



AGENDA

ECONOMIC DEVELOPMENT COMMISSION

Economic Development Commission: July 23, 2025 at 7:00 PM
Village Hall 740 Hillgrove Avenue, Western Springs, IL 60558

A. Call to Order

B. Approval of Minutes

1. July 10, 2024
2. November 6, 2024

C. Public Comment

D. Considerations

1. Property Improvement Grant Program Request: 4384 Hampton Avenue, Fire Suppression and Alarm Upgrades
2. Foxford Station, Foxford Station Condominium Association, 4441 Wolf Avenue – Tax Increment Finance Incentive Request for Reduced Permit Fee

E. New Business

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, are requested to contact Jill Izzo at 708-246-1800, extension 127.

**Economic Development Commission
Village of Western Springs
Village Hall- Board Room
Wednesday, July 10, 2024, 7:00 PM**

Present:

Chairperson Combs
Commissioner Ariens
Commissioner Cozzi
Commissioner Kelly
Commissioner Holewczynski
Commissioner Holmes
Heather Valone, Community Development Director
Linda Johnson, Village True Value Hardware, 813-835 Burlington Avenue
David Casey, Casey's Market, 911-915 Burlington Avenue

Call to Order: Chairperson Combs called meeting to order at 7:03pm.

Reading of Agenda: The agenda was read and accepted.

Approval of Minutes: Commissioner Kelly made a motion to approve the minutes from May 22, 2024, and the motion was seconded by Commissioner Holewczynski. Motion approved by voice vote. All members voted aye.

Public Comment: There was no public comment.

Considerations:

Property Improvement Grant Program Request: 831-835 Burlington Avenue. New roof: Commission review, discussion, and recommendation.

Community Development Director Heather Valone provided a brief presentation on the application. The application is for a request for repairs to the roof at 831-835 Burlington Avenue. The applicant, Linda Johnson, is requesting funds from the grant program to repair the condition of the roof. Linda is applying for the full \$10,000 under the program.

Director Valone informed members that staff reviewed the request and found the standards granting the application were met and recommended approval. Director Valone also let members of the Commission know that the applicant was in attendance to answer any questions.

A motion was made by Commissioner Cozzi to recommend to the Village Board for approval.

The motion was seconded by Commissioner Airens. Motion approved by voice vote. All members voted aye.

Director Valone said that the request will move to the Village Board meeting for their approval.

Property Improvement Grant Program Request: 911-915 Burlington Avenue. Façade repairs: Commission review, discussion, and recommendation.

Director Valone provided a brief presentation on the application. The application is for a request for repairs to the façade at 911-915 Burlington Avenue. The applicant, David Casey, is requesting funds from the grant program for façade improvements consisting of the existing brick wall of the store front in addition to corrective work to weatherproof the signs on the building. David is applying for \$7,100 under the program.

Director Valone informed members that staff reviewed the request and found the standards granting the application were met and recommended approval. Director Valone let members of the Commission know that the applicant was in attendance to answer any questions.

A motion was made by Commissioner Holewczynski to recommend to Village Board for approval. The motion was seconded by Commissioner Kelly. Motion approved by voice vote. All members voted aye.

Director Valone said that the request will move to the Village Board meeting for their approval.

Other Business: Director Valone provided general updates of upcoming events taking place in the Village. She said the budget for the property improvement grant program was \$75,000. She noted that if both of the current applications were approved, there would be roughly \$25,000 remaining allowing for additional applications for 2024.

Adjournment: Chairperson Combs made a motion and Commissioner Cozzi seconded the motion. The meeting was adjourned at 7:22 p.m.

**Special Joint Workshop Meeting of
The President and Board of Trustees
And The Economic Development Commission
Village of Western Springs
Village Hall- Board Room
Wednesday, November 6th, 2024, 7:00 PM**

The President and Village Board of Trustees - Present:

Trustee Avakian
Trustee Fink
Trustee Lewis
Trustee Nawrocki
Trustee Tyrrell
President Rudolph

The Economic Development Commission - Present:

Member Ariens
Member Cozzi
Member Holewczynski
Member Kelly
Chairperson Combs

Village Manager Ellen Baer, Village Attorney Michael T. Jurusik, Community Development Director Heather Valone, Senior Planner Kelsey Fawell, Michael Blue of Teska Associates, Inc., and Andrew Dunham or Teska Associates, Inc. were also in attendance.

Call to Order: Village President Heidi Rudolph and Chairperson Combs called meeting to order at 7:01pm.

Reading of Agenda: The agenda was read and accepted.

Public Comment: There was no public comment.

Discussion: Economic Development Matters.

Community Development Director Heather Valone provided a brief summary on the Village's active project to update its Downtown Market Assessment as well as introduced the consultants working on the project, Teska Associates, Inc. The Village is looking to update its market assessment from 2007.

Trustee Fink arrived at 7:17 pm.

Michael Blue of Teska Associates, Inc. then provided a presentation which discussed what a market assessment is and for what and how the information is used, as well as providing an

overview of the project timeline. Led by Michael Blue, the President, Trustees, and Commissions participated in online survey/polling questions that related to providing feedback on downtown Western Springs.

Trustee Nawrocki left at 8:37 pm.

The President and Village Board of Trustees – Adjournment: President Rudolph asked for a motion to adjourn the meeting. Trustee Avakian made a motion and Trustee Tyrrell seconded the motion. A voice vote was taken with President Rudolph and the Board of Trustees voting aye.

The Economic Development Commission – Adjournment: Chairperson Combs asked for a motion to adjourn the meeting. Chairperson Combs made a motion and Member Kelly seconded the motion. A voice vote was taken with all Economic Development Commissioners voting aye.

The meeting was adjourned at 8:58 p.m.

DRAFT



AGENDA ITEM SUMMARY

ECONOMIC DEVELOPMENT COMMISSION

Economic Development Commission: July 23, 2025

AGENDA ITEM D.1.

To: Economic Development Commission

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

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

RE: Property Improvement Grant Program Request: 4384 Hampton Avenue, Fire Suppression and Alarm Upgrades

Recommendation

Consider a recommendation to approve 4384 Hampton Avenue's application for a property improvement grant for fire alarm suppression and fire alarm upgrades.

Summary

The Theatre of Western Springs (the "Applicant") is the property owner and commercial tenant of 4384 Hampton Ave. (the "Subject Property"). The Theatre of Western Springs has been operating in the Village since 1929 and has occupied the Subject Property since 1961. The Applicant is requesting funds to upgrade the property's fire suppression and alarm systems to improve safety and comply with the Village's Building Codes. Attachment 1 contains the application materials.

Standards

In determining whether the proposed application should be recommended for approval or denial, the Economic Development Commission should be guided by the following standards required under the adopted Property Improvement Grant Program (the "Program"):

1. The consistency of the proposed improvement(s) with the purpose of the Program. The Program was created to assist the Village in retaining existing businesses and attracting high quality redevelopment that is compatible with the goals defined in the 2011 Downtown Redevelopment Plan, Comprehensive Land Use Plan, Downtown Revitalization and Refinement Project, and the 2022 Downtown Streetscape Planning, and other planning documents related to the downtown area.

The Applicant has been in operation for more than nine decades in the Village. The Applicant is seeking to install upgraded fire suppression systems. The repairs would include new and relocated sprinklers, replacement of existing pressure gauges, and inspection of valves and pipework. The proposed repairs would assist in retaining a longstanding commercial use in the downtown by improving fire safety infrastructure to comply with the Village's Building Codes. The 2011 Downtown Redevelopment Plan encourages the preservation of existing buildings,

including repairs that improve the general safety of downtown structures. As such, the proposed application would be compatible with the goals of the 2011 Downtown Redevelopment Plan.

2. The property and applicant are in good standing with the Village to be considered for the Program, including holding a current business license (if applicable), a current liquor license (if applicable), has no outstanding water or other Village fees, and the Property has no outstanding code violations or unrelated open permits, and has a valid certificate of occupancy. Additionally, the proposed improvement(s) comply with the Title 9 Building Code Title 10 Development Control Ordinance (DCO) of the Village Code.

The Subject Property and Applicant are in good standing. The proposed fire suppression and alarm upgrades will not alter the exterior appearance of the building. The Applicant will be required to obtain a permit from the Village for the requested roof modifications and comply with the Village's Building Code.

3. The property is a non-residential property located within either the Downtown North or South TIF District.

The Subject Property is commercial unit with a retail use and is located within the boundaries of the Downtown North TIF District.

