

JOINT REVIEW BOARD MEETING
LINCOLN/LEHIGH TIF DISTRICT
VILLAGE OF MORTON GROVE

Village Hall, Morton Grove, Illinois
6101 Capulina Avenue

Meeting Agenda

August 26, 2021 – 10:00 a.m.

- I. Call to Order (Village)
- II. Introduction of Representatives
- III. Selection of Public Member
- IV. Selection of Chairperson
- V. Review of Joint Review Board Procedures and Duties
- VI. TIF Plan and TIF Eligibility Criteria – Review
- VII. Review of Draft TIF Ordinances
- VIII. Questions/Public Comments (Chairperson)
- IX. Consideration of Recommendation to Village Board Recommending the Approval of the Redevelopment Plan and Project for the Village's Proposed Lincoln/Lehigh TIF District (Chairperson)
- X. Review of Timetable and Next Steps
- XI. Adjournment

Tax Increment Allocation Redevelopment Act

JRB Procedures

Summary: Joint Review Board (JRB) Requirements Tax Increment Allocation Redevelopment Act (Illinois Compiled Statutes, Chapter 65, Section 5/11-74, 4-5(b)).

JRB Meetings

All board members shall be appointed and the first board meeting shall be held at least 14 days but not more than 28 days after the mailing of notice by the municipality to the taxing districts as required by Section 11-74.4-6(c). Such notice shall also advise the taxing bodies represented on the joint review board of the time and place of the first meeting of the board. Additional meetings of the board shall be held upon the call of any member. The municipality seeking designation of the redevelopment project area shall provide administrative support to the board.

JRB Duties and Procedures

The board shall review (i) the public record, planning documents and proposed ordinances approving the redevelopment plan and project and (ii) proposed amendments to the redevelopment plan or additions of parcels of property to the redevelopment project area to be adopted by the municipality. As part of its deliberations, the board may hold additional hearings on the proposal. A board's recommendation shall be an advisory, non-binding recommendation. The recommendation shall be adopted by a majority of those members present and voting. The recommendations shall be submitted to the municipality within 30 days after convening of the board. Failure of the board to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of designating or amending the redevelopment project area but shall be deemed to constitute approval by the joint review board of the matters before it.

The board shall base its recommendation to approve or disapprove the redevelopment plan and the designation of the redevelopment project area or the amendment of the redevelopment plan or addition of parcels of property to the redevelopment project area on the basis of the redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria defined in Section 11-74.4-3, and the objective of this Act.

The board shall issue a written report describing why the redevelopment plan and project area or the amendment thereof meets or fails to meet one or more of the objectives of this Act and both the plan requirements and the eligibility criteria defined in Section 11-74.4-3. In the event the Board does not file a report it shall be presumed that these taxing bodies find the redevelopment project area and redevelopment plan satisfy the objectives of this Act and the plan requirements and eligibility criteria.

If the board recommends rejection of the matters before it, the municipality will have 30 days within which to resubmit the plan or amendment. During this period, the municipality will meet and confer with the board and attempt to resolve those issues set forth in the board's written report that led to the rejection of the plan or amendment.

Municipal Actions

Notwithstanding the resubmission set forth above, the municipality may commence the scheduled public hearing and either adjourn the public hearing or continue the public hearing until a date certain. Prior to continuing any public hearing to a date certain, the municipality shall announce during the public hearing the time, date and location for the reconvening of the public hearing. Any changes to the redevelopment plan necessary to satisfy the issues set forth in the joint review board report shall be the subject of a public hearing before the hearing is adjourned if the changes would 1) substantially affect the general land uses proposed in the redevelopment plan, (2) substantially change the nature of or extend the life of the redevelopment project, or (3) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10. Changes to the redevelopment plan necessary to satisfy the issues set forth in the joint review board report shall not require any further notice or convening of a joint review board meeting, except that any changes to the redevelopment plan that would add additional parcels of property to the proposed redevelopment project area shall be subject to the notice, public hearing, and joint review board meeting requirements established for such changes by subsection (a) of Section 11-74.4-5.

In the event that the municipality and the board are unable to resolve these differences, or in the event that the resubmitted plan or amendment is rejected by the board, the municipality may proceed with the plan or amendment, but only upon a three-fifths vote of the corporate authority responsible for approval of the plan or amendment, excluding positions of member that are vacant and those members that are ineligible to vote because of conflicts or interest.

Joint Review Board (JRB) Procedures

Required Under the Act

JRB Meetings:

- Must be held between **14 and 28 days after mailing of notice** to taxing districts.
- **Municipality** shall provide **administrative support** to the JRB.
- **Any member** can call for **additional meetings**.

JRB Duties and Procedures:

- Board **shall review**:
 - public records, planning documents and proposed ordinances
 - proposed amendments to the plan or additions of parcels to the redevelopment project area
- Board's recommendation is **advisory**, and **non-binding**.
- Board **may hold additional hearings** as part of its deliberations.
- **Recommendation** must be by a **majority** of members **present** and **voting**.
- **Recommendation** must be submitted to the municipality **within 30 days after meeting** (failure to do so will not delay the public hearing or any other part of the process).
- **Recommendation shall be based** on whether the RPA and plan satisfies:
 - the plan requirements
 - the eligibility criteria
 - the objectives of the Act
- **If JRB recommends rejection**, Board shall issue **written report** describing **why the plan and project area meets or fails** to meet **one or more** the objectives of the Act **and** the plan requirements **and** eligibility criteria.
- **If no report is issued** it is assumed that the Board finds that the RPA and plan meets the objectives of the Act and the plan requirements and eligibility criteria.
- **If JRB recommends rejection**, municipality has an additional **30 days** to address JRB questions or issues.

Municipal Actions:

- Municipality may hold the scheduled **public hearing**, ending in adjournment or continuance.
- **If continuance**, date, time and place of next public hearing **must be announced** at the public hearing.
- Any **changes** to the plan **required to satisfy the JRB** must be the subject of a **public hearing** *if* the changes:
 - substantially affect the general land use in the plan
 - change the nature, or extend the life of the project
 - increase the number of inhabited residential units to be displaced
- Any **changes** made pursuant **to satisfying the JRB does *not* require further notice or another JRB meeting, *unless*** the changes include the **addition of parcels**, then in that event, there has to be **notice, and a JRB meeting and public hearing**.
- ***If*** JRB and municipality are **unable to resolve differences**, then a **3/5 vote** by the municipality is required for approval of the plan or amendment (excluding members that are vacant or ineligible to vote due to conflicts of interest).

