

# Morton Grove Tax Increment Financing (TIF) Overview

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FEBRUARY 10, 2026



# Dempster Street TIF Status

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Proposed TIF district along Dempster Street from Central Avenue to Sawmill Station and a portion of School Street to the current Village Hall, encompassing approximately 90.1 acres.

The process for establishing this TIF district is ongoing and has followed applicable State laws to provide notice and facilitate public input.

A Public Hearing was held on January 27, 2026, to facilitate public input and present the proposed Dempster Street TIF.

Three Ordinances (26-02, 26-03, and 26-04) on the Agenda February 10, 2026, for first reading. If approved on February 24, 2026, these Ordinances would facilitate the creation of the new TIF Dempster Street TIF District.

if anyone from the public has any questions, please feel free to contact the Village at [administration@mortongroveil.org](mailto:administration@mortongroveil.org) or by phone at **847-663-3061**.

# Additional Information

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The Village is **not proposing or entertaining high-density uses** such as apartments or condominiums for the existing Village Hall / Police Department site at 6101 Capulina Avenue. Prior to any action on the Village Hall site, there would be a public process to solicit feedback from the community before issuing a request for proposals for the site.

There is **no proposal to construct subsidized or low-income housing**. In 2022, the Village adopted a **Village-wide affordable housing ordinance** and established an Affordable Housing Trust Fund and program to provide financial assistance to long-term senior residents to be able to stay in their homes.

In conjunction with the Village's **Dempster Street Corridor Plan**, which runs the entire length of Dempster Street, not just the proposed TIF area, ideas will be presented for future redevelopment that maintains the existing character and uses while facilitating investment.

- Recommendations include developing the area without acquiring property or increasing lot depths
- Safety enhancements have been recommended for the trail crossings at Dempster, the Forest Preserves, and the Milwaukee North District train line.

# Additional Information

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The National Recreation and Parks Association and Trust for Public Land (anon-profit that works to connect everyone to the benefits and joys of the outdoors ) support a service area standard of having a **quality greenspace within a half-mile (a 10-minute walk) of home.**

**94% of the Village of Morton Grove falls into the half-mile access standard.** The only areas not falling into this category are located on far east side of the Village, adjacent to Skokie.

There are **two neighborhood parks located in the immediate area around Village Hall.** Additionally, there are two large parks within a half mile walk of the neighborhood:

- Harrer Park (20 acres)
- Austin Park (3.5 acres)

The **Forest Preserves** entry points along Dempster Street and Lincoln Avenue also provide neighborhood with access to hundreds of acres of high-quality open space in Morton Grove.

# School District Enrollment Information

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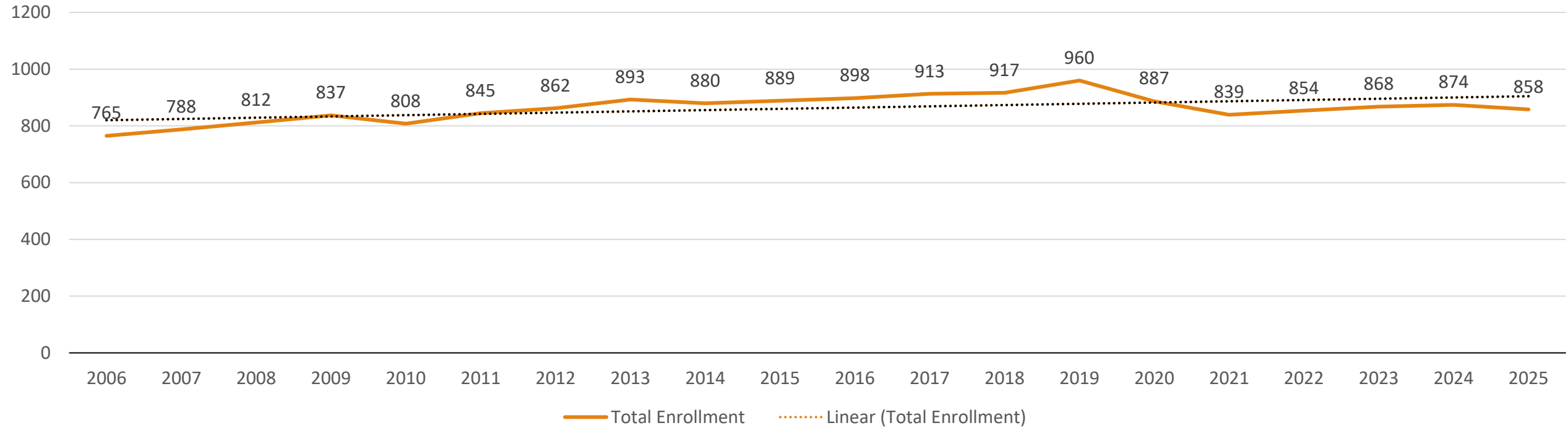
**Concerns were raised regarding increases in local school enrollment** as a result of TIF District developments.

