

**Economic Development Commission  
Village of Western Springs  
Village Hall- Board Room  
Monday, January 30, 2023, 6:30PM**

**Present:**

Michael Jurusik, Village Attorney  
Chairman Pro Tem Dr. Irene Combs  
Member Rene Cozzi  
Member Tim Holewczynski  
Member Tony Holmes  
Member Mark Mitchell  
John Mastandona, Director of Finance  
Tony Budzikowski, Director of Community Development  
Zoran Milutinovic- Ryan LLC/ Kane McKenna consultant  
Felix Lampariello-KLM Development-Developer  
Alex Butusov-With KLM Development

**Call to Order:** Chairman Combs called meeting to order at 6:30pm

**Reading of Agenda:** The agenda was read and accepted

**Approval of Minutes-** Chairman Cozzi made a motion to approve the minutes from July 20, 2021. Member Cozzi made the motion and seconded by Member Holmes. Motion approved by voice vote.

**Public Comment:** There was no public comment.

**Considerations:**

**KLM Development Group- TIF Incentive Request for 514 Hillgrove Avenue: Commission review and discussion**

Director Budzikowski gave a brief description on the order of business for the meeting and those in attendance that would be participating in TIF presentations and discussions. Director Budzikowski stated that the next meeting will be to vote on the TIF request.

Attorney Jurusik gave a brief overview explaining the North and South TIF districts and the history related to the adoption and approval of those TIF districts. Atty. Jurusik further indicated that this is the first TIF request for incentives related to the North TIF district.

Felix Lampariello and Alex Butusov of KLM Development conducted a power point presentation and explained the specific details of the development project and the TIF incentive request that they were making to the village. Alex Butusov explained the project scope and that their TIF request was submitted because the costs from 2018 escalated drastically during/after COVID.

KLM Development stated that they experienced some unforeseen costs that also added to the request increase. These costs included utilities, unsuitable soil and a ComEd overhead service line. They had to add an island with landscaping to provide more curb appeal for the new overhead service. In addition, they relocated the overhead AT&T utility line to underground for a neater look for the neighborhood.

The timeline and next steps for project construction were outlined to finalize the KLM discussion. KLM is now underway with the second-floor construction and has plans to pour concrete on February 13, 2023.

Zoran Milutinovic explained his background and history with Kane McKenna Associates and now his position with Ryan LLC. He is conducting the analysis of TIF increments and review of the incentive requests. He went over key highlights on what a TIF can be used for and any exceptions and costs that can be reimbursed.

During the explanation Attorney Jurusik did inform the Commission that a TIF is not a tax and does not increase taxes for property owners in the village. He also further explained how the Village funds the TIF and how the village uses the TIF monies to pay the incentive for TIF projects.

Attorney Jurusik then went over the TIF eligible expenses for KLM Development. He reminded the Commission that the TIF request was increased due to unforeseen costs. He explained that the Land Acquisition request listed on KLM Developments presentation is not eligible because it was bought in 2018 and the TIF was applied for in 2019. This will make the TIF request \$403,941.00 less.

Zoran Milutinovic discussed eligible TIF costs: acquisition of property, costs of demolition of buildings, site preparation, site improvements and public infrastructure improvements. Vertical costs associated with the building and above-ground are not eligible. Site utilities and site preparation are eligible costs. Cost of rehabilitation or remodeling of existing buildings is an eligible cost and the village can assist as an eligible cost. Architectural, legal, engineering or other professional services are eligible. Marketing, relocation of existing tenants and job training are eligible for TIF reimbursement. School children reimbursement to the school district are also eligible but there will likely not be many school children generated for this type of multi-family condominium project.

Attorney Jurusik indicated that this TIF is a "pay as you go" TIF as was Foxford Place. The original TIF request amount has been reduced since several of those costs are not TIF eligible including land acquisition.

The Commission would like to move on this quickly and has a goal to meet in the next couple of weeks.

Director Budzikowski will send out a set date for the next meeting if it is determined that the application is complete and ready to be reviewed again by the EDC. It is anticipated that this application will go to the EDC next for a recommendation, then Finance Committee for review and finally the Village Board for a final decision.

**Other Business:** No other business at this time.

**Adjournment:** Chairman Combs motioned to adjourn. All in favor, the meeting was adjourned at 7:44p.m.