



## AGENDA

### PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: April 7, 2026 at 5:30 PM  
Village Hall 740 Hillgrove Avenue, Western Springs, IL 60558

- A. **Call to Order**
- B. **Approval of Minutes**
  - 1. March 3, 2026
- C. **Public Comment**
- D. **Considerations**
  - 1. 2026 Official Zoning Map
  - 2. Acceptance of Public Improvements, 4300 Franklin Western Springs, LLC.
- E. **New Business**
- F. **Other Business**
- G. **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, please email [accommodations@wsprings.com](mailto:accommodations@wsprings.com) or contact Jill Izzo at 708-246-1800, extension 127.

Planning and Zoning Committee  
Village Board Room  
March 3, 2026, 6:15p.m.

**Present:** Alan Fink, (Chairman)  
Member Amy Avakian  
Heidi Rudolph, Village President  
Ellen Baer, Village Manager  
Heather Valone, AICP, Community Development Director

**Call to Order:** Chairman Fink called the meeting to order at 6:35 p.m. Member Avakian and Chairman Fink were in attendance.

**Approval of Minutes:** Chairman Fink made a motion to approve the meeting minutes from February 3, 2026. Member Avakian seconded the motion. A voice vote was conducted, and the minutes were approved with both Trustees voting aye.

**Public Comment:** Chairman Fink invited anyone from the public to speak. There were no public comments.

**New Business: Strategic Plan Updates**

Director Valone provided a summary of the Community Development Department of the Strategic Plan related to the Community Planning and Economic Development category. She discussed what goals had been completed or that were in progress.

Chair Fink, Member Avakian, and President Rudolph reviewed the goals within the Community Planning and Economic Development category.

**Adjournment:** Chairman Fink made a motion to adjourn the meeting. Member Avakian seconded the motion. A voice vote was conducted, with both Trustees voting aye.

The meeting was adjourned at 6:48 p.m.



Heather Valone, AICP, Director of Community Development



## **AGENDA ITEM SUMMARY**

### **PLANNING AND ZONING COMMITTEE**

Planning and Zoning Committee: April 7, 2026

#### **AGENDA ITEM D.1.**

**To:** Planning and Zoning Committee

**From:** Heather Valone, AICP, Director of Community Development

**CC:** Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager, Jill Izzo, Deputy Village Clerk, Anne Skrodzki, Village Attorney, Kelsey Fawell, Senior Planner

**RE:** 2026 Official Zoning Map

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#### **Recommendation**

Consider a recommendation to approve the 2026 Official Zoning Map.

#### **Summary**

The Village of Western Springs' Community Development Department has prepared the 2026 Official Zoning Map for review and recommendation by the Planning and Zoning Committee and for adoption by the Corporate Authorities. The Illinois Municipal Code 65 ILCS 5/11-13-19 requires that a municipality adopt and publish a new zoning map annually by March 31. The published zoning map should include and acknowledge existing zoning, boundary changes (i.e. annexations), zoning map amendments, and subdivisions that have been approved the preceding year.

Sec. 11-13-19. Except as otherwise provided in this section, the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year. The first map published in 1960 shall reflect all zoning uses, divisions, restrictions, regulations and classifications in effect on and prior to December 31, 1959. If in any calendar year after the first map is published, there are no changes in zoning uses, divisions, restrictions, regulations and classifications in such municipality, no map shall be published for such calendar year. The map published by the corporate authorities shall be the official zoning map. The corporate authorities may establish a fee charged any person desiring a copy of such map. Such fee shall be paid to the appropriate zoning officer and shall be applied to defray the cost of publication of the official map.

For clarification purposes, any changes being incorporated into the official zoning map have already received Plan Commission and/or Board of Zoning Appeals recommendations and have also been authorized, approved and adopted by the Corporate Authorities. There is no express legal requirement that the Plan Commission review the zoning map, but staff believes that it is prudent that the Planning and Zoning Committee be included in this process because of their advisory role.

In 2025, there were five approvals that impacted the Zoning Map. Attachment 1 contains the draft map. Note that this requirement is only for the static zoning map (via PDF); the Village’s interactive zoning map is updated in real time as zoning changes are approved by the Village Board.