Proposed Lincoln/Lehigh Tax Increment Financing (TIF) District

Village of Morton Grove Joint Review Board (JRB) Meeting August 26, 2021



1

Agenda

- I. Redevelopment Project & Plan
- II. Village Strategic & Fiscal Planning
- III. TIF District Qualifying Factors
- IV. Key Elements of the TIF Plan



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TIF District

2

I. Redevelopment Project & Plan

Background:

- The Village recognizes the need to implement strategies to stimulate and enhance commercial, retail, and mixed-use redevelopment.
- Village comprehensive planning strategies call for promoting private redevelopment within *strategically critical areas* of the Village, such as the Lincoln/Lehigh area.
- The proposed TIF District is anchored by the Morton Grove Metra commuter rail station, includes property within one of Morton Grove's oldest mixed-use neighborhoods, and incorporates an industrial area facing increasing obsolescence, under-use, and vacancy.
- The proposed TIF District has not benefitted from broad-scale redevelopment.



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3

I. Redevelopment Project & Plan

Project and Plan Objectives:

- Encourage redevelopment of obsolete and/or underutilized buildings or sites
- Reduce or eliminate impediments to private development within the area
- Coordinate redevelopment activities within the proposed TIF District in order to provide a positive market signal to private investors
- Accomplish redevelopment over a reasonable time period
- Create an attractive overall appearance for the area
- Further the goals and objectives of the Village's comprehensive planning efforts



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TIF District

4

I. Redevelopment Project & Plan

TIF Act Compliance:

The proposed TIF plan complies with the legal provisions of the TIF Act, including, but not limited to:

- The TIF plan conforms to the Village's Comprehensive Plan
- The proposed TIF District consists of contiguous parcels and exceeds 1 1/2 acres
- The proposed TIF District meets more than the minimum number of TIF Act criteria for "conservation area"
- The "but for" requirement is met – redevelopment is feasible only with the utilization of tax increment financing



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TIF District

5

II. Village Strategic & Fiscal Planning

Village Planning and Objectives:

The Village's Comprehensive Plan Update provides recommendations for improvements and development for key target areas within the Village through specific Target Area Plans, including the proposed TIF District. Toward this end, the Village proposes to:

- Promote improvement and enhancement of viable existing commercial buildings, including facades, signage, and structural repairs.
- Promote redevelopment of marginal, deteriorated, and obsolete buildings to new retail/commercial, residential, and mixed uses.
- Improve roadway characteristics in the corridor in order to improve traffic capacity.
- Improve the commuter train station facilities, including the supply and distribution of parking where possible.
- Improve the image and appearance of the corridor where space permits via streetscape, sidewalk improvements, signage, and gateway features.



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6

II. Village Strategic & Fiscal Planning

Village Strategies:

The TIF designation will help facilitate the Village's Comprehensive Plan (1999) and economic development strategies in order to:

- Coordinate the preparation of improved and vacant sites for assembly by private developers
- Foster repair, replacement and/or improvement of infrastructure to encourage redevelopment
- Enhance public properties or rights-of-way and/or provide buffering between uses
- Promote the provision of adequate on- and off-street parking
- Coordinate the preparation of improved and vacant sites for assembly by private developers
- Foster repair, replacement and/or improvement of infrastructure to encourage redevelopment
- Enhance public properties or rights-of-way and/or provide buffering between uses
- Promote the provision of adequate on- and off-street parking



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7

II. Village Strategic & Fiscal Planning

TIF Designation:

- Pursuant to its Comprehensive Plan, the Village is proposing the redevelopment of a strategically important economic area for the Village.
- The TIF designation is needed in order to address disincentives associated with ongoing and prospective vacancies, and reductions in valuations within the proposed TIF District.
- The TIF designation is key to:
 - ✓ Repositioning and revitalizing existing properties within the proposed TIF District
 - ✓ Long-term financial stability for the proposed TIF District
 - ✓ Achieving the economic development goals of the Village



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8

II. Village Strategic & Fiscal Planning

Land Use Strategy:

- Facilitate the efficient and predictable use of land in the Village
- Protect public and private property investments from incompatible land and uses
- Efficiently coordinate land use, transportation, economic, development, and community investment decisions
- Improve competitiveness and encourage redevelopment of structures and vacant land



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9

II. Village Strategic & Fiscal Planning



10

III. TIF District Qualifying Factors

The proposed TIF District is found to qualify under the TIF Act, as follows:

- The proposed TIF District meets the criteria for designation as a "Conservation Area."
- At least 6 of the 13 qualifying factors for "conservation area" set forth in the TIF Act (Illinois State Statute) are present in the proposed TIF District.



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TIF District

11

III. TIF District Qualifying Factors

The 13 "Conservation Area" Statutory Qualification Factors:

- | | |
|---|----------------------------|
| 1) Obsolescence | 8) Dilapidation |
| 2) Deterioration | 9) Excessive land coverage |
| 3) Inadequate utilities | 10) Environmental clean up |
| 4) Deleterious land use or layout | 11) Code violations |
| 5) Lack of community planning | 12) Illegal uses |
| 6) Lag or decline in equalized assessed valuation | 13) Excessive vacancies |
| 7) Lack of ventilation and sanitary facilities | |



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12

III. TIF District Qualifying Factors

“Conservation Area” Qualification Factors of Proposed TIF

Summary of TIF Factors Present:

- 1) **Obsolescence**
- 2) **Deterioration**
- 3) **Lack of Community Planning**
- 4) **Deleterious Land Use or Layout**
- 5) **Inadequate Utilities**
- 6) **Lag or Decline in Equalized Assessed Valuation (EAV)**

✓ The minimum 3 factors are present as required by the TIF Act, plus 3 additional factors



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TIF District

13

1) Obsolescence

The Act states that obsolescence is the condition of falling into disuse or a structure becoming ill-suited for its original use.

- The advanced ages of almost all structures within the Study Area, and their associated deterioration, make them obsolete in comparison to contemporary construction and development standards. 94% are over 35 years old, thirteen (13) of the seventeen (17) buildings, or 76%, are over fifty years old, seven (7) of the seventeen (17) buildings, or 41%, are more than 75 years old, and five (5), or 29%, are over one-hundred years old.
- The Village's Comprehensive Plan recognizes that most of the properties within the Study Area are ill-suited for their original use. Fourteen (14) of the forty-seven (47) tax parcels in the RPA, or almost thirty percent (30%), are vacant and associated with a former industrial/warehouse building and surrounding property located 8350 Lehigh Avenue.
- Certain properties are marginally utilized within the Study Area. Six parcels, formerly occupied by office and warehouse buildings constructed between the 1940s and 1960s, are currently improved with a paved parking area, as an interim use, as an ancillary commuter parking lot for the Metra train station.



