

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
11/4/2025

SUBJECT:	SUBMITTED BY:
Fairview TIF Feasibility Study	Enza Petrarca Village Attorney

SYNOPSIS

A Feasibility Study Resolution relating to the possible adoption of Tax Increment Financing for the 2026 Fairview area.

STRATEGIC PLAN ALIGNMENT

The goals for 2025-2027 include *Steward of Financial, Environmental and Neighborhood Sustainability, Exceptional Municipal Services, Top Quality Infrastructure, and Continual Innovation.*

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the November 11, 2025 Active Agenda

BACKGROUND

The Village is taking steps to enhance the Fairview Focus Area, following recommendations outlined in the Guiding DG Comprehensive Plan. In 2025, the Fairview Focus Area was rezoned, creating three new zoning districts. Adopted in 2025, the Guiding DG suite of plans recommend several capital projects for the Fairview Focus Area and connection to the downtown area. Based on preliminary cost estimates, construction costs could exceed \$10 million. The Village currently lacks a dedicated revenue source to fund the improvements in the Fairview Focus Area. To assist with these efforts, the Village proposes creating a Tax Increment Financing District for Fairview.

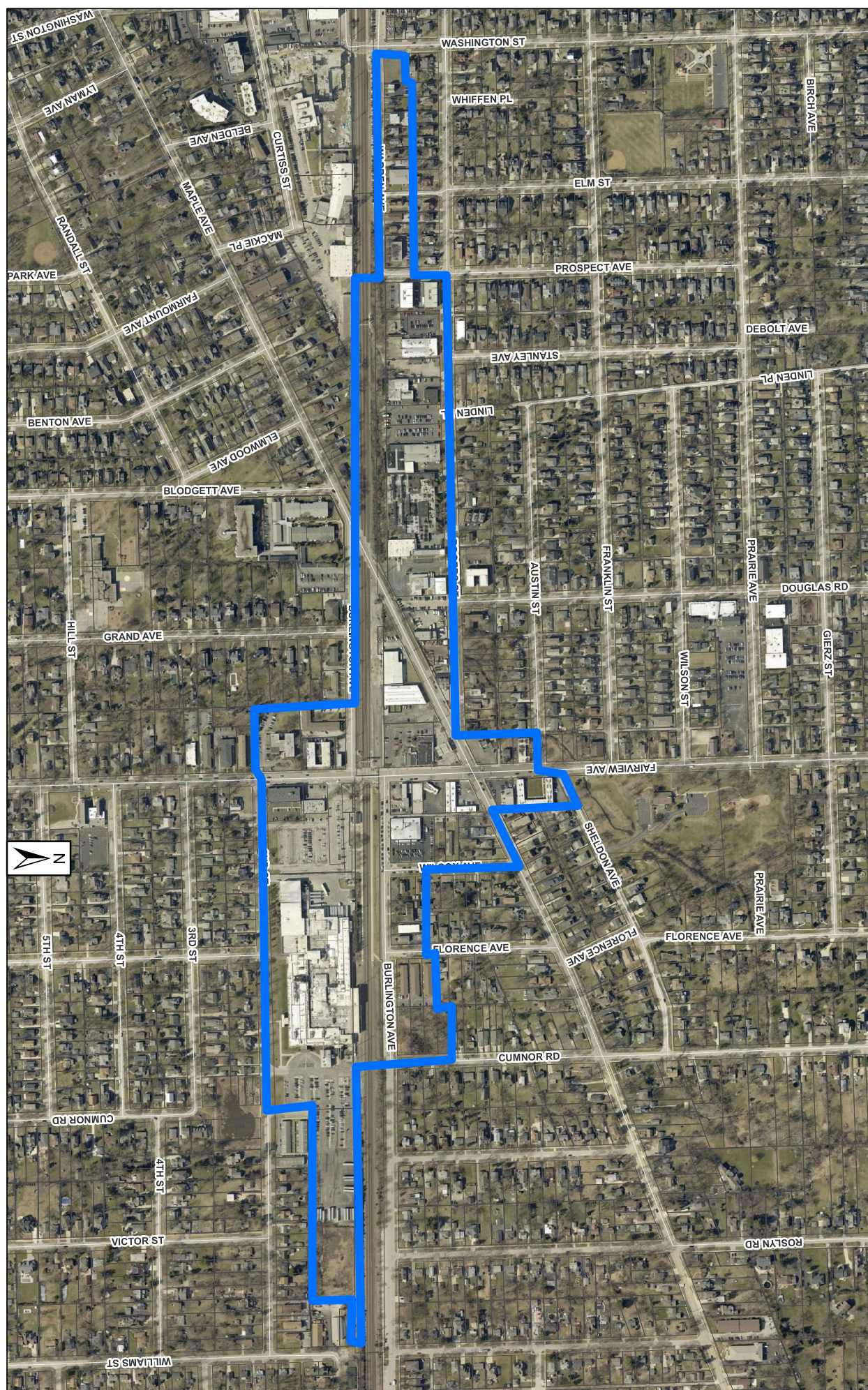
The Tax Increment Financing District would include the area provided in the attached map and adjacent public rights-of-way. The district is proposed to for establishment in 2026.

