

Proposed Dempster Street Tax Increment Financing (TIF) Redevelopment Plan and Project

Public Hearing

January 27, 2026, at 6:00 p.m.

Richard T. Flickinger Municipal Center

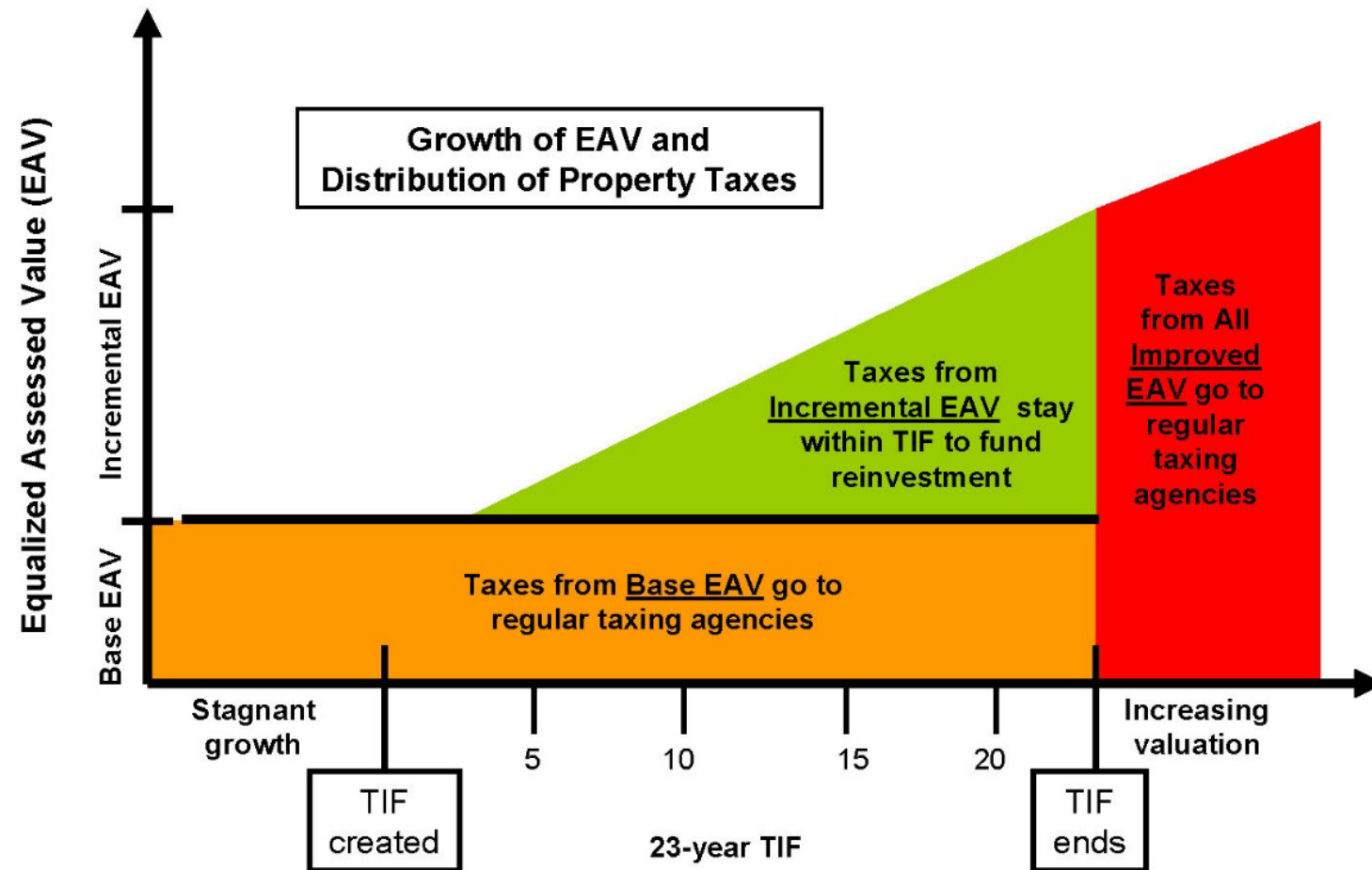
6101 Capulina Avenue, Morton Grove, Illinois

Proposed Dempster Street TIF Redevelopment Plan and Project

AGENDA

- Introductions
- Tax Increment Financing Overview
- Proposed Dempster Street TIF Project Area
- Summary of TIF Eligibility and Redevelopment Plan
- TIF Designation Schedule and Conformance with Public Notice Requirements
- Report Of Joint Review Board (Summary Of JRB Meeting)
- Introduction of Written Comments (Village Clerk)
- Public Comments

