



MEMORANDUM

To: Palos Heights Library District Board of Trustees

From: Robert Straz, Mayor, Palos Heights

Date: May 12, 2026

Re: City of Palos Heights' Gateway TIF District Extension-Letter of Support Request

The City of Palos Heights is currently evaluating the extension of the Gateway Tax Increment Financing (TIF) District located at College Avenue and Harlem Avenue (map attached). This tool is authorized under Illinois law and is intended to help communities encourage investment and redevelopment in areas where growth may not otherwise occur.

The Gateway TIF was created in 2004. It is set to expire December 31, 2027. The city is asking for a letter of support, to the State of Illinois Legislature, for a 12-year extension of the Gateway TIF until 2038.

Gateway TIF is relatively small and covers major commercial parcels including CIBC Bank, Tiffany Square, Spectrum Senior Living and the vacant parcel on the northeast corner of Harlem and College. We have only recently started to see increased interest in the vacant property. CIBC Bank is closed and Culver's of Palos Heights will be opening there in summer of 2026. This has been creating a lot of interest in this corner. The City and Tiffany Square retail plaza on College Avenue entered into a TIF agreement with the city to upgrade the plaza. Spectrum Senior Living did not take TIF incentives but opted for a Class 7b tax abatement. The Class 7b was implemented in 2017 and is set to expire in 2027.

Our future development goals include public infrastructure for ingress/egress for Lake Katherine's parking lot. In addition, we have two vacant lots that we would be recruiting the location restaurant/retail uses.

If you are willing to support the extension of the Gateway TIF district, we would appreciate a brief letter indicating your support.

Thank you for your consideration.