



**Village of Westchester
Agenda
Village Board Meeting**

Village Hall 10300
Roosevelt Road
Westchester, IL 60154
www.westchester-il.org

**VILLAGE HALL BOARD ROOM
FEBRUARY 10, 2026 - 6:00 PM**

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Presentations

- 4.A Swearing in of Police Officer Jamal Coleman
- 4.B Swearing in of Police Officer Nicholas Davis
- 4.C Swearing in of Police Officer Anthony Medina
- 4.D Swearing in of Police Officer Veronica Suarez
- 4.E 2025 Annual Report - Administration & Public Works
- 4.F 2025 Annual Report - Police Department
- 4.G 2025 Annual Report - Fire Department

5. Public Comments

Respect for the duties of the Village Board and for the democratic process will be adhered to. In this regard, civility and a sense of decorum will be strictly followed. All speakers must address their comments to the Board. Comments that are personally condescending will not be permitted. Please use the microphone when speaking as the proceedings are being recorded. Please state your name before commenting. While not required, it may be helpful to the Village Board for citizens to state if they are a resident of the Village. In order to give as many visitors as possible an opportunity to speak and in the interest of adjourning the meeting by 9:00 p.m., all comments under Public Comments are limited to three (3) minutes and each speaker will only be permitted to speak once, unless further time is granted by the Village Board.

6. Consent Agenda

- 6.A Motion approving Record of Bills ending Tuesday, February 10, 2026, in the not-to-exceed amount of \$1,199,017.63.
- 6.B Motion approving the minutes of the January 13, 2026 Village Board meeting.
[VB 6B - VB Minutes 01.13.2026.pdf](#)
- 6.C Motion approving the minutes of the January 13, 2026 Committee of the Whole

meeting.

[VB 6C - COW Minutes 01.13.2026.pdf](#)

- 6.D Motion approving the minutes of the January 27, 2026 Village Board meeting.
[VB 6D - VB Minutes 01.27.2026.pdf](#)

- 6.E Motion approving the minutes of the January 27, 2026 Committee of the Whole meeting.
[VB 6E - COW Minutes 01.27.2026.pdf](#)

- 6.F Motion approving Resolution 2026-1127 - A Resolution waiving the competitive bidding process and authorizing and approving the purchase of trees from St. Aubin Nursery for the 2026 Spring Tree Planting Program in a not-to-exceed amount of \$40,000.
[VB 6F - 2026 Spring Tree Program 02.10.2026.pdf](#)

7. Active Agenda and New Business

- 7.A Motion to approve Resolution 2026-1128 - A Resolution authorizing and approving the execution of a Limited Access Agreement with Xceed Commercial Real Estate related to the property located at 1107 Mannheim Road.
[VB 7A - Xceed Limited Access Agreement 02.10.2026.pdf](#)
- 7.B Motion to approve Resolution 2026-1129 - A Resolution authorizing and approving the execution of a Limited Access Agreement with Culver's franchisee related to the property located at 1107 Mannheim Road.
[VB 7B - Limited Access Agreement Culver's 02.10.2026.pdf](#)
- 7.C Motion to approve Resolution 2026-1130 - A Resolution of Inducement and to express official intent regarding certain expenditures of the Village of Westchester and Xceed Commercial Real Estate, LLC (or its affiliates) to be reimbursed from the proposed special tax allocation fund of the Roosevelt Road Corridor Tax Increment Financing District and the special tax allocation fund to be established for the proposed Roosevelt/Mannheim Tax Increment Financing District for the proposed commercial redevelopment project located at 1107 South Mannheim Road, Westchester, Illinois.
[VB 7C - Inducement Resolution Xceed 02.10.2026.pdf](#)
- 7.D Motion to approve Resolution 2026-1131 - A Resolution of Inducement and to express official intent regarding certain expenditures of the Village of Westchester and ILCR, LLC (or its affiliates) to be reimbursed from the proposed special tax allocation fund of the Roosevelt Road Corridor Tax Increment Financing District and the special tax allocation fund to be established for the proposed Roosevelt/Mannheim Tax Increment Financing District for the proposed commercial redevelopment project located at 1107 South Mannheim Road, Westchester, Illinois.
[VB 7D - Inducement Resolution Culver's 02.10.2026.pdf](#)
- 7.E Motion to approve Resolution 2026-1132 - A Resolution authorizing and approving the execution of a Deed in Lieu of Foreclosure Agreement and Settlement Agreement related to the properties commonly known as 9999 Derby

Lane and 9930 Derby Lane.

[VB 7E - Deed in Lieu & Settlement Agreements 02.10.2026.pdf](#)

- 7.F Motion to approve Resolution 2026-1133 - A Resolution authorizing and approving the execution of an intergovernmental agreement with Westchester Park District regarding the provision of law enforcement services.

[VB 7F - Park District IGA 02.10.2026.pdf](#)

- 7.G Motion to approve Resolution 2026-1134 - A Resolution authorizing and approving the execution of a settlement agreement by and between the Village and AIT Network (d/b/a AT&T) related to property damage at our about 10900 Canterbury Street.

- 7.H Motion to approve Ordinance 2026-2373 - An Ordinance authorizing a first amendment to the professional services agreement by and between the Village and Ryan, LLC for services related to a tax increment financing feasibility study and report.

[VB 7H - Ryan LLC 02.10.2026.pdf](#)

- 7.I Motion to approve Resolution 2026-1135 - A Resolution authorizing and approving the execution of a professional services agreement by and between the Village and CBRE, Inc. related to real estate services for the properties located at 2305 and 2315 Enterprise Drive.

[VB 7I - CBRE Agreement 02.10.2026.pdf](#)

- 7.J Motion to approve Resolution 2026-1136 - A Resolution appointing Accounting Manager Stefan Hanus as the Village's authorized agent to the Illinois Municipal Retirement Fund.

[VB 7J - IMRF Agent 02.10.2026.pdf](#)

- 7.K Motion to approve Resolution 2026-1137 - A Resolution authorizing the adoption of a banking services resolution for deposit accounts and other treasury management services from Lakeside Bank and authorizing the execution of related documents.

[VB 7K - Lakeside Bank 02.10.2026.pdf](#)

8. Manager's Report

- 8.A Manager's Report - February 10, 2026

[VB 8A - Manager's Report 02.10.2026.pdf](#)

9. Staff Reports

- 9.A Department Reports

10. Attorney's Report

11. Board Member Reports

12. President's Report

13. Executive Session

14. Adjournment

The Village of Westchester will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Village of Westchester, should contact the office of the Fire Chief, 10300 W. Roosevelt Road, Westchester, IL, (708) 345-0441, as soon as possible but no later than 48 hours before the scheduled event.