

Economic Development Commission
Village Hall Board Room
July 23, 2025 7:00 p.m.

Present: Dr. Irene Combs, Chairperson
Rene Cozzi, Member
Andrew Ariens, Member
Caleb Copeland, Member
Tim Holewczynski, Member
Dennis Kelly, Member
Mark Mitchell, Member
Jordan Myers, Member
Heather Valone, Director of Community Development
Kelsey Fawell, Senior Planner
Zach Perkins, Community Development Intern
Patrick Lamb, President of HOA, Foxford Station & Resident

Call to Order: Chairperson Irene Combs called the meeting to order at 7:00 pm. Commissioners present introduce themselves.

Approval of Minutes: Member Kelly made the motion to approve July 10, 2024, minutes. Member Cozzi seconded the motion. All commissioners were in favor and motion passed unanimously. Member Ariens made the motion to approve November 6, 2024 minutes. Member Copeland seconded the motion. All commissioners were in favor and motion passed unanimously.

Public Comment: There was no public comment.

Considerations: Property Improvement Grant Program Request: 4384 Hampton Avenue, Fire Suppression and Alarm Upgrades: Community Development Intern, Zach Perkins, provided a summary of the property improvement grant program request for the Theatre of Western Springs. The applicants are requesting a grant to assist with the fire suppression and fire alarm upgrades to the building. Theatre is proposing several fire safety improvements to help modernize the building to improve the safety for its customers and also to comply with the Village's building codes. Improvements include replacement and relocation of sprinkler and sprinkler heads, replacing stabilizing pressure gauges and re-piping. The total quote for this work is \$15,000 and the request grant is \$7,000.

The Department of Fire and Emergency Services met with the application and conducted a thorough review of the proposal to ensure the work aligns with the goals of the program. Community Development determined that this request meets all the standards of the program.

Member Mitchell made a motion to recommend the application as submitted in a grant award of \$7,000 as determined by the Village Board. Member Kelly seconded the motion. A voice vote was conducted, and all members voted aye with none opposed. The application will be moved forward to the Planning and Zoning Committee on August 12th.

Foxford Station, Foxford Station Condominium Association, 4441 Wolf Avenue – Tax Increment

Finance Incentive Request for Reduced Permit Fee: Foxford requested to have their permit fee reduced for their exterior replacement material permit. HOA President, Patrick Lamb, provided background on the issues that occurred from the original installation of the material under the development permit. The original installation of the façade needs replacement. The HOA is not looking for a grant, but is seeking to have their fee reduced since the building is essentially needing a repair of a material that was already permitted and paid for.

Member Kelly made a motion to approve the economic incentive request from the HOA. Member Kelly seconded the motion. A voice vote was conducted, and all members voted aye with none opposed. The application will be moved forward to the Finance Committee Meeting on August 12th.

Other Business: None

Adjournment: Member Cozzi made a motion to adjourn. Chairperson Combs seconded the motion. The meeting was adjourned at 7:27 p.m. by unanimous vote.

A handwritten signature in black ink, reading "Heather Valone". The signature is fluid and cursive, with the first name "Heather" and last name "Valone" clearly distinguishable. It is positioned above a horizontal line.

Heather Valone, AICP, Director of Community Development