

**Economic Development Commission  
Village of Western Springs  
Village Hall- Board Room  
Monday, July 31, 2023, 7:00 PM**

**Present:**

Michael Jurusik, Village Attorney  
Chairman Pro Tem Dr. Irene Combs  
Member Rene Cozzi  
Member Tim Holewczynski  
Member Tony Holmes  
Member Jelani Rucker  
Ellen Baer, Village Manager  
John Mastandona, Director of Finance  
Heather Valone, Assistant Community Development Director  
Tony Budzikowski, Director of Community Development  
Felix Lampariello-KLM Development-Developer  
Alex Butusov-With KLM Development  
Katrina McGuire, Attorney for KLM Group

A motion was made by Member Holewczynski to appoint Member Combs as a Pro Tem Chairperson and the motion was seconded by Member Cozzi. Motion approved by voice vote.

**Call to Order:** Pro Tem Chairperson Combs called meeting to order at 7:01pm

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

**Approval of Minutes-** Chairperson Pro Tem Combs asked for a motion to approve the minutes from January 30, 2023. Member Cozzi made the motion and the motion was seconded by Member Holewczynski. 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, discussion and recommendation**

Director Budzikowski introduced the Developer's representatives, Village staff and Village Attorney that was in attendance. He also provided a brief overview concerning the order of business and next steps for this meeting.

Alex Butusov, Project Manager representing the Developer gave a presentation on the 514 Hillgrove project and some of the challenges that have been experienced throughout the construction.

Attorney Jurusik gave a brief overview the North and South Tax Increment Finance (TIF) districts and the history related to the adoption and approval of those TIF districts. He also briefly “walked through” several power point slides that were presented that discussed how TIF is facilitated.

Member Tim Holewczynski asked several questions concerning 1) when the Developer would be paid out and 2) was the pay out going to be a flat dollar amount.

Village Attorney Jurusik discussed the Village’s standard pay out process, which is tied to when the increment is received. The payments would not begin until the property started to produce increment as the TIF is “pay as you go.” He stated that the previous TIF agreement for another property in the south TIF District was a percentage with a not to exceed amount. However, the developer is required to provide documentation showing actual construction costs before the payments would be authorized.

Pro Tem Chairperson Combs asked if there was any other questions or comments. Hearing none, she asked if there was anyone from the public that wished to speak. Hearing none, she asked for a motion on the application.

Member Rucker motioned to recommend approval of the request and the draft findings as attached to the staff memorandum and the motion was seconded by Member Cozzi.

A roll call vote was taken:

Ayes: Cozzi, Holewczynski, Holmes, Rucker

Nays: None

Director Budzikowski discussed the next steps for the application. It is anticipated that this application would go to the Finance Committee for review and then to the Village Board for a final decision.

**Other Business:** Assistant Community Development Director Heather Valone briefly explained a new property improvement program that was being discussed and developed by the Community Development Department. The intent of the new program is to provide existing and potentially new businesses with grant money from the TIF Districts for improvements to the existing building stock that complied with the State TIF Act. Staff expects to bring draft program guidelines to the EDC in the coming months to further discuss and outline the specifics related to administration of the grant program.

**Adjournment:** Chairman Combs asked for a motion to adjourn the meeting. Member Holewczynski made a motion and Member Holmes seconded the motion. By voice vote, the meeting was adjourned at 7:27p.m.