4. The type of project is eligible under the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11- 74.4 (the "TIF ACT") and the adopted grant program.

The proposed repairs are categorized under fire suppression and alarm. This category includes sprinklers, alarm systems, and similar work. These fire safety improvements are eligible under the TIF Act as well.

5. The requested grant amount complies with the maximum permitted for the type of project and use classification per the Program.

Under the program, the Applicant can request a maximum of 50% of the total cost or \$7,000 whichever is less. The proposed project is estimated to be \$15,220. The applicant is requesting \$7,000.00, which is the maximum that can be requested for this type of work for a non-sales tax generating use.

Department of Fire and Emergency Medical Services Review

A review of the proposed work was conducted by the Western Springs Department of Fire and Emergency Medical Services (EMS), who met with the Applicant and prepared a memorandum (Attachment 2) discussing their findings. The Department provided several recommendations and confirmed that the proposed improvements are compliant with Village's Building Codes.

Conclusion

The submitted application is consistent with the purpose of the Program. The requested fire suppression and alarm upgrades are eligible under the Program. Based on the application’s compliance with the standards above, staff is recommending approval of the requested grant amount (\$7,000.00). If the EDC is amenable to the approval of the application, a motion can be made to recommend approval and refer the request to the Planning and Zoning Committee meeting for discussion and consideration. Attachment 3 contains a draft recommendation for discussion. Attachment 4 contains a draft ordinance for discussion.

Attachments

- 1. Application submittal package
- 2. Memorandum - Department of Fire and EMS Review of 4384 Hampton dated June 3, 2025
- 3. Draft Recommendation - EDC Recommendation No. 25-01
- 4. Draft Ordinance- An Ordinance No. 25-01 Authorizing the Approval of a Grant Award Under the Property Improvement Grant Program to Applicant The Theatre of Western Springs, Owner of The Theatre of Western Springs, for Reimbursement of a Portion of the Renovation Costs Incurred at the 4384 Hampton Avenue Property, and for the Appropriation and Expenditure of a Portion of Downtown North Tax Increment Financing (TIF) District Funds to Pay for the Grant Award.

Financial Impact

The Applicant is requesting a grant award of \$7,000 from the TIF district funds.

Recommended Motion

I move to recommend to the Village Board the approval of 4384 Hampton Avenue's application for a property improvement grant for fire alarm suppression and fire alarm upgrades.

Strategic Plan Alignment

Economic Development.

File Attachments

- 1. Application Submittal Package
- 2. Memorandum
- 3. Draft Recommendation
- 4. Draft Ordinance

Submission ID Number: 2025-0066

Grant Property Address: 4384 Hampton Ave. Western Springs, IL. 60558

Type of Work: ["Fire suppression and alarm. Includes the cost to upgrade utilities to facilitate the installation of these systems."]

Applicant Name: The Theatre of Western Springs

Grant Amount Request: \$7000

Applicant Email: development@theatrewesternsprings.com

Applicant Phone Number: (708) 246-4043 *229

Applicant Mailing Address: 4384 Hampton Ave. Western Springs, IL. 60558

Economic Interest of Applicant: Property owner

Property Owner Name:

Property Owner Email:

Property Owner Phone Number:

Property Owner Mailing Address:



713 W. Annoreno Drive Addison, IL 60101
Telephone: 630-837-3225 Facsimile: 630-837-3227

May 7, 2025

Mr. Tim Gahr.
Theatre at Western Springs,
4384 Hampton,
Western Springs, IL 60558
Phone: 312-735-0645
Email: building@theatrewesternsprings.com

Re: Deficiencies Report 24-100 Dated 2/19/25

Dear Tim,
We are pleased to quote you our prices to furnish all necessary materials, fabrication, trucking, and field labor to provide the following services

Price # 1 5-Year Internal Inspection:

- Replace 1-pressure gauge.
- Take apart a section of pipework, internally inspect it to ensure it is free of debris and corrosion.
- Take apart the fire department check valve inspect it, clean as necessary to ensure it is free of debris and working properly.
- Hydrostatically test the pipework between the fire department connection and the check valve.

Price: Two Thousand and Seventy Dollars ----- \$2,070.00 INTS _____

Price # 2 Relocate Inspector's Test Connection:

- Relocate inspector's test connection to grounds room, adjacent to an outside drain.

Price: One Thousand Three Hundred and Eighty Dollars ----- \$1,380.00 INTS _____

Price # 3 UL Testing:

- Remove and replace 4-brass upright sprinklers that are over fifty years old, and send the removed sprinklers to UL laboratories for testing.

Price: Two Thousand Four Hundred and Eighty Five Dollars ----- \$2,485.00 INTS _____

Price # 4 Woman's Washroom:

- Remove 1-brass upright sprinkler in the woman's washroom where sprinklers are spaced too close together and do not conform to NFPA codes.

Price: Nine Hundred and Seventy Five Dollars ----- \$975.00 INTS _____

Price # 5 Workshop / Tool Store:

- Add necessary sprinklers to conform to NFPA codes.

Price: Three Thousand Four Hundred and Ninety Dollars ----- \$3,490.00 INTS _____

Price # 6 Rear Mechanical Room:

- Re-pipe sprinklers to conform to NFPA codes.

Price: Nine Hundred and Seventy Dollars ----- \$970.00 INTS _____

Price # 7 Office:

- Add / Relocate sprinklers to conform to NFPA codes.

Price: Two Thousand Six Hundred and Sixty Dollars ----- \$2,660.00 INTS _____

"CERTIFIED MINORITY BUSINESS ENTERPRISE"

Price # 8 Lobby:

-Replace upright sprinkler with correct pendent sprinkler.

Price: *Nine Hundred and Ninety-Five Dollars* ----- \$995.00 INTS _____

Price # 9 1st OS&Y Valve:

-Secure OS&Y valve per NFPA Codes.

Price: *One Thousand and Seventy-Five Dollars* ----- \$1,075.00 INTS _____

Price # 10 Upstairs Woman's Washroom:

-Replace painted sprinkler head.

Price: *Nine Hundred and Ninety-Five Dollars* ----- \$995.00 INTS _____

Price # 11 Prices 1-10 Together :

-All items listed above carried out under one contract:

Price: *Fifteen Thousand Two Hundred and Twenty Dollars* ----- \$15,220.00 ITS _____

Price includes scissors lift rental, and union labor.

Items not Included:

- Any additional work not stated above
- Repairs to existing systems if leaks occur during or after we have completed our work.
- Repairs to the system if any issues are found with the internal inspection / test.
- Replacing the remainder of sprinklers if samples are rejected by UL laboratories.
- Removal of material for us to gain access to the fire department check valve,
- Lowering storage in the shop so there is a clearance throughout of 18" beneath the sprinkler deflectors per NFPA Code.

Pricing Information:

Prices are good for 30 days.

To expedite please initial the items required, sign this document, and email it back to us.

Payment is due within 30 days from the invoice date. After 30 days, the buyer agrees to pay 2% interest/month, any costs, and attorneys' fees incurred by RAM Fire Protection Incorporated concerning this invoice or payment.

Please Note: RAM Fire Protection Inc will not be responsible for the integrity of the existing system.

Our price is based on the premise that we will have access to all areas when requested during normal working hours.

Very truly yours,



Brian Rippengale
RAM Fire Protection, Inc.
Cell 630-688-3464
Email: brian@ramfp.com

Accepted : _____

Date: _____

Print Name: _____

↑ LARGE PIECES OF LAMIN + 1/4 PLY ONLY ↑

↑ LARGE PIECES OF 3/4" PLY ONLY ↑

Track
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RYAM
SELECT



© 2001
RYAM
MANUFACTURING









Memo

Date:	06/03/2025
To:	Heather Valone
From:	Stephanie Grimm
Re:	4383 Hampton

I have reviewed the deficiencies report prepared by Ram Fire Protection regarding the fire sprinkler system for The Theatre of Western Springs, 4384 Hampton and have the following comments:

- The 5-year Internal Inspection shall be performed to internally inspect the piping to ensure it is free of debris and corrosion and to make sure the valves are all free of debris and working properly.
- The sprinkler heads that are over fifty years old shall be replaced.
- Any painted sprinkler heads shall be replaced.
- There are areas that the sprinkler system is out of code due to old piping and improper coverage. A sprinkler designer shall draw up plans with the calculations for proper coverage and submit them through Ram Fire Protection to FSCI for review and inspections.
- The Inspector's test connection mentioned may not need to be relocated due to the storage in the theatre in that area being moved permanently.

