

## Legislative Summary

<b>Resolution 25-58</b>
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### **A RESOLUTION AUTHORIZING A FEASIBILITY STUDY CONCERNING THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF MORTON GROVE, ILLINOIS**

<b>Introduced:</b>	August 12, 2025
<b>Purpose:</b>	To authorize a feasibility study for the Dempster Street Redevelopment Project Area in compliance with the TIF Act.
<b>Background:</b>	<p>The area along Dempster Street from Central Avenue to the Forest Preserves suffers from blighting factors including obsolescence, deterioration, structures below minimum code standards, inadequate utilities, lack of community planning, and stagnating or declining property values. The area has not experienced significant growth and development through private investment, and it is not reasonably anticipated to continue to produce property taxes comparable to other redeveloped areas. The economic and physical development of the Village may be harmed if the area's blighting factors continue. The Village is therefore considering designating the area as a "Redevelopment Project Area" or "TIF District" as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the "TIF Act"). Pursuant to the Act, it is necessary to conduct a feasibility study to determine whether the properties in the area would qualify under the Act. This Resolution will authorize Village Staff, Johnson Research Group, and Elrod Friedman LLP to prepare a feasibility study of the Proposed Redevelopment Project Area.</p> <p>To further comply with the TIF Act, the Village shall immediately transmit a copy of this Resolution to all taxing districts that would be affected by designation of the proposed Redevelopment Project Area. The Village's Assistant Village Administrator may be contacted for additional information about the Proposed Redevelopment Project Area. The Assistant Village Administrator shall also receive all comments and suggestions regarding the Proposed Redevelopment Project Area to be studied.</p>
<b>Programs, Departs or Groups Affected</b>	Administration, Legal, Finance, and Community and Economic Development
<b>Fiscal Impact:</b>	None at this time
<b>Source of Funds:</b>	TIF, General Fund
<b>Workload Impact:</b>	The Village Administrator, Assistant Village Administrator, Corporation Counsel, Finance Director, and Community Development Administrator will take all steps necessary to implement this Resolution as part of their normal workload
<b>Administrator Recommendation:</b>	Approval as presented.
<b>Second Reading:</b>	None required.
<b>Special Consider or Requirements:</b>	None

Submitted by: Charles L. Meyer, Village Administrator  
Reviewed by: Zoe Heidorn, Assistant Village Administrator  
Reviewed by: Teresa Hoffman Liston, Corporation Counsel  
Reviewed by: Hanna Sullivan, Finance Director

**RESOLUTION 25-58**

**A RESOLUTION AUTHORIZING A FEASIBILITY STUDY  
CONCERNING THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED  
WITHIN THE VILLAGE OF MORTON GROVE, ILLINOIS**

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois is a home rule unit of government under the provisions of Article 7 of the Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, the Village President and Board of Trustees (the “Corporate Authorities”) find and hereby declare that it is in the best interests of the Village that certain property generally described in “**Exhibit A**” attached hereto (the “Proposed Redevelopment Project Area”) be revitalized and redeveloped; and

WHEREAS, the Proposed Redevelopment Project Area has not been subject to maximum growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village; and

WHEREAS, the Corporate Authorities desire to promote and protect the public health, welfare, and safety of the Proposed Redevelopment Project Area by encouraging redevelopment therein; and

WHEREAS, the Corporate Authorities are considering designating the Proposed Redevelopment Project Area as a “Redevelopment Project Area” or “TIF District” as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the “TIF Act”); and

WHEREAS, the Corporate Authorities agree that it is necessary to conduct a feasibility study as contemplated by the TIF Act (the “Feasibility Study”) regarding the Proposed Redevelopment Project Area; and

WHEREAS, Village Staff has evaluated and considered the skill and experience of consultants providing professional services related to the eligibility of establishing a TIF District and their knowledge, experience, and familiarity with the general vicinity surrounding the study area, and has recommended that Johnson Research Group, Inc., with the legal support of Elrod Friedman LLP, should be directed to commence a Feasibility Study of the Proposed Redevelopment Project Area.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated in this Section One as if said recitals were fully set forth herein.

