

VILLAGE CLERK'S CERTIFICATION

I, Eileen Scanlon Harford, Village Clerk of the Village of Morton Grove, Cook County, State of Illinois, certify the attached and foregoing is a true and correct copy of that certain Resolution now on file in my office, entitled:

RESOLUTION 21-39:

A RESOLUTION AUTHORIZING A FEASIBILITY STUDY AND A HOUSING IMPACT STUDY CONCERNING THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF MORTON GROVE, ILLINOIS

The Resolution was passed by the Village Board of Trustees of the Village of Morton Grove at a Regular Meeting held on the 28th day of June 2021, at which meeting a quorum was present.

I do further certify the original Resolution, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of June 2021.


Eileen Scanlon Harford, Village Clerk

Legislative Summary

Resolution 21-39

A RESOLUTION AUTHORIZING A FEASIBILITY STUDY AND A HOUSING IMPACT STUDY CONCERNING THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF MORTON GROVE, ILLINOIS

Introduced:	June 28, 2021
Purpose:	To comply with the TIF Act by authorizing a feasibility and housing impact study for the Lincoln/Lehigh Redevelopment Project Area
Background:	<p>The area on Lincoln Avenue and Lehigh Avenue adjacent to the Metra Station has not experienced significant growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes comparable to other redeveloped areas. The Village is therefore considering designating the area as a "Redevelopment Project Area" or "TIF District" as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the "TIF Act"). Pursuant to the Act, it is necessary to conduct a feasibility study and a Housing Impact Study. This Resolution will authorize Village Staff and Kane, McKenna and Associates, Inc. to prepare a Feasibility Study and a Housing Impact Study of the Proposed Redevelopment Project Area.</p> <p>To further comply with the TIF Act, the Village shall immediately transmit a copy of this Resolution to all taxing districts that would be affected by designation of the proposed Redevelopment Project Area. The Village's Land Use Planner may be contacted for additional information about the Proposed Redevelopment Project Area. The Land Use Planner shall also receive all comments and suggestions regarding the Proposed Redevelopment Project Area to be studied.</p>
Programs, Departments or Groups Affected	Administration, Legal Finance, and Community and Economic Development Department
Fiscal Impact:	None at this time
Source of Funds:	Tax Increment Finance and Economic Development Fund
Workload Impact:	The Village Administrator, Corporation Counsel, Finance Director, and Village Planner will take all steps necessary to implement this Resolution as part of their normal workload
Administrator Recommendation:	Approval as presented.
Second Reading:	None required.
Special Consider or Requirements:	None

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

RESOLUTION 21-39

**A RESOLUTION AUTHORIZING A FEASIBILITY STUDY
AND A HOUSING IMPACT STUDY CONCERNING
THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED
WITHIN THE VILLAGE OF MORTON GROVE, ILLINOIS**

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois is a home rule unit of government under the provisions of Article 7 of the Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, the Village President and Board of Trustees (the “Corporate Authorities”) find and hereby declare that it is in the best interests of the Village that certain property generally depicted in Exhibit A attached hereto (the “Proposed Redevelopment Project Area”) be revitalized and redeveloped; and

WHEREAS, the Proposed Redevelopment Project Area has not been subject to maximum growth and development through investment by private enterprise and it is not reasonably anticipated to continue to produce property taxes of the same level as it previously had without certain public assistance by the Village; and

WHEREAS, the Corporate Authority is considering designating the Proposed Redevelopment Project Area as a “Redevelopment Project Area” or “TIF District” as contemplated by 65 ILCS 5/11-74.4-1 et seq. (the “TIF Act”); and

WHEREAS, the Corporate Authorities agree that it is necessary to conduct a feasibility study as contemplated by the TIF Act (the “Feasibility Study”) regarding the Proposed Redevelopment Project Area; and

WHEREAS, the Corporate Authority further agree that a Housing Impact Study as contemplated by the TIF Act should be performed with regard to the Proposed Redevelopment Project Area (the “Housing Impact Study”).

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION ONE: The foregoing recitals shall be and are hereby incorporated in this Section One as if said recitals were fully set forth herein.

SECTION TWO: The Corporate Authorities will consider the use of various programs including, but not limited to, Tax Increment Allocation Financing pursuant to the TIF Act concerning the Proposed Redevelopment Project Area and may take such actions as they deem appropriate and necessary to induce quality development of the Proposed Redevelopment Project Area and, within their sole discretion, adopt such program(s) deemed necessary and desirable to implement the same.

SECTION THREE: Village Staff and Kane, McKenna and Associates, Inc. is hereby authorized and directed to commence a Feasibility Study and a Housing Impact Study of the Proposed Redevelopment Project Area.

SECTION FOUR: The Village shall immediately transmit a copy of this Resolution to all taxing districts that would be affected by designation of the proposed Redevelopment Project Area as a Redevelopment Project Area or TIF District.