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TIF District

14

2) Deterioration

The Act states that deterioration can be found in buildings or surface improvements, or both.

- TIF District exhibits deteriorated conditions, in both **buildings** and **site improvements** (parking lots, driveways, side lots).
- **Site improvements** deterioration in the proposed TIF is characterized by the following:
 - ✓ Extensively cracked, crumbling, uneven pavement, and potholes in parking lots and driveways, requiring resurfacing and/or restriping in parking lots.
 - ✓ Weed/vegetation growth in cracked pavement, along with faded paint striping in parking lots, and crumbling curbs and gutters



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15

2) Deterioration *continued*

- **Building** deterioration within the proposed TIF is characterized by the following:
 - ✓ Extensively peeling or faded paint on siding and trim, loose or damaged fascia or gutters, exposed raw wood at rail systems, deteriorated exterior window and door trim, deteriorated limestone windowsills, and dilapidated detached garages.
 - ✓ Exterior masonry is in need of tuckpointing, limestone sills are badly worn and discolored, windows, doors, and trim are deteriorated, trim paint is peeling or faded, and other exterior building components are in need of repair.



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16

3) Lack of Community Planning

The Act states that an area suffers from a lack of community planning if the area was developed prior to, or without the benefit of, a community plan.

- Thirteen (13) of the seventeen buildings in the Study Area were developed at least fifty (50) years ago, prior to the adoption of the Village's first comprehensive plan forty-three (43) years ago in 1978.
- Inconsistent building setbacks, the lack of buffering between incompatible uses, the absence of a coordinated storm water management system, internal circulation issues between sites, and the lack of consistent street lighting and pedestrian infrastructure are all evidence that the area was developed without benefit of modern, comprehensive community planning.
- The area has not benefited from effective and sustained economic development plans and strategies to accomplish coordinated redevelopment



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TIF District

17

4) Deleterious Land Use or Layout

The Act states that a finding of deleterious layout or land use is when there exists either (a) incompatible land-use relationships, (b) buildings occupied by inappropriate mixed-uses or uses considered to be noxious, or (c) uses offensive or unsuitable for the surrounding area.

- The Study Area consists, primarily, of industrial property with some residential, commercial, and public land uses, all in close proximity to one another, in a relatively narrow, confined area.
- Residential uses abut industrial use property without adequate buffering.
- Single-family residential structures are mixed in with structures that have been converted to two-unit and three-unit structures and residential structures that have been converted to commercial uses.



Proposed Lincoln/Lehigh
TIF District

18

4) Deleterious Land Use or Layout *continued*

- A portion of the proposed TIF District consists of property operated as a natural area by the Forest Preserve District of Cook County (FPDCC). This property protrudes into the Study Area from the west, as a peninsula, surrounded by commercial uses to the north and east, and residential uses to the south.
- The network of roadways and travel paths currently providing connectivity in the proposed TIF District is disorganized, including a one-block dead-end street.
- The pedestrian network around the Lincoln and Lehigh intersection and throughout the Study Area is disconnected and deficient and is exacerbated by the Metra commuter rail station.



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TIF District

19

5) Inadequate Utilities

The Act states that utilities lacking capacity to meet future development demands are considered inadequate.

- The storm sewers in a substantial portion of the proposed TIF District are combined with sanitary sewer facilities and are not tied to the relief storm sewer that serves the rest of the area. The Village's engineers recommend separation of the storm and sanitary sewers in this area to accommodate future redevelopment.
- The Village's engineers also recommend construction of a new sanitary sewer along Lehigh Avenue, as well as enhancing all other sanitary sewers in the Lehigh/Ferris TIF District.



Proposed Lincoln/Lehigh
TIF District

20

5) Inadequate Utilities *continued*

- Water distribution is inadequate for fire flow to provide sufficient fire flows to most future development scenarios, and existing water mains in select areas would have to be upsized in order to achieve the required pressure.
- According to a 2018 street assessment by the Village's Department of Public Works, pavement conditions in the Study Area were found to range from fair to failed. Roadway conditions have further deteriorated since the 2018 street assessment, especially along Chestnut Street, where failed pavement conditions have impacted vehicular use.



Proposed Lincoln/Lehigh
TIF District

21

6) Decline in EAV in Comparison to the Village and CPI

	2019	2018	2017	2016	2015	2014
Total EAV for TIF District	\$ 5,092,784	\$ 4,174,992	\$ 4,256,518	\$ 4,058,413	\$ 4,347,665	\$ 4,245,377
EAV Change (%)	21.98%*	-1.92%	4.86%	-6.64%	-1.77%	---
Village-wide EAV (Excluding TIF)	\$935,688,512	\$796,161,785	\$812,496,720	\$808,940,399	\$691,492,858	\$699,086,694
Village EAV Change (%)	17.52%	-2.01%	0.44%	16.98%	-1.09%	---
CPI	1.8%	2.40%	2.10%	1.30%	0.10%	---

* Based on review of Cook County Assessor records, EAVs increased significantly between 2018 and 2019 due to the triennial property reassessment in 2019.

22

IV. Key Elements of the TIF Plan

TIF Plan Summary:

- **Proposed Land Uses:** Residential, retail, commercial, and institutional
- **Proposed TIF Budget:** \$46,000,000. Budget sized to accommodate potential development requirements. The TIF Budget is a maximum amount which does not obligate the Village to expend such amounts.
- **Base EAV:** \$5,092,784 (2019 EAV)
- **Projected EAV:** Upon completion of redevelopment activities, estimated at \$45,000,000 to \$50,000,000 (this is predicated on a number of assumptions, including an assumed absorption schedule, assumed market factors, and assumed redevelopment costs)
- **Housing Impact Study:** Included in the TIF Plan



Proposed Lincoln/Lehigh
TIF District

23

Proposed TIF Plan Budget Items

Program Actions/Improvements	Estimated Costs
Land Acquisition and Assembly	\$9,000,000
Site Preparation	\$4,000,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, Parking Facilities, and Road Improvements)	\$16,000,000
Public Facilities Improvements	\$ 3,000,000
Rehabilitation of Structures	\$ 2,000,000
Interest Costs Pursuant to the Act	\$3,000,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	\$2,000,000
Job Training	\$1,000,000
Statutory School District Payments Allowance	\$6,000,000
TOTAL ESTIMATED TIF BUDGET	\$46,000,000

24

Proposed TIF Plan Budget Items

25

TIF Statutory Budget Guidelines:

- Overall budget cannot be exceeded.
- Budget covers 23 years (the life of the TIF/ not an annual budget).
- Line-items within budget are flexible (e.g., if site preparation costs exceeded \$4 million, than Village has authority to reallocate additional funds from other TIF budget line-items).
- Budget expenditures are subject to Village approvals and/or review of redevelopment proposals in order to demonstrate payment of TIF expenditures.