Last week I did meet with Jon, Harry and Kendall from the theatre to discuss these discrepancies. We went through each one and I explained it to them. They did have a better understanding of what needed to be done and why. They indicated they were ready to move forward with the repairs. The quote provided by Ram Fire Protection includes the work that would be compliant with the Village's code, IFC 2018 and NFPA 13 2016.

Please contact me with any questions.

WESTERN SPRINGS ECONOMIC DEVELOPMENT COMMISSION
RECOMMENDATION NO. 25-01

Recommendation Relative To An Application For Certain Property Improvement Grant Program Incentives By The Theatre of Western Springs For Certain Eligible Improvements To The 4384 Hampton Avenue, Western Springs, Illinois Property.

WHEREAS, pursuant to Ordinance No. 24-3161, adopted January 22, 2024, and Resolution No. 24-2771 adopted January 22, 2024, the President and Board of Trustees of the Village of Western Springs (“Village Board” or “Village”) approved a Property Improvement Grant Program (“Program”), which is designed to encourage the retention of existing businesses and the attraction of new businesses by providing grants to reimburse non-residential property owners for the completion of high quality property and building renovations and property redevelopment, consistent with the goals and recommendations of the Village’s Downtown Redevelopment Plan and Comprehensive Land Use Plan. The Program is funded with tax increment financing (“TIF”) funds and other available public funds, as permitted under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 (“TIF Act”) and the Illinois Economic Development Statute, 65 ILCS 5/8-1-2.5. The goal of the Program is to assist with the financing of certain eligible redevelopment projects that are deemed necessary or desirable for the promotion of economic development within the Village in order to prevent blight, to encourage private development, to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, and to increase employment opportunities within the Village; and

WHEREAS, the non-residential properties that are eligible to participate in the Program are located within the Village’s Downtown North TIF District and Downtown South TIF District, collectively known as the “TIF Districts”. Under the Program, the Village will award grants to qualifying property owners and tenants for the reimbursement of Village-approved TIF-eligible redevelopment projects costs or TIF economic incentives. There are capped dollar amounts for the grant awards under the PIP, which are based on land use and project type; and

WHEREAS, under the Program, there are seven (7) categories of redevelopment projects, which are available only for non-residential properties within the Village’s TIF Districts and are subject to an applicant-paid matching fund requirement that may be considered for a Program grant that include:

- Exterior Facades. Includes work such as windows, doors, tuckpointing, roofs, and similar work;
- Signage. The Downtown Redevelopment Plan recommends awning and wall signage. Window and other signage types will not be eligible for the Program;
- Sidewalk Cafés. Bollards, jersey barriers, decorative pergolas, and other components to facilitate outdoor dining;

- Exterior Hardscapes. Private walkways, ramps, and other similar structures would be included in this category;
- Improvements to comply with the Illinois Americans with Disability Act (ADA). Projects to improve access to the unit or building to ensure that they are compliant with the State ADA requirements would fall into this category. This would also include projects that would modify the interior of the building to comply with the ADA requirements;
- Fire suppression and alarms. Includes the cost to upgrade utilities to facilitate the installation of these systems;
- Green Improvements. Includes LEED or other sustainability upgrades to increase the efficiency of the building's envelope; and

WHEREAS, the Program provides that the Village's Director of Community Development is authorized to take final action on the grant awards for funding of eligible redevelopment projects totaling \$5,000.00 of funding or less. For redevelopment projects where the grant award will be more than \$5,000.00, the request is presented to the Western Springs Economic Development Commission (EDC) for review and recommendation, and then submitted to the Village Board for final action; and

WHEREAS, on May 12, 2025, The Theatre of Western Springs ("Applicant"), the property owner and tenant of the real property located at 4384 Hampton Avenue (the "Property"), filed a complete application for a grant award under the Program seeking reimbursement in the amount of \$7,000.00 ("Application"). A copy of the Application is attached hereto as **Group Exhibit "A"** and made a part hereof; and

WHEREAS, at an open public meeting held on July 23, 2025, the EDC met to review and consider the Application submitted by the Applicant (the "EDC Public Meeting"). During the EDC Public Meeting, the Applicant made a presentation regarding its Application, the Village's Community Development Director provided a report and recommendation relative to the Application ("Village Staff Recommendation"), a copy of which is attached as **Group Exhibit "A"** and made a part hereof, an opportunity was provided for public input, and then the members of the EDC asked questions of the Applicant and of all other individuals who spoke during the EDC Public Meeting; and

WHEREAS, based on the foregoing information, considerations and activities, the EDC makes the following findings and recommendation to the Village Board relative to the Application.

NOW, THEREFORE, THE WESTERN SPRINGS ECONOMIC DEVELOPMENT COMMISSION FINDS AND RECOMMENDS AS FOLLOWS:

SECTION 1: Incorporation. The above recitals are incorporated by reference into Section 1 of this Ordinance as material terms and provisions.

SECTION 2: EDC Findings. Based on the information contained in the Application, and the Village Staff Recommendation and the other information and testimony received at the EDC Public Meeting, the Western Springs Economic Development Commission finds:

- A. The Application is complete and complies with the submittal requirements of the Program;
- B. The Application is consistent with the purposes of the Program;
- C. The Property and Applicant is in good standing with the Village to be considered for a grant has no outstanding water or other Village fees, and the Property has no outstanding code violations or unrelated open permits, and has a valid certificate of occupancy. Additionally, the proposed improvement(s) comply with the Title 9 (Building Code) and Title 10 (Development Control Ordinance) (“DCO”) of the Village Code;
- D. The Property is a non-residential property located within the Downtown North TIF District;
- E. The type of project is eligible under the TIF Act and the Program. The Applicant’s request for reimbursement of a portion of the actual, documented costs of the completed roof modifications, which is classified as exterior façade work, is eligible under the TIF Act and the Program; and
- F. The requested grant amount complies with the maximum permitted for the type of project and use classification per the Program. The Applicant is eligible to receive a grant award in an amount of \$7,000.00.

SECTION 3: EDC Recommendation. Subject to the conditions set forth below, the Western Springs Economic Development Commission recommends to the President and Board of Trustees as follows:

- A. **Approval or Denial** of the Application and payment of a grant award **in an amount of \$7,000.00** OR in a dollar amount to be determined by the Village Board.
- B. Approval of the Application is subject to the following conditions: **NONE**.

A motion was made to **approve / deny** the Recommendation listed above, the motion was seconded, and then the motion was approved by a _____ (__) to _____ (__) vote of the Commissioners (motion by: _____; seconded by: _____).

PASSED by the Western Springs Economic Development Commission at a meeting held on the 23rd day of July, 2025.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

OTHER: _____

The above vote has been certified by me this 23rd day of July, 2025.

Chair

DRAFT

Group Exhibit "A"

**Village Staff Memorandum dated July _____, 2025 and
prepared by Heather Valone, Director of Community Development with
Attachments including a copy of the Application dated May 12, 2025 and filed by the
Applicant with the Western Springs Community Development Department on May 12, 2025**

(attached)

DRAFT

RESOLUTION NO. 25-
VOTE:
AYES:
NAYS:
ABSENT:
ABSTAIN:
DATE: August 18, 2025.
OTHER: None.

AN ORDINANCE AUTHORIZING THE APPROVAL OF A GRANT AWARD UNDER THE PROPERTY IMPROVEMENT GRANT PROGRAM TO APPLICANT THE THEATRE OF WESTERN SPRINGS FOR REIMBURSEMENT OF A PORTION OF THE RENOVATION COSTS INCURRED AT THE 4384 HAMPTON AVENUE PROPERTY, AND FOR THE APPROPRIATION AND EXPENDITURE OF A PORTION OF DOWNTOWN NORTH TAX INCREMENT FINANCING (TIF) DISTRICT FUNDS TO PAY FOR THE GRANT AWARD.

