

To: Joint Review Board Members
From: Charles L. Meyer, Village Administrator
Date: December 1, 2025

RE: **Annual Joint Review Board Meetings**
Tuesday, December 16, 2025, at 2:00 PM
Scanlon Conference Room, 6101 Capulina Avenue, Morton Grove, Illinois 60053

The Village of Morton Grove is hosting Joint Review Board (JRB) meetings on **Tuesday, December 16, 2025, at 2:00 PM** to review FY2024 reports and draft minutes from the previous year's JRB meetings for the following Tax Increment Financing (TIF) Districts located in the Village of Morton Grove, Illinois:

- **Lehigh/Ferris TIF District**
- **Lincoln/Lehigh TIF District**
- **Sawmill Station TIF District**

Copies of the notice and agenda for each meeting are attached. The Joint Review Board for each TIF District consists of representatives selected by the following taxing districts:

Lehigh/Ferris TIF District:

- Village of Morton Grove
- Cook County Government
- Cook County Department of Planning and Development
- Cook County Department of Public Health
- Cook County Forest Preserve
- Illinois Department of Commerce and Economic Opportunity
- Morton Grove School District #70
- Niles Township School District 219
- Morton Grove Public Library
- Morton Grove Park District
- Niles Township
- Oakton Community College
- Metropolitan Water Reclamation District
- North Shore Mosquito Abatement District
- Public Member

Lincoln/Lehigh TIF District:

- Village of Morton Grove
- Cook County Government
- Cook County Department of Planning and Development
- Cook County Department of Public Health
- Cook County Forest Preserve
- Illinois Department of Commerce and Economic Opportunity
- Morton Grove School District #70
- Niles Township School District 219
- Morton Grove Public Library
- Morton Grove Park District
- Niles Township
- Oakton Community College
- Metropolitan Water Reclamation District
- North Shore Mosquito Abatement District
- Public Member

Sawmill Station TIF District:

- Village of Morton Grove
- Cook County Government
- Cook County Department of Planning and Development
- Cook County Department of Public Health
- Cook County Forest Preserve
- Illinois Department of Commerce and Economic Opportunity
- Golf School District #67
- Morton Grove School District #70
- Niles Township School District 219
- Morton Grove Public Library
- Morton Grove Park District
- Niles Township
- Oakton Community College
- Metropolitan Water Reclamation District
- North Shore Mosquito Abatement District
- Public Member

The meetings will be held at the Richard T. Flickinger Municipal Center, 6101 Capulina Avenue, Morton Grove, Illinois 60053 in the Scanlon Conference Room (second floor). The meeting of the Lehigh/Ferris TIF District will begin promptly at 2:00 PM and will be immediately followed by the meeting of the Lincoln/Lehigh TIF District, which will be immediately followed by the meeting of the Sawmill Station TIF District. The minutes of the FY2023 annual JRB meetings will be approved and the annual TIF reports for FY2024 will be reviewed for each respective TIF District at each respective JRB meeting. These documents will be made available prior to the meetings at:

<https://www.mortongroveil.org/TIFDocuments>

Please notify Zoe Heidorn at the Village of Morton Grove at zheidorn@mortongroveil.org or by calling 847-663-3061 to provide the name and email address of the representative that will be attending the meeting on behalf of your taxing body, or to let us know that no one from your organization will be attending.

If you have any questions, please contact Charles L. Meyer, Village Administrator at 847-663-3001 or cmeyer@mortongroveil.org.

Cc: Mayor Janine Witko
Village Board of Trustees
Ann Moroney, Johnson Research Group
Terry Liston, Corporation Counsel
Hanna Sullivan, Finance Director
Zoe Heidorn, Assistant Village Administrator
Brandon Nolin, Community Development Administrator



**NOTICE/AGENDA
JOINT REVIEW BOARD MEETING**

**Lehigh/Ferris
Tax Increment Financing (TIF) District
Fiscal Year 2024**

Tuesday, December 16, 2025 - 2:00 PM

Richard T. Flickinger Municipal Center
6101 Capulina Avenue
Morton Grove, Illinois 60053
Scanlon Conference Room, Second Floor

- I. **CALL TO ORDER**
- II. **ELECTION OF CHAIRPERSON FOR THE MEETING**
- III. **APPROVAL OF FY2023 JRB MEETING MINUTES FROM DECEMBER 19, 2024**
- IV. **PURPOSE OF THE JOINT REVIEW BOARD MEETING**
Ann T. Moroney, Johnson Research Group
- V. **REVIEW OF ANNUAL REPORTS FOR FISCAL YEAR ENDING DECEMBER 31, 2024 (FY2024)**
- VI. **MAYOR'S CERTIFICATION AND LEGAL COUNSEL'S OPINION**
- VII. **QUESTIONS/ DISCUSSION**
- VIII. **ADJOURNMENT**