Proposed Lincoln/Lehigh
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25

Next Steps

26

- Public Hearing – **September 27, 2021, at 7:00 PM**
- Village elected officials review public input.
- Ordinance amending the Lehigh/Ferris TIF to be introduced at a Village board meeting prior to the introduction of the Lincoln/Lehigh TIF designation ordinances.
- Lincoln/Lehigh TIF designation ordinances may be introduced 14 to 90 days after the Public Hearing.
- If the TIF ordinances are approved, they are then filed with the Cook County Clerk.



Proposed Lincoln/Lehigh
TIF District

26

VILLAGE OF MORTON GROVE

COOK COUNTY, ILLINOIS

ORDINANCE NO. 21- XX

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE ADOPTING TAX
INCREMENT ALLOCATION FINANCING FOR THE LINCOLN/LEHIGH
REDEVELOPMENT PROJECT AREA**

**ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF MORTON GROVE
THIS 11th DAY OF OCTOBER 2021**

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Morton Grove, Cook
County, Illinois this 11th day
of October 2021

ORDINANCE NO. 21- XX

AN ORDINANCE OF THE VILLAGE OF MORTON GROVE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Morton Grove, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed redevelopment project area known as the Lincoln/Lehigh Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), which Area constitutes in the aggregate more than one and one-half acres, to be developed pursuant to a proposed “redevelopment plan” (as that term is defined in the Act) (the “Plan”), which includes a proposed “redevelopment project” (as that term is defined in the Act) (the “Project”); and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the “Corporate Authorities”) on August 9, 2021, adopted a Resolution proposing the establishment of the Area and calling a public hearing concerning approval of the Plan and Project for the Area, designation of the Area as a redevelopment project area under the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act for September 27, 2021; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on August 11, 2021, by first class mail to residential addresses located outside the Area and within 750 feet of the boundaries

of the Area on August 11, 2021, by publication in the Pioneer Press newspaper on September 2, 2021 and September 9, 2021, and by first class mail to taxpayers within the Area on September 13, 2021; and

WHEREAS, the duly noticed public hearing began, and was concluded on September 27, 2021; and

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on August 26, 2021, at the time and location described in such notice, for the purpose of reviewing the Plan and Project, as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board recommendation, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “blighted area” under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area and determine that private development would not take place in the proposed Area as a whole without the approval of tax increment financing pursuant to the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area and determine that the contiguous parcels of real property and improvements in the proposed Area would be substantially benefited by the approval of tax increment financing pursuant to the Act; and

WHEREAS, the Corporate Authorities have, by Ordinance, approved the Redevelopment Plan and Project for the Area and have, by Ordinance, designated the Area as a Redevelopment Project Area under the Act.

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: Recitals.

The above recitals are true, correct, material to this Ordinance and are incorporated herein and made a part hereof as if they were fully set forth in this Section.

SECTION 2: Tax Increment Financing Adopted.

Tax increment allocation financing is hereby adopted pursuant to the Act to finance redevelopment project costs as defined in the Act and as set forth in the Plan within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

SECTION 3: Allocation of Ad Valorem Taxes.

Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in the Act each year after the effective date of this Ordinance until the termination of the Area, shall be divided as follows, except as otherwise required by the Act:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the

Area shall be allocated to (and when collected shall be paid by the county collector to) the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the Village treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the “Lincoln/Lehigh Redevelopment Project Area Special Tax Allocation Fund” of the Village and such taxes shall be used for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof as provided in the Act.

SECTION 4: Invalidity of Any Section.

If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Superseder and Effective Date.

All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law. This Ordinance shall subsequently be published in pamphlet form.

ATTACHMENTS:

EXHIBIT A – Legal Description of the Lincoln/Lehigh Redevelopment Project
Area

EXHIBIT B – General Street Location of the Lincoln/Lehigh Redevelopment
Project Area

EXHIBIT C – Map of the Lincoln/Lehigh Redevelopment Project Area

PASSED this 11th day of October 2021.

Trustee Grear _____

Trustee Khan _____

Trustee Minx _____

Trustee Travis _____

Trustee Thill _____

Trustee Witko _____

APPROVED by me this this 11th day of October 2021:

Daniel P. DiMaria, Village President

ATTEST:

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

EXHIBIT A

LEGAL DESCRIPTION OF THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA

THAT PART OF THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20 IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEHIGH AVENUE; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LEHIGH AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 27 IN COUNTY CLERK'S DIVISION OF SAID SECTION 20 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 27 IN COUNTY CLERK'S DIVISION TO A POINT ON THE WEST LINE OF SAID SECTION 20; THENCE NORTH ALONG SAID WEST LINE OF SECTION 20 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OAK STREET, SAID SOUTH RIGHT OF WAY LINE OF OAK STREET ALSO BEING THE SOUTH LINE OF MORTON GROVE SUBDIVISION, AS RECORDED AUGUST 16, 1895; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF OAK STREET TO A POINT ON THE WEST LINE OF SAID MORTON GROVE SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19, SAID WEST LINE ALSO BEING THE WEST LINE OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 10 ACRES TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 19 ALSO BEING THE CENTERLINE OF WALNUT STREET; THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHEAST

QUARTER OF SECTION 19 TO A POINT ON THE WEST LINE OF SAID MORTON GROVE SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE OF MORTON GROVE SUBDIVISION TO A POINT ON THE NORTH LINE OF THE SOUTH 120 FEET OF LOTS 6, 7, 8, 9, 10 AND 11 IN BLOCK 1 IN SAID MORTON GROVE SUBDIVISION; THENCE EAST ALONG THE SAID NORTH LINE OF THE SOUTH 120 FEET TO A POINT ON THE WEST LINE OF LOT 12 IN SAID MORTON GROVE SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE OF LOT 12 TO A POINT ON THE NORTH LINE OF SAID LOT 12; THENCE EAST ALONG SAID NORTH LINE OF LOT 12 TO A POINT ON THE WESTERLY RIGHT OF WAY OF LEHIGH AVENUE; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF LEHIGH AVENUE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE NORTHEASTERLY ALONG A LINE TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID LINCOLN AVENUE AND THE EAST LINE OF SAID SECTION 19; THENCE NORTH ALONG SAID EAST LINE OF SECTION 19 TO A POINT OF INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE POINT OF BEGINNING.