TIF Overview: How It Works



Dempster Street TIF

TIF Eligibility Findings

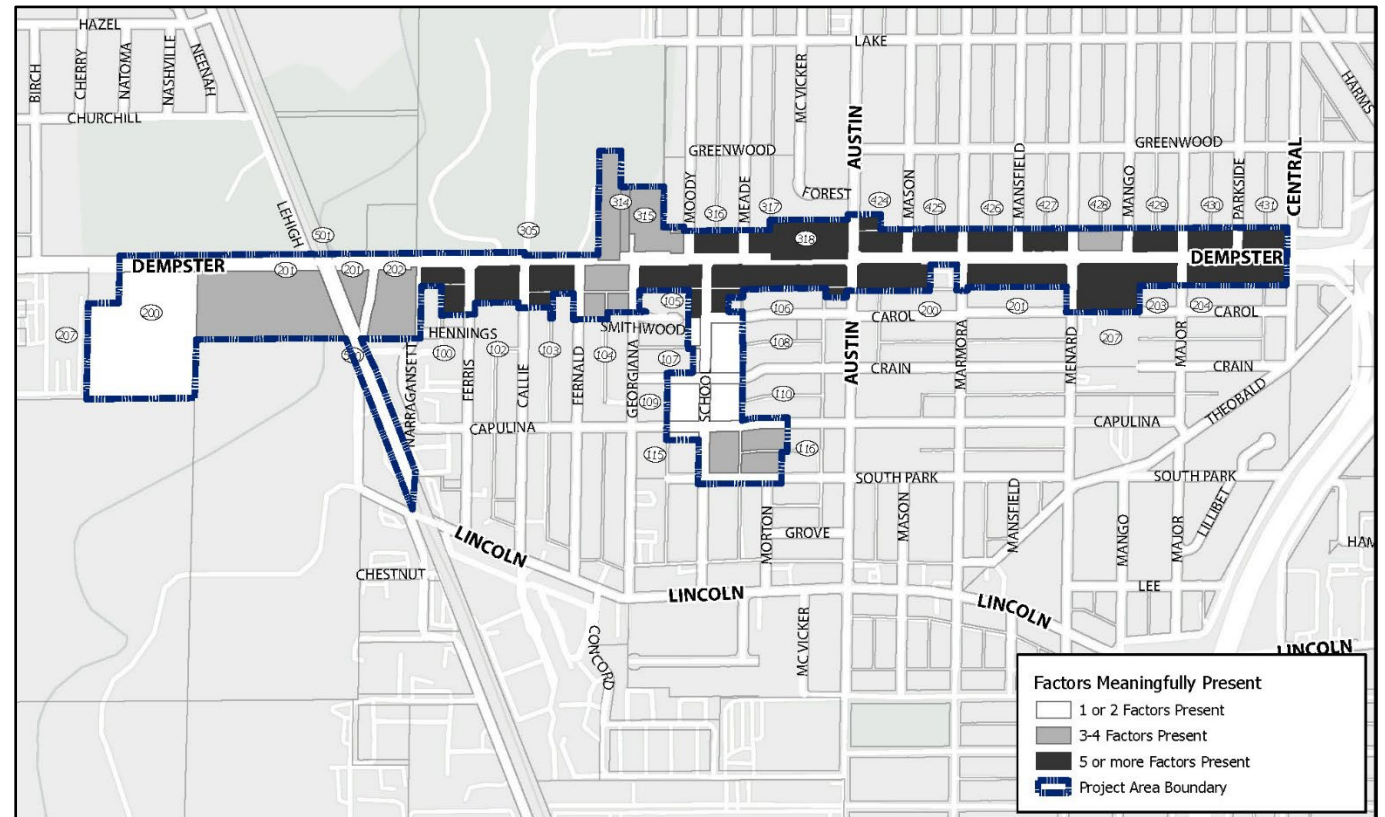
The Project Area qualifies as a “improved conservation area” under the Act.

Size - *minimum of 1½ acres*

➤ 90.1 acres

Conservation Area – *3 of 13 factors*

- 92% of structures are 35+ years
- Five (5) of 13 factors are meaningfully present and reasonably distributed
 1. Obsolescence
 2. Deterioration
 3. Inadequate utilities
 4. Lack of community planning
 5. Lagging EAV



