

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**2/17/2026**

| <b>SUBJECT:</b>                                | <b>SUBMITTED BY:</b>                                     |
|--|--|
| Establish SSA #14 - Talon Preserve Subdivision | Stan Popovich, AICP<br>Director of Community Development |

#### **SYNOPSIS**

An ordinance has been prepared to establish Special Service Area #14 for the Talon Preserve Subdivision at 100 39th Street.

#### **STRATEGIC PLAN ALIGNMENT**

The Goals for 2025-2027 identified *Exceptional Municipal Services*.

#### **FISCAL IMPACT**

N/A

#### **RECOMMENDATION**

Approval on the March 3, 2026 active agenda.

#### **BACKGROUND**

This ordinance is the last step in the process to establish Special Service Area (SSA) #14 for the Talon Preserve Subdivision. On October 14, 2025 the Village Council approved an ordinance proposing to establish this SSA. The required public hearing was held on December 15, 2025. There were no objections to the creation of the SSA.

The SSA will serve as a safeguard in the event that the homeowners' association cannot or does not maintain the subdivision's common detention areas. The SSA will allow the Village to levy a special tax on the property owners for the maintenance of the common areas if the homeowners' association defaults and the Village is required to step in to provide such maintenance. The Village would then assume responsibility for maintaining the common areas.

The Talon Preserve Subdivision is located at the northeast corner of Cumnor Road and 39<sup>th</sup> Street. The 38 lot subdivision was approved on September 16, 2025 and recorded on September 29, 2025. The subdivision consists of 35 single family residential lots with stormwater management basins on two outlots and a landscape buffer on a third outlot. The subdivision approval included the establishment of a homeowners' association to maintain the stormwater management facilities (including but not limited to the detention basin, inlet and outlet structures and connecting storm sewers) and associated landscaping, swales and grass areas.

The Village proposes a maximum annual rate not to exceed 3% of the property's equalized Assessed Value (EAV) as a tax levy.

**ATTACHMENTS**

Ordinance

Aerial

**ORDINANCE NO.\_\_\_\_\_**

**AN ORDINANCE ESTABLISHING  
SPECIAL SERVICE AREA NUMBER 14  
IN THE VILLAGE OF DOWNSERS GROVE, ILLINOIS**

BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

**Section 1.** Authority to Establish Special Service Area.

Special Service Area Number 14 is established pursuant to Article VII, Section 6(l) of the Constitution of the State of Illinois and pursuant to "An Act to provide the manner of levying or imposing taxes for the provision of special service areas within the boundaries of home rule units and non-home rule municipalities and counties" (35 ILCS 200/27-5 et seq.).

**Section 2.** Findings. The Village Council finds:

- A. That the question of the establishment of the area hereinafter described as a special service area was considered by the Village Council pursuant to an Ordinance entitled, "An Ordinance Proposing the Establishment of Special Service Area Number 14 in the Village of Downers Grove, Illinois and Providing For a Public Hearing and other Procedures in Connection Therewith", adopted October 14, 2025, and considered pursuant to a public hearing held on December 16, 2025, by the Village Council, pursuant to Notice duly published on November 28, 2025 in The Daily Herald, a newspaper published in the Village of Downers Grove, at least fifteen (15) days prior to the hearing and pursuant to Notice by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Special Service Area. Said notice was given by depositing said Notice in the United States mail not less than ten (10) days prior to the time set for the public hearing. In the event the taxes for the last preceding year were not paid, the said Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. A Certificate of Publication of said Notice and an Affidavit of Mailing are attached to this Ordinance as Exhibits "1" and "2" respectively. Said Notices conform in all respects to the requirements of 35 ILCS 200/27-5, et. seq.
- B. That a public hearing on the question set forth in the Notice was held on December 16, 2025. All interested persons were given an opportunity to be heard on the question of the creation of Downers Grove Special Service Area Number 14. That general discussion was heard at the public hearing regarding the services and maintenance activities proposed to be undertaken and provided within the Special Service Area. No one attending the public hearing voiced objection to the creation of the Special Service Area or the method or rate of taxation to be levied against property within the Special Service Area. The public hearing was adjourned at 7:04 p.m. December 16, 2025.
- C. That following the aforesaid public hearing, a period of sixty (60) days has been provided for the filing of any petition opposing the creation of the Special Service Area pursuant to 35 ILCS 200/27-55, and that during such period of time, no such petition has been filed.
- D. That after considering the data, as presented at the public hearing, the Village Council finds that it is in the public interest and in the interest of Downers Grove Special Service Area Number 14

that said Special Service Area, as hereinafter described, be established.

- E. That said area is compact and contiguous and constitutes a planned development residential area, which is the sole area in the Village to be benefitted from the maintenance and operation of said improvements.
- F. It is in the best interest of said Special Service Area that the furnishing and maintenance of the municipal services proposed be considered for the common interests of said area.
- G. Said area is zoned for residential purposes and will benefit specially from municipal services proposed to be provided. The proposed municipal services are unique and in addition to the municipal services provided to the Village of Downers Grove as a whole.