SECTION FIVE: The Village's Land Use Planner may be contacted for additional information about the Proposed Redevelopment Project Area. The Land Use Planner shall also receive all comments and suggestions regarding the Proposed Redevelopment Project Area to be studied.

SECTION SIX: If any section, paragraph, clause or provisions of this Resolution shall be invalid, said invalidity shall not affect any other provision of this Resolution.

SECTION SEVEN: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this 28th day of June 2021

Trustee Gear	<u>Aye</u>
Trustee Khan	<u>Aye</u>
Trustee Minx	<u>Aye</u>
Trustee Travis	<u>absent</u>
Trustee Thill	<u>Aye</u>
Trustee Witko	<u>absent</u>

APPROVED by me this 28th day of June 2021



Daniel P. DiMaria, Village President
Village of Morton Grove
Cook County, Illinois

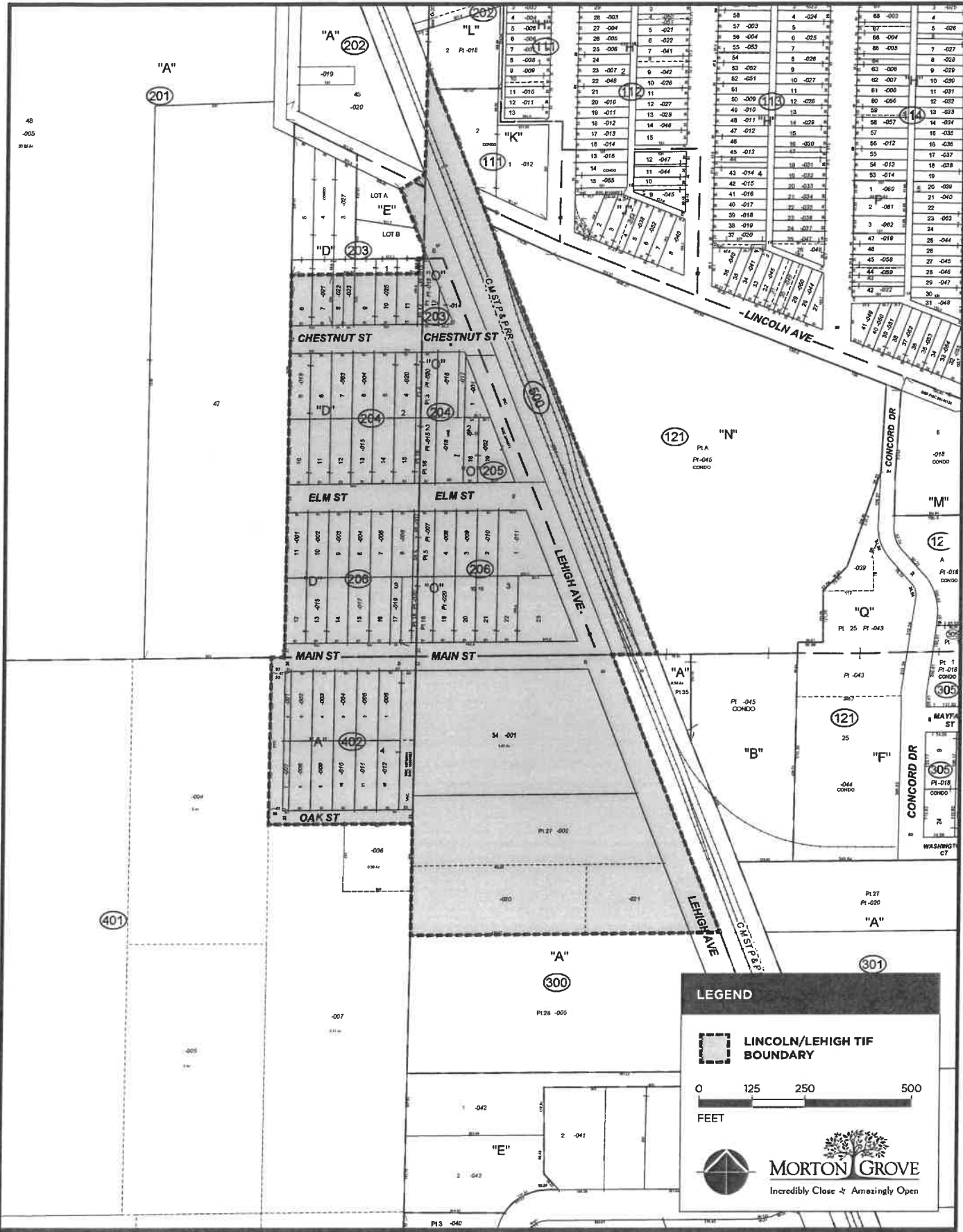
APPROVED and FILED in my office this
29th day of June 2021



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

EXHIBIT A

MAP OF PROPOSED LINCOLN/LEHIGH
REDEVELOPMENT PROJECT AREA/TIF DISTRICT



LINCOLN/LEHIGH TIF