

MINUTES
VILLAGE OF LA GRANGE
EXECUTIVE COMMITTEE WORKSHOP

Village Hall Auditorium
53 South La Grange Road
La Grange, IL 60525

Monday, October 24, 2005
(Immediately Following The Regular Village Board Meeting)

I. CALL TO ORDER AND ROLL CALL

An Executive Committee Workshop was held on Monday, October 24, 2005 and called to order at 8:10 p.m. in the Village Hall lower level conference room.

PRESENT: Trustees Horvath, Langan, Livingston, Pann, and Wolf with President Asperger presiding.

ABSENT: Trustee Cremieux

OTHERS: Robert Milne, Village Clerk
Robert Pilipiszyn, Village Manager
Sharon Peterson, Assistant Village Manager
Lou Cipparrone, Finance Director
Mark Burkland, Village Attorney
Ken Knutson Reporter The Doings
Sara Luneburg Reporter Suburban Life
Local Residents

II. DISCUSSION OF TIF DISTRICT

President Asperger gave an overview of the successful economic development projects the Village has achieved through the use of TIF funds and indicated this meeting would be to give guidance to staff as to what direction the Board would like to proceed with for the remaining existence of TIF and/or any future projects the Board would like to undertake. President Asperger indicated this would be a preliminary discussion.

The Board had previously received an Executive Committee Report prepared by Village Manager Robert Pilipiszyn. In the report, Manager Pilipiszyn identified three major topics and President Asperger suggested keeping the discussion in sequence with the topics: (1) redevelopment opportunities; (2) the façade loan program; and (3) capital projects.

Redevelopment Opportunities

Trustee Pann inquired how the closure of TIF would impact redevelopment opportunities. President Asperger noted that Cook County has yet to determine the exact end date, however, it would be wise to give staff a direction if there are upcoming economic redevelopment projects to be considered.

Trustee Horvath requested information as to what direction the previous Board had chosen to follow. Trustee Langan noted that the market for increased economic development created an environment whereby developers approached the Village for opportunities to invest in La Grange. Trustee Horvath expressed his hope that any future developments would be to maintain quality of life or safety concerns and limited to the use of Village owned property.

Trustee Wolf inquired how federal grant funds would be received and was informed they would be disbursed in a lump sum. Trustee Wolf queried if the school district had discussed the possibility of a referendum. School districts represented at the recent TIF Joint Review Board did not mention a referendum.

Façade Loans

Trustee Langan requested the terms and interest for façade loans and was informed by Finance Director Lou Cipparrone that façade loans are five year terms with no interest. To date none have defaulted. Trustee Langan expressed his interest in keeping the façade loan program in place.

Trustee Livingston indicated his hope to partner with other financial institutions to continue the façade loan program for areas outside the TIF District.

It was the consensus of the Board to maintain the façade loan program.

Capital Projects

President Asperger indicated wayfinding signs and beautification items should be considered and requested staff to research and provide estimated costs.

Trustee Horvath believes TIF should be used as an economic development tool rather than surface beautification. Village Manager Pilipiszyn explained that economic development is broadly defined and used examples such as Streetscape which provided for pedestrian friendly development.

Trustee Pann believes that maintaining the Central Business District and outlining areas is what attracts business to La Grange and is in favor of wayfinding signs and beautification.

Trustee Wolf suggested presenting a survey to residents for input. President Asperger noted the difficulty in obtaining survey results and explained that as elected representatives it is the Board's responsibility to define items for economic development.

Trustee Livingston inquired if the Village has knowledge of any environmental issues on Village owned property which may have an impact on future development. Village Manager Pilipiszyn responded that he was not aware and that such information could come from the Illinois Environmental Protection Agency. President Asperger stated that the Village would comply with any necessary remediation.

Trustee Horvath noted his belief that redevelopment opportunities should be considered first. To avoid impacting taxing bodies, he believes the Village should seek other sources for funding capital projects.

Trustee Langan indicated that TIF was created to be utilized to the fullest.

Developers have indicated to Community Development Director Patrick Benjamin that they are interested in an area where funds are being reinvested in the community.

Trustee Livingston agrees that TIF funds be used for improvements which continue to market the Village.

Although the area south of 47th Street is not in the TIF District, Trustee Wolf believes this area should be improved as suggested in the Comprehensive Plan.

Village Manager Pilipiszyn inquired if the Board would consider privately owned properties partnering with the Village for improvements. It was the consensus of the Board to consider requests or proposals on a case-by-case basis.

President Asperger noted that discussion would be continued to November 14 and opened the meeting to residents for comments.

Mr. Jim Palermo encouraged the Board to seek input from residents regarding TIF in the same manner in which public meetings are being conducted to review the zoning code. Mr. Palermo asked if the threat of eminent domain is present. President Asperger indicated the Village is not aggressively pursuing economic development projects which require property acquisition at this time.

Mr. Palermo believes the schools should remain partners in the receipt of TIF funds and the Village should seek alternative ways to fund capital projects.

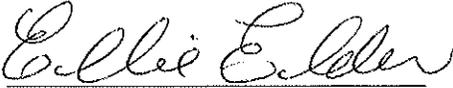
Trustee Horvath inquired why the La Grange Business Association (LGBA) canceled the annual Halloween Walk and asked if the Village was going to sponsor the event.

President Asperger explained that the LGBA is attempting to conduct an alternative event to help victims of recent hurricanes and the Village supports the Christmas Walk in conjunction with the LGBA. Manager Pilipiszyn encouraged residents to contact the LGBA with their disappointment in not having the Halloween Walk.

III. ADJOURNMENT.

The Executive Committee Workshop was adjourned at 9:40 p.m.

Respectfully submitted,


Ellie Elder, Administrative Secretary

Approved: 11-14-05