If the Planning and Zoning Committee concurs with the 2026 Official Zoning Map, a motion can be made to recommend approval of the map for full Village Board review and discussion at their meeting on April 13, 2026. The draft ordinance for adoption of the 2026 Official Zoning Map is attached.

**Attachments**

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- 1. Draft Map - 2026 Village of Western Springs Zoning Map dated March 11, 2026
- 2. Draft Ordinance - An Ordinance approving an updated version of the Village of Western Springs Official Zoning Map pursuant to Sections 11-12-6, 11-12-7 and 11-13-19 of the Illinois Municipal Code (65 ILCS 5/11-12-6, 11-12-7 And 11-13-19) and Section 10-5-3 (Zoning Map) of the Western Springs Municipal Code

**Financial Impact**

None.

**Recommended Motion**

I move to recommend to the Village Board approval of the 2026 Official Zoning Map.

**Strategic Plan Alignment**

Community Planning and Economic Development.

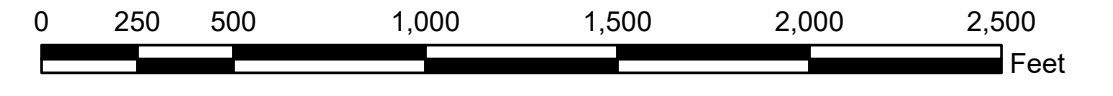
**File Attachments**

- 1. Draft Map
- 2. Draft Ordinance

# Attachment 1



## 2026 Official Zoning Map



ADOPTED BY THE VILLAGE OF WESTERN SPRINGS

Date 03/11/2026

Village President












ATTEST:

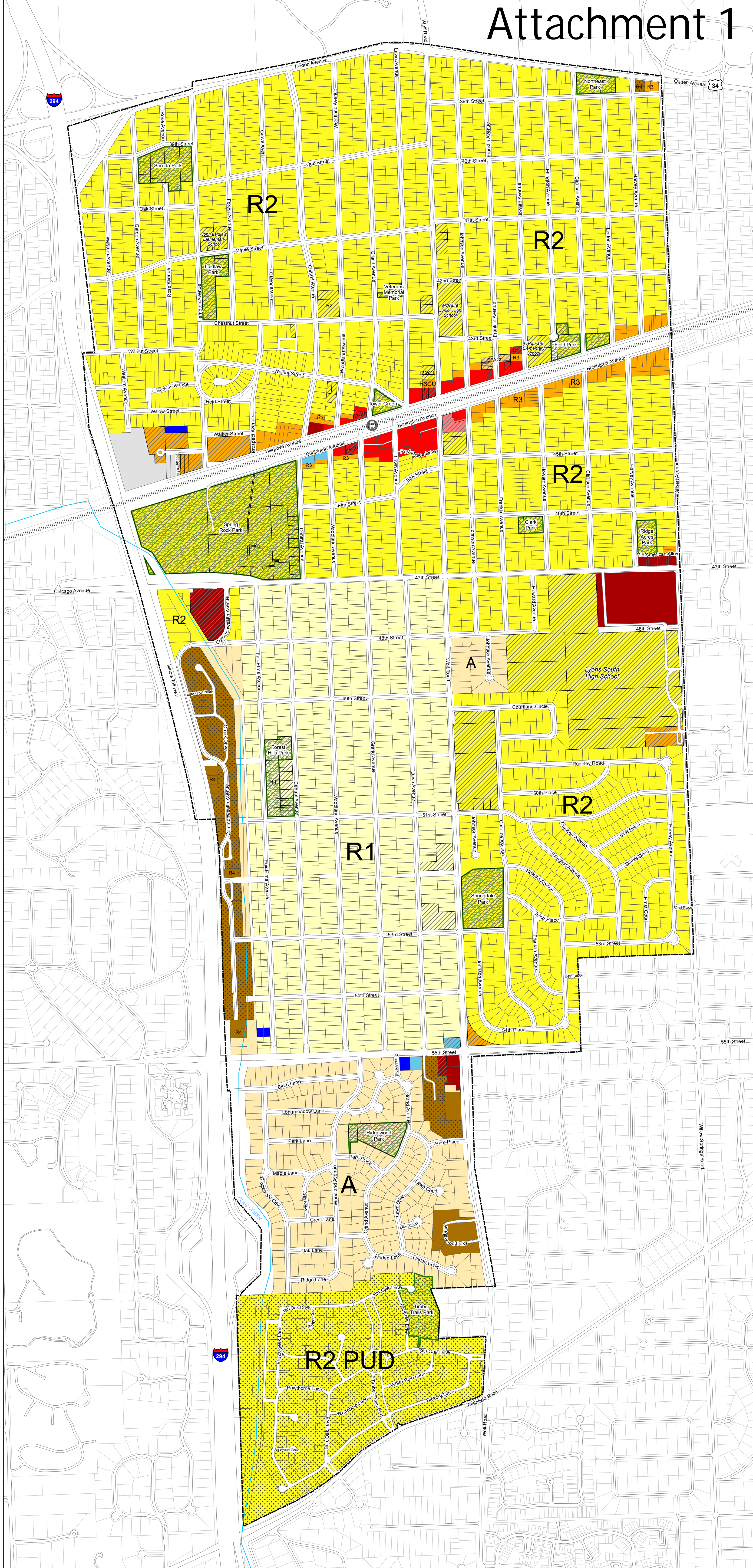
Acting Village Clerk

(SEAL)

**DISCLAIMER:** This drawing is neither a legally recorded map nor a survey, and is not intended to be used as such. This drawing is a compilation of records, information and data located in various village, county and state offices, and other sources, affecting the land area displayed and is to be used for reference purposes only. The Village of Western Springs shall not be responsible for any inaccuracies herein contained. If discrepancies are found, please contact the Western Springs Community Development Department.

### Legend

-  C1 *village center - commercial district*
-  C2 *community shopping district*
-  MXD *mixed use commercial - residential district*
-  ORI *office research and limited industrial district*
-  O *limited office district*
-  A *single family residence*
-  R1 *single family residence*
-  R2 *single family residence*
-  R2PUD *residential planned unit development*
-  R3 *two-family residence*
-  R4 *multi-family residence*
-  R4PUD *residential planned unit development*
-  SFA *single family attached residence*
-  MGL *municipal and governmental land district*
-  CU *existing conditional use (refer to Community Development Dept. for more information)*
-  parks
-  corporate limits



**ORDINANCE NO. 26-\_\_\_\_\_**

**VOTE:**

**AYES:**

**NAYS:**

**ABSTAIN:**

**DATE: April 27, 2026.**

**OTHER: Published in pamphlet form.**

**AN ORDINANCE APPROVING AN UPDATED VERSION OF THE VILLAGE OF WESTERN SPRINGS OFFICIAL ZONING MAP PURSUANT TO SECTIONS 11-12-6, 11-12-7 AND 11-13-19 OF THE ILLINOIS MUNICIPAL CODE (65 ILCS 5/11-12-6, 11-12-7 AND 11-13-19) AND SECTION 10-5-3 (ZONING MAP) OF THE WESTERN SPRINGS MUNICIPAL CODE.**

**WHEREAS**, pursuant to Sections 11-12-6, 11-12-7 and 11-13-19 of the Illinois Municipal Code (65 ILCS 5/11-12-6, 11-12-7 and 11-13-19) and Section 10-5-3 (Zoning Map) of the Development Control Ordinance of the Western Springs Municipal Code (“DCO”), the President and Board of Trustees of the Village of Western Springs (the “Village Board”) desire to approve and adopt an updated version of the Official Zoning Map consisting of the entire land area located within the corporate boundaries of the Village of Western Springs, as described in the Comprehensive Land Use Plan approved by the Corporate Authorities under Ordinance No. 03-2226 on February 24, 2003, as amended by Ordinance No. 11-2643 dated August 22, 2011 (the “2011 Western Springs Downtown Redevelopment Plan”) and by Ordinance No. 22-3074 dated April 25, 2022, as part of the adoption of the “2022 Land Use Plan Amendments”, and which contains all of the map amendments, conditional use permits and planned unit developments that have been approved since the last time the Official Zoning Map was updated. A copy of the updated Official Zoning Map dated March 11, 2026 is attached hereto as **Exhibit “A”** and made a part hereof; and

