



AGENDA

PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: March 3, 2026 at 6:15 PM
Village Hall 740 Hillgrove Avenue, Western Springs, IL 60558

- A. **Call to Order**
- B. **Approval of Minutes**
 - 1. February 3, 2026
- C. **Public Comment**
- D. **Considerations**
- E. **New Business**
 - 1. Strategic Plan Updates
- 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 accomodations@wsprings.com or contact Jill Izzo at 708-246-1800, extension 127.

Planning and Zoning Committee
Village Board Room
February 3, 2026, 6:00 p.m.

Present: Alan Fink, (Chairman)
Member Amy Avakian
Heather Valone, AICP, Community Development Director

Call to Order: Chairman Fink called the meeting to order at 6:02 p.m. Member Avakian and Chairman Fink were in attendance.

Approval of Minutes: Chairman Fink made a motion to approve the meeting minutes from January 7, 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.

Considerations: Title 9 Building Code Update and Modifications to Fees

Director Valone provided a summary of the Community Development Department's process to update Title 9 of the Village Code related to Building Regulations. She provided an overview of the existing codes and the proposed update. Director Valone provided an overview of the proposed administrative chapter and current policies and procedures.

Member Avakian and Chair Fink discussed the potential changes in context with the State requirements for Non-Home Rule communities.

Director Valone summarized the proposed modifications to fees related to permitting and zoning. Director Valone noted the categories of change related to market adjustment, operational costs, costs based on an agreement, and comparison of neighboring communities' fees.

Chair Fink and Member Avakian discussed the proposed changes in relation to the listed categories.

Director Valone answered questions from the Committee members regarding the proposed updates.

Chairman Fink made a motion to recommend approval of the proposed updates to Title 9 Building Regulations and fees to the Village Board. Member Avakian seconded the motion. A voice vote was conducted, with both Trustees voting aye.

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 6:25 p.m.



Heather Valone
Heather Valone, AICP, Director of Community Development

Draft



AGENDA ITEM SUMMARY PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: March 3, 2026

AGENDA ITEM E.1.

To: Planning and Zoning Committee

From: Heather Valone, AICP, Director of Community Development

CC: Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager, Kelsey Fawell, Senior Planner, Jill Izzo, Deputy Village Clerk, Matthew Supert, Director of Municipal Services

RE: Strategic Plan Updates

Recommendation

None.

Summary

In March, all Departments will bring strategic plan updates to their appropriate Committees for review. Updates will include initiatives and projects from the last six months that have been completed, in progress, or planned for next steps. Items that are underlined below indicate a change in status since the strategic plan was finalized and relate to the Community Planning and Economic Development category:

Update Comprehensive Plan and Economic Development Policy

Completed

- Downtown Market Assessment Update
- Review and evaluate updates to the Village's Commercial Zoning Districts
- Burlington Streetscape (Wolf to Lawn)
- Burlington Streetscape (Lawn to Grand)
- Outdoor dining improvements Burlington Avenue
- Property Improvement Grant Program (PIGP)
- Hillgrove Landscaping Cleanup (Wolf to Lawn)

In Progress

- Comprehensive Plan and Downtown Plan updates
- Village Hall Site Plan
- Update the Village's Economic Development Policy (2013)
- Leverage existing incentive options to encourage development/redevelopment
- Develop a Marketing Strategy for the Village as a Destination For Commercial Uses, for

Available Commercial Spaces, and the Western Springs Business Association (WSBA)

- Explore Affordable Housing Options

Next Steps

- Updates to 2016 Streetscape Plan
- Outdoor Dining Improvements
- Permanent Change of Parking Spaces into Outdoor Dining
- Hillgrove Streetscape Plan (Wolf to Lawn)

Identify and Implement Green Initiatives for Village Operations

Completed

- LED Street Lights
- Pumpkin Smash
- Holiday Light Recycling
- Styrofoam Recycling
- Water Bottle Filling Stations in Village Hall and Recreation Center
- Hybrid Fleet Vehicle Replacement
- No Vehicle Idling Policy
- Leaf Disposal Procedural Change
- No Mow May – delayed weed control enforcement to promote pollinator havens
- Composting Improvements and Marketing of such through LRS
- Reduced Use of Paper with Digitization, Village-Wide
- Public EV Charging Stations
- Pollinator Gardens Permit Application, Webpage, and Educational Presentation
- Greenest Region Compact

In Progress

- Pollinator Pockets Corner Garden
- Leaf Program Operational Improvements
- Alternative Fuel Fleet Purchases
- Reduction of Paper Use with Digitization
- Participation in the SolSmart Program

Next Steps

- Chloride Reduction for Salt Applications

- Additional EV Charging Stations
- Electric Vehicle Options for Fleet Vehicles
- Utilization of MWRD Bio-Solids

Evaluate Improvements at the Historic Tower and the Downtown Area and Support Expanded Community Events