SECTION 2: The Corporate Authorities will consider the use of various programs including, but not limited to, Tax Increment Allocation Financing pursuant to the TIF Act concerning the Proposed Redevelopment Project Area and may take such actions as they deem appropriate and necessary to induce quality development of the Proposed Redevelopment Project Area and, within their sole discretion, adopt such program(s) deemed necessary and desirable to implement the same.

SECTION 3: Village Staff and Johnson Research Group, Inc., with legal support provided by Elrod Friedman LLP, are hereby authorized and directed to commence a Feasibility Study of the Proposed Redevelopment Project Area to determine the eligibility of the Area as a Redevelopment Project Area pursuant to the provisions of the TIF Act.

SECTION 4: The Village shall immediately transmit a copy of this Resolution to all taxing districts that would be affected by the designation of the Proposed Redevelopment Project Area as a Redevelopment Project Area or TIF District.

SECTION 5: The Village's Assistant Village Administrator may be contacted for additional information about the Proposed Redevelopment Project Area. The Assistant Village Administrator shall also receive all comments and suggestions regarding the Proposed Redevelopment Project Area to be studied.

SECTION 6: The Village hereby agrees to reimburse itself for the costs incurred in connection with the Feasibility Study in the event the TIF District is designated, and incremental real estate taxes are available for payment of such costs pursuant to the TIF Act.

SECTION 7: If any section, paragraph, clause, or provision of this Resolution shall be invalid, said invalidity shall not affect any other provision of this Resolution.

SECTION 8: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Passed this 12<sup>th</sup> day of August 2025.

Trustee Khan Aye

Trustee Minx Aye

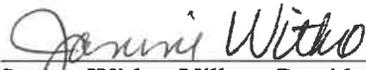
Trustee Shiba Aye

Trustee Thill Aye

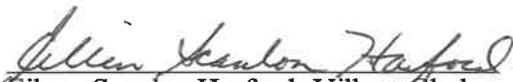
Trustee Travis Aye

Trustee White Absent

Approved by me this 12<sup>th</sup> day of August 2025.

  
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Janice Witko, Village President  
Village of Morton Grove  
Cook County, Illinois

Attested and Filed in my office  
This 13<sup>th</sup> day of August 2025.