Adoption of this Resolution is preliminary step required in order to determine the eligibility of the Area to be designated as a redevelopment project area pursuant to the provisions of the Tax Increment Allocation Redevelopment Act. With respect to such eligibility, the work will also include the preparation of a housing impact study. The following table summarizes the project schedule necessary to comply with the required steps for the establishment of the TIF District.

Action	Date
Village Council, under First Reading, considers a resolution authorizing the Village to conduct a feasibility study, including the preparation of a housing impact study.	November 4, 2025
Village Council adopts a resolution authorizing the Village to conduct a feasibility study, including the preparation of a housing impact study.	November 11, 2025
Housing Impact Study Public Meeting	December 10, 2025
TIF Plan and Eligibility Report placed on file at the Village Clerks Office	December 16, 2025
Village Council, under First Reading, considers an ordinance authorizing the public hearing regarding the draft TIF Plan and Eligibility Report. The Ordinance calls for the Joint Review Board to be properly noticed and convened.	January 6, 2026
Village Council adopts an ordinance authorizing the public hearing regarding the draft TIF Plan and Eligibility Report. The Ordinance calls for the Joint Review Board to be properly noticed and convened.	January 13, 2026
Joint Review Board convenes to review the planning documents.	February 4, 2026
TIF public hearing before the Village Council	March 3, 2026
Village Council, under First Reading, considers ordinances to adopt the TIF Plan, establish the Redevelopment Project Area and to adopt tax increment financing	March 17, 2026
Village Council adopts the TIF Ordinances	April 7, 2026

ATTACHMENTS

Proposed TIF District Map
Resolution



RESOLUTION NO. ____

**A RESOLUTION OF VILLAGE OF
DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS,
PROVIDING FOR A FEASIBILITY STUDY WITH RESPECT
TO THE POTENTIAL DESIGNATION OF AN AREA
AS A TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

WHEREAS, the Village of Downers Grove, DuPage County, Illinois (“Village”) is a duly organized and existing home rule municipal corporation created under the provisions of the laws of the State of Illinois; and

WHEREAS, the Village desires to conduct a feasibility study of certain properties located within the corporate boundary of the Village, preliminarily to be called the proposed Fairview Redevelopment Project Area (the proposed “TIF District”), as generally depicted in Exhibit A and generally described in Exhibit B, copies of which are attached hereto and made a part hereof (“Area”), in order to determine the eligibility of the Area to be designated as a redevelopment project area pursuant to the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (“TIF Act”); and

WHEREAS, in order to revitalize and develop the Area, it shall be necessary to undertake certain costs, including but not limited to: costs of studies and surveys, and to pay certain costs associated with public improvements, site acquisition, preparation, renovation, environmental clean-up, utility improvements, roadway and traffic related improvements and other related costs (“Project Costs”); and