Completed

- Tree Replacement on Burlington Avenue
- Repaving, Bump-Outs, Crosswalks, and Bollards on Burlington Avenue
- Electrical Upgrades in Planters on Burlington Avenue
- Enhanced Seasonal Decorations in Downtown during Holiday Seasons
- French Market paired events (“Compatible Community Events”)
- Expanded Bistro Seating at Tower Green
- New Fire Engine Dedication Event
- Touch a Truck Event
- Police National Night Out – Cooperative Event with LTACC communities
- Police Memorial Week Ceremony
- Crosswalk from Underpass to Spring Rock Park
- Electrical Upgrades for Special Events

In Progress

- Improved Landscaping on Burlington and Hillgrove Avenues– temporary condition
- Utilize More Natural Plantings to Reduce Annual Maintenance Costs and Increase Durability
- Tower Stairway Project has been Designed for Reconstruction
- Review of Electrical Improvements
- Exploring the Replacement of the Drinking Fountain
- Develop Community Events Guide
- Increase Staff Involvement and Interdepartmental Coordination for Village events
- Signage Updates and Additions

Next Steps

- Consider Museum Tax, if allowed by the State legislative proposed change
- Formal Evaluation of Utility Improvements
- Explore Low Impact Improvement(s) that Expand the use of the Tower Green Area.
- Improve / Enhance Pedestrian Amenities on / around the Tower Green Area.

Actively Promote Redevelopment in the TIF Districts and Attract New Businesses in the Downtown

Completed

- Property Improvement Grant Program (PIGP)
- Downtown Market Assessment Update
- Tree Replacement on Burlington Avenue
- Repaving, Bump-Outs, Crosswalks, and Bollards on Burlington Avenue
- Electrical Upgrades in Planters on Burlington Avenue

In Progress

- Market / Advertise the Village’s Property Improvement Grant Program (PIGP).
- Meet with Potential Property Owners, Developers, and Businesses
- Develop Relationships with Property Owners and Existing Businesses
- Update of the Comprehensive Plan
- Village Hall Site Plan
- Update the Village’s Economic Development Policy (2013)
- Leverage Existing Incentive Options to Encourage Development/Redevelopment
- Develop a Marketing Strategy for the Village as a Destination For Commercial Uses, for Available Commercial Spaces, and the Western Springs Business Association (WSBA)
- Install Wayfinding Signage throughout the Downtown.

Next Steps

- Identification of Available or Pending Sites
- Review / Evaluate Updates to the Property Improvement Grant Program (PIGP)
- Explore Low Impact Improvement(s) that Expand the Use of the Tower Green Area.
- Improve / Enhance Pedestrian Amenities within the Downtown Area.

Attachment

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1. Strategic Plan Excerpts

Financial Impact

None.

Recommended Motion

None.

Strategic Plan Alignment

Staff will provide regular updates to projects and initiatives that align with the current Strategic Plan, while continuing to relate them back to specific goals as they are presented for consideration. The final version of the entire Strategic Plan can be found at www.wsprings.com/transparency.

File Attachments

1. Strategic Plan Excerpts

Village of Western Springs
STRATEGIC PLAN
2025/2026

2025 Public Meetings

Session 1 - June 16, 2025

- Financial Sustainability

Session 2 - July 21, 2025

- Community Planning and Economic Development

Session 3 - August 18, 2025

- Infrastructure Improvements
- Community Engagement and Public Safety
- Organizational Development



740 Hillgrove Avenue
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Village of Western Springs - 2025/2026 Strategic Plan

Financial Sustainability

Evaluate and Implement Opportunities for Shared Services and Equipment

Identify and Reduce Village Risk and Liability

Develop Long-Term Financial Opportunities and Strategies

Organizational Development

Advance Staff Training and Development to Support Succession Planning Strategies

Align Technologies with Future Service Demand

Public Safety and Community Engagement

Foster Effective Communication to Further Understanding of Village Services and Projects

Implement Training and Exercise Programs to Prepare for Critical Incidents Using Established Emergency Response Plans

Expand Public Safety Initiatives to Engage and Inform the Public

Community Planning and Economic Development

Update Comprehensive Plan and Economic Development Policy

Identify and Implement Green Initiatives for Village Operations

Evaluate Improvements at the Historic Tower and Downtown Area and Support Expanded Community Events

Actively Foster Redevelopment in the TIF Districts and Attract New Businesses in the Downtown

Infrastructure Improvements

Undertake a Flooding and Stormwater Impact and Mitigation Analysis

Maintain the Long-Term Plan for Addressing Infrastructure Improvements

Legend

Short-Term (1-3 Years)

Long-Term (3-5 Years)

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- Burlington Streetscape (Wolf to Lawn)
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Next Steps

- Village Hall Site Plan
- Update the Village's Economic Development Policy (2013)
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- Develop a marketing strategy for the Village as a destination for commercial uses, for available commercial spaces, and the Western Springs Business Association (WSBA)
- Updates to 2016 Streetscape Plan
- Outdoor dining improvements
- Permanent change of parking spaces into outdoor dining
- Hillgrove Streetscape Plan (Wolf to Lawn)
- Explore affordable housing options

Completed

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- Downtown Market Assessment Update

In Progress

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- Leaf program operational improvements
- Alternative Fuel Fleet Purchases
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- Reduction of paper use with digitization
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