**WHEREAS**, in accordance with 65 ILCS 5/11-12-6, the attached Official Zoning Map contains or incorporates by reference the standard requirements of the municipality relating to size of streets, alleys, public ways, parks, playgrounds, school sites, other public grounds, and ways for public service facilities; the kind and quantity of materials which shall be used in the construction of streets and alleys; and the kind and quality of materials for public service facilities as may be consistent with Illinois Commerce Commission or industry standards, and the standards required for drainage and sanitary sewers, and collection and treatment of sewage. The Official Zoning Map is drawn to scale, is reasonably accurate, and shows the north point, section lines and numbers, and streams, all of which are incorporated into this Ordinance; and

**WHEREAS**, at a public meeting held on April 7, 2026, the Planning and Zoning Committee (the “Committee”) reviewed and discussed the attached version of the Official Zoning Map and received input from the Village staff and provided an opportunity for public input, and then recommended that the Official Zoning Map be approved by the Village Board so that it can be placed with the Village Clerk’s Office and made available to the public for inspection and photocopying; and

**WHEREAS**, at public meetings held on April 13, 2026 and April 27, 2026, the Village Board reviewed and discussed the attached version of the Official Zoning Map as well as considering the input of Village staff and the recommendation of the Committee with regard to the approval of the Official Zoning Map, and provided an opportunity for public input on the updated Official Zoning Map; and

**WHEREAS**, pursuant to Sections 11-12-6, 11-12-7 and 11-13-19 of the Illinois Municipal Code (65 ILCS 5/11-12-6, 11-12-7 and 11-13-19) and Section 10-5-3 (Zoning Map) of the DCO, the President and Board of Trustees of the Village of Western Springs desire to approve the attached version of the Official Zoning Map for the Village of Western Springs.

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1. Incorporation.** The above recitals are incorporated by reference into Section 1 of this Ordinance as material terms and provisions.

**SECTION 2. Authority.** Pursuant to Sections 11-12-6, 11-12-7 and 11-13-19 of the Illinois Municipal Code (65 ILCS 5/11-12-6, 11-12-7 and 11-13-19), the **Official Zoning Map dated March 11, 2026**, attached hereto as **Exhibit "A"** and made a part hereof, is approved and established as the "Official Zoning Map" for the Village of Western Springs, and shall serve as the "Official Zoning Map" referenced in Section 10-5-3 (Zoning Map) of the Western Springs Municipal Code and throughout other sections of the Code.

**SECTION 3. Repealer.** All previously adopted Ordinances, approving prior versions of the Official Zoning Map, are repealed, with the "Official Zoning Map" attached hereto as **Exhibit "A"** superseding and taking the place of any Official Zoning Maps attached to said repealed ordinances.

**SECTION 4. Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by State law.

**PASSED** by the Board of Trustees of the Village of Western Springs, Cook County, Illinois at a Regular Meeting thereof, held on the 27th day of April, 2026 and approved by me as President, and attested by the Village Clerk, on the same day.

\_\_\_\_\_  
Heidi Rudolph, Village President

**ATTEST:**

\_\_\_\_\_  
Edward Tymick, Village Clerk

This Ordinance was published by me in pamphlet form on the 27<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Edward Tymick, Village Clerk

**Exhibit "A"**

**Official Zoning Map  
dated March 11, 2026**

(attached)

Draft

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF C O O K    )

**CLERK'S CERTIFICATE**

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NUMBER 26-\_\_\_\_\_

AN ORDINANCE APPROVING AN UPDATED VERSION OF THE VILLAGE OF WESTERN SPRINGS OFFICIAL ZONING MAP PURSUANT TO SECTIONS 11-12-6, 11-12-7 AND 11-13-19 OF THE ILLINOIS MUNICIPAL CODE (65 ILCS 5/11-12-6, 11-12-7 AND 11-13-19) AND SECTION 10-5-3 (ZONING MAP) OF THE WESTERN SPRINGS MUNICIPAL CODE

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 27th day of April, 2026, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 27th day of April, 2026.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this 27<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Edward Tymick, Village Clerk

SEAL



## AGENDA ITEM SUMMARY

### PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: April 7, 2026

#### AGENDA ITEM D.2.

**To:** Planning and Zoning Committee

**From:** Heather Valone, AICP, Director of Community Development

**CC:** Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager, Michael Jurusik, Village Attorney, Jeff Koza, Director of Engineering Services, Kelsey Fawell, Senior Planner, Anne Skrodzki, Village Attorney

**RE:** Acceptance of Public Improvements, 4300 Franklin Western Springs, LLC.

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#### Recommendation

Consider a recommendation to approve the acceptance of the public improvements within the 43rd Street right-of-way between Franklin and Howard Avenues.