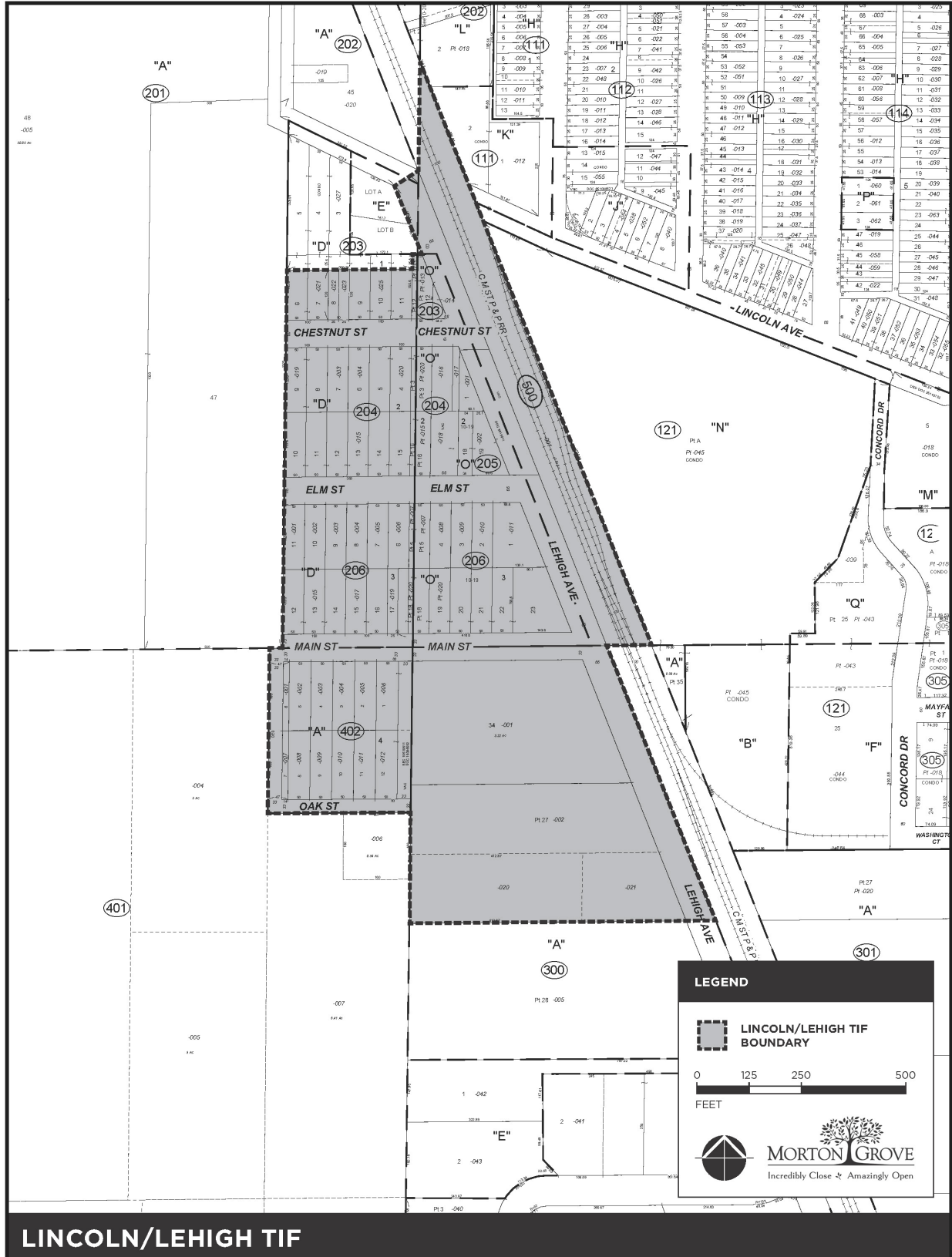
EXHIBIT B

GENERAL STREET LOCATION OF THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA

The Lincoln/Lehigh Redevelopment Project Area generally includes the area situated between Lehigh Avenue to east and Nagle Avenue to the west, and between Chestnut Street to the north and the approximate continuation of Madison Court to the south.

EXHIBIT C

MAP OF THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

I do further certify that the foregoing is a full, true and complete copy an Ordinance adopted at the meeting of the Corporate Authorities held on the 11th day of October 2021 entitled:

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE ADOPTING TAX
INCREMENT ALLOCATION FINANCING FOR THE LINCOLN/LEHIGH
REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said ordinance as adopted at said meeting is attached.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that 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 and was continuously made available for viewing for at least the 48 hour period in advance of the holding of the meeting; that said agenda described or made specific reference to said ordinance; that 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 that 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 11th day of October 2021.

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

(SEAL)

VILLAGE OF MORTON GROVE

COOK COUNTY, ILLINOIS

ORDINANCE NO. 21-XX

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE
APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE
LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA**

ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF MORTON GROVE
THIS 11th DAY OF OCTOBER 2021

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Morton Grove, Cook
County, Illinois this 11th day
of October 2021

ORDINANCE NO. 21-XX

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE
APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE
LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Morton Grove, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed redevelopment project area known as the Lincoln/Lehigh Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), which Area constitutes in the aggregate more than one and one-half acres, as described in this Ordinance, to be developed pursuant to a proposed “redevelopment plan” (as that term is defined in the Act) (the “Plan”), which includes a proposed “redevelopment project” (as that term is defined in the Act) (the “Project”) and is attached hereto as Exhibit D; and

WHEREAS, pursuant to Section 11-74.4-6(e) of the Act, the President and Trustees of the Village (“Corporate Authorities”) on June 28, 2021, adopted a Resolution calling a public meeting on July 21, 2021, for the purpose of advising the public, taxing districts, having real property in the Area, taxpayers who own property in the Area, and residents in the surrounding areas of the Village’s plans to adopt the proposed Plan and Project; and

WHEREAS, due notice with respect to such meeting was given pursuant to Section 11-74.4-6(e) of the Act, said notice being given to taxing districts and registered interested parties by certified mail and residential addresses and taxpayer addresses by regular mail on June 29, 2021; and

WHEREAS, the duly noticed public meeting began and was concluded on July 21, 2021; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Corporate Authorities on August 9, 2021, adopted a Resolution proposing the establishment of the Area and calling a public hearing concerning approval of the Plan and Project, designation of the Area as a redevelopment project area under the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act for September 27, 2021; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on August 11, 2021, by first class mail to residential addresses located outside the Area and within 750 feet of the boundaries of the Area on August 11, 2021, by publication in the Pioneer Press newspaper on September 2, 2021 and September 9, 2021, and by first class mail to taxpayers within the Area on September 13, 2021; and

WHEREAS, the duly noticed public hearing began and was concluded on September 27, 2021; and

WHEREAS, the Village has heretofore convened a joint review board (the "Board") meeting on August 26, 2021, at the time and location described in such notice, for the purpose of reviewing the Plan and Project, as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board recommendation, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area

that support qualification of the Area as a “blighted area” as set forth under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the Village as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Trustees of the Village of Morton Grove, Cook County, Illinois, as follows:

SECTION 1: Recitals.

