



AGENDA

PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: September 1, 2026 at 5:15 PM
Village Hall 740 Hillgrove Avenue, Western Springs, IL 60558

- A. Call to Order**
- B. Roll Call**
- C. Approval of Minutes**
 - 1. July 7, 2026
- D. Public Comment**
- E. Considerations**
 - 1. Update to Village Code Section 2-6-2
- F. New Business**
- G. Other Business**
 - 1. Fiscal Year 2027 Budget Update
- H. 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 or contact Jill Izzo at 708-246-1800, extension 127.

Planning and Zoning Committee
Village Board Room
July 7, 2026, 5:15 p.m.

Present: Member Alan Fink, (Chairman)
Member Amy Avakian
Heidi Rudolph, Village President

Also Present: Ellen Baer, Village Manager
Heather Valone, Community Development Director
Kelsey Fawell, Senior Planner
Paul Solomon, Petite Vie, applicant

Call to Order: Chairman Fink called the meeting to order at 5:15 pm. Member Avakian and Chairman Fink were in attendance. Ex-Officio Member President Rudolph was also in attendance.

Approval of Minutes: Chairman Fink made a motion to approve the meeting minutes from June 2, 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: There are no consideration to discuss this evening.

Paul Virant – Request to Install A Pergola Structure Within the Petite Vie Outdoor Café

Adjacent: Development Director Valone briefed the committee that the owner of Petite Vie, Paul Virant, is requesting to make improvements similar to their previous establishment on Lawn Avenue. Director Valone introduced Paul Solomon, the representative for Petite Vie. Mr. Solomon stated that they are requesting improving their outdoor dining experience for their guests by adding a permanent pergola with added electric. Their goal is to enhance dining experience for guests and bring more traffic to town.

Director Valone provided information on the plan. The plan was reviewed by all departments, and all comments were addressed by staff. Director Valone highlighted the requested changes as they relate to the current liquor license agreement conditions. She also mentioned that the was a recommendation from staff that the pergola color blends in with the existing conditions. The applicant is requesting white.

Chairman Fink stated that he did not have any issues with the pergola being white. Member Avakian agreed. Chairman Fink made a motion to recommend the applicant's request to install a pergola structure 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.

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

Other Business: Comprehensive Plan Update: Director Valone provided the Committee an update on the ongoing project to update the Village's Comprehensive Plan. Discussions continued related to next steps.

Fiscal Year 2027 Budget: Director Valone discussed the kick-off of the 2027 fiscal year budget process. Director Valone provided a summary of previous budget requests and solicited feedback from the Committee on 2027 requests and potential projects. Discussions continued related to next steps.

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 5:32 p.m.



Heather Valone, AICP, Director of Community Development



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: September 1, 2026

AGENDA ITEM E.1.

To: Planning and Zoning Committee

From: Heather Valone, AICP, Director of Community Development , Zachary Perkins, Community Development Intern

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

RE: Update to Village Code Section 2-6-2

Recommendation

The Economic Development Commission reviewed this item at their meeting on August 19, 2026, and recommended the approval of the proposed text amendment updating the purpose statement for the Economic Development Commission as contained in Section 2-6-2 of the Village Code to the Village Board.

Summary

The Village Board and staff are currently reviewing the purpose statements for all Village commissions as outlined in Title 2 of the Village Code. As part of this effort, staff has evaluated the Economic Development Commission's ("EDC") purpose statement contained in Village Code Section [2-6-2 \(LINK\)](#).

Based on this review, Village staff is recommending updates to the existing purpose statement to better align it with the duties and responsibilities the Commission is presently tasked with. These recommended changes are intended to more accurately reflect the Commission's role, including its role in monitoring local economic indicators, supporting business development initiatives, and advising on relevant economic projects and programs. Village staff is recommending the removal of the existing EDC purpose statement and replacement of Section 2-6-2 as follows:

The Economic Development Commission shall work to promote economic growth and support the Village's business community by serving as an advisory commission to the Village Board of Trustees in areas of economic development, including:

- A. To prepare, review, and recommend to the Village Board of Trustees an economic development policy that promotes the retention of existing businesses and attraction of new businesses and investments to the Village. The Economic Development Commission may thereafter, from time to time, recommend any changes or updates to the economic development policy and implementation programs or strategies to achieve the goals within the economic development policy.
- B. To review, evaluate, and make recommendations on applications for economic

incentives, including but not limited to tax increment financing (TIF) district incentives, the Property Improvement Grant Program (PIGP), and County or State programs to the Village Board.

- C. To review, evaluate, and make recommendations for annual marketing strategies to maintain a business-friendly environment and strengthen the Village's business districts to the Village Board of Trustees.
- D. To collaborate with neighborhood groups, community organizations, and individuals to support the Village's economic development and strengthen connections between residential and commercial areas.
- E. And other such functions referred to the Economic Development Commission by the Village Board of Trustees.

The Economic Development Commission reviewed this item at their meeting on August 19, 2026, and recommended approval of the proposed text amendment. The proposed amendment language, other amendments to Title 2, the draft ordinance, and the Committee's recommendation will all be reviewed by the General Government Committee.

Financial Impact

None.

Recommended Motion

I move to recommend to the Village Board the approval of the proposed update to Village Code Section 2-6-2 amending the purpose statement for the EDC.

Strategic Plan Alignment

Community Planning and Economic Development.

File Attachments

None



AGENDA ITEM SUMMARY

PLANNING AND ZONING COMMITTEE

Planning and Zoning Committee: September 1, 2026

AGENDA ITEM G.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, John Mastandona, Director of Finance

RE: Fiscal Year 2027 Budget Update

Recommendation

None.

Summary

Staff will provide an update on the budget process following the overview from July. The budget team and directors will continue to refine the request for an October review and discussion.

Financial Impact

A detailed report for each account related to the Community Development Department will be brought to the meeting for review and discussion.

Recommended Motion

None.

Strategic Plan Alignment

Financial Sustainability and Community Planning and Economic Development.

File Attachments

None