#### Summary

On February 10, 2025, the Village Board approved Resolution No. 25-2867 titled “A Resolution Authorizing the Approval and Execution of an Assignment, Assumption and Consent Agreement for the Removal of a Public Sidewalk and Certain Public Parking Spaces, Installation of a New Public Sidewalk and Restoration of 43rd Street Right-of-Way at the 4300 Howard Avenue Property in the Village of Western Springs (Lots 1, 8 and 9 in Field Park Subdivision) and a Related Redevelopment Agreement to Be Entered Into by and Between the Village of Western Springs, Illinois and 4300 Franklin Western Springs LLC to Allow for the Completion of Such Work” (“Resolution No. 25-2867”).

Resolution No. 25-2867 entered the Village of Western Springs into a redevelopment agreement for the redevelopment of the property addressed as 4300 Howard Avenue (“Subject Property”) and for the completion of certain public improvements within the 43rd Street right-of-way bounded between Franklin and Howard Avenues with Molly and Bill Dvorak, 4300 Franklin Western Springs, LLC (“Developer”). The redevelopment agreement included provisions for the removal of on-street head-in parking, abandonment of a catch basin within the head-in parking area, and removal of public sidewalk—partially located on private property—to allow for reconstruction of a traditional residential parkway. This included curb, gutter, public sidewalk fully on public property, and parkway trees. Please note that the redevelopment agreement allows for the parkway trees to be installed at the time the single-family house is constructed. The Developer has submitted permits to construct two single-family houses that are currently in the permit review process. Installation of the trees will be required as part of the single-family house permit prior to issuance of a certificate of occupancy.

The Developer has completed the public improvements, which have been reviewed and inspected by Village staff. The Developer is requesting that the improvements be accepted by the Village. Per Section 9B of the redevelopment agreement, the Developer is required to submit a letter of credit for 10% of the cost of the public improvements for a two-year warranty period. Village staff has reviewed and inspected the public improvements and is recommending acceptance of the improvements. Attachment 1 contains the draft ordinance for the acceptance of the improvements and execution of a bill of sale to transfer ownership to the Village.

**Attachment**

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1. Draft Resolution - A Resolution Authorizing And Approving A Bill Of Sale For The Acceptance Of The Completed Public Improvements As Part Of The Redevelopment Agreement By And Between The Village Of Western Springs, Illinois And 4300 Franklin Western Springs LLC For The Demolition Of Church, Abrogation Of Easement And Restoration Of 43rd Street Right-Of-Way.

**Financial Impact**

None

**Recommended Motion**

I move to recommend approval and acceptance of the public improvements within the 43rd Street right-of-way between Franklin and Howard Avenues.

**Strategic Plan Alignment**

Community Planning and Economic Development.

**File Attachments**

1. Draft Resolution

**RESOLUTION NO. 26-** \_\_\_\_\_

**VOTE:** \_\_\_\_\_  
**AYES:** \_\_\_\_\_  
**NAYS:** \_\_\_\_\_  
**ABSTAIN:** \_\_\_\_\_  
**ABSENT:** \_\_\_\_\_  
**DATE:** April 27, 2026.

