

## Legislative Summary

<b>Ordinance 21-11</b>
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### **AN ORDINANCE OF THE VILLAGE OF MORTON GROVE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA**

<b>Introduced:</b>	October 11, 2021
<b>Purpose:</b>	To adopt tax increment allocation financing for the new 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. This is the third of three ordinances required to create the Lincoln/Lehigh TIF and will adopt Tax Increment Allocation Financing pursuant to the TIF Act. Property taxes for property in the Redevelopment Project Area (RPA) shall be segmented by allocating taxes attributed to the lower of (i) the current equalized assessed value, or (ii) the “initial” equalized assessed value of property in the RPA to the taxing districts, and allocating taxes attributable to the increase in the initial equalized assessed valuation to the “Lincoln/Lehigh Redevelopment Project Area Special Tax Allocation Fund” to be used for paying redevelopment project costs and obligations pursuant to the TIF Act.</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

Submitted by: Ralph E. Czerwinski, Village Administrator  
Reviewed by: Teresa Hoffman Liston, Corporation Counsel  
Prepared by: Zoe Heidorn, Community Development Administrator

**VILLAGE OF MORTON GROVE**

**COOK COUNTY, ILLINOIS**

**ORDINANCE NO. 21-11**

**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 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 25th day  
of October 2021

**ORDINANCE NO. 21-11**

**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, 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 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 25th day of October 2021.

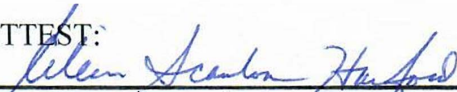
Trustee Grear	<u>Aye</u>
Trustee Khan	<u>Aye</u>
Trustee Minx	<u>Aye</u>
Trustee Travis	<u>Aye</u>
Trustee Thill	<u>Aye</u>
Trustee Witko	<u>Aye</u>

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



\_\_\_\_\_  
Daniel P. DiMaria, Village President

ATTEST:

  
\_\_\_\_\_  
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.

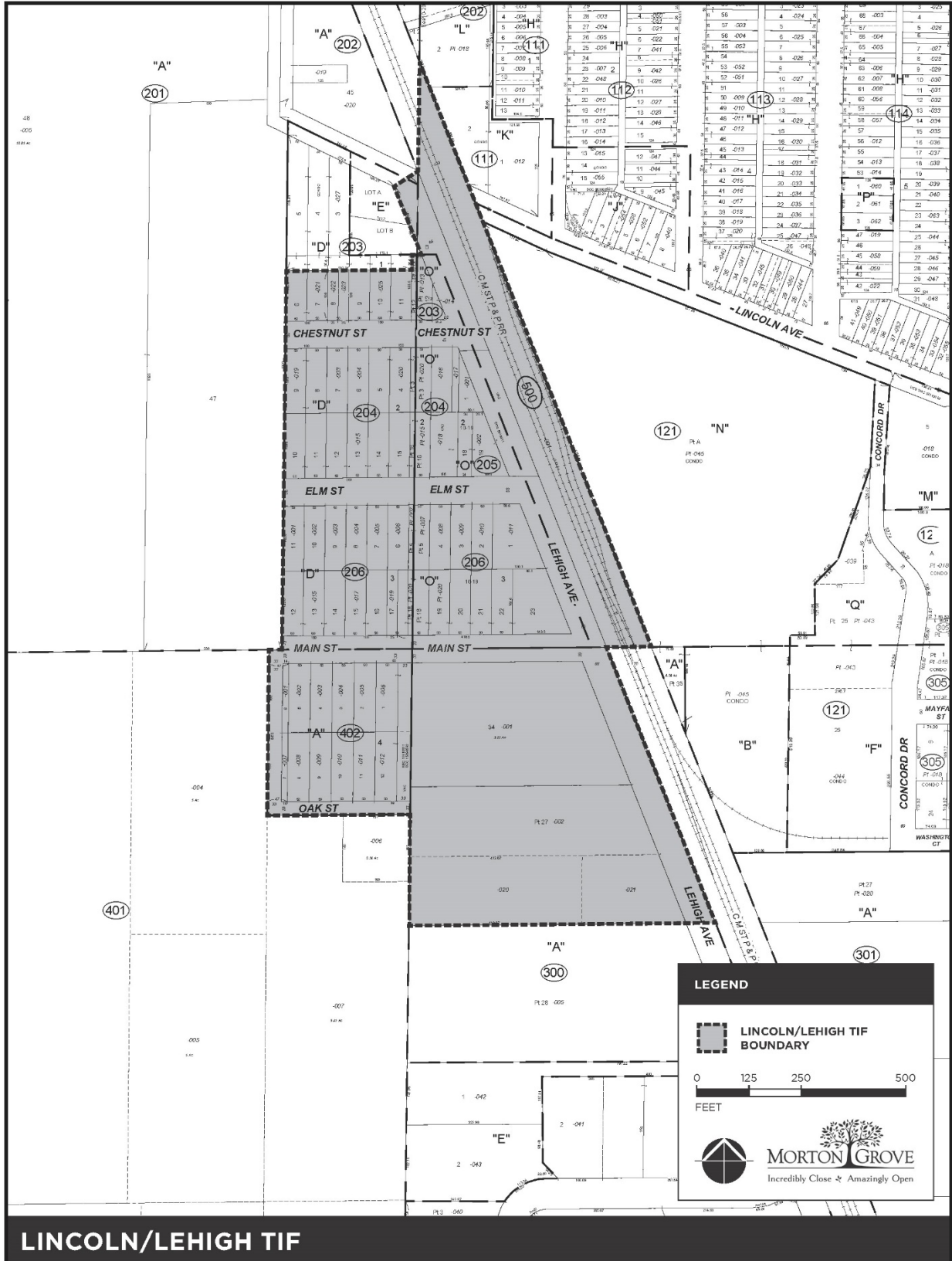
## **EXHIBIT B**

### **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



LINCOLN/LEHIGH TIF

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 25<sup>th</sup> 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 25<sup>th</sup> day of October 2021.

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

(SEAL)