WHEREAS, pursuant to Ordinance No. 24-3161, adopted January 22, 2024, and Resolution No. 24-2771 adopted January 22, 2024, the President and Board of Trustees of the Village of Western Springs (“Village Board” or “Village”) approved a Property Improvement Grant Program (“Program”), which is designed to encourage the retention of existing businesses and the attraction of new businesses by providing grants to reimburse non-residential property owners for the completion of high quality property and building renovations and property redevelopment, consistent with the goals and recommendations of the Village’s Downtown Redevelopment Plan and Comprehensive Land Use Plan. The Program is funded with tax increment financing (“TIF”) funds and other available public funds, as permitted under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 (“TIF Act”) and the Illinois Economic Development Statute, 65 ILCS 5/8-1-2.5; and

WHEREAS, the non-residential properties that are eligible to participate in the Program are located within the Village’s Downtown South TIF District and Downtown North TIF District, collectively known as the “TIF Districts”. Under the Program, the Village will award grants to qualifying property owners and tenants for the reimbursement of Village-approved TIF-eligible redevelopment projects costs or TIF economic incentives. There are capped dollar amounts for the grant awards under the PIP, which are based on land use and project type; and

WHEREAS, under the Program, there are seven (7) categories of redevelopment projects, which are available only for non-residential properties within the Village’s TIF Districts and are subject to an applicant-paid matching fund requirement that may be considered for a Program grant that include:

- Exterior Facades. Includes work such as windows, doors, tuckpointing, roofs, and similar work;
- Signage. The Downtown Redevelopment Plan recommends awning and wall signage. Window and other signage types will not be eligible for the Program;
- Sidewalk Cafés. Bollards, jersey barriers, decorative pergolas, and other components to facilitate outdoor dining;
- Exterior Hardscapes. Private walkways, ramps, and other similar structures would be included in this category;
- Improvements to comply with the Illinois Americans with Disability Act (ADA). Projects to improve access to the unit or building to ensure that they are compliant with the State ADA requirements would fall into this category. This would also include projects that would modify the interior of the building to comply with the ADA requirements;
- Fire suppression and alarms. Includes the cost to upgrade utilities to facilitate the installation of these systems;
- Green Improvements. Includes LEED or other sustainability upgrades to increase the efficiency of the building’s envelope; and

WHEREAS, the Program provides that the Village’s Director of Community Development is authorized to take final action on the grant awards for funding of eligible redevelopment projects totaling \$5,000.00 of funding or less. For redevelopment projects where the grant award will be more than \$5,000.00, the request is presented to the Western Springs Economic Development Commission (“EDC”) for review and recommendation, and then submitted to the Village Board for final action; and

WHEREAS, on May 12, 2025, The Theatre of Western Springs (“Applicant”), the owner of The Theatre of Western Springs and the owner and tenant of the property located at 4384 Hampton Avenue (the “Property”), filed a complete application for a grant award (“Grant Award”) under the Program seeking reimbursement in the amount of \$7,000.00 for anticipated fire suppression and fire alarm costs to be incurred at the Property (“Application”). A copy of the Application is attached hereto as **Group Exhibit “A”** and made a part hereof. In order to be eligible to receive the Grant Award, the Applicant shall be required to submit to the Village supporting documentation confirming that the work described in attached **Group Exhibit “A”** was completed at the Property; and

WHEREAS, at an open public meeting held on July 23, 2025, the EDC met to review and consider the Application submitted by the Applicant (the “EDC Public Meeting”). During the EDC Public Meeting, the Applicant made a presentation regarding its Application, the Village’s Community Development Director provided a report and recommendation relative to the Application (“Village Staff Recommendation”), a copy of which is attached hereto as **Group Exhibit “A”** and made a part hereof, an opportunity was provided for public input, and then the members of the EDC asked questions of the Applicant and of all other individuals who spoke during the EDC Public Meeting; and

WHEREAS, based on the foregoing information, considerations and activities, on July 23, 2025, the EDC voted to approve Recommendation No. 25-01: Recommendation Relative To An Application For Certain Property Improvement Grant Program Incentives By The Theatre of Western Springs For Certain Eligible Improvements To The 4384 Hampton Avenue, Western Springs, Illinois Property, which recommended that the Village Board approve the Application and provide the Grant Award in an amount of \$7,000.00 OR in such a dollar amount to be determined by the Village Board. A copy of the EDC Recommendation No. 25-01 is attached hereto as **Group Exhibit “A”** and made a part hereof; and

WHEREAS, at a public meeting held on _____ 2025, the Village Planning and Zoning Committee (“Committee”) reviewed and discussed the application and received input from the Village staff and provided an opportunity for public input on the matter. At its _____ 2025 meeting, the Committee recommended approval of the Application; and

WHEREAS, at the Regular Village Board Meeting conducted on **August 18, 2025**, the President and Board of Trustees of the Village reviewed and discussed the EDC Recommendation No. 25-01 and the Committee’s recommendation and received input from the Village staff and provided an opportunity for public input on the matter. At the **August 18, 2025**, Combined Workshop and Regular Village Board Meeting, the President and Board of Trustees of the Village of Western Springs accepted the EDC’s Recommendation No. 25-01 and the Committee’s recommendation to approve payment of the Grant Award in the amount of \$7,000.00 to the Applicant; and

WHEREAS, the President and Board of Trustees of the Village are authorized to appropriate and approve the payment of TIF Funds from the Downtown North TIF District to pay the Grant Award to the Applicant pursuant to the applicable provisions of the TIF Act, the Program, the Illinois Municipal Code (65 ILCS 5), Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) of the Constitution of the State of Illinois of 1970 and the Intergovernmental Cooperation Act (5

ILCS 220). The President and Board of Trustees of the Village find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public to approve this Ordinance.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2. Approval of Expenditure of TIF Funds to Pay the Grant Award. The President and Board of Trustees of the Village of Western Springs appropriate and approve the expenditure of TIF Funds from the Downtown North TIF District in the amount of \$7,000.00 under the Program for payment of the Grant Award to the Applicant. The Grant Award shall be paid to the Applicant within sixty (60) calendar days of the submittal by the Applicant of the supporting documentation for reimbursement.

SECTION 3. Execution and Delivery of Documents; Approval of Necessary Actions. The President and Board of Trustees of the Village of Western Springs authorize and direct the President and Village Clerk, or their designees, to execute and deliver all other instruments and documents that are necessary to fulfill the Village's obligations under this Ordinance. The Village Clerk, or their designee, shall transmit a certified copy of this Ordinance to the Applicant for its record retention purposes. The President and Board of Trustees of the Village of Western Springs further authorize and direct the Village Manager, the Village Engineer and the Village Attorney, or their designees, to take all necessary actions to comply with the Village of Western Springs' obligations under this Ordinance.

SECTION 4. Effective Date. This Ordinance shall be in full force and effect from and after its adoption, approval and publication in the manner provided by law.

PASSED by a roll call vote of the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on **August 18, 2025**, and approved by me as Village President on the same day.

Heidi Rudolph, Village President

ATTEST:

Edward Tymick, Village Clerk

Date: August ____, 2025.

This Ordinance was published by me in pamphlet form on __ day of August, 2025.

Edward Tymick, Village Clerk

Group Exhibit "A"

**Property Improvement Grant Program ("Program") Application
dated May 12, 2025 and filed by the Applicant
with the Western Springs Community Development Department
on May 12, 2025**

and

**Village Staff Recommendation dated July _____, 2025
and prepared by the Village's Community Development Director relative to the Application**

and

**Recommendation No. 25-01: Recommendation Relative To An Application For Certain Property
Improvement Grant Program Incentives By The Theatre of Western Springs For Certain Eligible
Improvements To The 4384 Hampton Avenue, Western Springs, Illinois Property**

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING THE APPROVAL OF A GRANT AWARD UNDER THE PROPERTY IMPROVEMENT GRANT PROGRAM TO APPLICANT THE THEATRE OF WESTERN SPRINGS FOR REIMBURSEMENT OF A PORTION OF THE RENOVATION COSTS INCURRED AT THE 4384 HAMPTON AVENUE PROPERTY, AND FOR THE APPROPRIATION AND EXPENDITURE OF A PORTION OF DOWNTOWN NORTH TAX INCREMENT FINANCING (TIF) DISTRICT FUNDS TO PAY FOR THE GRANT AWARD

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 18th day of August, 2025, at which Meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 18th day of August, 2025.

I further certify that the roll call vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs this ____ day of August 2025.

Edward Tymick, Village Clerk

SEAL



AGENDA ITEM SUMMARY

ECONOMIC DEVELOPMENT COMMISSION

Economic Development Commission: July 23, 2025

AGENDA ITEM D.2.

To: Economic Development Commission

From: Heather Valone, Director of Community Development

CC: Ellen Baer, Village Manager, Casey Biernacki, Deputy Village Manager, Jill Izzo, Village Clerk, Michael Jurusik, Village Attorney, Kelsey Fawell, Senior Planner, John Mastandona, Director of Finance, Zachary Perkins, Community Development Intern

RE: Foxford Station, Foxford Station Condominium Association, 4441 Wolf Avenue – Tax Increment Finance Incentive Request for Reduced Permit Fee

Recommendation

Consider a recommendation to approve Foxford Station Condominium Association's TIF incentive request to reduce the permit fee for the exterior renovation.

