

Public Hearing

Proposed Fairview Avenue Tax Increment Financing (TIF) District



Fairview Focus Area Plan Implementation

Guiding DG Comprehensive Plan Vision

The success of Downtown will be expanded via strategic connectivity with the Fairview Focus Area. These two areas will have innovative and sustainable streetscapes, art displays and public spaces resulting in an inviting, visually appealing, and culturally rich destination that attracts residents, visitors, and commuters alike.

**August
2025**



Fairview Focus Area Plan Implementation

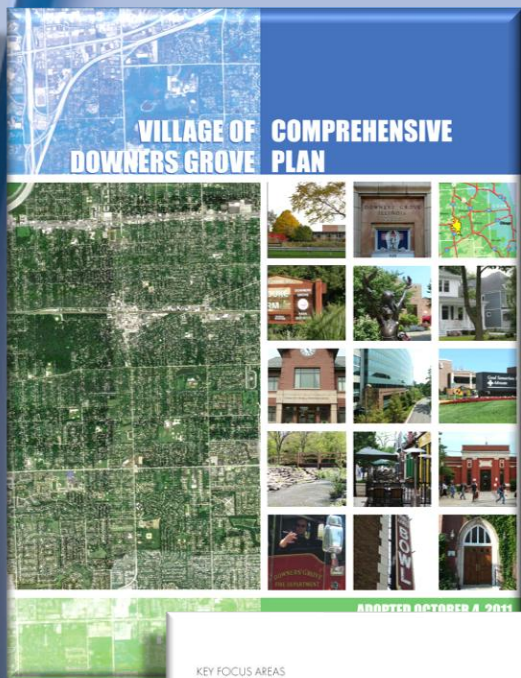
Guiding DG Comprehensive Fairview Focus Area

- **A distinct identity for the neighborhood**
- **Improve all modes of transportation**
- **Foster mixed-use developments that provide goods and services targeted towards commuters, nearby residents and visitors**
- **A district to compliment, not compete with, Downtown Downers Grove.**



**August
2025**

Fairview Focus Area – 2011 Comprehensive Plan



KEY FOCUS AREAS
Fairview

The Fairview subarea is bounded by Hammer Park to the north, the Village limits to the east and north residential neighborhoods to the south and west. This area is composed of a mix of uses which include industrial, commercial retail, commercial center, multi-family residential and single-family residential. The area is bounded by the Fairview Metro Station and a Dippelville Farm facility.

The existing land uses in the Fairview area are appropriate but development has occurred in a piecemeal fashion with little coordination between developments. Many buildings are dated and underperforming in terms of height, density and site configuration and fail to maximize their potential, particularly given their proximity to a commuter rail station.

Emphasis for the future plan will be on improving the form, function and appearance of this area consistent with the principles of transit-oriented development (TOD) to be more representative of the character and image of Downers Grove. The intended result is a distinct identity for the neighborhood and improved livability. Mixed-use development that provides goods and services targeted towards commuters and nearby residents is essential to complement, not compete with, Downers Grove Center.

Key Concepts

- **Visual and physical connections to Downers Grove should be enhanced** through wayfinding signage and improved pedestrian and bicycle facilities.
- **The creation of a streetscaping program** along Fairview Avenue and Maple Avenue would unify the area through the creation of an identity, connect this area to Downers Grove, and provide enhanced pedestrian amenities for commuters.
- **Re-use nearby residential areas** from the perspective of commercial uses such as retail, light and traffic through the use of landscaping and screening.
- **Connect nearby residential areas** to shopping and services by **enhancing pedestrian and bicycle access**. This can help to improve traffic congestion by reducing the number of trips to automobile.
- **Disrupter enclosures and dumpster screening should be required** and enforced consistently.
- **Parking for commuting and interior landscaped islands** with trees should be required and enforced consistently.
- **Consider conducting a traffic study** for the area to improve the movement of vehicles within and through this area, and to identify and address existing impacts and cut-through traffic in surrounding residential neighborhoods.

Key Concepts (continued)

- **Explore and enhance gateway features** such as signage and landscaping in recognition of this area's function as a major entry point into the Village from the east.
- **The existing land uses are appropriate**; however, the **priority should be on updating and enhancing the built form** of the area and better coordination through uses.
- **Development regulations should encourage mixed-use, transit-oriented development** that is appropriate in height.