**MINUTES OF THE JOINT REVIEW BOARD (JRB) MEETING
LEHIGH/FERRIS TIF REDEVELOPMENT DISTRICT (FY2023)
VILLAGE OF MORTON GROVE
6101 CAPULINA AVE, MORTON GROVE ILLINOIS 60053
DECEMBER 19, 2024**

- I. **Call to Order:** Pursuant to proper notice in accordance with the Open Meetings Act, the Lehigh/Ferris TIF Redevelopment District meeting was called to order at 2:01 PM by Chuck Meyer, Village Administrator, Village of Morton Grove.
In attendance:
Representing the Village of Morton Grove: Chuck Meyer, Village Administrator; Zoe Heidom, Assistant Village Administrator; Hanna Sullivan, Finance Director; Brandon Nolin, Community Development Administrator; Rick Krier, Public Member; and Ann T. Moroney, Johnson Research Group.
Jeffrey Wait, Morton Grove Park District
Matt Condon, Morton Grove School District 70
Tina Ewanio, Golf School District 67
Pam Leffler, Morton Grove Public Library
- II. **Election of Chairperson for the Meeting**
Rick Krier was nominated by Chuck Meyer, seconded by Jeffrey Wait. Unanimously approved by voice vote.
- III. **Approval of FY2022 JRB Meeting Minutes from December 5, 2023**
Moved by Pam Leffler, seconded by Jeffrey Wait. Unanimously approved by roll call.
- IV. **Purpose of the Joint Review Board Meeting**
Ann T. Moroney reported that the purpose is to share information of the Lehigh/Ferris TIF District and present the annual report for FY2023.
- V. **Review of Annual Reports for Fiscal Year ending December 31, 2023**
Audit is included with the TIF certifications. There are no amendments or acquisitions. The Cook county Clerk has been notified this is the final collection year.
- VI. **Mayor's Certification and Legal Counsel's Opinion**
Ann T. Moroney noted that the Reports are certified by Dan DiMaria, Mayor, and Teresa Hoffman Liston, Village Attorney.
- VII. **Questions/Discussion**
No discussion to report.
- VIII. **Adjournment**
Moved to adjourn at 2:07 PM by Jeffrey Wait, seconded by Pam Leffler. Unanimously approved by voice vote.

Respectfully submitted,
Anne Ryder Kirchner, Planner/Zoning Administrator



**NOTICE/AGENDA
JOINT REVIEW BOARD MEETING**

**Lincoln/Lehigh
Tax Increment Financing (TIF) District
Fiscal Year 2024**

Tuesday, December 16, 2025 - 2:00 PM *

Richard T. Flickinger Municipal Center
6101 Capulina Avenue
Morton Grove, Illinois 60053
Scanlon Conference Room, Second Floor

- I. **CALL TO ORDER**
- II. **ELECTION OF CHAIRPERSON FOR THE MEETING**
- III. **APPROVAL OF FY2023 JRB MEETING MINUTES FROM DECEMBER 19, 2024**
- IV. **PURPOSE OF THE JOINT REVIEW BOARD MEETING**
Ann T. Moroney, Johnson Research Group
- V. **REVIEW OF ANNUAL REPORTS FOR FISCAL YEAR ENDING DECEMBER 31, 2024 (FY2024)**
- VI. **MAYOR'S CERTIFICATION AND LEGAL COUNSEL'S OPINION**
- VII. **QUESTIONS/ DISCUSSION**
- VIII. **ADJOURNMENT**

* Upon Conclusion of the Lehigh/Ferris Tax Increment Financing (TIF) District Joint Review Board Meeting

**MINUTES OF THE JOINT REVIEW BOARD (JRB) MEETING
LINCOLN/LEHIGH TIF REDEVELOPMENT DISTRICT (FY2023)
VILLAGE OF MORTON GROVE
6101 CAPULINA AVE, MORTON GROVE ILLINOIS 60053
DECEMBER 19, 2024**