Summary

On February 23, 2015, The Village Board approved Ordinance No. 15-2787 approving map amendments to rezone the 4441 to 4443 Wolf Road and 4450 Johnson Avenue (properties that made up the larger development parcel), a conditional use permit for a planned development for the redevelopment of the site as a mixed use development.

Ordinance No. 15-2787 included approvals related to architecture and exterior building materials. The portions of the upper stories were approved to have a synthetic stucco material (EIFS) cladding. In December of 2024, it was determined that the EIFS material required replacement by the Foxford Station Condominium Association (the "HOA") and their consultant. The HOA submitted a permit for the replacement work. Village Code Section 9-1A-4 regulates the calculation of permit fees based on the cost of the work times a defined percentage:

- 1.75% of construction costs up to \$1,000,000
- 1% of construction costs for the next \$4,000,000
- 0.75% of construction costs for all costs above \$5,000,000

The estimated job cost for the project is \$2,059,570. This resulted in a permit fee of \$28,095.70. The HOA is seeking a permit fee reduction to more closely align with the Village's real costs for inspections and administrative impacts of \$4,679.57.

Existing Conditions, Zoning and Future Land Use

The 36,000 square foot building is located on the southeast corner of Burlington Avenue and Wolf Road. The building is comprised of commercial unit(s) on the first floor and 28 residential units on floors two through four. The building also contains an onsite one-story above-grade

indoor parking area. The zoning of the property is Mixed Use Commercial/Residential (MXD) district and the properties to the west and east are zoned C1 Village Center Commercial district. In 2015, the project was approved for a conditional use permit for a commercial/residential mixed-use development consisting of a building not to exceed 49.5 feet or four stories in height (whichever is less), provided that the fourth story is set back from the front building parapet wall. The Village's Comprehensive Plan lists the future land use as Central Business District. This future land use category is defined as, "the historic commercial district area of the village, with first floor retail and service uses in a pedestrian oriented environment."

Historical Approvals / Agreements:

- *Ordinance No. 15-2787:* Approving Map Amendments To Rezone The 4441 To 4443 Wolf Road Properties From The C-1 Village Center Commercial District To The MXD – Mixed Use Commercial – Residential District And To Rezone The 4450 Johnson Avenue Property From The R-3 Two-Family District To The MXD – Mixed Use Commercial – Residential District; Approving A Development Petition Or A Conditional Use Permit For A Planned Development For The Construction And Operation Of A Commercial / Residential Mixed Use Development At The 4441 To 4443 Wolf Road And 4450 Johnson Avenue Properties, Including The Preliminary And Final Approval Of The Development Plans And Approval Of A Plat Of Consolidation And Plat Of Planned Development. Approved February 23, 2015.
- *Ordinance No. 16-2827:* Approving Certain Minor Modifications To The Approvals Of The Conditional Use Permit For A Planned Development, The Development Petition, And The Preliminary And Final Approvals Of The Development Plans And The Plat Of Planned Development, All As Approved By Ordinance 15-2787 In Regard To The 4441 And 4443 Wolf Road Properties And The 4450 Johnson Avenue Property For The Construction And Operations Of A Commercial / Residential Mixed Use Development. Approved February 22, 2016.
- *Ordinance No. 17-2883:* A[n] Ordinance Approving And Authorizing Execution Of A Redevelopment Agreement For The Foxford Station Development Comprising A Part Of The Downtown South Tax Increment Financing District Of The Village Of Western Springs, Illinois, And For The Appropriation And Expenditure Of A Portion Of The Downtown South Tax Increment Financing District Funds To Pay For The TIF Eligible Redevelopment Costs Related To The Project (project Foxford Station). Approved April 10, 2017.
- *Ordinance No. 19-1960:* An Ordinance Granting Final Approval Of The Foxford Conceptual Landscape Plans For The Construction And Operation Of A Commercial / Residential Mixed Use Development Known As Foxford Station Located At The 4441 To 4453 Wolf Road Properties And The 4450 Johnson Avenue Property. Approved July 22, 2019.

TIF General

In general, TIF is a tool available to municipalities to promote economic development in areas

that are deteriorating or blighted. TIF districts are created jointly by the local taxing bodies (i.e. Village, School District, Park District, Library District, etc.) to create opportunities for private-public partnerships with developers and businesses. The purpose of TIF is to promote growth and opportunity in under performing areas.

Once a TIF district is formed, the amount in taxes collected by the local taxing bodies is frozen for the life of the TIF. TIF districts may last for up to a maximum of 23 years but may be extended an additional 12 years in rare cases. As equalized assessed values increase, local taxing bodies continue to collect the same taxes that were collected prior to the creation of the district, with the additional tax revenues (the increment) which are collected into a special TIF fund. These new TIF funds can be used by the municipality for eligible investments in the district area to generate economic development. As the district area improves, equalized assessed values improve, and all local taxing authorities benefit from the growth when the TIF district dissolves.

- The state statute ([65 ILCS 5/Art. 11 Div 74.4](#)) outlines that TIF funding may be used to reimburse eligible public or private redevelopment costs such as:

- Property acquisition, renovation, rehabilitation, demolition
- Construction of public works or improvements
- Financing costs
- Studies, surveys, plans
- Marketing related to the TIF
- Professional services (architecture, design engineering, etc.)
- Administration of the TIF redevelopment projects
- Job training related to TIF

- **TIF Request**

The HOA's TIF request for the reduction in permit fee is eligible under the TIF Act for the exterior renovation project. The request for a reduced fee of \$4,679.57 is being requested based on the Village's real costs for inspections and administrative impacts. Based on the Village's Building Codes contained in Title 9 of the Village Code and in consultation with the Village's Building Official, 17 inspections are required for the scope of work. The standard cost for a commercial inspection is \$110 per hour. Additionally, Village Code Section 9-1A-4(B) stipulates a 10% administrative fee. The total cost for the inspections is \$1,870. The administrative fee is based on 10% of the calculated permit fee (\$28,095.70) is \$2,809.57. The total cost of inspections and administrative fee is \$4,679.57. The reduction in fees would not cover failed inspections. If an inspection is failed, the HOA will be required to pay the \$100 reinspection fee (9-1A-12). If approved, the reduction in permit fee would not require any expenditures from the Village as the permit fee is reduced rather than being reimbursed.

- **Analysis**

Village Staff has reviewed the request and determined that the requested fee reduction is

consistent with the Village’s redevelopment goals and objectives as specified in the Downtown South Tax Increment Financing Redevelopment Plan & Project (2014). Foxford Station adds to the downtown commercial center, which contributes to the health and vitality of the village by accomplishing the following:

- Creating compact development within easy walking distance of public transit (Metra);
- Encourages mixed-use development (i.e. retail with residential above); and
- Encourages renovation of existing buildings.

Additionally, the repair of the building’s exterior façade is critical to the longevity of the building from a Building Code standpoint.

Funds are not proposed to be used from the TIF fund as the request is to reduce a permit fee not receive a traditional reimbursement from the increment generated from the site. Additionally, the calculated fee is more aligned to the Village’s costs related to the project as opposed to the calculation based solely on project cost. With the ability to charge re-inspections fees for failed inspections the reduced permit fee is appropriate for the specific project.

Conclusion

Based on the information contained in the TIF incentive request, and the reviews and comments of the Village staff, and the alignment with the Village’s 2014 Downtown South Tax Increment Financing Redevelopment Plan & Project. If the Economic Development Commission recommends approval of the application and determines that an incentive is acceptable, the final reduction in the permit fee to the HOA for completing the project will be determined by the Village Board. Attachment 2 contains a draft recommendation for discussion. Attachment 3 contains a draft ordinance.

Attachments

1. Application materials
2. Draft – EDC Recommendation No. 25-02 – Recommendation Relative To An Application For Certain Tax Increment Financing (“TIF”) Incentives by Foxford Station Condominium Association And Consideration of a Proposed TIF Economic Incentive Agreement Between the Village of Western Springs Foxford Station Condominium Association For The Foxford Station Development located at 4441 Wolf Road.
3. Draft – An Ordinance Approving And Authorizing Execution Of An Economic Incentive For The Foxford Station Homeowner’s Association For The Commercial / Residential Mixed-Use Development At The 4441 Wolf Road Property Located Within The

Downtown South Tax Increment Financing District, And For The Reduction Of A Permit Fee To Pay For An Exterior Renovation Of The Building Located On The 4441 Wolf Road Property.

