

**MINUTES OF THE VILLAGE BOARD OF TRUSTEES
SPECIAL MEETING
PROPOSED DEMPSTER STREET TAX INCREMENT FINANCE(TIF)
REDEVELOPMENT PROJECT AREA**

Tuesday, January 27, 2026 - 6:00 P.M.

Flickinger Municipal Center, 6101 Capulina Avenue, Morton Grove, IL 60053

I. Call to Order

Village President Witko convened the Special Meeting of the Village Board at 6:00 pm in the Council Chambers of the Village Hall.

II. Pledge of Allegiance

Village President Witko led the assemblage in the Pledge of Allegiance.

III. Roll Call

Deputy Clerk Raffel called the roll. Present were Trustee Khan, Trustee Minx, Trustee Thill, Trustee Travis, and Trustee White. Trustee Shiba was absent.

Also in attendance: *Village Administrator C. Meyer, Assistant Village Administrator Z. Heidorn, Community Development Administrator B. Nolin, Public Works Director M. Lukich, Police Chief M. Weitzel, Fire Chief D. Kennedy, and Corporate Council T. Hoffman.*

IV. Open Public Hearing

Village President Witko asked for a motion to open the Public Hearing for the Proposed Dempster Street Tax Increment Finance (TIF) Redevelopment Project Area, Trustee Mix made the motion, Trustee Kahn second. Acclamation vote taken with all ayes.

a. Tax Increment Financing Overview

President Ann Moroney of the Johnson Research Group (JRG) presented the Morton Grove Tax Increment Financing (TIF) Overview. During her presentation, she highlighted the following:

- *TIF Overview: How It Works*
- *Introduction of Written Comments*
 - *Notice of Public Hearing mailed on December 21, 2025*
 - *Notice of Public Hearing published in the Morton Grove Champion on January 1, 2026, and again on January 15, 2026*

- **No written comments received** as of January 27, 2026

b. Proposed Dempster Street Project Area

- *Dempster Street TIF Redevelopment Project Area*
 - *Size and Characteristics*
 - 90.1 Acres
 - 223 tax parcels
 - 100 buildings
 - *Community Context*
 - Centrally located along Dempster, just west of 1-94 (Edens Expressway)
 - Adjacent to Lincoln/Lehigh and Sawmill Station TIFs

c. Summary of TIF Eligibility and Redevelopment Plan

- *Dempster Street TIF, TIF Eligibility Findings*
 - *The Project Area qualifies as a: "improved conservation area" under the Act.*
 - *Size – minimum of 1 ½ acres*
 - 90.1 acres
 - *Conservation Area – 3 of 13 factors*
 - 92% of structures are 35+ years
 - Five (5) of 13 factors are meaningfully present and reasonably distributed
 - Obsolescence
 - Deterioration
 - Inadequate utilities
 - Lack of community planning
 - Lagging EAV
 - *Lagging Equalized Assessed Value (EAV)*
 - *Growth Of Project Area EAV vs. Consumer Price Index (CPI)*

d. TIF Designation Schedule and Conformance with Public Notice Requirements

- *Dempster Street TIF Redevelopment Plan Goals*
 - *Modern, mixed-use, commercial/residential corridor*
 - *Convenient and visible off-street parking*
 - *Pedestrian safety and mobility*
 - *Public utilities and infrastructure*
 - *Dempster Civic District*
- *Dempster Street TIF Future Land Use*
 - *Future Land Uses*
 - *Commercial*