Obsolescence



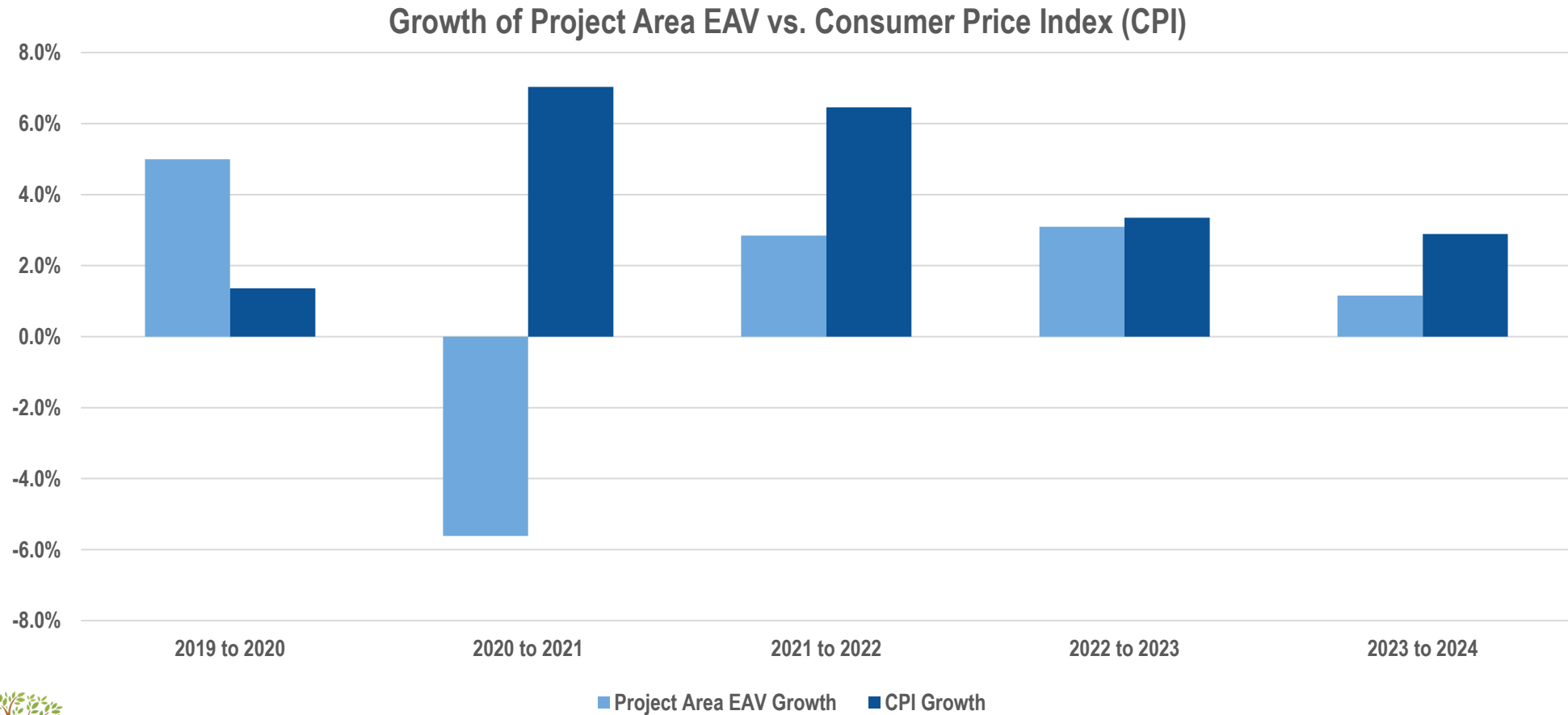
Deterioration



Lack of Community Planning



Lagging Equalized Assessed Value (EAV)

