

MINUTES OF THE VILLAGE OF WESTERN SPRINGS
PRESIDENT AND BOARD OF TRUSTEES REGULAR MEETING
Monday, December 15, 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
Jeff Koza, Director of Engineering
Sean Gilhooley, Director of Law Enforcement
Matt Supert, Director of Municipal Services
Heather Valone, Director of Community Development

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

None.

APPROVAL OF MEETING MINUTES

The December 1, 2025 President and Board of Trustees meeting minutes were approved as read.

GENERAL GOVERNMENT COMMITTEE REPORT

Trustee Chen reported that the MGT Impact Solutions consulting services agreement that was previously discussed at the December 1 Village Board meeting provided an updated exhibit for the Human Resource Project Manager. The previously exhibits did not show the rate increase for the Human Resources Project Manager and Interim Director of Recreation. Trustee Chen further stated that this item will be on tonight's Omnibus.

FINANCE COMMITTEE REPORT

Trustee Martin reported that the 2025 Property Tax Levy will be on tonight's Omnibus along with the approval of the 2026 Budget.

PLANNING AND ZONING COMMITTEE REPORT

Trustee Fink reported that the Timber Trails Subdivision Supplemental Letter Agreement for the sale and development of eleven unfinished lots by McNaughton Builders and the 2026 Professional Services Agreement with V3 Companies for construction observation for the Timber Trails Subdivision are on tonight's Omnibus for approval.

PUBLIC WORKS & WATER COMMITTEE REPORT

Trustee Lewis reported that the resolution of support for the Surface Transportation Program (STP) Grant Application for Hillgrove Avenue roadway and streetscape improvements, a contract with G & M Cement Construction and HR Green for construction observation services related to the Woodland Avenue Reconstruction Project are on tonight's Omnibus for approval.

PROPERTIES & RECREATION COMMITTEE REPORT

Trustee Nawrocki reported that a contract with SW Cleaning Service for 2026 janitorial maintenance services is on tonight's Omnibus for approval.

PUBLIC HEALTH & SAFETY COMMITTEE REPORT

No report.

CONSIDERATION OF AN OMNIBUS VOTE

Trustee Chen moved that the ordinances, resolutions and motions as contained on the meeting agenda for December 15, 2025, be adopted and/or approved under an Omnibus vote. Trustee Chen read the Omnibus in its entirety and motioned it be approved.

Omnibus:

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

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

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

Voting Nay: None

Absent: None.

REPORTS

Monthly Financial Report (Trustee Martin)

Trustee Martin reported that in August we passed an ordinance imposing a grocery tax and the Illinois Department of Revenue requested a minor change in the language and therefore, we must pass a new ordinance implementing this change. Trustee Martin made a motion that the following ordinance be approved:

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.

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

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

Voting Nay: None

Absent: None.

Village President Rudolph

No report.

Village Manager Baer

Manager Baer thanked the Public Works crew for their work on a water main break, as well as acknowledging President Rudolph's attendance at the Breakfast with Buddy event which was well attended.

Village Attorney Skrodzki

No report.

ADJOURNMENT

Trustee Chen made a motion to adjourn, seconded by Trustee Nawrocki. Motion passed on a unanimous voice vote. Meeting adjourned at 7:16 p.m.

Submitted by:

Jill Izzo

Deputy Village Clerk