

## Legislative Summary

<b>Resolution 25-77</b>
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### **FIXING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE**

### **APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA, AND THE ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, AND CONVENING A JOINT REVIEW BOARD**

<b>Introduced:</b>	November 25, 2025
<b>Purpose:</b>	To comply with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 (the “ <i>TIF Act</i> ”), to fix the time and place for a public hearing to consider the establishment of a Redevelopment Project Area for Dempster Street from Central Avenue to the Forest Preserve District property.
<b>Background:</b>	<p>Dempster Street from Central Avenue to the Forest Preserve District property 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. The Village is considering designating this area as a “Redevelopment Project Area” or “TIF District” as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the “TIF Act”).</p> <p>This resolution will authorize the convening of a Joint Review Board meeting on December 16, 2025, at 3:00 p.m. at Village Hall and will set January 27, 2026, at 6:00 p.m. at Village Hall as the time and place for a public hearing to consider the establishment of the Dempster Street TIF District. The Village will provide notice of the public hearing in the January 8, 2026, and January 15, 2026, editions of the <i>Morton Grove Champion</i> as required by law.</p>
<b>Programs, Departs or Groups Affected</b>	Administration, Finance, Legal, and Community Development
<b>Fiscal Impact:</b>	None at this time
<b>Source of Funds:</b>	N/A
<b>Workload Impact:</b>	Village Staff will take all steps necessary to implement this Resolution as part of their normal workload
<b>Admin Recommend:</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: Teresa Hoffman Liston, Corporation Counsel  
Reviewed by: Brandon Nolin, Community Development Administrator  
Prepared by: Zoe Heidorn, Assistant Village Administrator

## VILLAGE CLERK'S CERTIFICATION

I, Eileen Scanlon Harford, Village Clerk of the Village of Morton Grove, Cook County, State of Illinois, certify the attached and foregoing is a true and correct copy of that certain Resolution now on file in my office, entitled:

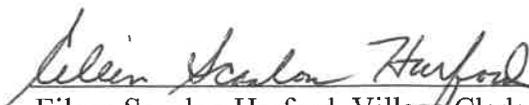
### **RESOLUTION 25-77:**

#### **FIXING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA, AND THE ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, AND CONVENING A JOINT REVIEW BOARD**

The Resolution was passed by the Village Board of Trustees of the Village of Morton Grove at a Regular Meeting held on the 25th day of November 2025, at which meeting a quorum was present.

I do further certify the original Resolution, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand this 26<sup>th</sup> day of November 2025



Eileen Scanlon Harford, Village Clerk

## **RESOLUTION 25-77**

### **FIXING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA, AND THE ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, AND CONVENING A JOINT REVIEW BOARD**

**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, 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**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 as supplemented and amended (the “Act”), the Village President and Board of Trustees (the “Corporate Authorities”) of the Village of Morton Grove, Cook County, Illinois (the “Village”), have and do hereby determine it is advisable and in the best interests of the Village and certain affected taxing districts that the Village designate the Dempster Street Redevelopment Project Area, also to be known as the Dempster Street TIF District (the “Redevelopment Project Area”), as further described in “Exhibit A”, attached hereto and incorporated herein, approve the Dempster Street Redevelopment Plan and Project (the “Redevelopment Plan and Project”), and adopt tax increment allocation financing for the Redevelopment Project Area; and

**WHEREAS**, pursuant to Section 11-74.4-4.2 of the TIF Act, and Ordinance 19-02 adopted by the Corporate Authorities on April 22, 2019, the Village has created an Interested Parties Registry for activities related to redevelopment project areas in the Village of Morton Grove, adopted reasonable registration rules, and prescribed requisite registration forms for residents and organizations active within the Village seeking to be placed on said Interested Parties Registry and has or will give public notice of the registry as required by law; and

**WHEREAS**, the TIF Act also requires that prior to the adoption of ordinances proposing the designation of a redevelopment project area, or approving a redevelopment plan or redevelopment project, the Village shall convene a Joint Review Board, consisting of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, township, fire protection district and county having authority to directly levy taxes on the property within the

Redevelopment Project Area at the time the proposed Redevelopment Project Area is approved, a representative selected by the Village and a public member; and

**WHEREAS**, the TIF Act also requires that prior to the adoption of ordinances proposing the designation of a Redevelopment Project Area, or approving a Redevelopment Plan or Redevelopment Project, the Village shall conduct a Public Hearing during which hearing any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally with respect to the proposed Redevelopment Project Area and Redevelopment Plan and Project; and

**WHEREAS**, the TIF Act further requires the time and place of such public hearing be fixed by resolution or ordinance adopted by the Corporate Authorities; and