9 KEY FOCUS AREA PLANS

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KEY FOCUS AREAS
Fairview

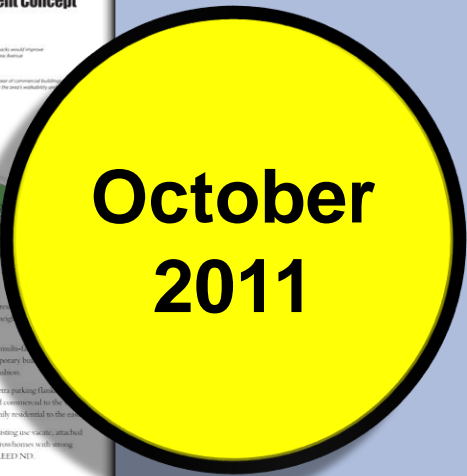
TOD Redevelopment Concept

The proposed concept for the Fairview subarea is centered through the area and encompasses the following:

- **Re-developed industrial sites** into professional offices more compatible with nearby residential uses.
- **Neighborhood commercial center** with strong presence at Maple and Fairview.
- **Multi-family residential and neighborhood commercial uses.**
- **A neighborhood commercial center** with a strong street presence on Fairview with parking at the rear.
- **Multi-family residential** with a strong presence on Fairview with parking at the rear.
- **Expanded Metro parking** from neighborhood commercial to the east and multi-family residential to the east.
- **Should the existing use vacate**, attached single-family rowhomes with strong potential for LEED ND.

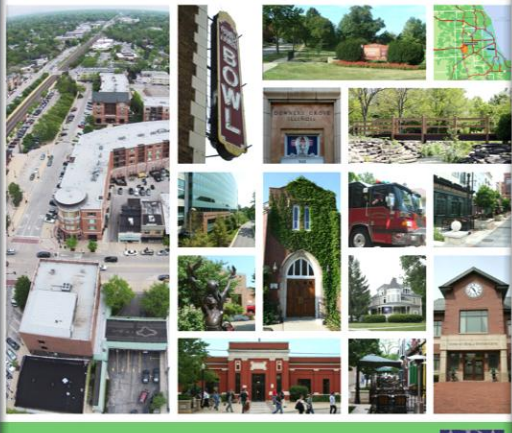
9 KEY FOCUS AREA PLANS

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Fairview Focus Area – 2017 Comprehensive Plan

Village of Downers Grove Comprehensive Plan



Key Focus Areas Fairview Redevelopment Concept



- 1 Redevelop industrial sites into professional offices or multi-unit residential which will be more compatible with nearby residential.
- 2 Neighborhood commercial center with a strong presence of shops and services.
- 3 Multi-family residential and neighborhood commercial uses.
- 4 A neighborhood center that serves as a strong street presence on Fairview with parking on the street.
- 5 High-density residential uses to reduce single-family residential from the corridor.
- 6 Redevelop multi-unit multi-family residential with a mix of uses and a more coordinated design.

Key Focus Areas Fairview

The Fairview subarea is bounded by Hammer Park on the east, the Village Center on the west and the residential neighborhoods to the south and west. This area is comprised of a mix of uses, which includes industrial, commercial retail, commercial service, multi-family residential, and single-family residential. The area is anchored by the Fairview Metro Station and a large open farm facility.

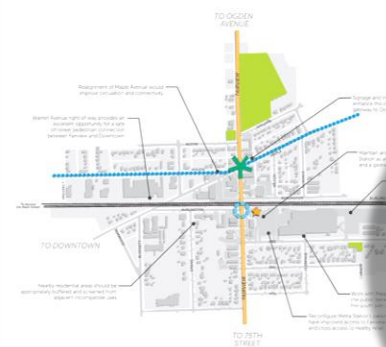
The existing land uses on the Fairview area are appropriate but development has occurred in a piecemeal fashion with little coordination between developers. Many buildings are dated and nonconforming to terms of local, density, and site configuration, and fail to maximize their potential, particularly given their proximity to a commuter rail station.

Emphasis for this subarea plan will be on improving the form, function and appearance of the area consistent with the principles of transit-oriented development (TOD) to be more representative of the character and image of Downers Grove. The intended use of a transit-oriented city for the neighborhood and improved circulation. Mixed-use development that provides goods and services targeted towards commuters and nearby residents is intended to complement, not compete with, Downers Grove Center.