- Residential
 - Mixed Use
 - Public
 - Consistent with Comprehensive Plan
- EAV Projections
 - Base EAV:
 - \$42,064,945 (2024)
 - Future EAV:
 - \$142,500,000(2049)
 - Assumes renovation and new construction activities
 - Specific projects not yet identified
 - 5% inflation
- Redevelopment Project Costs
 - TIF Expense Category with Estimated Cost
 - Analysis, Administration, Studies, Surveys, Legal, Marketing, etc. - \$3,600,000
 - Property Assembly including Acquisition, Demolition and Site Preparation - \$10,900,000
 - Rehabilitation, reconstruction or repair of public or private buildings - \$35,700,000
 - Public Works and Improvements – utilities, streets, curbs and gutter, and lighting - \$10,900,000
 - Relocation Costs - \$1,500,000
 - Financing Costs - \$2,200,000
 - Taxing Districts Capital Costs - \$2,900,000
 - Affordable Housing - \$2,900,000
 - Interest Costs - \$2,200,000
 - Total Estimated Budget - \$72,800,000
- TIF Schedule and Actions
 - Milestone and Date
 - Redevelopment Plan & Eligibility Study on file – 11/14/2025
 - Interested Parties Registry adopted – 11/15/2025
 - Joint Review Board Meeting – 12/16/2025
 - **Public Hearing – 1/27/2026**
 - Adoption of TIF Ordinances – 2/10/2026

e. Report of Joint Review Board (Summary of JRB Meeting)

- Report of Joint Review Board
 - Joint Review Board meeting held on December 16,2025
 - Attendees included representatives for all taxing bodies and a public member
 - The Joint Review Board unanimously recommended approval of the Dempster Street TIF District by resolution

f. Introduction of Written Comments (Attached)

Village Administrator Meyer stated that any written comments would be attached to the final copy of Minutes for this Meeting.

Village Administrator Meyer provided a review of the report. He highlighted that local governments utilize the Tax Increment Financing (TIF) districts to stimulate economic development and job creation through property tax revenues. He explained that the Village currently has two active TIF districts: the Sawmill Station TIF District from 2019, which includes 65 acres of retail and entertainment space and 250 multi-family housing units. Secondly, the Lincoln/Lehigh TIF District from 2021, which provides for almost 28 acres around the Metra Train Station, includes the award-winning Metro on Main site with 89 townhomes and is proposing a 60-unit apartment building. He further explained that it also financed the construction of a new Metra train station. He stated the Village has a track record of effectively using TIF districts to enhance the community, such as with the Lehigh Ferris TIF District, which concluded in 2024 after generating \$1 million annually for local schools. Mr. Meyer noted that developments include Woodlands of Morton Grove and Gateway Plaza. He said the new TIF district proposed for Dempster Street covers approximately 90 acres and that the establishment process includes public involvement and compliance with state laws, with meetings and notifications to inform the community. He noted a public hearing was set for January 27, 2026, with formal consideration by the Village Board expected in February 2026. Additionally, the Village Hall/Police Department site at 6101 Capulina Avenue has undergone an entitlement process since 1978, with a public focus on traffic and recreational uses that have led to nearby park developments. He noted that future redevelopment of this site will also involve public input through a Request for Proposals (RFP) process.

g. Public Comments and Discussion

Superintendent of Morton Grove School District 70 Matt Condon expressed his concerns about rumors regarding the Dempster Street TIF District and stated that the rate of new development within municipal boundaries is concerning. He explained that eight new families have enrolled in the school district due to the Metro on Main development. He explained that the school district does not have adequate time to prepare for new growth and respectfully asks for continued communications with Park View.

Mr. Randy Erickson of School Street agrees to maintain public use of the Village Hall property as it has been for the Village's 130-year history. He feels that selling it to a developer to fit up to 30 townhomes with no green or recreational space for children is sufficient or appropriate. He emphasized that sending students across Dempster Street to Harrer Park is not safe for them. He further explained that all single-family homes on large lots in a neighborhood can be described as having a small-town feel, whereas town homes do not. Mr. Erickson stated that Park View School is overcrowded and, with the introduction of full-day kindergarten, suggested that the Village Hall site could be utilized by District 70 for an accessory facility to accommodate the increase in children enrolling in

having to move out. Mr. Scott wants the Village to consider this: we should build inventory for housing types we don't have; high-density is not appropriate.

V. Close of Public Hearing

VI. Adjournment


Village President Witko asked for a motion to conclude the Public Hearing for the Proposed Dempster Street Tax Increment Finance (TIF) Redevelopment Project Area Meeting, Trustee Minx motioned, Trustee Travis seconded. Acclamation vote taken with all ayes.

Meeting adjourned at 6:46 pm.

PASSED this 10th day of February 2026.