**Section 3.** Village of Downers Grove Special Service Area Number 14 Established.

A Special Service Area to be known and designated as "Village of Downers Grove Special Service Area Number 14" is hereby established and shall consist of the following described territory:

The south  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of Section 33, Township 39 North, Range 11 East of the Third Principal Meridian, (except the south 50 feet of the south  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of said Section 33) in DuPage County, Illinois. Also known as the south 10 chains (660 feet) of the east half of the southwest quarter of Section 33, Township 39 north, range 11 east of the Third Principal Meridian (except the south 50 feet thereof) in DuPage County, Illinois

Commonly known as: 100 39<sup>th</sup> Street, Downers Grove, IL 60515

UNDERLYING PIN: 06-33-300-006

PINs TBD

**Section 4.** Purpose of Area.

Downers Grove Special Service Area Number 14 is established to provide special municipal services to said area in addition to services provided to the Village generally. Included in said purposes, but not by way of limitation, municipal services in connection with the maintenance and operation of any "Common Area" of the subject property as defined in the Declaration of Covenants, Conditions, Easements and Restrictions for Talon Preserve Subdivision, including but not limited to real property and improvements thereto owned or maintained by the Homeowners Association, and the stormwater management facilities (including, but not limited to, stormwater detention and retention basin areas, inlet and outlet structures, connection storm sewers, connecting surface drainage channels, subsurface drainage systems) and associated landscaping, retaining walls and grass areas located therein.

**Section 5.** Tax Levied.

A special annual tax not to exceed an annual rate of three percent (3%) of the assessed value, as equalized, of the property in the Special Service Area shall be levied against the subject property in addition to all other taxes provided by law. Notwithstanding the foregoing, taxes shall not be levied hereunder and said area shall be "dormant", and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace the Common Area, as hereinafter identified, and the Village chooses to assume some or all of said responsibilities. The Village may annually levy hereunder up to the maximum rate specified herein for the cost of said services, as said

services become necessary and are provided for.

**Section 6.** That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 7.** That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

**Section 8.** That the Village Clerk shall record this Ordinance with the DuPage County Recorder's Office.

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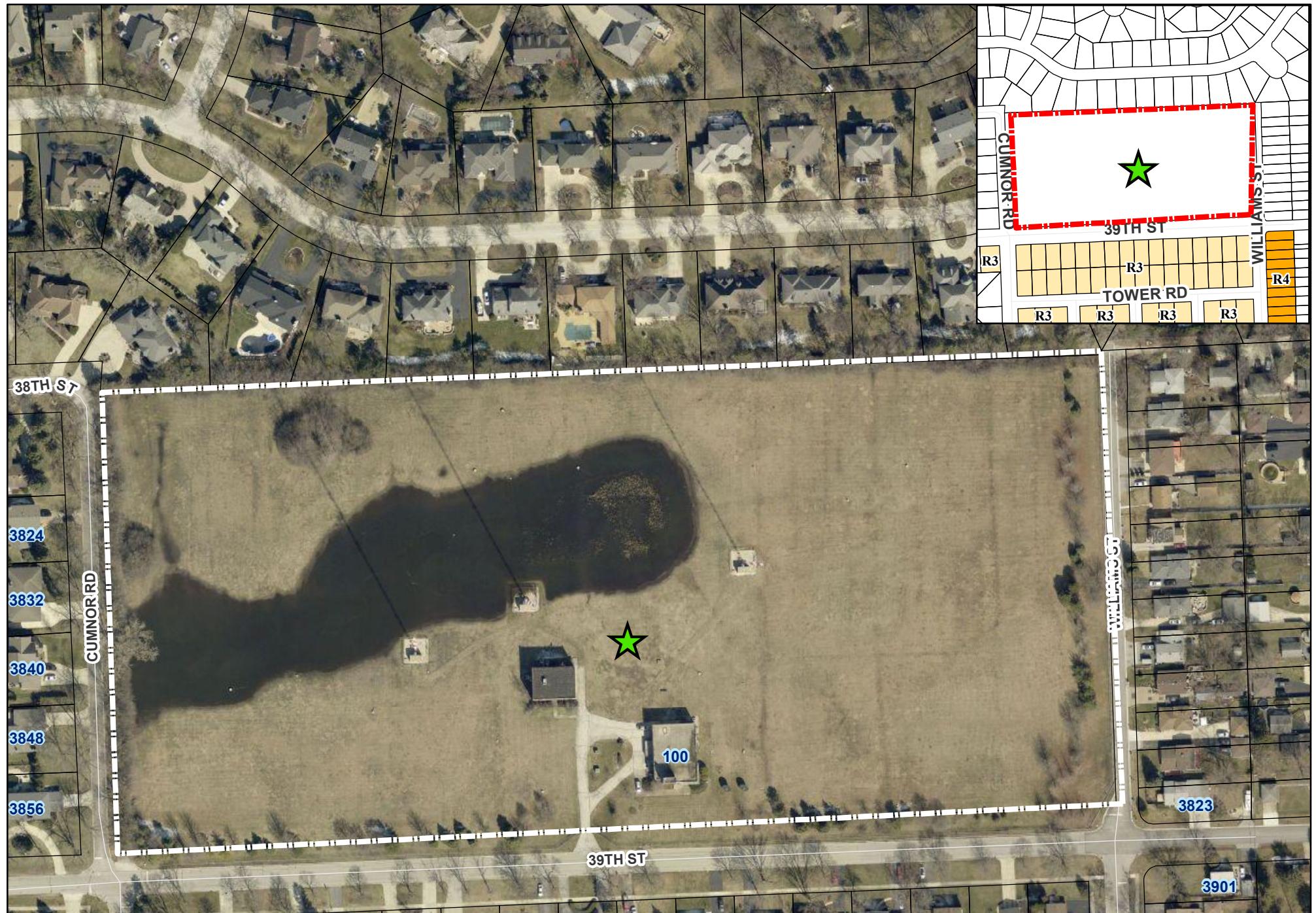
Mayor

Passed:

Published:

Attest: \_\_\_\_\_  
Village Clerk

1\mw\ord.26\SSA# 14 Estab (Talon)



0 100 200 Feet

### 100 39th Street - Location Map

Subject Property  
 Site Location