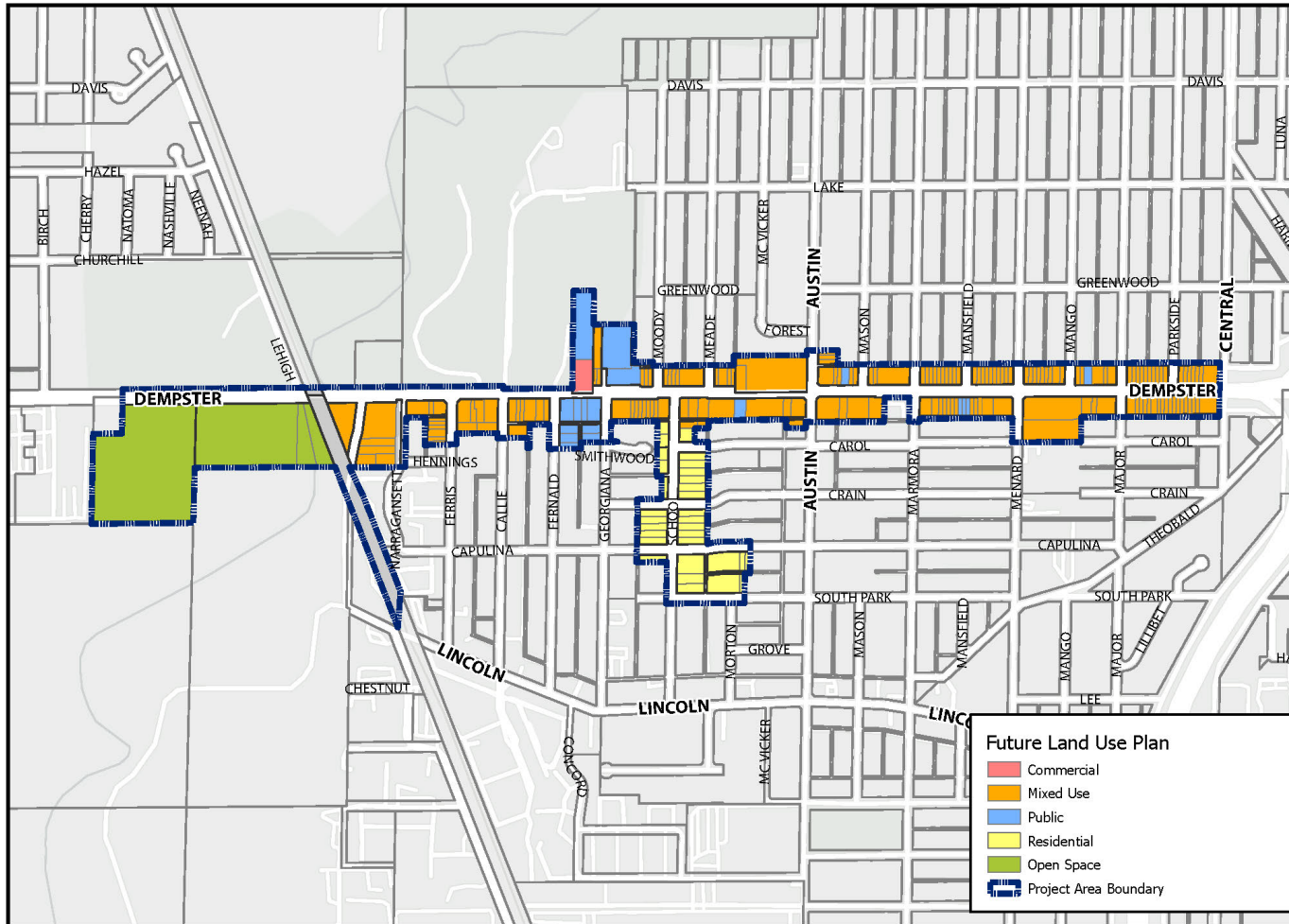


Dempster Street TIF Redevelopment Plan Goals

- ◆ Modern, mixed-use, commercial/residential corridor
- ◆ Convenient and visible off-street parking
- ◆ Pedestrian safety and mobility
- ◆ Public utilities and infrastructure
- ◆ Dempster Civic District



Dempster Street TIF Future Land Use



- Future Land Uses
 - ❖ Commercial
 - ❖ Residential
 - ❖ Mixed Use
 - ❖ Public
- Consistent with Comprehensive Plan

EAV Projections

Base EAV:
\$42,064,945 (2024)

Future EAV:
\$142,500,000 (2049)

- Assumes renovation and new construction activities
- Specific projects not yet identified
- 5 % inflation

Redevelopment Project Costs

TIF Expense Category	Estimated Cost
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$3,600,000
Property Assembly including Acquisition, Demolition and Site Preparation	\$10,900,000
Rehabilitation, reconstruction or repair of public or private buildings	\$35,700,000
Public Works and Improvements - utilities, streets, curbs and gutter, and lighting	\$10,900,000
Relocation Costs	\$1,500,000
Financing Costs	\$2,200,000
Taxing Districts Capital Costs	\$2,900,000
Affordable Housing	\$2,900,000
Interest Costs	\$2,200,000
TOTAL ESTIMATED BUDGET	\$72,800,000

Estimated Redevelopment Project Costs

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TIF Schedule and Actions

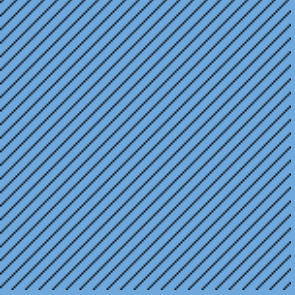
Milestone	Date
Redevelopment Plan & Eligibility Study on file	11/14/2025
Interested Parties Registry adopted	11/15/2025
Joint Review Board Meeting	12/16/2025
Public Hearing	1/27/2026
Adoption of TIF Ordinances	2/10/2026

Report of Joint Review Board

- Joint Review Board meeting held on December 16, 2025
- Attendees included representatives for taxing bodies and a public member
- The Joint Review Board unanimously recommended approval of the Dempster Street TIF District by resolution.

Introduction of Written Comments

- Notice of Public Hearing mailed on December 21, 2025
- Notice of Public Hearing published in the *Morton Grove Champion* on January 1, 2026, and again on January 15, 2026
- **No written comments received** as of January 27, 2026



Thank You!

Questions/Comments