

Morton Grove Tax Increment Financing (TIF) Overview

January 27, 2026

TIF History and Purpose

- ▶ Tax increment financing (TIF) districts are tools used by local governments for improvements within the district to encourage new economic development and job creation using dedicated property taxes as revenue sources
- ▶ The Village has two active TIF districts
 - ▶ Sawmill Station TIF District (2019)
 - ▶ 65.33-acre area centered on the intersection of Dempster Street and Waukegan Road
 - ▶ Facilitated development of a new lifestyle center of 240,000 square feet that includes retail and entertainment space and 250 multi-family units
 - ▶ Lincoln / Lehigh TIF District (2021)
 - ▶ 27.80-acre area focused around the Metra Train Station
 - ▶ Led to the development of the award-winning Metro on Main site with 89 townhomes
 - ▶ Proposed development of 60-unit apartment building with ground-floor retail
 - ▶ Financed new Metra train station construction

TIF History and Purpose

- ▶ The Village has a long history of successfully and responsibly using TIF districts to spur development and enhance the community
- ▶ The Lehigh Ferris TIF District closed at the end of 2024 after facilitating significant development that provided an additional \$1 million annually in revenue to Morton Grove school districts
 - ▶ Included the development of the Woodlands of Morton Grove, a \$110 million project that was named the Chicagoland's Multi-Family Development of the Year
 - ▶ The addition of the Crossings of Morton Grove and Lexington Walk as additional housing and property tax revenue in the Village
 - ▶ Facilitated the development and construction of Moretti's Ristorante and Pizzeria
 - ▶ Construction of Gateway Plaza adjacent to the Metra train line as a community space

Dempster Street TIF District

- ▶ 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
- ▶ This TIF district was first publicly discussed at the July 22, 2025, Village Board meeting with the consideration and approval of Resolution 25-54, an inducement resolution for the prospective area
- ▶ The Redevelopment Plan for the project area has been on file and publicly available with the Village since November 14, 2025
- ▶ Resolution 25-77 was approved on November 25, 2025, and set the time and place for a Public Hearing to consider the establishment of the Dempster Street TIF District
- ▶ A letter was sent out to addresses within 750 feet of the proposed TIF district and other taxing bodies on December 1, 2025, providing formal notice of the proposed TIF district

Dempster Street TIF

- ▶ A Joint Review Board Meeting was held on December 16, 2025, regarding the Dempster Street TIF District. The Joint Review Board unanimously recommended approval of the Dempster Street TIF District by Resolution
- ▶ The Public Hearing is scheduled for **January 27, 2026, at 6:00 p.m.** in the Village of Morton Grove Council Chambers at 6101 Capulina Avenue, Morton Grove
- ▶ A letter was sent out to addresses within the proposed TIF district, other taxing bodies, and interested parties on January 8, 2026, providing formal notice of the Public Hearing
- ▶ Notice of the Public Hearing was published in the *Morton Grove Champion* on January 1, 2026, and again will be published on January 15, 2026
- ▶ The Village Board's formal consideration and approval of the Dempster Street TIF District by ordinance is expected for a first reading on **February 10, 2026**, and a second reading on **February 24 , 2026**

Village Hall / Police Department History

- ▶ The Village began the entitlement process for the current Village Hall / Police Department at 6101 Capulina Avenue in 1978
- ▶ Prior to 1978, this property included at least one private residence and the Grove School
- ▶ After extensive deliberations with public input in 1978 and 1979, the Village Hall / Police Department site on 6101 Capulina was approved
 - ▶ The major concerns from the public were traffic and recreational uses
 - ▶ The deliberations at the time lead to the creation of the now-named Barry Shalin Memorial Park
 - ▶ Pioneer Park at Georgiana Avenue and Capulina Avenue has since been added as recreational space for the neighborhood

Village Hall / Police Department

- ▶ Future redevelopment of the Village Hall site will be subject to a public process that will likely involve a request for proposals (RFP), a public document and process that allows the community to see how the property is being marketed
- ▶ The Village Board would review and consider a proposal for the site at a public meeting as part of the RFP process
- ▶ No decision has been made for the future use of the Village Hall site and in advance of a decision being made on the use of the Village Hall site there would be significant opportunities for public input. Inclusion of this site in the proposed TIF does not mitigate the public's role in helping to decide the future of this site.

Next Steps

- ▶ Public Hearing - **January 27, 2026, at 6:00 p.m. (Tonight)**
- ▶ 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 Development - 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** or by phone at **847-663-3061**.