The forgoing recitals are true, correct, a material part of this Ordinance and are incorporated into this Section as if they were fully set forth in this Section.

SECTION 2: Findings.

The Corporate Authorities of the Village of Morton Grove hereby make the following findings:

a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this

reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area as a “blighted area” under the Act.

c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan, the designation of the Area as a redevelopment project area under the Act and the approval of tax increment financing for the Area.

d. The Plan and Project conform to the comprehensive plan for the development of the Village as a whole, as reflected in the Village’s zoning map.

e. The Redevelopment Plan and Project for the Area establishes an estimated date for final completion that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the Ordinance approving the Redevelopment Project Area was adopted.

f. The Redevelopment Plan and Project for the Area establishes an estimated date for retirement of obligations incurred to finance Redevelopment Project Costs that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the Ordinance approving the Redevelopment Project Area was adopted.

g. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon will be substantially benefited by the proposed Project improvements are included in the proposed Area.

h. The Redevelopment Plan and Project for the Area do not provide for the removal of any inhabited residential units.

SECTION 3: Plan and Project Approved.

The Plan and Project, which were the subject matter of the public hearing held on September 27, 2021, are hereby adopted and approved. A copy of the Plan and Project approved by this Ordinance is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

SECTION 4: Invalidity of Any Section.

If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Superseder and Effective Date.

All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law. This Ordinance shall subsequently be published in pamphlet form.

ATTACHMENTS:

EXHIBIT A – Legal Description of the Lincoln/Lehigh Redevelopment Project Area

EXHIBIT B – General Street Location of the Lincoln/Lehigh Redevelopment Project Area

EXHIBIT C – Map of the Lincoln/Lehigh Redevelopment Project Area

EXHIBIT D – Lincoln/Lehigh Redevelopment Plan and Project

PASSED this 11th day of October 2021.

Trustee Gear _____

Trustee Khan _____

Trustee Minx _____

Trustee Travis _____

Trustee Thill _____

Trustee Witko _____

APPROVED by me this this 11th day of October 2021:

Daniel P. DiMaria, Village President

ATTEST:

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

EXHIBIT A

LEGAL DESCRIPTION OF THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA

THAT PART OF THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20 IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEHIGH AVENUE; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LEHIGH AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 27 IN COUNTY CLERK'S DIVISION OF SAID SECTION 20 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 27 IN COUNTY CLERK'S DIVISION TO A POINT ON THE WEST LINE OF SAID SECTION 20; THENCE NORTH ALONG SAID WEST LINE OF SECTION 20 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OAK STREET, SAID SOUTH RIGHT OF WAY LINE OF OAK STREET ALSO BEING THE SOUTH LINE OF MORTON GROVE SUBDIVISION, AS RECORDED AUGUST 16, 1895; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF OAK STREET TO A POINT ON THE WEST LINE OF SAID MORTON GROVE SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19, SAID WEST LINE ALSO BEING THE WEST LINE OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 10 ACRES TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 19 ALSO BEING THE CENTERLINE OF WALNUT STREET; THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHEAST

QUARTER OF SECTION 19 TO A POINT ON THE WEST LINE OF SAID MORTON GROVE SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE OF MORTON GROVE SUBDIVISION TO A POINT ON THE NORTH LINE OF THE SOUTH 120 FEET OF LOTS 6, 7, 8, 9, 10 AND 11 IN BLOCK 1 IN SAID MORTON GROVE SUBDIVISION; THENCE EAST ALONG THE SAID NORTH LINE OF THE SOUTH 120 FEET TO A POINT ON THE WEST LINE OF LOT 12 IN SAID MORTON GROVE SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE OF LOT 12 TO A POINT ON THE NORTH LINE OF SAID LOT 12; THENCE EAST ALONG SAID NORTH LINE OF LOT 12 TO A POINT ON THE WESTERLY RIGHT OF WAY OF LEHIGH AVENUE; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF LEHIGH AVENUE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE NORTHEASTERLY ALONG A LINE TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID LINCOLN AVENUE AND THE EAST LINE OF SAID SECTION 19; THENCE NORTH ALONG SAID EAST LINE OF SECTION 19 TO A POINT OF INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE POINT OF BEGINNING.

EXHIBIT B

GENERAL STREET LOCATION OF THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA

The Lincoln/Lehigh Redevelopment Project Area generally includes the area situated between Lehigh Avenue to east and Nagle Avenue to the west, and between Chestnut Street to the north and the approximate continuation of Madison Court to the south.