**WHEREAS**, the TIF Act further requires that not less than ten (10) days prior to adopting the resolution or ordinance fixing the time and place of a public hearing, the Village must make available for public inspection the Redevelopment Plan or a separate report that provides, in reasonable detail, the basis for the proposed Redevelopment Project Area's qualifying as a "Redevelopment Project Area" under the Act; and

**WHEREAS**, the firm of Johnson Research Group, Inc., has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its report (the "*Report*") that said proposed Redevelopment Project Area qualifies as a "Redevelopment Project Area" as defined in the TIF Act, which Report has been presented to the Corporate Authorities and has been on file in the official files and records of the Village and has been available for public inspection on the Village website: [www.mortongroveil.org](http://www.mortongroveil.org) and in the Village Administrator's office for at least since at least November 14, 2025, (eleven (11)) days before the adoption of this Resolution); and

**WHEREAS**, the TIF Act further requires notice of the Public Hearing be given by publication and mailing; and

**WHEREAS**, the Corporate Authorities have heretofore determined it is advisable to convene a Joint Review Board and to hold a Public Hearing to consider the approval of the Redevelopment Plan, the designation of the proposed Redevelopment Project Area, and the adoption of tax increment allocation financing within the Redevelopment Project Area.

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

SECTION 1: Redevelopment Plan and Project and Redevelopment Project Area. The approval of the Redevelopment Plan and Project, the designation of Redevelopment Project Area and the adoption of tax increment allocation financing within the Redevelopment Project Area are hereby proposed.

SECTION 2: Joint Review Board Convened. A Joint Review Board (“JRB”) as set forth in the TIF Act is hereby convened, and the Board shall meet, review such documents, and issue such report as set forth in the TIF Act. The first meeting of said Joint Review Board shall be held on **December 16, 2025, at 3:00 p.m.** at 6101 Capulina Avenue, Morton Grove, Illinois. The Village hereby expressly finds and determines said date is at least fourteen (14) days but not more than twenty-eight (28) days after the notice to affected taxing districts hereinafter authorized in Section (c) of this Resolution will be mailed. The JRB shall be established for the purposes set forth in the Act. The JRB shall consist of one representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, township, fire protection district, and county having authority to directly levy taxes on the property within the proposed Redevelopment Project Area, a representative selected by the Village and a public member. The public member and the JRB’s chairperson shall be selected by a majority of other members of the JRB in conformance with the requirements of 65 ILCS 5/11-74.4-5(b).

SECTION 3: Time and Place of Public Hearing Fixed. A Public Hearing (the “Hearing”) shall be held by the Village Board on **January 27, 2026, at 6:00 p.m.** at 6101 Capulina Avenue, Morton Grove, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed designation of the Redevelopment Project Area, the approval of the Redevelopment Plan and Project, and adoption of tax increment allocation financing within the Redevelopment Project Area.

SECTION 4: Publication of Notice of Hearing. Notice of the Hearing, substantially in the form attached hereto as Exhibit “B”, shall be published at least twice, not more than thirty (30) nor less than ten (10) days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the proposed Redevelopment Project Area

SECTION 5: Mailing of Notice of Hearing Authorized.

A. Notice of the Hearing shall be mailed by certified mail not less than ten (10) days prior to the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the

proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as the owners of such property.

B. Notice of the Hearing shall also be given within a reasonable time after the adoption of this Resolution by first class mail to all residents within the postal zip code area or areas contained in whole or in part within the proposed Redevelopment Project Area and to those organizations and residents that have registered with the Village for information in accordance with the registration guidelines herein established by the Village;

C. Notice of the hearing shall also be given by certified mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than forty-five (45) days prior to the Hearing, and such notice shall advise the taxing bodies represented on the JRB of the time and place of the first meeting of the JRB, and shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, 6101 Capulina Avenue, Morton Grove, Illinois, concerning the subject matter of the Hearing. Each such mailed notice to the taxing districts shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan and Project;

D. Notice of the availability of the proposed Redevelopment Plan, including how to obtain this information, shall be provided by mail within a reasonable time after the adoption of this Resolution to all residential addresses that, after a good faith effort, the Village determines are located outside the boundaries of the Redevelopment Project Area which are within 750 feet of the boundaries of the Redevelopment Project Area; however, if the total number of residential addresses outside the Redevelopment Project Area and within 750 feet of the boundaries of the Redevelopment Project Area exceeds 750, the Village shall be required to provide the notice to only the 750 residential addresses that, after a good faith effort, the Village determines are outside the Redevelopment Project Area and closest to the boundaries of the Redevelopment Project Area.

SECTION 6: Public Inspection of Proposed Redevelopment Plan. A draft of the proposed Redevelopment Plan was placed on file at the offices of the Village Clerk on November 14, 2025, being a date not less than forty-five (45) days prior to the date of the Hearing.

SECTION 7: Superseder; Effective Date. All ordinances, resolutions, motions or orders in conflict with the provisions of the Resolution are, to the extent of such conflict are hereby repealed. This Resolution shall become effective upon its adoption.