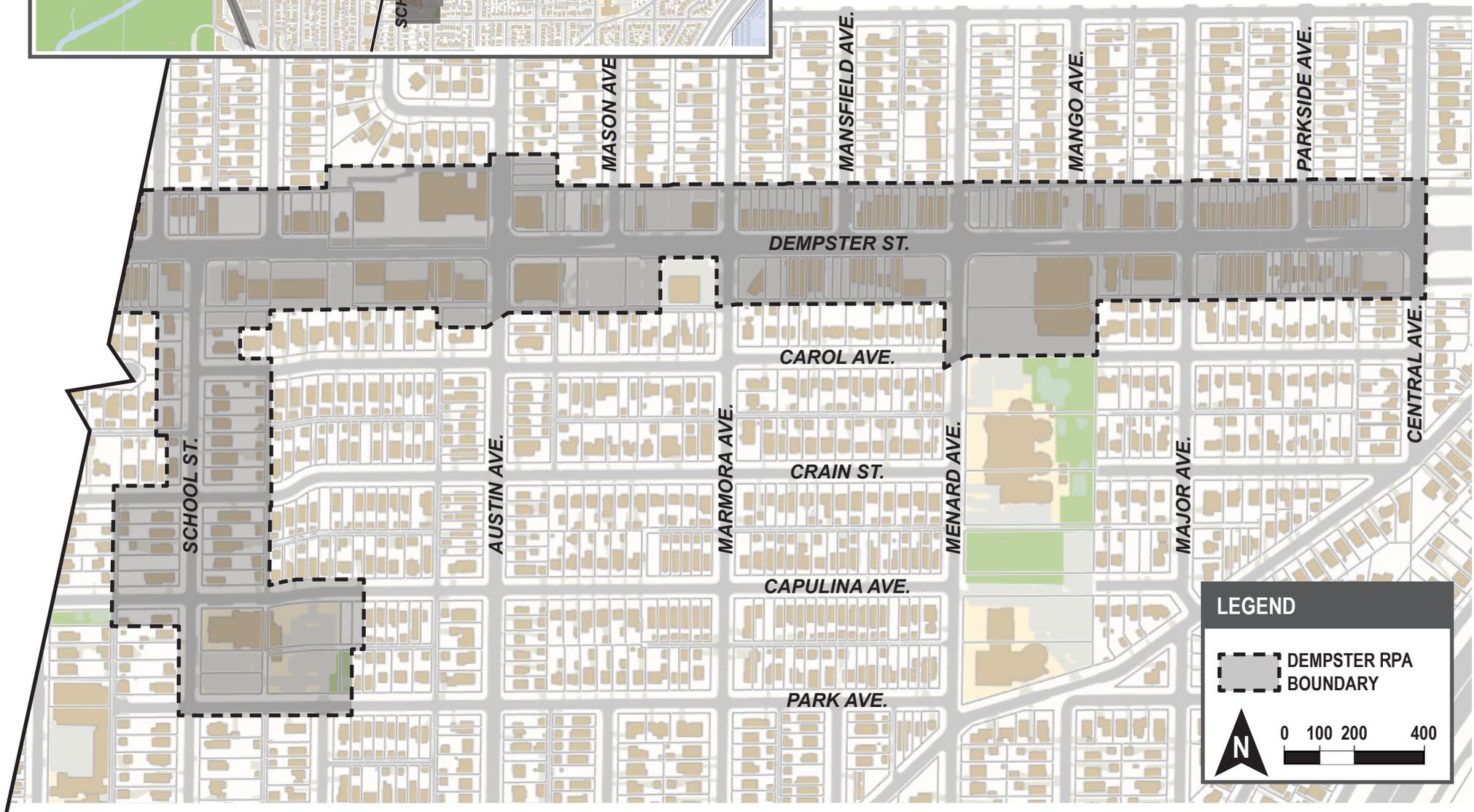
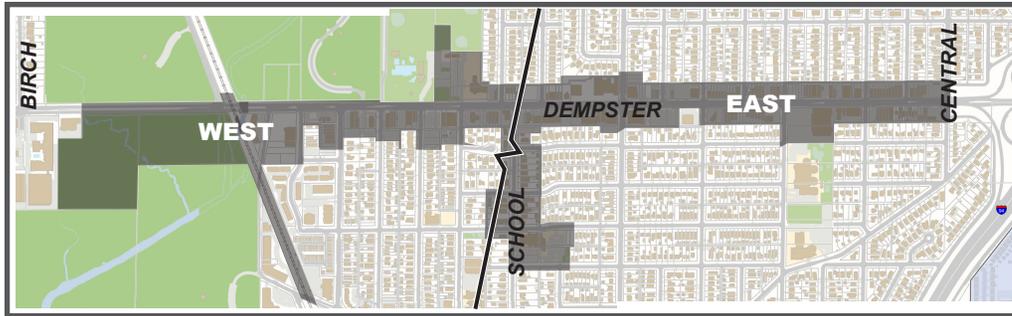
  
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Eileen Scanlon Harford, Village Clerk  
Village of Morton Grove  
Cook County, Illinois

