the installation of a new softball field and use of sponsorship signage on the Champions Wall located at Spring Rock Park.

APPOINTMENTS AND REAPPOINTMENTS

President Rudolph announced the following appointments and reappointments: Appointment of James Tyrrell to the Plan Commission for a three-year term to expire on November 10, 2028; appointment of Peter Glimco to the Liquor Commission for a three-year term to expire on November 10, 2028; reappointment of Doug DeRock to the Liquor Commission for a three-year term to expire on November 10, 2028.

APPROVAL OF MEETING MINUTES

The October 27, 2025 President and Board of Trustees meeting minutes were approved as read.

GENERAL GOVERNMENT COMMITTEE REPORT

Trustee Chen reported that the General Government Committee discussed and recommends approval of the 2026 Meeting Schedule of the President and Board of Trustees. Trustee Chen noted that they recommend continuing to hold one meeting per month over the summer months of June, July, and August.

Trustee Chen also reported that the General Government Committee continues to review the Village Manager's Office and Elected Officials budget.

FINANCE COMMITTEE REPORT

Trustee Martin reported that the Finance Committee previously discussed and recommends authorizing funds from the Downtown South Tax Increment Financing District to pay for electrical upgrades as part of public improvements within the Village.

Trustee Martin reported that the Finance Committee previously discussed and recommends a budget amendment in the amount of \$85,000 for Water & Sewer Fund for the purchase of water treatment supplies and also indicated that the budget for 2026 has been adjusted to reflect the increase in the cost of the chemicals.

Trustee Martin reported that they continue to review the 2026 Budget.

HORTON GROUP PRESENTATION

Manager Baer introduced Mike Wojcik from the Horton Group who gave a presentation regarding the health insurance renewal for the Village and the reasons for the premium increases.

PLANNING AND ZONING COMMITTEE REPORT

Trustee Fink reported that the Planning and Zoning Committee discussed and recommends the Western Springs Little League amendment to Conditional Use Permit for a new multi-use softball field and signage at Spring Rock Park.

Trustee Fink reported that the Planning and Zoning Committee discussed and recommends Heritage Crossing Redevelopment and Maintenance Agreement Addendum and updated plat. Trustee Fink reported that the delay was due to permit delays.

Trustee Nawrocki asked questions regarding the timeline for the project based on the delays. Director Valone explained reasons for the delay is due to delays in obtaining outside agency permits from the Cook County Department of Transportation and Metropolitan Water Reclamation District permit delays. Attorney Skrodzki indicated that the delays are out of the developers control and no action can be taken against the developer unless they violate the agreement in some way.

Kelsey Fawell gave a brief presentation regarding the Western Springs Little League request for an amendment to the conditional use permit for a new multi-use softball field and signage at Spring Rock Park. Board discussion continued regarding the use of signage for sponsorship and it was decided to reconvene discussion of this item at the December 1, 2025 meeting.

PUBLIC WORKS & WATER COMMITTEE REPORT

Trustee Lewis reported that the Public Works and Water Committee discussed and recommends a Change Order #1 for Hawkins Chemicals to cover the increase in costs for the chemicals used by the water treatment plant.

Trustee Lewis reported that the Public Works and Water Committee discussed and recommends a contract with National Powering Rodding Corp. for the 2025 Sanitary Sewer Cured-in-Place Pipelining Project for an amount not to exceed \$50,150.

Trustee Lewis reported that the Public Works and Water Committee discussed and recommends the V3 Companies proposal for survey and Phase II Design of for various streets as part of the 2026 Capital Improvement Program for an amount not to exceed \$131,709.

Trustee Lewis reported that the Public Works and Water Committee discussed and recommends an ordinance authorizing an IEPA loan agreement for \$1,300,000 for the replacement of 47 lead service line replacements in 2026.

Trustee Lewis reported that the Public Works and Water Committee continues to review their 2026 budget and several projects and fleet upgrades for 2026.

