

# Legislative Summary

## Ordinance 21-10

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

<b>Introduced:</b>	October 11, 2021
<b>Purpose:</b>	To formally designate the Lincoln/Lehigh Redevelopment Project Area.
<b>Background:</b>	<p>The area at Lincoln and Lehigh Avenues, located adjacent to the Morton Grove Metra Station, has not experienced significant growth and redevelopment through investment by private enterprise and is not reasonably anticipated to continue to produce property taxes comparable to other redeveloped areas in the Village. The Village therefore considered designating the area as a “Redevelopment Project Area” (“RPA”) or “TIF District” as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the “TIF Act”). On June 28, 2021, pursuant to Resolution 21-39, the Village engaged the firm of Kane McKenna and Associates (“KMA”) to conduct an eligibility study and a Housing Impact Study for the proposed RPA. KMA prepared an eligibility survey and concluded the proposed Redevelopment Project Area qualifies as a “Redevelopment Project Area” as defined in the TIF Act. KMA also prepared a Plan and Project, which has been available for public inspection since on or before July 9, 2021. The Plan and Project was considered and recommended to be approved by the Joint Review Board (“JRB”) on August 26, 2021, and was also considered at a public hearing on September 27, 2021, pursuant to proper notice as required by the TIF Act. The Corporate Authorities have reviewed the Plan and Project, the JRB’s recommendation, and the information presented at the public hearing and concur with the findings, conclusions, and recommendations of the report prepared by KMA including that: at least the minimum requirements for a finding of conservation area are present in the proposed RPA, private investment in the proposed RPA has not and will not occur without the adoption of the proposed Plan; contiguous parcels in the proposed RPA would be substantially benefited by the proposed Project improvements; and the proposed Plan and Project conform to the Comprehensive Plan of the Village. This is the second of three ordinances required to create the Lincoln/Lehigh TIF District and will designate the area legally described in the attached Exhibit A, and generally described in the attached Exhibit B, and depicted in the map attached as Exhibit C as the Lincoln/Lehigh Redevelopment Project Area.</p>
<b>Programs, Departments or Groups Affected</b>	Administration, Legal, Finance, and Community and Economic Development Departments
<b>Fiscal Impact:</b>	None at this time
<b>Source of Funds:</b>	N/A
<b>Workload Impact:</b>	The Village Administrator, Community Development Administrator, Corporation Counsel, and Finance Director will take all steps necessary to implement this Ordinance as part of their normal workload.
<b>Administrator Recommendation:</b>	Approval as presented
<b>Second Reading:</b>	October 25, 2021
<b>Special Considerations or Requirements:</b>	None

**VILLAGE OF MORTON GROVE**

**COOK COUNTY, ILLINOIS**

**ORDINANCE NO. 21-10**

**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 25<sup>TH</sup> 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 25<sup>th</sup> day of  
October, 2021

**ORDINANCE NO. 21-10**

**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, on August 26, 2021, the Board did submit by resolution an advisory, non-binding recommendation to the Village of Morton Grove that the Plan and Project should be approved and that the Lincoln/Lehigh Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives 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 25th day of October 2021.

Trustee Gear Aye  
Trustee Khan Aye  
Trustee Minx Aye  
Trustee Travis Aye  
Trustee Thill Aye  
Trustee Witko Aye

APPROVED by me this this 25th day of October 2021:



Daniel P. DiMaria, Village President

ATTEST:

Eileen Scanlon Harford  
Eileen Scanlon Harford, 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.



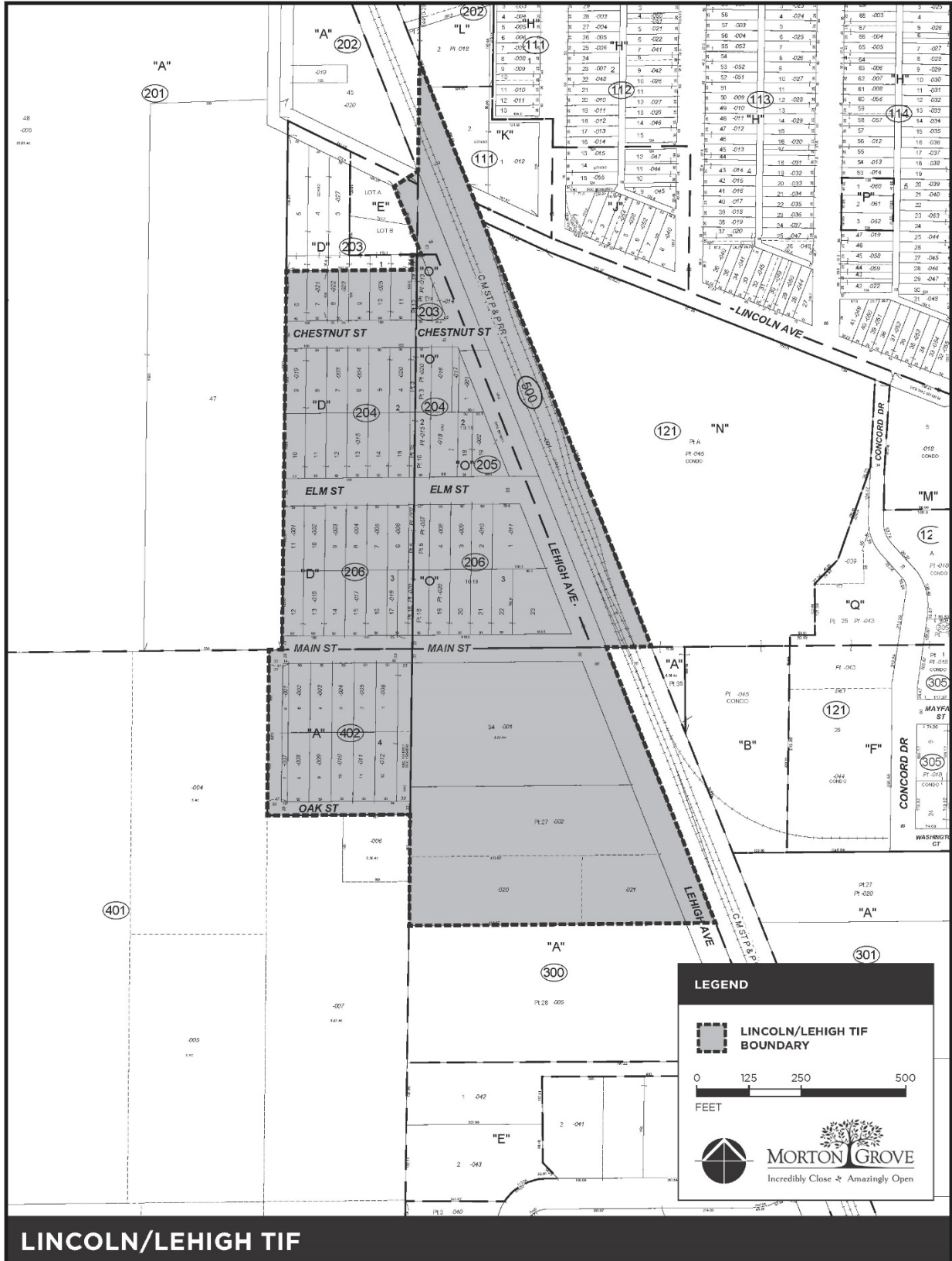
## **EXHIBIT B**

### **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 25th day of October 2021, insofar as same relates to the adoption of an ordinance entitled:

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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 25th day of October 2021.

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

(SEAL)