

**JOINT REVIEW BOARD for the VILLAGE OF LA GRANGE PARK
VILLAGE MARKET REDEVELOPMENT PROJECT AREA
Meeting Minutes – January 30, 2025 (for year 2024)**

To comply with its annual meeting requirement, the Joint Review Board for the Village of La Grange Park Village Market Redevelopment Project Area was scheduled for 2:00 p.m. on Thursday, January 30, 2025 in the Board Room of the La Grange Park Municipal Building.

Call Meeting to Order

The Meeting for the Joint Review Board for the Village of La Grange Park Village Market Redevelopment Project Area (the “TIF District”) was called to order at 2:01 p.m.

Roll Call

Those in attendance were:

Gabe Oppenheim, Executive Director, La Grange Park Public Library
Jessica Cannaday, Executive Director, Community Park District of La Grange Park
Brian Stachacz, Director of Business Services, Lyons Township District 204
Maggie Jarr, Assistant Village Manager, Village of La Grange Park
Julia Cedillo, Village Manager, Village of La Grange Park
Larry Noller, Finance Director, Village of La Grange Park
Mike Juruski, Attorney, Village of La Grange Park
Sandy Bakalich, Executive Assistant/Deputy Village Clerk, Village of La Grange Park
Derek Rockwell, Senior Planner and Project Coordinator, Village of La Grange Park
Robert Corte, President, Community Park District of La Grange Park

Motion to Appoint Public Member

A motion was made by Jessica Cannaday to appoint Sandy Bakalich, a resident of La Grange Park, as Public Member. The motion was seconded by Brian Stachacz and passed unanimously by voice call vote.

Motion to Appoint Chairperson

Brian Stachacz made a motion to nominate Maggie Jarr as Chairperson. The motion was seconded by Gabe Oppenheim and passed unanimously by a voice vote.

Motion to Approve Minutes of May 23, 2024 Joint Review Board

Jessica Cannaday made a motion to approve the minutes of May 23, 2024. The motion was seconded by Gabe Oppenheim and passed unanimously by a voice vote.

Review of TIF Revenue & Expenses for FY 2023-2024 & Discussion of Illinois Comptroller Report for FY 2023-2024

Deputy Village Manager Maggie Jarr delivered a PowerPoint Presentation detailing the TIF District Boundaries, Affected Taxing Districts, Revenue and Expenses, as well as upcoming projects. It was noted that the TIF District was established in January 2017 as a Conservation TIF District with the goal to conserve and improve the area and address signs of deterioration without raising taxes. The area contains

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multiple uses such as commercial, multi-family residential, open space, and vacant land.

The Board reviewed the financials for the TIF District, noting a beginning fund balance of \$1,321,723, total expenditures of \$90,923, and an ending fund balance of \$1,660,031. Expenditures included audit, legal, and administrative fees, as well as funding for a Market Study & Site Capacity Analysis for Jewel Outlots, sidewalk and curb repairs near ALDI, and engineering for La Grange Road Traffic Safety Improvements.

The Board also discussed ongoing and future TIF-supported projects, including the conclusions and strategies from the Market Study & Site Capacity Analysis, which identify potential retail tenant opportunities. Additional projects include the Aldi Grocery Store Redevelopment and the Streetscape Improvement Plan, encompassing the Traffic Study and Branding efforts.

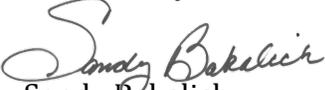
Board's Deliberation and Recommendation

Brian Stachacz made a *motion to accept the FY2023-2024 Illinois State Comptroller Report*. The motion was seconded by Gabe Oppenheim and passed unanimously by voice vote.

Adjournment

A motion to adjourn was made by Gabe Oppenheim and seconded by Jessica Cannaday. The motion passed unanimously by voice vote and the meeting adjourned at 2:28 p.m.

Respectfully submitted,


Sandy Bakalich

Village of La Grange Park
Executive Assistant/Deputy Village Clerk