- I. **Call to Order:** Pursuant to proper notice in accordance with the Open Meetings Act, the Lehigh/Ferris TIF Redevelopment District meeting was called to order at 2:07 PM by Chuck Meyer, Village Administrator, Village of Morton Grove.
In attendance:
*Representing the Village of Morton Grove: Chuck Meyer, Village Administrator; Zoe Heidom, Assistant Village Administrator; Hanna Sullivan, Finance Director; Brandon Nolin, Community Development Administrator; Rick Krier, Public Member; and Ann T. Moroney, Johnson Research Group.
Jeffrey Wait, Morton Grove Park District
Matt Condon, Morton Grove School District 70
Tina Ewanio, Golf School District 67
Pam Leffler, Morton Grove Public Library*
- II. **Election of Chairperson for the Meeting**
Rick Krier was nominated by Pam Leffler, seconded by Jeffrey Wait. Unanimously approved by voice vote.
- III. **Approval of FY2022 JRB Meeting Minutes from December 5, 2023**
Moved by Jeffrey Wait, seconded by Pam Leffler. Unanimously approved by roll call.
- IV. **Purpose of the Joint Review Board Meeting**
Ann T. Moroney reported that the purpose is to share information of the Lincoln/Lehigh TIF District and present the annual report for FY2023.
- V. **Review of Annual Reports for Fiscal Year ending December 31, 2023**
Audit is included with the TIF certifications. There are no amendments or acquisitions. One RDA is active for Metro On Main.
- VI. **Mayor's Certification and Legal Counsel's Opinion**
Ann T. Moroney noted that the Reports are certified by Dan DiMaria, Mayor, and Teresa Hoffman Liston, Village Attorney.
- VII. **Questions/Discussion**
No discussion to report.
- VIII. **Adjournment**
Moved to adjourn at 2:10 PM by Chuck Meyer, seconded by Jeffrey Wait. Unanimously approved by voice vote.

Respectfully submitted,
Anne Ryder Kirchner, Planner/Zoning Administrator



**NOTICE/AGENDA
JOINT REVIEW BOARD MEETING**

**Sawmill Station
Tax Increment Financing (TIF) District
Fiscal Year 2024**

Tuesday, December 16, 2025 - 2:00 PM *

Richard T. Flickinger Municipal Center
6101 Capulina Avenue
Morton Grove, Illinois 60053
Scanlon Conference Room, Second Floor

- I. **CALL TO ORDER**
- II. **ELECTION OF CHAIRPERSON FOR THE MEETING**
- III. **APPROVAL OF FY2023 JRB MEETING MINUTES FROM DECEMBER 19, 2024**
- IV. **PURPOSE OF THE JOINT REVIEW BOARD MEETING**
Ann T. Moroney, Johnson Research Group
- V. **REVIEW OF ANNUAL REPORTS FOR FISCAL YEAR ENDING DECEMBER 31, 2024 (FY2024)**
- VI. **MAYOR'S CERTIFICATION AND LEGAL COUNSEL'S OPINION**
- VII. **QUESTIONS/ DISCUSSION**
- VIII. **ADJOURNMENT**

* Upon Conclusion of the Lincoln/Lehigh Tax Increment Financing (TIF) District Joint Review Board Meeting

MINUTES OF THE JOINT REVIEW BOARD (JRB) MEETING
SAWMILL STATION TIF REDEVELOPMENT DISTRICT (FY2023)
VILLAGE OF MORTON GROVE
6101 CAPULINA AVE, MORTON GROVE ILLINOIS 60053
DECEMBER 19, 2024

- I. **Call to Order:** Pursuant to proper notice in accordance with the Open Meetings Act, the Lehigh/Ferris TIF Redevelopment District meeting was called to order at 2:10 PM by Chuck Meyer, Village Administrator, Village of Morton Grove.
In attendance:
Representing the Village of Morton Grove: Chuck Meyer, Village Administrator; Zoe Heidom, Assistant Village Administrator; Hanna Sullivan, Finance Director; Brandon Nolin, Community Development Administrator; Rick Krier, Public Member; and Ann T. Moroney, Johnson Research Group.
Jeffrey Wait, Morton Grove Park District
Matt Condon, Morton Grove School District 70
Tina Ewanio, Golf School District 67
Pam Leffler, Morton Grove Public Library
- II. **Election of Chairperson for the Meeting**
Rick Krier was nominated by Chuck Meyer, seconded by Jeffrey Wait. Unanimously approved by voice vote.
- III. **Approval of FY2022 JRB Meeting Minutes from December 5, 2023**
Moved by Jeffrey Wait, seconded by Pam Leffler. Unanimously approved by roll call.
- IV. **Purpose of the Joint Review Board Meeting**
Ann T. Moroney reported that the purpose is to share information of the Sawmill Station TIF District and present the annual report for FY2023.
- V. **Review of Annual Reports for Fiscal Year ending December 31, 2023**
Audit is included with the TIF certifications. There are no amendments or acquisitions. One RDA is active for Sawmill Station.
- VI. **Mayor's Certification and Legal Counsel's Opinion**
Ann T. Moroney noted that the Reports are certified by Dan DiMaria, Mayor, and Teresa Hoffman Liston, Village Attorney.
- VII. **Questions/Discussion**
No discussion to report.
- VIII. **Adjournment**
Moved to adjourn at 2:12 PM by Pam Leffler, seconded by Jeffrey Wait. Unanimously approved by voice vote.

Respectfully submitted,
Anne Ryder Kirchner, Planner/Zoning Administrator