Trustee Kahn	<u>absent</u>
Trustee Minx	<u>aye</u>
Trustee Shiba	<u>absent</u>
Trustee Thill	<u>aye</u>
Trustee Travis	<u>aye</u>
Trustee White	<u>aye</u>

APPROVED by me this 10th day of February 2026



Janine Witko, Village President
Board of Trustees, Morton Grove, Illinois

APPROVED and FILED in my office this 10th day of February 2026



Eileen Scanlon Harford, Village Clerk
Village of Morton Grove, Cook County, Illinois

the district. He also stated that Julia Molloy School is severely overcrowded and feels administrators at Molloy should be consulted. He commended Village Hall staff for a fiscally responsible plan to relocate. Still, the Village Hall property does not belong in the TIF intended to support the redevelopment of Dempster Street, and he feels the intention is to sell it for residential development. He stated that if you sell the property, the developer will want the densest development for the site.

Ms. Laura Frisch of Crain Street *stated that when you start to look at maps in the presentation, like Figure 3, one can see that the future LU Plan shows that the Preserves are residential; not sure why the Preserves are included; Village Hall does not need to be incentivized for development. She stated that residential construction is inconvenient and creates safety issues, and that this may happen if townhomes are built at this site. She explained that the first people to look at newly listed homes for sale in the area are developers. She also stated that there is no need for a TIF district in areas with limited housing stock. She feels the market is salivating for property availability to raze and reconstruct. She wanted to know why Corporate Council's business property was not included in the TIF district, and why Moretti's is included, even though it's in a newer building. She feels that bulldozing all of Dempster's older buildings, including immigrant-owned businesses, eliminates the heart of Morton Grove.*

Ms. Monica Morrero of School Street *stated she is very tearful because she strongly opposes townhomes in this neighborhood. She explained that she has special needs kids, and introducing more traffic to School Street would be damaging and is not acceptable.*

Mr. Andy Roiniotis of School Street *asked whether this project would not include any subsidized or low-income housing. He also pointed out that many of the Dempster Street properties are obsolete but have shallow lot depths, and he does not see what types of development would be feasible on these lots. He suggested the Village may need to assemble the residential properties to the north and south.*

Resident Lorenzo Fiole of School Street *stated he moved from Chicago to this area to get away from congested housing; He stated he is opposed to condominiums within the neighborhood location.*

Resident Amber Kinser Lindall of Park Avenue *believes the Village Hall area should be a green space; she thinks that's where everyone's concern lies. We have parks for little kids, but she has older kids who don't have a place to hang out. We need a space where the older kids can play. Keep this Village space; don't make it residential, and state that most of the kids aren't old enough to cross Lincoln and Dempster.*

Resident Scott Galson of School Street *stated he thinks the pressure on our schools is one thing; he also understands the greenspace argument and noted we have a lot of parks in Morton Grove. He also knows many families who have moved out because homes in this area do not have enough bedrooms, and he feels apartments are not appropriate for the Village Hall location. He highlighted Floral Avenue, explaining that it is a single-family neighborhood with three- to four-bedroom homes; you can raise a family here without*



Fw: TIF District

From Brandon Nolin <bnolin@mortongroveil.org>
Date Mon 1/26/2026 3:10 PM
To Chuck Meyer <cmeyer@mortongroveil.org>
Cc Terry Liston <tliston@mortongroveil.org>; Zoe Heidorn <zheidorn@mortongroveil.org>

1 attachment (19 KB)
Outlook-final_tree.png;

Brandon Nolin, AICP
Community Development Administrator
Village of Morton Grove
6101 Capulina Avenue, Morton Grove, IL 60053
E-mail: bnolin@mortongroveil.org
Phone: 847-663-3063
www.mortongroveil.org



From: Amber Kinser-Lindahl <[REDACTED]>
Sent: Friday, January 23, 2026 2:19 PM
To: Brandon Nolin <bnolin@mortongroveil.org>
Subject: Re: TIF District

So the meeting will be about the village hall since that is part of the TIF district. The TIF District shouldn't include village hall. New housing isn't an improvement.