Financial Impact

None.

Recommended Motion

I move to recommend to the Village Board the approval of Foxford Station Condominium Association's TIF incentive request to reduce the permit fee for the exterior renovation.

Strategic Plan Alignment

Economic Development.

File Attachments

1. Application Submittal Package
2. Draft Recommendation
3. Draft Ordinance

Foxford Station

Foxford Station Condominium Association
4441 Wolf Road
Western Springs, IL 60558

May 14, 2025

By Hand and Electronic Delivery

Heather Valone
Director of Community Development
Village of Western Springs
740 Hillgrove Ave.
Western Springs, IL 60558

Re: Request for Reduction of Permit Fee

Dear Heather:

As you know, Foxford Station has requested and been issued a permit to remove the entirety of the Exterior Insulation Finishing System ("EIFS") that was installed on the building during the initial construction, and replace it with a substantially identical system. This remediation is necessary due to the grossly defective installation of the original EIFS system during construction. The defective installation has resulted in water damage and, we are advised, substantial degradation of the value of the building as a whole and to each individual unit. The contract cost for the removal and replacement of the EIFS system is approximately \$2,050,000. In addition, Foxford Station has engaged Engineering Support Services to design and monitor the remediation. This adds another \$200,000 to our cost basis.

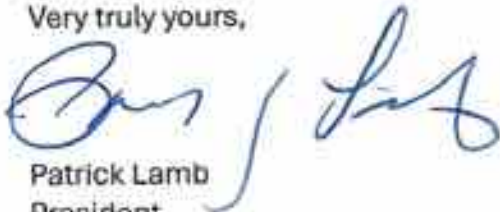
You were kind enough to advise us that the Village's actual cost for its inspection and other work associated with this project will be \$4,679.57, compared to the permit fee of \$28,095.70. You also advised us that the Village Board would consider an economic incentive request to reduce the permit fee to the Village's actual out-of-pocket cost. By this letter, we make this request of the Village Board. Pending its decision, and as you directed, we have paid the \$4,679.57 permit fee and will pay the permit fee balance in the event the Board declines our request.

We ask the Board to consider the following factors in making its decision:

1. Our decision to undertake this massive, costly project was driven by necessity to preserve the useful life of the Foxford building and the value of the individual units for the owners. The Village is a collateral beneficiary of this effort since any reduction in value, let alone the significant one we feared, would injure the Village's tax base.
2. The need for remediation so soon after construction is a highly unusual expense. It is certainly not one the building owners contemplated or budgeted for. The need arises because of faulty construction. This distinguishes the situation from a fee associated with a major improvement or expansion to an existing building.
3. The cost of the remediation imposed a substantial, unanticipated cost, via a special assessment, on the owners. Any fee relief reduces the burden on the individuals.
4. The remediation work maintains, and, we believe, improves the aesthetic of the building and hence the downtown business district, again benefiting the Village.
5. We have, at our own considerable expense, budgeted for engineering oversight to provide assurances that the building remediation will be performed to the highest standards. We hope the Village Board sees value in this investment and takes steps to avoid the windfall the current permit fee would create for the Village.

Mindful of the many demands on the Village Board and Village staff, we are grateful for your efforts and the Board's consideration of this request.

Very truly yours,



Patrick Lamb
President

Foxford Station Condominium Association

Cc: Thomas Ealy, Board Member
Dennis Gurney, Board Member
Laura Sneed, Building Manager

Attachment 2

DRAFT RECOMMENDATION – THE CONTENT OF THIS DOCUMENT, INCLUDING ALL FACTS, STATEMENTS, CONCLUSIONS AND SUGGESTED APPROVALS/DENIALS, IS PROVIDED FOR YOUR REVIEW, CONSIDERATION AND AMENDMENT. AS A COLLECTIVE BODY, THE EDC SHOULD REACH AGREEMENT ON THE FINAL CONTENT OF THIS DOCUMENT AND THEN TAKE FINAL ACTION. THIS DOCUMENT WILL BE UPDATED TO INCORPORATE ALL EDC-APPROVED EDITS.

WESTERN SPRINGS ECONOMIC DEVELOPMENT COMMISSION

RECOMMENDATION NO. 25-02

Recommendation Relative To An Application For An Economic Incentive By The Foxford Station Condominium Association For Assistance With Certain Repair Work At The Foxford Station Building Located At 4441 to 4453 Wolf Road and 4450 Johnson Avenue)

WHEREAS, the President and Board of Trustees of the Village of Western Springs (the “Village Board” or the “Village”) have the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties to achieve the aforesaid purposes, and to otherwise take action in the best interests of the Village; and

WHEREAS, the Village is authorized, under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4, as amended (the “TIF Act”), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act; and

WHEREAS, pursuant to Ordinance No. 15-2777, Ordinance No. 15-2778 and Ordinance No. 15-2779, adopted January 26, 2015, the Village approved a tax increment redevelopment plan and project (the “TIF Plan”), designated the tax increment redevelopment project area (the “Redevelopment Project Area”), and adopted tax increment financing relative to the Village's “Downtown South Tax Increment Financing District” (the “TIF District”); and

WHEREAS, the TIF District was established as a bonded TIF District and as a “pay-as-you-go” funded TIF District, which means that incremental tax revenues would be used to pay for Village-approved eligible TIF project costs or TIF economic incentives as such funds are generated through year-to-year increases in the equalized assessed valuation (“EAV”) of the properties within the TIF District. There are no bond proceeds or other debt financing issued to pay for eligible TIF project costs or TIF economic incentives at this time; and

WHEREAS, the Village is also authorized, under Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5), to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the Village; and

WHEREAS, pursuant to Ordinance No. 15-2787, Ordinance No. 16-2827 and Ordinance No. 17-2883, Foxford Station, LLC, an Illinois limited liability company (“Developer”), received development and zoning approvals from the Village to construct a four-story commercial / residential mixed-use building with 28 condominium residential units on the real property located at 4441 to 4453 Wolf Road and 4450 Johnson Avenue (the “Property”). The approved development is referred to as the “Foxford Station

Project” and the building is commonly referred to as the “Foxford Station Building”. The Property and the Foxford Station Building are located within the TIF District; and

WHEREAS, as part of development of the Foxford Station Project and the sale of the 28 condominium residential units, the Developer formed the Foxford Station Condominium Association (“Foxford HOA” or “Applicant”), which owns, maintains and manages the common areas and common area improvements and amenities that are within, adjacent to and part of the Foxford Station Building. The exterior of the Foxford Station Building, which is a common area improvement, consists of brick, stone and EIFS system cladding; and

WHEREAS, due to repeated water leaks and water seepage into the Foxford Station Building and into certain condominium units, the Foxford HOA hired a third-party consultant to investigate the weather tightness of the Foxford Station Building. It was determined by the consultant that the EIFS system cladding was improperly installed on the Foxford Station Building and that the EIFS system cladding needed to be removed and replaced on all elevations of the Foxford Station Building (the “Repair Work”). The estimated cost of the Repair Work is \$2,059,570.00; and

WHEREAS, in 2025, the Foxford HOA filed an application with the Village requesting a TIF economic incentive to assist with the cost of completing the Repair Work (the “2025 TIF Incentive Application”), which consists of a requested reduction in the building permit fee related to the Repair Work from \$28,095.70 to \$4,769.57 (the “Economic Incentive Request”). Based on Section 9-1A-4 (Building And Site Development Permit Fees) of the Western Springs Village Code, the building permit fee for the Repair Work equals \$28,095.70. The dollar amount of the Economic Incentive Request equates to an 83.02% reduction in the dollar amount of the building permit fee related to the Repair Work. A copy of the 2025 TIF Incentive Application is attached hereto as Exhibit “A” and made a part hereof; and

WHEREAS, the Foxford HOA based its Economic Incentive Request on the certain Village costs related to the inspections and administration of the Repair Work that could be discounted as a part of a public / private cooperative effort to ensure that the Repair Work gets completed in a timely manner. The Repair Work will likely require a minimum of 17 individual inspections by the Village and the charging of its standard ten percent (10%) administrative fee. Accounting for the anticipated number of “per-inspection fees” and the administrative fee charged by the Village, the Foxford HOA has requested the building permit fee reduction. Without the TIF economic incentive, the Foxford HOA has stated that the cost of the Repair Work would be overly burdensome; and