PROPERTIES & RECREATION COMMITTEE REPORT

Trustee Nawrocki reported that the Properties and Recreation Committee discussed and recommends declaring several items as surplus.

Trustee Nawrocki reported that the Properties and Recreation Committee discussed and recommends a contract with Utility Dynamics Corporation for Tower Green electrical upgrades and that this item is on tonight's Omnibus. Trustee Nawrocki indicate that over the last several years the hosting of events at Tower Green has required additional power needs.

Trustee Nawrocki reported that the Properties and Recreation Committee discussed and recommends rescinding the contract with Applied Controls who was contracted to do the Village Hall HVAC Controls. Trustee Nawrocki indicated that Applied Controls contacted the Village in August 2025 and indicated they could not complete the project as bid. The Village staff will reassess the project in 2026.

Trustee Nawrocki reported that the Properties and Recreation Committee continue to review the Recreation Department and Municipal Services Department 2026 Budget.

PUBLIC HEALTH & SAFETY COMMITTEE REPORT

Trustee Avakian reported that the Public Health and Safety Committee discussed and recommends the purchase of a Stryker MTS Power Load System to equip the new ambulance.

Trustee Avakian reported that the Public Health and Safety Committee discussed and recommends the Intergovernmental Agreement with the Village of La Grange Park for participation in the Western Springs Fire Academy

Trustee Avakian reported that the Public Health and Safety Committee continues to review the Police Department and Fire Department 2026 Budget

CONSIDERATION OF AN OMNIBUS VOTE

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

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

Trustee Nawrocki asked that items F and G be removed from the omnibus.

President Rudolph moved items F and G to old business for discussion.

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

Voting Nay: None

Absent: None.

NEW BUSINESS

Trustee Martin introduced Mark Jeretina from Speer Financial who gave a brief update on the bond issuance of the first \$15,000,000 in referendum bonds.

Ordinance No. 25-3295

An Ordinance providing for the issuance of approximately \$15,000,000 General Obligation Bonds, Series 2025A, of the Village of Western Springs, Cook County, Illinois, for the purpose of constructing, repairing and maintaining the Village's infrastructure and for the payment of the expenses incident thereto, providing for the levy and collection of a direct annual tax sufficient for the payment of the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

Trustee Martin read Ordinance No. 25-3295 and made a motion to approve, seconded by Trustee Lewis. Motion passed on a roll call vote.

Voting Aye: Trustees Avakian, Chen, Fink, Lewis, Chen, Martin, Nawrocki

Voting Nay: None

Absent: None.

OLD BUSINESS

Resolution No. 25-2956

A Resolution authorizing the approval and execution of a First Amendment to 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)

Trustee Fink read Resolution No. 25-2956 and made a motion to approve, seconded by Trustee Avakian. Motion passed on a roll vote.

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

Voting Nay: Trustee Nawrocki

Absent: None.

Ordinance No. 25-3293

An Ordinance authorizing the approval and execution of an updated 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 / owner McNaughton Development, LLC

Trustee Fink read Ordinance No. 25-3293 and made a motion to approve, seconded by Trustee Avakian. Motion passed on a roll vote.

Voting Aye: Trustees Avakian, Chen, Fink, Lewis, Chen, Martin, Nawrocki

Voting Nay: Trustee Nawrocki

Absent: None.

REPORTS

Monthly Financial Report (Trustee Martin)

No report.

Village President Rudolph

No report.

Village Manager Baer

Manager Baer reported that the Pumpkin Smash event was a great success and introduced Assistant to the Village Manager Daisy Chavez who reported that they collected 5.77 tons of pumpkins that were diverted from the landfills.

Village Attorney Skrodzki

ADJOURNMENT

Trustee Lewis made a motion to adjourn, seconded by Trustee Nawrocki Motion passed on a unanimous voice vote. Meeting adjourned at 8:50 p.m.

Submitted by:

Jill Izzo

Deputy Village Clerk