

Planning and Zoning Committee  
Village Board Room  
April 7<sup>th</sup> 2026, 5:30 p.m.

**Present:** Alan Fink, (Chairman)  
Member Avakian  
Heather Valone, Community Development Director  
Heidi Rudolph, Village President  
Ellen Baer, Village Manager  
Bill and Molly Dvorak, developers

**Call to Order:** Chairman Fink called the meeting to order at 5:30 pm. Member Avakian and Chairman Fink were in attendance.

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

**Public Comment:** There were no members of the public in attendance to speak or provide comments at this time in the meeting.

**Considerations: 2026 Official Zoning Map:** Community Development Director Valone informed the committee that publishing an updated zoning map is a general housekeeping item this time of year. She noted that every year the Village is required to publish an official zoning map by state statute. Director Valone highlighted that it reflects the changes that were already approved by the Village Board in calendar year 2025.

Chairman Fink made a motion to bring the map to the Village Board for consideration. Member Avakian seconded the motion. A voice vote was conducted and the approval to move forward was approved by both members voting aye.

**Acceptance of Public Improvements, 4300 Franklin Western Springs, LLC:** Director Valone provided a brief background on 4300 Howard Ave. also known as the former First United Methodist Church development. She commented that the Village approved the removal of the conditional use permit of the First United Methodist Church, the removal of the easement for public sidewalk, the removal of head in parking, reconstruction as a typical residential parkway, and the development agreement for the three existing lots to be developed as single family homes. She did highlight that there were no zoning changes other than the removal of the conditional use permit were approved.

Developers Molly and Bill Dvorak spoke on the status of the parcels. Ms. Dvorak stated that all three lots have been sold. Ms. Dvorak said they are excited to break ground and start the construction process of the homes. She also mentioned the parkway trees will be installed per the agreement.

Chairman Fink recommended approval and acceptance of the public improvements at 4300 Franklin Western Springs, LLC. Member Avakian seconded the motion. A voice vote was conducted, and the approval is slated for board discussion and review at the April 13<sup>th</sup> meeting.

**New Business:** There is no other business to discuss this evening.

**Other Business:** Director Valone provided an update related to Hillgrove Avenue. She provided an update to the Committee that the Village has achieved a grant application related to improvements to Hillgrove Avenue. Improvements include the following: watermain, street scape element from Wolf to Hampton, and the keystone area in front of Tower Green similar to a woonerf.

Director Valone said no action is required and this strictly an update. Chairman Fink inquired how the project will be financed. Director Valone said there are a number of funding sources including the grant application, funds from the Tiff and other funds the Village.

Village Manager Baer mentioned that the board prioritized this improvement when they met for strategic planning in the last two years and highlighted the importance of the project related to the tax increment finance (TIF) district . Manager Baer also mentioned that Hillgrove Avenue is a highly visible and busy area of our community and discussed the implications of the project.

Director Valone indicated that no action was need, this is just a report. Three other Committees were also reviewing the project.

**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. Meeting is adjourned at 5:47 p.m.



Heather Valone, AICP, Director of Community Development