WHEREAS, the Repair Work, which the Economic Incentive Request is based on, constitutes TIF eligible “redevelopment project costs”, as defined in the TIF Act. Even so, Foxford HOA is not requesting an economic incentive in the form of a tax increment payment to reimburse itself for a portion of the Repair Work, and the Village’s approval of the Economic Incentive Request will not result in the payment of any TIF District increment funds to the Foxford HOA. The Village’s approval of a reduction in the required building permit fee is recognized as an economic incentive. But for the economic incentive to be provided by the Village, the Foxford HOA cannot successfully and economically complete the Repair Work to the exterior of the Foxford Station Building in a manner satisfactory to the Foxford HOA and the Village; and

WHEREAS, the Village Board has asked the Village’s Economic Development Commission (the “EDC”) to review the 2025 TIF Incentive Application for the Economic Incentive Request and provide a recommendation on the economic incentive requested by the Foxford HOA; and

WHEREAS, under Title 2 (Boards and Commissions), Chapter 6 (Economic Development Commission) of the Western Springs Municipal Code, the Economic Development Commission (the “Commission”), as an advisory body, has been created to assist the Village Board in all areas of economic development of the Village, including the maintaining of communication between the business community and the Village government, the promotion of economic growth of its business districts, and other such matters referred to the Commission by the Village President, Board of Trustees or Village Manager; and

WHEREAS, after receipt by the Director of Community Development, copies of the 2025 TIF Incentive Application were distributed to the Village Manager, the Director of Finance, the Director of Community Development, the Village Engineer and the Village Attorney for review and comment. Each of the members of the EDC has reviewed the 2025 TIF Incentive Application; and

WHEREAS, in regard to its review and consideration of the 2025 TIF Incentive Application, the EDC has held a public meeting on **July 23, 2025**, pursuant to proper notice being posted in accordance with the Open Meetings Act. During this public meeting, the Applicant made a brief presentation regarding its 2025 TIF Incentive Application, the Village staff provided a presentation and analysis relative to the 2025 TIF Incentive Application, members of the EDC asked questions of the Applicant, its representatives and all other individuals who spoke during the public meeting, and an opportunity was provided for public input; and

WHEREAS, based on the foregoing information, considerations and activities, the EDC makes the following findings and recommendations to the Village Board, as set forth below.

NOW, THEREFORE, THE WESTERN SPRINGS ECONOMIC DEVELOPMENT COMMISSION FINDS AND RECOMMENDS AS FOLLOWS:

SECTION 1: Based on the information contained in the 2025 TIF Incentive Application, and the reviews and comments of the Village staff and the Village Attorney, and the information and testimony received at the Public Meetings, the Western Springs Economic Development Commission finds:

- A. The 2025 TIF Incentive Application is **complete / not complete**.
- B. The Economic Incentive Request, a reduction of the building permit fee from \$28,095.70 to \$4,769.57 in order to assist the Foxford HOA with the completion of the Repair Work, qualifies as a “TIF Eligible Redevelopment Cost,” and conforms to the definition of “redevelopment project costs,” as set forth in Section 11-74.4-3(q) of the TIF Act, 65 ILCS 5/11-74.4-3(q) and is the type of economic incentive that is contemplated by Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5).
- C. The Village has determined that the Foxford HOA is not delinquent in the payment of the retailer's occupation tax, sales tax or any other financial debt or obligation owed to the Village, and is in compliance with the applicable sections of the Village’s Municipal Code and the provisions of the Village-approved Foxford Station Project Ordinances.
- D. The Foxford HOA is eligible to receive an economic incentive for the Repair Work to be performed to the Foxford Station Building.

- E. But for the economic incentive to be provided by the Village, the Foxford HOA **cannot successfully and economically** complete the Repair Work to the exterior of the Foxford Station Building in a manner satisfactory to the Foxford HOA and the Village.

SECTION 2: Subject to the conditions set forth below, the Western Springs Economic Development Commission recommends to the President and Board of Trustees as follows:

- A. **Approval / Denial** of the Economic Incentive Request and its Application, with the final dollar amount of the economic incentive to be determined by the Village Board.
- B. **Approval** of the Application is subject to the following conditions:
 - a. The reduction to the building permit fee does not extend to any re-inspection fees that are incurred relative to the Repair Work.
 - b. Each failed inspection shall require a \$100.00 payment per re-inspection.
 - c. The approval of this Economic Incentive Request is a one-time reduction of the building permit fee issued for the Repair Work and does not apply to any future exterior or interior repairs to the Foxford Station Building and/or any other permits of any kind (e.g., building permits, maintenance permits, etc.) that relate to work to be performed to the Foxford Station Building or at the Property.

A motion was made to approve the Recommendation listed above, the motion was seconded, and then the motion was approved by a ____ () to ____ () vote of the Commissioners (motion by: _____; seconded by: _____).

PASSED by the Western Springs Economic Development Commission at a meeting held on the 23rd day of July, 2025.

VOTE:

- AYES:**
- NAYS:**
- ABSENT:**
- OTHER:**

The above vote has been certified by me this 23rd day of July, 2025.

Chair

Group Exhibit "A"

**Application for TIF Incentive for Permit Fee Reduction
dated May 14, 2025**

and

Supplemental Application Materials dated _____

(attached)

Draft

ORDINANCE NO. 25- _____

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

DATE: August 18, 2025.

OTHER: Roll Call Vote.

AN ORDINANCE APPROVING AN ECONOMIC INCENTIVE IN THE FORM OF A PERMIT FEE REDUCTION FOR CERTAIN FAÇADE REPLACEMENT WORK TO THE FOXFORD STATION BUILDING LOCATED AT 4441 TO 4453 WOLF ROAD AND 4450 JOHNSON AVENUE WITHIN THE WESTERN SPRINGS DOWNTOWN TAX INCREMENT FINANCING DISTRICT AS REQUESTED BY THE FOXFORD STATION CONDOMINIUM ASSOCIATION PURSUANT TO SECTION 8-1-2.5 OF THE ILLINOIS MUNICIPAL CODE AND THE ILLINOIS TAX INCREMENT ALLOCATION REDEVELOPMENT ACT (REDUCED BUILDING PERMIT FEE: \$4,769.57)

WHEREAS, the President and Board of Trustees of the Village of Western Springs (the “Village Board” or the “Village”) have the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties to achieve the aforesaid purposes, and to otherwise take action in the best interests of the Village; and

WHEREAS, the Village is authorized, under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4, as amended (the “TIF Act”), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act; and

WHEREAS, pursuant to Ordinance No. 15-2777, Ordinance No. 15-2778 and Ordinance No. 15-2779, adopted January 26, 2015, the Village approved a tax increment redevelopment plan and project (the “TIF Plan”), designated the tax increment redevelopment project area (the “Redevelopment Project Area”), and adopted tax increment financing relative to the Village's “Downtown South Tax Increment Financing District” (the “TIF District”); and

WHEREAS, the TIF District was established as a bonded TIF District and as a “pay-as-you-go” funded TIF District, which means that incremental tax revenues would be used to pay for Village-approved eligible TIF project costs or TIF economic incentives as such funds are generated through year-to-year increases in the equalized assessed valuation (“EAV”) of the properties within the TIF District. There are no bond proceeds or other debt financing issued to pay for eligible TIF project costs or TIF economic incentives at this time; and

WHEREAS, the Village is also authorized, under Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5), to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the Village; and

WHEREAS, pursuant to Ordinance No. 15-2787, Ordinance No. 16-2827 and Ordinance No. 17-2883, Foxford Station, LLC, an Illinois limited liability company (“Developer”), received development and zoning approvals from the Village to construct a four-story commercial / residential mixed-use building

with 28 condominium residential units on the real property located at 4441 to 4453 Wolf Road and 4450 Johnson Avenue (the "Property"). The approved development is referred to as the "Foxford Station Project" and the building is commonly referred to as the "Foxford Station Building". The Property and the Foxford Station Building are located within the TIF District; and

WHEREAS, as part of development of the Foxford Station Project and the sale of the 28 condominium residential units, the Developer formed the Foxford Station Condominium Association ("Foxford HOA" or "Applicant"), which owns, maintains and manages the common areas and common area improvements and amenities that are within, adjacent to and part of the Foxford Station Building. The exterior of the Foxford Station Building, which is a common area improvement, consists of brick, stone and EIFS system cladding; and

WHEREAS, due to repeated water leaks and water seepage into the Foxford Station Building and into certain condominium units, the Foxford HOA hired a third-party consultant to investigate the weather tightness of the Foxford Station Building. It was determined by the consultant that the EIFS system cladding was improperly installed on the Foxford Station Building and that the EIFS system cladding needed to be removed and replaced on all elevations of the Foxford Station Building (the "Repair Work"). The estimated cost of the Repair Work is \$2,059,570.00; and