Amber

Amber Kinser-Lindahl
[REDACTED]

On Jan 23, 2026, at 8:56 AM, Brandon Nolin <bnolin@mortongroveil.org> wrote:

Thank you for your input. Please note that the Village Hall property is within the TIF District, but is not the subject of next week's public hearing. The public hearing is to discuss the establishment of the TIF District which will help provide a funding mechanism for improvements.

Brandon Nolin, AICP
Community Development Administrator
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www.mortongroveil.org

<Outlook-final_tree.png>

From: Amber Kinser-Lindahl <[REDACTED]>
Sent: Thursday, January 22, 2026 9:51 PM
To: Brandon Nolin <bnolin@mortongroveil.org>
Subject: Re: TIF District

The municipal building is a community space and should remain as such.

Amber

Amber Kinser-Lindahl
[REDACTED]

On Jan 12, 2026, at 9:16 AM, Brandon Nolin <bnolin@mortongroveil.org> wrote:

Good morning. There will be a public hearing on January 27 at 6:00 pm. The attached notice was mailed to properties within the district last week, and published in the Morton Champion.

Please let me know if you have any further questions. Thank you.

Brandon Nolin, AICP
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6101 Capulina Avenue, Morton Grove, IL 60053
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<Outlook-final_tree.png>

From: Amber Kinser-Lindahl <[REDACTED]>
Sent: Monday, January 12, 2026 8:56 AM
To: Brandon Nolin <bnolin@mortongroveil.org>
Subject: TIF District

Good morning. When is the next meeting regarding this project?

Amber

Amber Kinser-Lindahl
[REDACTED]
<PublicHearingNotice_Mailing_01082026.pdf>

 Outlook

FW: TIF meeting, dempster plan, thumbs down

From Chuck Meyer <cmeyer@mortongroveil.org>

Date Mon 1/26/2026 3:10 PM

To Ann Moroney <[REDACTED]>

Cc Terry Liston <tliston@mortongroveil.org>; Zoe Heidorn <zheidorn@mortongroveil.org>; Brandon Nolin <bnolin@mortongroveil.org>

Good afternoon,

Here is the email we were referencing.

Respectfully,

Chuck Meyer
Village Administrator
Village of Morton Grove
6101 Capulina Avenue, Morton Grove, IL 60053
cmeyer@mortongroveil.org
(847) 663-3001
www.mortongroveil.org



From: Paul C <[REDACTED]>
Sent: Wednesday, January 21, 2026 11:37 PM
To: Janine Witko <jwitko@mortongroveil.org>; Saba Khan <skhan@mortongroveil.org>; Rita Minx <rminx@mortongroveil.org>; Ashur Shiba <ashiba@mortongroveil.org>; John C. Thill <jthill@mortongroveil.org>; Connie Travis <ctravis@mortongroveil.org>; Keith White <kwhite@mortongroveil.org>
Subject: TIF meeting, dempster plan, thumbs down

Hello, trustees of Morton Grove and President Witko.

I'm a lifelong Morton Grove resident with great concerns about the Dempster TIF district and redevelopment plan for the Village Hall site. Our taxes in Illinois are the highest in the nation; it is unacceptable to earmark even one dollar for a developer when a household can barely afford to manage a budget amidst inflation, high interest rates, and never ending property tax hikes.

I understand TIF districts and the reason for them but I object strenuously to the notion that it is necessary in a town where the median home price is \$499,250 (Realtor.com, October 2025). We don't have the luxury to give handouts to corporate developers and, further, it isn't necessary. Everyone is already getting outbid on houses, the town is doing just fine. We have great schools with or without bland, corporate retail investment.

I can't believe you would earmark tax increment money for them when my taxes increased almost a thousand dollars this year. They increased greater

than 20 percent over the last 2 years. The TIF means taking more of our money just to give it to a developer.

The multi-unit residential plans at the old village hall sound like a bad idea- inviting congestion into the nicest corner of town. It's not worth the extra tax base to degrade the neighborhood charm, and the taxes will still only go one way, up. Sorry, but I have to say thumbs down to the whole thing.

Respectfully, I would never vote for anyone with their name on this deal.

Thank you for your time,
Paul Ceisel