**A RESOLUTION AUTHORIZING AND APPROVING A BILL OF SALE FOR THE ACCEPTANCE OF THE COMPLETED PUBLIC IMPROVEMENTS AS PART OF THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF WESTERN SPRINGS, ILLINOIS AND 4300 FRANKLIN WESTERN SPRINGS LLC FOR THE DEMOLITION OF CHURCH, ABROGATION OF EASEMENT AND RESTORATION OF 43RD STREET RIGHT-OF-WAY.**

**WHEREAS**, with the passage of Resolution No. 25-2867 (A Resolution Authorizing The Approval And Execution Of An Assignment, Assumption And Consent Agreement For The Removal Of A Public Sidewalk And Certain Public Parking Spaces, Installation Of A New Public Sidewalk And Restoration Of 43rd Street Right-Of-Way At The 4300 Howard Avenue Property In The Village Of Western Springs (Lots 1, 8 And 9 In Field Park Subdivision) And A Related Redevelopment Agreement To Be Entered Into By And Between The Village Of Western Springs, Illinois And 4300 Franklin Western Springs LLC To Allow For The Completion Of Such Work) on February 10, 2025, the President and Board of Trustees of the Village of Western Springs (the “Village Board”) approved a Redevelopment Agreement for the redevelopment of the real property located at 4300 Howard Avenue and completion of certain public improvements within the 43<sup>rd</sup> Street right-of-way bound between Franklin and Howard Avenues with Molly and Bill Dvorak, 4300 Franklin Western Springs, LLC (collectively, the “Developer”); and

**WHEREAS**, the public improvements consist of: (a) the removal and disposal of the existing public sidewalk and construction of a new replacement public sidewalk and new curb and gutter improvements and installation of new parkway, parkway trees, and sidewalk parkway trees along and within the Village’s 43rd Street right-of-way by the Developer, at its cost, in a typical parkway placement location, as approved by the Village Engineer (the “Sidewalk Removal and Replacement/Relocation Work”); (b) the removal and disposal of the diagonal public parking spaces from the 43rd Street right-of-way by the Developer, at its cost (the “Parking Space Removal Work”); and (c) the restoration of the 43rd Street curb and parkway by the Developer, at its cost (the “Parkway Restoration Work”), which are defined in more detail in the Redevelopment Agreement and Resolution No. 25-2867 (collectively, the “Public Improvements”); and

**WHEREAS**, the Developer has completed the Public Improvements and the Village has completed the inspections of the Public Improvements and now the Developer has requested that the Village accept title and ownership of the Public Improvements in accordance with the document title “BILL OF SALE FOR THE PUBLIC IMPROVEMENTS In the Redevelopment Agreement by and Between The Village of Western Springs, Illinois and 4300 Franklin Western Springs LLC for the Demolition of Church, Abrogation of Easement and Restoration of 43rd Street Right-of-Way (“43RD STREET RIGHT-OF-WAY RECONFIGURATION”)”, which was attached the Redevelopment Agreement as **Exhibit “F”** and a copy of which is attached to this Resolution as **Exhibit “A”** (“Bill of Sale”); and

**WHEREAS**, at an open public meeting held on April \_\_, 2026, the Village’s Planning and Zoning Committee (“Committee”) reviewed and discussed the Development and the related Bill of Sale, and

received input from the Village staff on the matter, and provided an opportunity for public input on the matter. At its April \_\_, 2026 meeting, the Committee recommended that the Village Board approve the Bill of Sale; and

**WHEREAS**, at open public meetings held on April 13, 2026 and April 27, 2026, the Village Board reviewed and discussed the Committee’s recommendation regarding the Development and the related Bill of Sale, and received input from the Village staff on the matter and provided an opportunity for public input on the matter. At its April 27, 2026 meeting, the Village Board accepted the Committee’s recommendation regarding approval of the Bill of Sale; and

**WHEREAS**, in accordance with the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), and in accordance with Section 10-10-19 (Land Dedications and Completion, Maintenance and Acceptance of Improvements) and other applicable provisions of the Village’s Development Control Ordinance (“DCO”) of the Western Springs Municipal Code and the statutory and constitutional authority and the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970, the President and Board of Trustees of the Village of Western Springs find that it is protective of the health, welfare and safety of and in the best interests of the Village of Western Springs (“Village”) and its residents, business owners and property owners to accept the Public Improvements and approve the Bill of Sale.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1. Incorporation.** Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

**SECTION 2. Approval and Execution of Bill of Sale and Other Related Documents.** The President and Board of Trustees of the Village of Western Springs approve and authorize the execution of the Bill of Sale for the Public Improvements (the “Bill of Sale”), substantially in the form attached hereto as **Exhibit “A”** and made a part hereof. In addition, the Village Board authorizes and directs the President and Village Clerk, or their designees, to execute the final version of the Bill of Sale, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney.