EXHIBIT C

MAP OF THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA

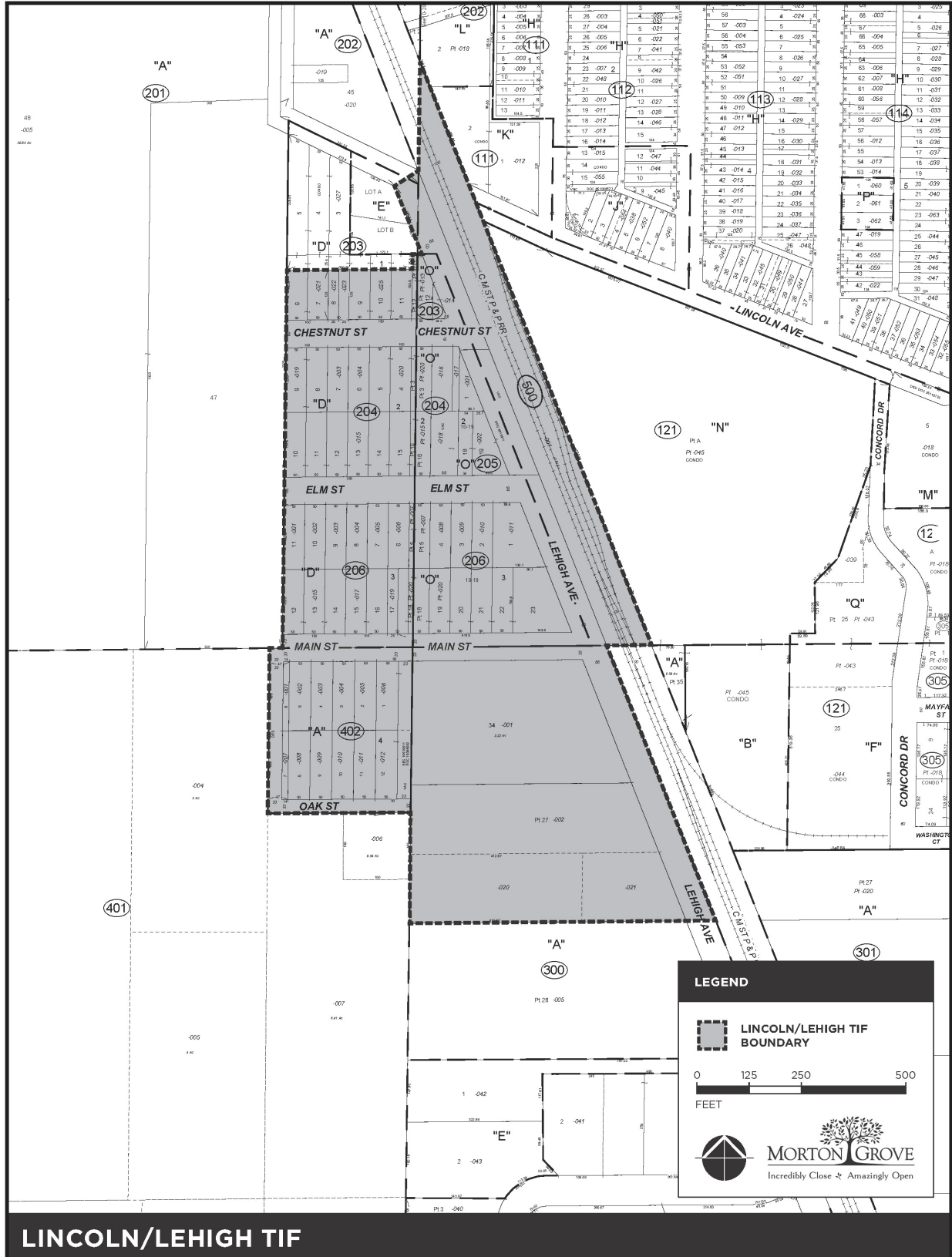


EXHIBIT D

**REDEVELOPMENT PLAN AND PROJECT FOR THE LINCOLN/LEHIGH
REDEVELOPMENT PROJECT AREA**

DRAFT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 11th day of October, 2021, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE
APPROVING THE REDEVELOPMENT PLAN AND PROJECT FOR THE
LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that 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 and was continuously made available for viewing for at least the 48 hour period in advance of the holding of the meeting; that said agenda described or made specific reference to said ordinance; that 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 that 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 11th day of October, 2021.

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

(SEAL)

VILLAGE OF MORTON GROVE

COOK COUNTY, ILLINOIS

ORDINANCE NO. 21-XX

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE DESIGNATING THE
LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA**

ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF MORTON GROVE
THIS 11TH DAY OF OCTOBER 2021

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Morton Grove, Cook
County, Illinois this 11th day of
October, 2021

ORDINANCE NO. 21-XX

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE DESIGNATING THE
LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Morton Grove, Cook County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed redevelopment project area known as the Lincoln/Lehigh Redevelopment Project Area within the municipal boundaries of the Village (the “Area”), which Area constitutes in the aggregate more than one and one-half acres, to be developed pursuant to a redevelopment plan and project;

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Trustees of the Village (the “Corporate Authorities”) on August 9, 2021, adopted a Resolution proposing the establishment of the Area and calling a public hearing concerning approval of the Plan and Project for the Area, designation of the Area as a redevelopment project area under the Act, and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act for September 27, 2021; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on August 11, 2021, by first class mail to residential addresses located outside the Area and within 750 feet of the boundaries of the Area on August 11, 2021, by publication in the Pioneer Press newspaper on September 2, 2021, and September 9, 2021, and by first class mail to taxpayers within the Area on September 13, 2021, and;

WHEREAS, the duly noticed public hearing began on, and was concluded on September 27, 2021;

WHEREAS, the Village has heretofore convened a joint review board (the “Board”) meeting on August 26, 2021, at the time and location described in such notice, for the purpose of reviewing the Plan and Project, as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have reviewed the Plan and Project, the Board recommendation, the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that support qualification of the Area as a “blighted area” under the Act; and are generally informed of the conditions existing in the Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area and determine that private development would not take place in the proposed Area as a whole without the designation of the Area as a Redevelopment Project Area under the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area and determine that the contiguous parcels of real property and improvements in the proposed Area would be substantially benefited by the designation of the Area as a Redevelopment Project Area under the Act; and

WHEREAS, the Corporate Authorities have, by Ordinance, approved the Redevelopment Plan and Project for the Area; and

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: Recitals.

The above recitals are true, correct, material to this Ordinance and incorporated herein and made a part hereof as if they were fully set forth in this Section.

SECTION 2: Area Designated.

The property legally described in Exhibit A, generally described in Exhibit B, and depicted in the map attached as Exhibit C, all of which are attached hereto and made a part hereof, is hereby designated as a Redevelopment Project Area under the Act and shall be known as the Lincoln/Lehigh Redevelopment Project Area.

SECTION 3: Invalidity of Any Section.

If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 4: Superseder and Effective Date.

All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law. This Ordinance shall subsequently be published in pamphlet form.

ATTACHMENTS:

EXHIBIT A – Legal Description of the Lincoln/Lehigh Redevelopment Project Area

EXHIBIT B – General Street Location of the Lincoln/Lehigh Redevelopment Project Area

EXHIBIT C – Map of the Lincoln/Lehigh Redevelopment Project Area

PASSED this 11th day of October 2021.