WHEREAS, the Village is desirous of having the Area developed, increasing the tax base and employment base of the Village; and

WHEREAS, the TIF Act was created to promote and protect the health, safety, morals and welfare of the public in an eligible area in order to remove and alleviate adverse conditions, encourage private investment and restore and enhance the tax base of the taxing districts in a qualifying area; and

WHEREAS, the purpose of tax increment allocation financing for the Area is to encourage development in the Area through the use of incremental tax revenues derived from an increase in assessed values in an eligible area by assisting with development or redevelopment project costs thereby eliminating adverse and detrimental conditions that erode the tax base both within the Area and adjacent and/or contiguous to such area; and

WHEREAS, pursuant to the TIF Act, once the Village adopts tax increment financing, all real estate tax revenue attributable to any increase in the assessment of property included in a redevelopment project area is distributed to the Village for reinvestment in the Area for certain purposes permitted by the TIF Act; and

WHEREAS, the corporate authorities agree that it is necessary to conduct a feasibility study as contemplated by the TIF Act for the proposed Area and all relevant development plans and other pertinent documents in order to provide the necessary public assistance; and

WHEREAS, the Village designates Ryan, LLC, located at 227 West Monroe Street, Suite 4200, Chicago, Illinois 60606 (“Ryan”), to undertake the feasibility study, including a housing impact study if required under the TIF Act and preparation of a report with respect to such eligibility.

NOW THEREFORE, BE IT ORDAINED by the Corporate Authorities of the Village of Downers Grove, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section 1. Recitals Incorporated. The above recitals are incorporated into this Resolution and shall have the same force and effect as though fully set forth herein.

Section 2. Designation of Tax Increment Financing Consultant and Preparation of Feasibility Study. Ryan is under contract to undertake a feasibility study to determine the eligibility of the Area as a redevelopment project area under the Act with respect to such eligibility, including the preparation of a housing impact study, and that the Village Manager is further authorized to execute and deliver any and all contractual documents to accomplish said tasks.

Section 3. Reimbursement for Feasibility Study. The Village may reimburse itself, or any designated developers, for the costs incurred in connection with the feasibility study in the event the proposed TIF District is adopted by the Village for the Area from incremental real estate taxes available for payment of such costs pursuant to Section 11-74.4-3(q)(1) of the TIF Act, 65 ILCS 5/11-74.4-3(q)(1).

Section 4. Purpose of Proposed Redevelopment Plan and Project. The Village recognizes the need for implementation of a strategy to revitalize properties within the boundaries of the proposed redevelopment plan and project area and to stimulate and enhance private development, and the needed private investment may only be possible if the TIF is adopted pursuant to the terms of the TIF Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Area conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the redevelopment plan and project will benefit the Village and all the taxing districts, which encompass the area in the form of a significantly expanded tax base.

Section 5. Service of Resolution. The Village Clerk shall cause copies of this Resolution to be mailed to all taxing districts that would be affected by such designation in accordance with the provisions of Section 11-74.4-4.1, of the TIF Act, 65 ILCS 5/11-74.4-4.1.

Section 6. Contact Person Designation. In accordance with Section 11-74.4-4.1(a)(4) of the TIF Act, 65 ILCS 5/11-74.4-4.1, the Village hereby designates its Planning Manager, Jason Zawila, as the Village’s municipal officer for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area to be studied. The Village Planning Manager may be reached at 850 Curtiss St., Downers Grove, IL 60515 or 630-434-5520.

Section 7. Severability and Repeal of Inconsistent Ordinances and Resolutions. If any provision of this Resolution, or the application of any provision of this Resolution, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Resolution, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Resolution. All ordinances, resolutions, or adopted motions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. **Effective Date.** This Resolution shall be in full force and effect from and after its passage and approval.