**SECTION 3. Posting of Performance Letter of Credit by Developer.** Per Section 9(B) of the Redevelopment Agreement, the Developer is required to submit to the Village a performance letter of credit (the “LOC”) to the Village for a two (2) year warranty period from the approval date of this Resolution. The Developer is responsible for requesting a close out inspection at least thirty (30) calendar days prior to the expiration date of the LOC. The completion of a satisfactory inspection will authorize the Village Manager to release the LOC.

**SECTION 4.** Pursuant to Subsections 9(E and F) of the Redevelopment Agreement, the Village shall retain ten percent (10%) of the value of the initial Performance Letter of Credit (“LOC”) posted by the Developer for the Development for a two (2) year warranty period after the Village’s issuance of the Certificate of Completion of the Public Improvements (the “Developer Security” or “Site Management Bond”). The Developer Security shall be released by the Village to the Developer after the 2-year warranty expires, provided that the Developer Security is not used to perform any warranty-related repair or

restoration work. The warranty-related repair or restoration work shall include

work necessary to remedy of any defect or damage to the Public Improvements in accordance with the conditions of the Village-issued building permit for either platted lot within the Development having frontage on 43<sup>rd</sup> Street.

**SECTION 5. Repealer; Severability.** All resolutions, or parts of resolutions, in conflict with the provisions of this Resolution, to the extent of such conflict, are repealed, and each section, paragraph, clause and provision of this Resolution is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Resolution, nor any part thereof, other than that part affected by such decision.

**SECTION 6. Effective Date.** This Resolution shall be in full force and effect from and after its adoption, approval and publication in the manner provided by law.

**PASSED** by the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Special Meeting thereof, held on the 27th day of April, 2026, and approved by me as Village President on the same day.

\_\_\_\_\_  
Heidi Rudolph, Village President

**ATTEST:**

\_\_\_\_\_  
Edward Tymick, Village Clerk

Exhibit "A"

**BILL OF SALE FOR THE PUBLIC IMPROVEMENTS  
In the Redevelopment Agreement by and Between  
The Village of Western Springs, Illinois and  
4300 Franklin Western Springs LLC for the Demolition of Church,  
Abrogation of Easement and Restoration of 43rd Street Right-of-Way  
("43<sup>RD</sup> STREET RIGHT-OF-WAY RECONFIGURATION")**

(attached)

Draft

**MANAGEMENT BILL OF SALE**

**FOR THE PUBLIC IMPROVEMENTS IN**

**the Redevelopment Agreement by and Between  
The Village of Western Springs, Illinois and  
4300 Franklin Western Springs LLC for the Demolition of Church,  
Abrogation of Easement  
and Restoration of 43rd Street Right-of-Way  
("43<sup>RD</sup> STREET RIGHT-OF-WAY RECONFIGURATION")**

The Developer, 4300 FRANKLIN WESTERN SPRINGS LLC, an Illinois limited liability company (the "Developer"), improved the below-described real property within the Village of Western Springs ("Village") based on a Village-approved amended site plan for the reconfiguration of the right-of-way adjacent to the property known as 4300 Howard Avenue. The Development is located on real property commonly known as the southern portion of the 43<sup>rd</sup> Street right-of-way between Franklin Avenue and Howard Avenue, and generally described as follows:

43<sup>RD</sup> STREET RIGHT OF WAY BETWEEN FRANKLIN AVENUE AND HOWARD AVENUE  
IN WESTERN SPRINGS, COOK COUNTY, ILLINOIS. (hereinafter referred to as the  
"Subject Property").

In 2025, the Village issued a certificate of completion for the Subject Property per the Redevelopment Agreement approved in Western Springs Resolution No. 25-2867.