Trustee Gear _____

Trustee Khan _____

Trustee Minx _____

Trustee Travis _____

Trustee Thill _____

Trustee Witko _____

APPROVED by me this this 11th day of October 2021:

Daniel P. DiMaria, Village President

ATTEST:

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

EXHIBIT A

LEGAL DESCRIPTION OF THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA

THAT PART OF THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20 IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEHIGH AVENUE; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LEHIGH AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 27 IN COUNTY CLERK'S DIVISION OF SAID SECTION 20 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 27 IN COUNTY CLERK'S DIVISION TO A POINT ON THE WEST LINE OF SAID SECTION 20; THENCE NORTH ALONG SAID WEST LINE OF SECTION 20 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OAK STREET, SAID SOUTH RIGHT OF WAY LINE OF OAK STREET ALSO BEING THE SOUTH LINE OF MORTON GROVE SUBDIVISION, AS RECORDED AUGUST 16, 1895; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF OAK STREET TO A POINT ON THE WEST LINE OF SAID MORTON GROVE SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19, SAID WEST LINE ALSO BEING THE WEST LINE OF THE EAST 10 ACRES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 10 ACRES TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 19 ALSO BEING THE CENTERLINE OF WALNUT STREET; THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHEAST

QUARTER OF SECTION 19 TO A POINT ON THE WEST LINE OF SAID MORTON GROVE SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE OF MORTON GROVE SUBDIVISION TO A POINT ON THE NORTH LINE OF THE SOUTH 120 FEET OF LOTS 6, 7, 8, 9, 10 AND 11 IN BLOCK 1 IN SAID MORTON GROVE SUBDIVISION; THENCE EAST ALONG THE SAID NORTH LINE OF THE SOUTH 120 FEET TO A POINT ON THE WEST LINE OF LOT 12 IN SAID MORTON GROVE SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE OF LOT 12 TO A POINT ON THE NORTH LINE OF SAID LOT 12; THENCE EAST ALONG SAID NORTH LINE OF LOT 12 TO A POINT ON THE WESTERLY RIGHT OF WAY OF LEHIGH AVENUE; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF LEHIGH AVENUE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE NORTHEASTERLY ALONG A LINE TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID LINCOLN AVENUE AND THE EAST LINE OF SAID SECTION 19; THENCE NORTH ALONG SAID EAST LINE OF SECTION 19 TO A POINT OF INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE POINT OF BEGINNING.

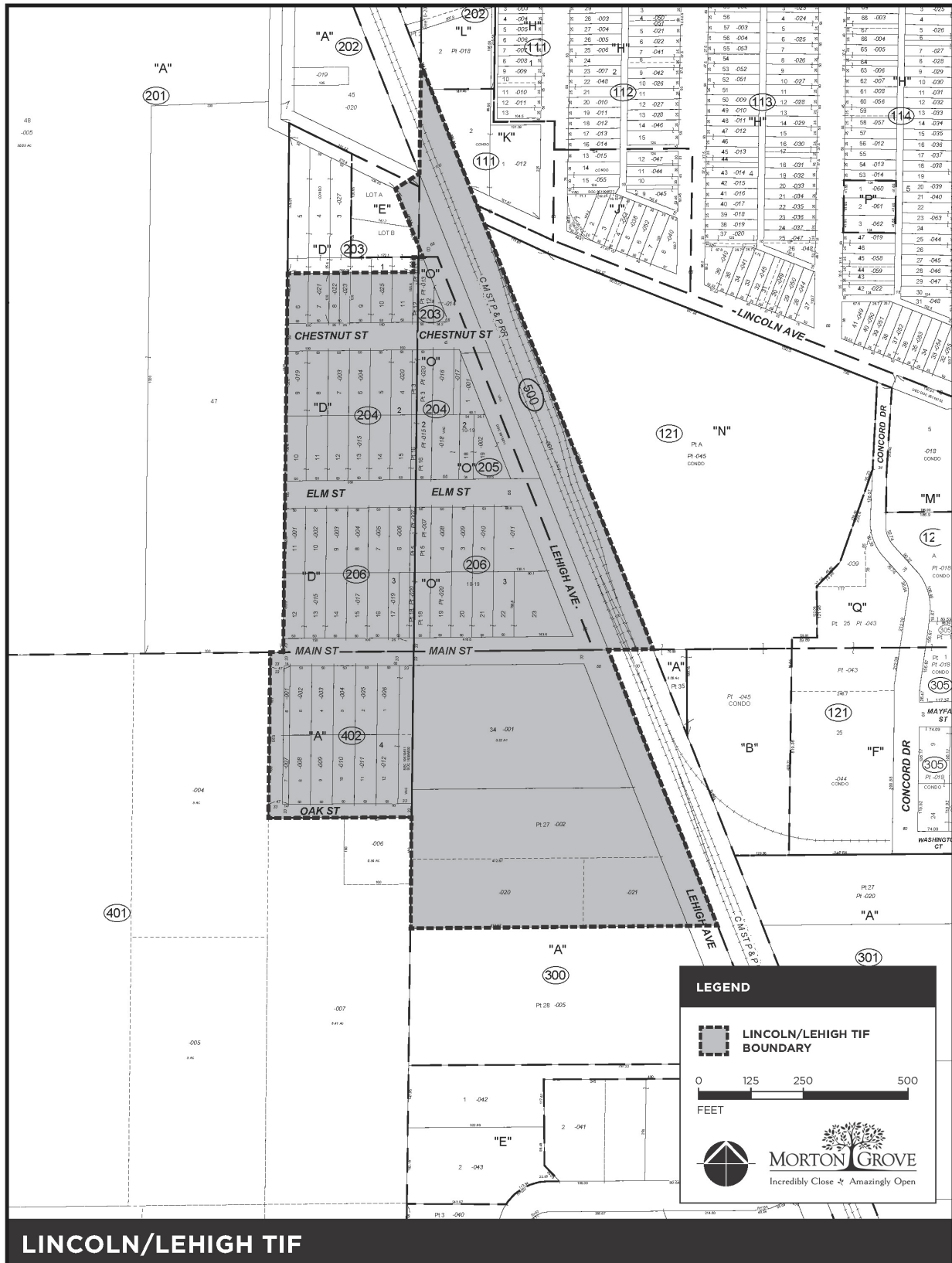
EXHIBIT B

GENERAL STREET LOCATION OF THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA

The Lincoln/Lehigh Redevelopment Project Area generally includes the area situated between Lehigh Avenue to east and Nagle Avenue to the west, and between Chestnut Street to the north and the approximate continuation of Madison Court to the south.

EXHIBIT C

MAP OF THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 11th day of October, 2021, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE OF THE VILLAGE OF MORTON GROVE DESIGNATING THE
LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that 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 and was continuously made available for viewing for at least the 48 hour period in advance of the holding of the meeting; that said agenda described or made specific reference to said ordinance; that 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 that 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 11th day of October, 2021.

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

(SEAL)