The Village reviewed data on enrollment for the main school districts in the Village (School District 67 and School District 70).

Enrollment data is provided in the following slides showing fluctuations in enrollment across these school districts over the last 20 years.

Data also includes an enrollment trendline for these respective school districts.

# School District 70 Annual Enrollment



**Average Enrollment:** 862 students

**Low:** 765 students (2006)

**High:** 960 students (2019)

# School District 70 Enrollment Information

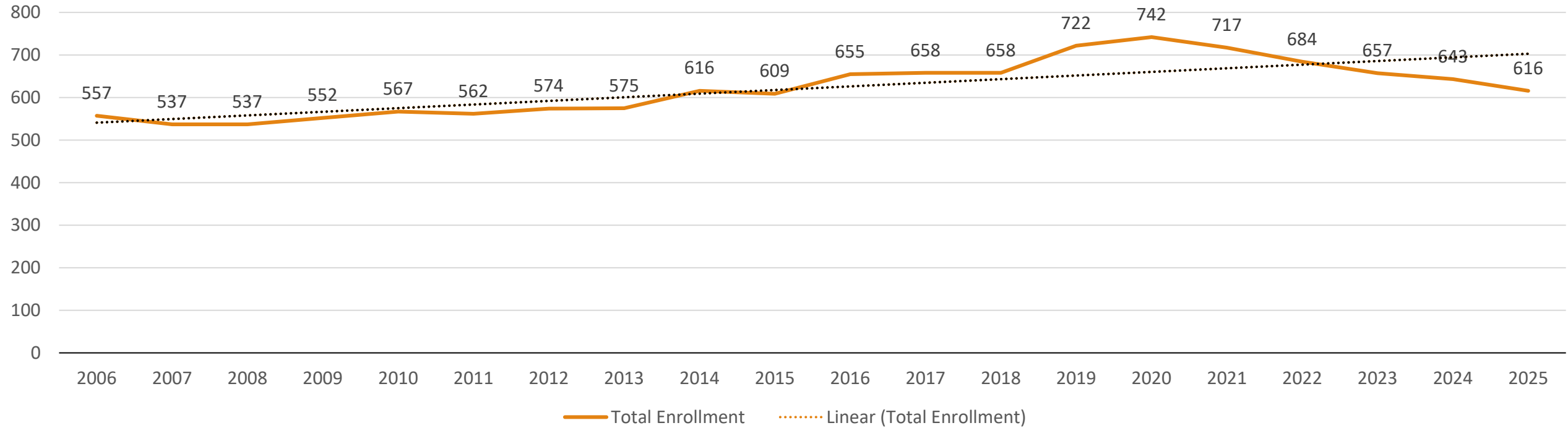
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School District 70 shared enrollment data with the Village as part of this presentation regarding housing developments over the last 20 years. The Village's current enrollment based on developments include:

- 15 Students from Woodlands
- 38 Students from Trafalgar
- 8 Students from Crossings
- 4 Students from Lexington Walk
- 5 Students from Sawmill Station
- 8 Students from Metro on Main

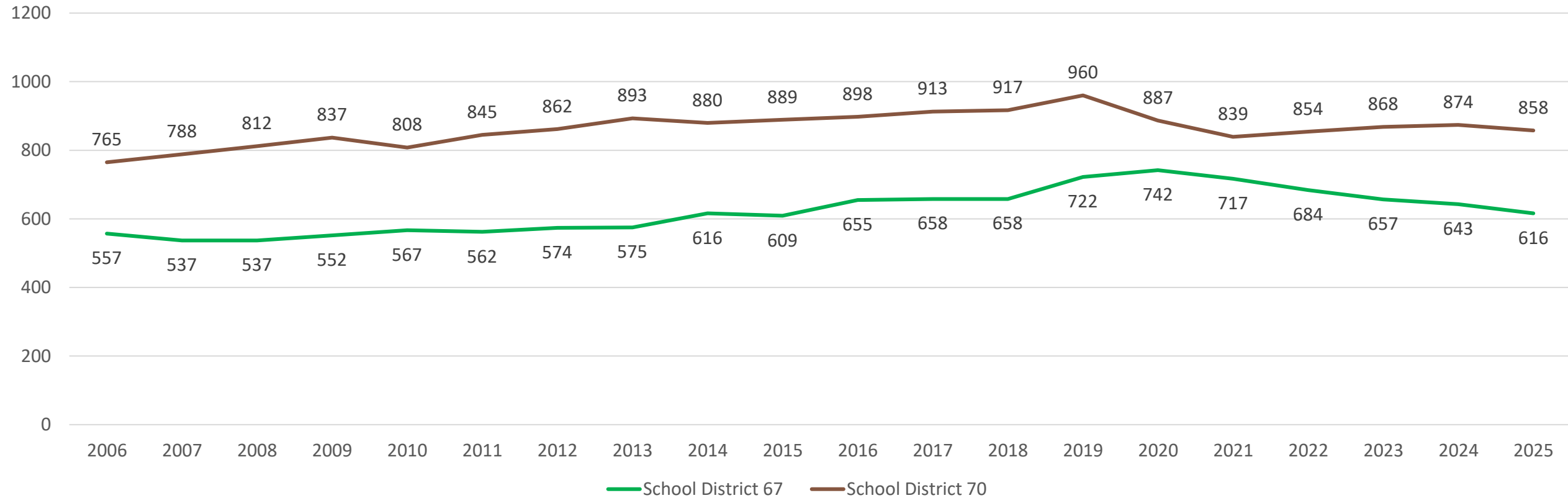
**Note:** *As required by the TIF Act, local public school districts that certify additional students associated with TIF-assisted housing projects will receive eligible tuition costs for each student*

# School District 67 Annual Enrollment



**Average Enrollment:** 621 students  
**Low:** 537 students (2007 and 2008)  
**High:** 742 students (2020)

## Comparison of Morton Grove School Districts Enrollment



### General Takeaways:

- All School Districts experience variations year to year for enrollment
- All School Districts experience upward general trend for enrollment
- No noticeable difference in enrollment trends between School Districts

# Next Steps

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## Consideration of TIF District for Approval

First reading of ordinances on **February 10, 2026, at 7:00 p.m.** and second reading of ordinances on **February 24, 2026, at 7:00 p.m.**

## Village Hall Redevelopment

Process likely to begin no earlier than late 2026 / early 2027 with issuance of an RFP followed by public meetings to discuss the property's sale

- If the proposed use for the property requires special zoning approvals (e.g. map amendment, special use permit), further public meetings of the Plan Commission and Village Board will be required and provide additional opportunity for public comment

Questions: Contact the Village Administrator's Office at [administration@mortongroveil.org](mailto:administration@mortongroveil.org) or by phone at **847-663-3061**.