Passed: _____

Attest: _____
Village Clerk

Mayor

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EXHIBIT A- Map of Proposed TIF District

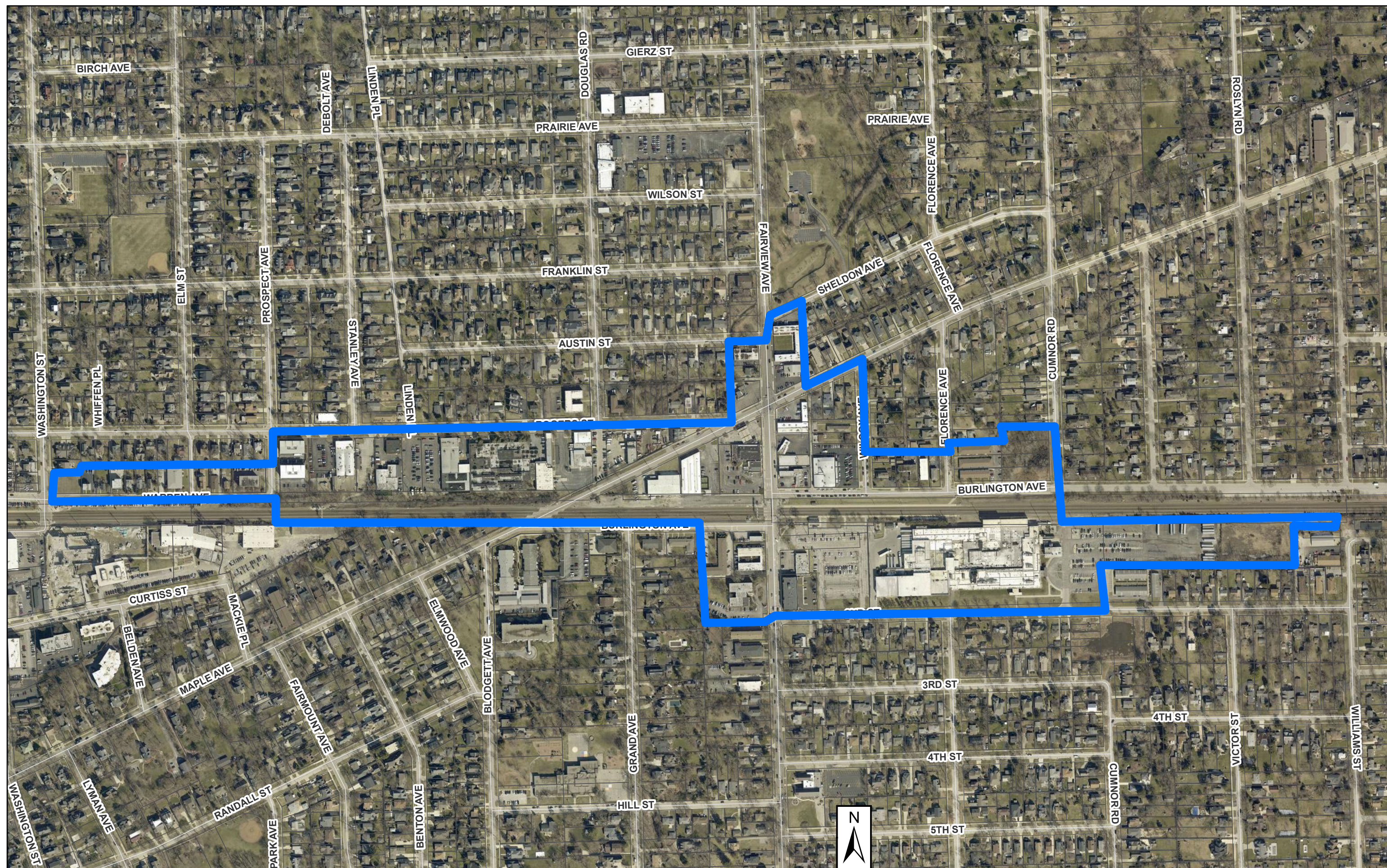


EXHIBIT B

The proposed TIF District is located within an area that is generally bounded on the north by Sheldon Avenue; on the east by Williams Street; on the south by 2nd Street, and Washington Street on the west all within the existing corporate boundaries of the Village of Downers Grove.