Passed this 25<sup>th</sup> day of November 2025.

Trustee Khan aye

Trustee Minx aye

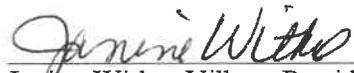
Trustee Shiba aye

Trustee Thill absent

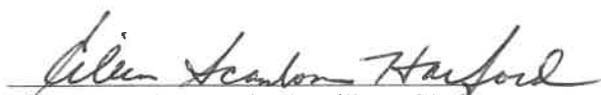
Trustee Travis aye

Trustee White aye

Approved by me this 25<sup>th</sup> day of November 2025.

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

Attested and filed in my office  
This 26<sup>th</sup> day of November 2025.

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

**EXHIBIT A**

MAP OF PROPOSED DEMPSTER STREET

REDEVELOPMENT PROJECT AREA/TIF DISTRICT

**EXHIBIT B**

**NOTICE OF PUBLIC HEARING**

**VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS  
PROPOSED ESTABLISHMENT OF THE DEMPSTER STREET REDEVELOPMENT  
PROJECT AREA**

**Notice is hereby given that on January 27, 2026, at 6:00 p.m. at the Village Hall of the Village of Morton Grove, 6101 Capulina Avenue, Morton Grove, Illinois,** a Public Hearing will be held to consider the approval of the proposed redevelopment plan and project (the “Redevelopment Plan and Project”) and the designation of that certain proposed redevelopment project area to be known as the Dempster Street Redevelopment Project Area (Dempster Street TIF District) (the “*Redevelopment Project Area*”), and the adoption of tax increment allocation financing within the Redevelopment Project Area. The Redevelopment Project Area consists of the territory generally described below:

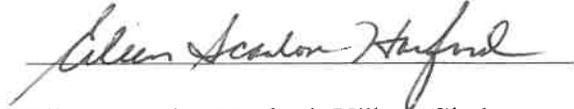
*The Redevelopment Project Area is generally bounded on the east by Central Avenue, on the west by the western line of the Cook County Forest Preserve’s St. Paul Woods (PIN 10-19-200-003-0000), on the north by the alley north of Dempster Street, and on the south by the alley south of Dempster Street. A portion of the Project Area extends south of Dempster Street to include properties on either side of School Street up to and including the Flickinger Municipal Center (6101 Capulina Avenue).*

There will be considered at the hearing comments on whether to approve the Redevelopment Plan and Project for, and the designation of, the proposed Redevelopment Project Area, and adoption of tax increment allocation financing therefor. The Redevelopment Plan and Project is on file and available for public inspection at the office of the Village Clerk, 6101 Capulina Avenue, Morton Grove, Illinois. Pursuant to the Redevelopment Plan and Project, the Village proposes to alleviate blighting conditions in the Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan objectives include promoting and protecting the health, safety, morals, and welfare of the public by establishing a public/private partnership, establishing economic growth, development, and employment in the Village by working within the guidelines of the business attraction and retention strategies developed by the Village, encouraging private investment while conforming with the Village’s comprehensive plan, restoring and enhancing the Village’s tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area.

To achieve these objectives, the Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction, and installation of public facilities, property assembly, site preparation and improvement, job training, and other eligible

redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative, and other professional costs.

At the public hearing, all interested persons or affected taxing districts may file written comments and objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, , and the adoption of tax increment allocation financing therefor.. The hearing may be adjourned by the Village Board of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

A handwritten signature in cursive script, reading "Eileen Scanlon Harford", written over a horizontal line.

Eileen Scanlon Harford, Village Clerk  
VILLAGE OF MORTON GROVE  
Cook County, Illinois

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

**CERTIFICATION OF RESOLUTION AND MINUTES**

I, the undersigned, do hereby certify I am the duly qualified Village Clerk of the Village of Morton Grove, Cook County, Illinois (the "Village"), and as such official I am the keeper of the records and files of the Village President and Board of Trustees of the Village (the "Corporate Authorities").

I do further certify the foregoing is a full, true, and complete copy of

**Resolution 25-77**

**FIXING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE DEMPSTER STREET REDEVELOPMENT PROJECT AREA, AND THE ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, AND CONVENING A JOINT REVIEW BOARD**

and a true, correct, and complete copy of the minutes of November 25, 2025, meeting of the Corporate Authorities during which said resolution was adopted.

I do further certify the deliberations of the Corporate Authorities on the adoption of said resolution were conducted openly, the vote on the adoption of said resolution was taken openly, said meeting was held at a specified time and place convenient to the public, notice of said meeting was duly given to all of the news media requesting such notice; an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; said agenda described or made specific reference to said resolution; said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 26<sup>th</sup> day of November 2025.



*Eileen Scanlon Harford*  
Eileen Scanlon Harford, Village Clerk