WHEREAS, in 2025, the Foxford HOA filed an application with the Village requesting a TIF economic incentive to assist with the cost of completing the Repair Work (the "2025 TIF Incentive Application"), which consists of a requested reduction in the building permit fee related to the Repair Work from \$28,095.70 to \$4,769.57 (the "Economic Incentive Request"). Based on Section 9-1A-4 (Building And Site Development Permit Fees) of the Western Springs Village Code, the building permit fee for the Repair Work equals \$28,095.70. The dollar amount of the Economic Incentive Request equates to an 83.02% reduction in the dollar amount of the building permit fee related to the Repair Work. A copy of the 2025 TIF Incentive Application is attached hereto as **Exhibit "A"** and made a part hereof; and

WHEREAS, the Foxford HOA based its Economic Incentive Request on the certain Village costs related to the inspections and administration of the Repair Work that could be discounted as a part of a public / private cooperative effort to ensure that the Repair Work gets completed in a timely manner. The Repair Work will likely require a minimum of 17 individual inspections by the Village and the charging of its standard ten percent (10%) administrative fee. Accounting for the anticipated number of "per-inspection fees" and the administrative fee charged by the Village, the Foxford HOA has requested the building permit fee reduction. Without the TIF economic incentive, the Foxford HOA has stated that the cost of the Repair Work would be overly burdensome; and

WHEREAS, the Repair Work, which the Economic Incentive Request is based on, constitutes TIF eligible "redevelopment project costs", as defined in the TIF Act. Even so, Foxford HOA is not requesting an economic incentive in the form of a tax increment payment to reimburse itself for a portion of the Repair Work, and the Village's approval of the Economic Incentive Request will not result in the payment of any TIF District increment funds to the Foxford HOA. The Village's approval of a reduction in the required building permit fee is recognized as an economic incentive. But for the economic incentive to be provided by the Village, the Foxford HOA cannot successfully and economically complete the Repair Work to the exterior of the Foxford Station Building in a manner satisfactory to the Foxford HOA and the Village; and

WHEREAS, at a July 23, 2025 public meeting, the Village’s Economic Development Commission (the “EDC”) reviewed the Economic Incentive Request and received input from Village staff and the Village Attorney and provided an opportunity for public input on the matter. At its July 23, 2025 meeting, the EDC favorably recommended that the Village Board approve the Economic Incentive Request as set forth in its Recommendation No. 25-02 (Recommendation Relative To An Application For A Tax Increment Financing (“TIF”) Incentive by Foxford Station Condominium Association For Assistance With Certain Repair Work At The Foxford Station Building Located At 4441 to 4453 Wolf Road and 4450 Johnson Avenue), a copy of which is on file with the Village Clerk’s Office and incorporated herein by reference; and

WHEREAS, at a July / August __, 2025 public meeting, the Planning and Zoning Committee (the “Committee”) reviewed and discussed the Economic Incentive Request, EDC Recommendation No. 25-02, and received input from Village staff and provided an opportunity for public input on the matter. At its July / August __, 2025 meeting, the Committee favorably recommended that the Village Board approve the Economic Incentive Request; and

WHEREAS, at a public meeting conducted on August 18, 2025, the President and Board of Trustees of the Village reviewed and discussed the Economic Incentive Request and the Committee’s recommendation, EDC Recommendation No. 25-02, and received input from the Village staff and provided an opportunity for public input on the matter. At the August 18, 2025 public meeting, the President and Board of Trustees of the Village of Western Springs accepted the Committee’s recommendation and EDC Recommendation No. 25-02 to approve Economic Incentive Request; and

WHEREAS, subject to the conditions set forth below in Section 2 of this Ordinance, the President and Board of Trustees of the Village have determined that it is desirable and in the Village's best interests to: (a) approve the Economic Incentive Request to encourage, induce and assist the Foxford HOA with completion of the Repair Work, which work consists of the rehabilitation of an existing building, thereby implementing the TIF Plan; and (b) agree to reduce the Village’s building permit fee, as proposed in the Economic Incentive Request, because the Village acknowledges that the Foxford HOA requires economic assistance from the Village in order to offset a portion of the Repair Work costs, and that the completion of the Repair Work would be unduly burdensome but for the economic assistance provided by the Village; and

WHEREAS, the President and Board of Trustees of the Village are authorized to approve the economic incentives pursuant to the applicable provisions of the TIF Act, Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5), Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970 and the Intergovernmental Cooperation Act (5 ILCS 220/), and find that approving the Economic Incentive Request filed by the Foxford HOA, subject to the conditions set forth below in Section 2 of this Ordinance, is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2. Approval of Economic Incentive Request; Conditions of Approval. The President and Board of Trustees of the Village of Western Springs approve the Economic Incentive Request in order to reduce the building permit fee for the Repair Work from \$28,095.70 to \$4,769.57, subject to the following conditions:

- A. The reduction to the building permit fee does not extend to any re-inspection fees that are incurred relative to the Repair Work.
- B. Each failed inspection relative to the Repair Work shall require a \$100.00 payment per re-inspection.
- C. The approval of the Economic Incentive Request is a one-time reduction of the building permit fee issued for the Repair Work and does not apply to any other exterior or interior repairs to the Foxford Station Building and/or any other permits of any kind (e.g., building permits, maintenance permits, etc.) that relate to work to be performed to the Foxford Station Building or at the Property.

SECTION 3. Execution of Necessary Documents; Village to Take All Necessary Action. The President and Board of Trustees of the Village authorize and direct the President, the Village Clerk and the Village Manager, or their designees, to execute and deliver all other instruments and documents that are necessary to fulfill the Village's obligations under this Ordinance. The President and Board of Trustees of the Village of Western Springs further authorize and direct the Village Manager, the Village Engineer and the Village Attorney, or their designees, to take all necessary actions to comply with the Village of Western Springs' obligations under this Ordinance.

SECTION 4. Repealer; Severability. All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed. Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 5. Ratification. All actions of the President and Board of Trustees, agents and employees of the Village that are in conformity with the purpose and intent of this Ordinance, whether taken before or after the adoption of this Ordinance, are ratified, confirmed and approved.

SECTION 6. Delivery of this Ordinance and Other Related Documents. Upon approval of this Ordinance by the President and Board of Trustees of the Village and its execution, the Clerk, or their designee, shall transmit a certified copy of this Ordinance to the Foxford HOA for its record retention purposes.

SECTION 7. Effective Date. This Ordinance shall be in full force and effect from and after its adoption, approval and publication in the manner provided by law.

PASSED by a roll call vote of the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on August 18, 2025, and approved by me as Village President on the same day.

Heidi Rudolph, Village President

ATTEST:

Edward Tymick, Village Clerk

Date: _____, 2025.

Published by me in pamphlet form this ____ day of August, 2025.

Edward Tymick, Village Clerk

Exhibit "A"

**2025 TIF Incentive Application filed by
the Foxford Station Condominium Association**

(attached)

Draft

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CLERK'S CERTIFICATE

I, Edward Tymick, Village Clerk of the Village of Western Springs, Cook County, Illinois, certify that the attached document is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 25-_____

**AN ORDINANCE APPROVING AN ECONOMIC INCENTIVE IN THE FORM OF
A PERMIT FEE REDUCTION FOR CERTAIN FAÇADE REPLACEMENT WORK TO
THE FOXFORD STATION BUILDING LOCATED AT 4441 TO 4453 WOLF ROAD AND 4450 JOHNSON
AVENUE
WITHIN THE WESTERN SPRINGS DOWNTOWN TAX INCREMENT FINANCING DISTRICT
AS REQUESTED BY THE FOXFORD STATION CONDOMINIUM ASSOCIATION
PURSUANT TO SECTION 8-1-2.5 OF THE ILLINOIS MUNICIPAL CODE
AND THE ILLINOIS TAX INCREMENT ALLOCATION REDEVELOPMENT ACT
(REDUCED BUILDING PERMIT FEE: \$4,769.57)**

which was passed by a roll call vote of the Board of Trustees of the Village of Western Springs at a Regular Meeting held on the 18th day of August, 2025, at which Meeting a quorum was present, and approved by the Village President of the Village of Western Springs on the 18th day of August, 2025.

I further certify that the roll call vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Western Springs was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs this 18th day of August, 2025.

Edward Tymick, Village Clerk

SEAL