In accordance with the applicable provisions of Section 10-10-19 (Land Dedications and Completion, Maintenance and Acceptance of Improvements) of the Western Springs Municipal Code and the provisions of Western Springs Resolution No. 25-2867, the Developer has constructed and installed certain infrastructure and other public improvements, consisting of (a) the removal and disposal of the existing public sidewalk and construction of a new replacement public sidewalk and new curb and gutter improvements and installation of new parkway, parkway trees, and sidewalk parkway trees along and within the Village's 43rd Street right-of-way by the Developer, at its cost, in a typical parkway placement location, as approved by the Village Engineer (the "Sidewalk Removal and Replacement/Relocation Work"); (b) the removal and disposal of the diagonal public parking spaces from the 43rd Street right-of-way by the Developer, at its cost (the "Parking Space Removal Work"); and (c) the restoration of the 43rd Street curb and parkway by the Developer, at its cost (the "Parkway Restoration Work"), as further described in Western Springs Resolution No. 25-2867 (collectively the "Accepted Public Improvements"), as part of the Development, and now agrees to transfer title, ownership, maintenance and rights use to the Accepted Public Improvements to the Village, subject to: the Village shall retain ten percent (10%) of the value of the initial Performance Letter of Credit ("LOC") posted by the Developer for the Development with the Village for a two (2) year warranty period after the Village's issuance of the Certificate of Completion of the Public Improvements (the "Developer Security" or "Site Management Bond"). The Developer Security shall be released by the Village to the Developer after the 2-year warranty expires, provided that the Developer Security is not used to perform any warranty-related repair or restoration work. The warranty-related repair or restoration work shall include work necessary to remedy of any defect or damage to the Public Improvements in accordance with the conditions of the Village-issued building permit issued for either platted lot within the Development having frontage on 43rd Street.

The Developer, in consideration of Ten and No/100 Dollars (\$10.00), receipt whereof is acknowledged as adequate, good and valuable consideration, does sell, assign, transfer and set over title and ownership, maintenance and rights use to the Village of Western Springs, an Illinois municipal corporation, of the Accepted Public Improvements located within the Development in accordance with the provisions of Western Springs Resolution No. 25-2867. The Accepted Public Improvements shall be owned, used and maintained by the Village as Village-owned public improvements in accordance with the provisions of Western Springs Resolution No. 25-2867.

The Developer covenants to the Village that: (1) the Developer is the lawful owner of the Accepted Public Improvements; (2) the Accepted Public Improvements are free from all liens and encumbrances; (3) the Developer has the right to convey title to the Accepted Public Improvements; (4) the Developer will defend and hold the Village and its appointed and elected officials, president and trustees, employees, engineers, attorneys, volunteers and representatives harmless against the claims and demands of all persons with regard to ownership of and payment for construction of the Accepted Public Improvements; and (5) the execution of this Bill of Sale by the Developer has been properly authorized by the required corporate actions.

**IN WITNESS WHEREOF**, the Developer, pursuant to its corporate authority and direction given to it, has signed and sealed this Bill of Sale this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**DEVELOPER:**

By: \_\_\_\_\_ Date: \_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
**Melinda Dvorak, Manager**  
**authorized representatives of 4300 Franklin Western Springs, LLC**

Signed and Sworn to Before Me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: \_\_\_\_\_  
**Notary Public**

**Village of Western Springs Acceptance**

The Village of Western Springs, by action of its Corporate Authorities, accepts the conveyance of title to and ownership of and maintenance responsibility for the Accepted Public Improvements identified above, and consents to the terms, provisions and obligations set forth in this Bill of Sale.

**ATTEST:**

By: \_\_\_\_\_  
Heidi Rudolph, Village President  
Village of Western Springs

By: \_\_\_\_\_  
Edward Tymick, Village Clerk  
Village of Western Springs

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF C O O K    )

**CLERK'S CERTIFICATE**

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

**RESOLUTION NO. 26-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING AND APPROVING A BILL OF SALE FOR THE ACCEPTANCE OF THE COMPLETED PUBLIC IMPROVEMENTS AS PART OF THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF WESTERN SPRINGS, ILLINOIS AND 4300 FRANKLIN WESTERN SPRINGS LLC FOR THE DEMOLITION OF CHURCH, ABROGATION OF EASEMENT AND RESTORATION OF 43RD STREET RIGHT-OF-WAYGENERAL**

which was passed by a roll call vote of the Village President and Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 27th day of April, 2026, at which meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 27th day of April, 2026.

I further certify that the vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this 27<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Edward Tymick, Village Clerk

**SEAL**