**EXHIBIT A**

MAP OF PROPOSED DEMPSTER STREET  
REDEVELOPMENT PROJECT AREA

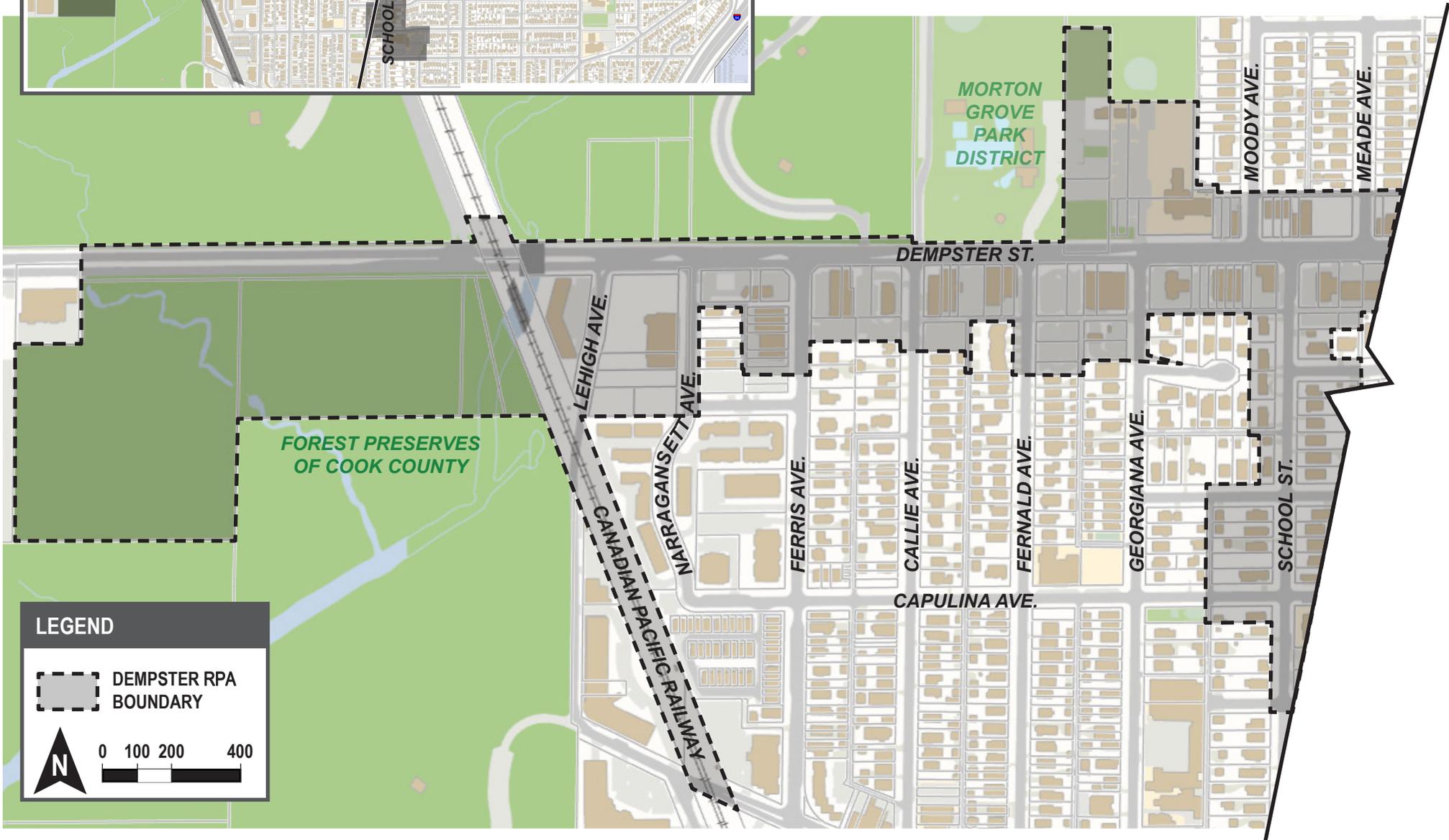
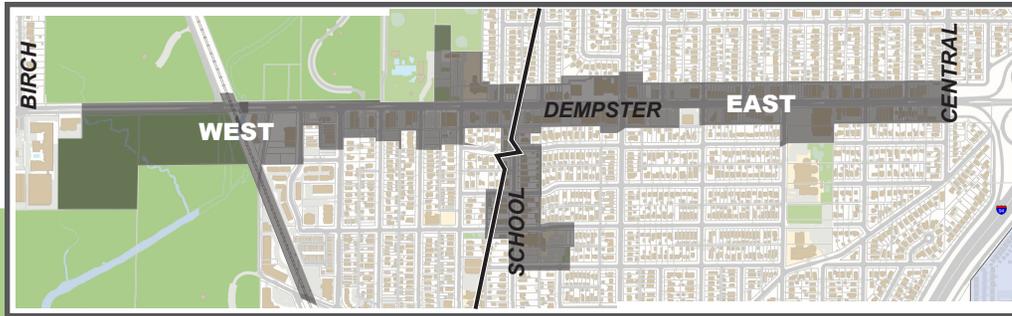
# EXHIBIT A

## PROPOSED DEMPSTER STREET REDEVELOPMENT PROJECT AREA EAST SECTION



# EXHIBIT A

## PROPOSED DEMPSTER STREET REDEVELOPMENT PROJECT AREA WEST SECTION



**LEGEND**

-  DEMPSTER RPA BOUNDARY