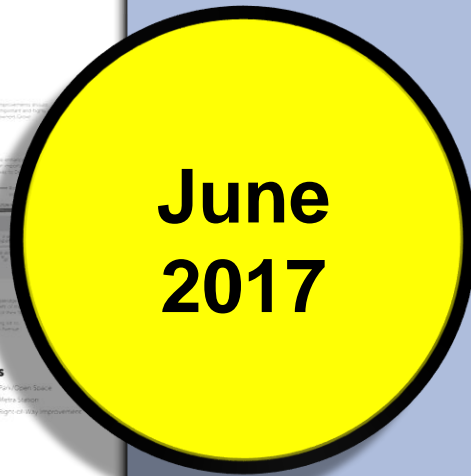
Key Concepts

- Explore incentives and financing opportunities to fund necessary property and infrastructure improvements, and to facilitate parcel assembly to foster comprehensive redevelopment of any properties.
- Redevelopment should be oriented towards the street with parking areas in the rear of buildings.
- Identify opportunities for shared parking facilities to reduce the amount of land area dedicated to surface parking lots.
- Promote neighborhood commercial uses along Fairview Avenue to provide goods and services to commuters and nearby residents.
- Communicate with existing industrial users regarding future needs and potential desire to relocate.
- While industrial uses remain in the area, establish truck routes to minimize the impact on residential neighborhoods.
- Explore redesigning Maple Avenue to improve connectivity and circulation in the Fairview Area. Proposed realignment should be accompanied by a traffic study that examines potential impacts to the existing road network, neighborhoods, and local and regional traffic patterns.
- Install entrance gateway features such as signage and landscaping on recognition of the area's function as a major entry point into the Village from the east.
- The existing land uses are appropriate; however, the priority should be on optimizing and enhancing the built form of the area and better coordination through uses.
- Development regulations should encourage mixed-use, transit-oriented development that is appropriate in height.
- Visual and physical connections to Downtown should be established through landscaping and improved pedestrian and bicycle facilities.
- The creation of a new development program along Fairview Avenue and Maple Avenue would study the area through the creation of an identity, connect this area to Downtown, and promote reduced pedestrian-unsafe commercial corridors.
- Buffer nearby residential areas from the impacts of commercial uses such as noise, light and traffic through the use of landscaping and screening.
- Connect nearby residential areas to shopping and services by enhancing pedestrian and bicycle access. This can help to reduce traffic congestion by reducing the number of trips by automobile.
- Dumpster enclosures and dumpster screening should be required and consistent.
- Parking lot screening and interior landscaping should be required and consistent.
- Consider conducting a traffic study for the area to improve the movement of vehicles north and through this area, and to identify and address existing impacts and out-of-town traffic in surrounding residential neighborhoods.



Recommendations

- Village-Processed Base
- Landmark/Directory Signage
- Improved Pedestrian Crossing
- Park Clean Scape
- Metro Station
- Signs of city improvements



Fairview Focus Area Plan Implementation

This project consists of implementing the recommendations of the Fairview Area Focus Area Plan in the Comprehensive Plan.

- ❑ Defining the area included in the project
- ❑ Amendments to the Zoning Ordinance and Zoning Map
- ❑ Financial policies and incentives to facilitate redevelopment of private properties
- ❑ Financing policies and mechanism to pay for public improvements
- ❑ Business attraction and retention efforts
- ❑ Streetscape and landscape improvements
- ❑ Redevelopment of commuter parking lots



**November
2023**

Fairview Focus Area Plan Implementation

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Guiding DG

**November
2023**

Fairview Focus Area Plan Implementation

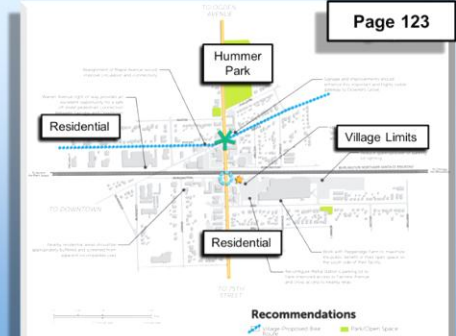
Fairview Focus Area Vision (2017)

The Fairview Station area continues to evolve into the well-organized, revitalized and unique multi-use area imagined in the Comprehensive Plan. Its growth as a cohesive neighborhood and its attractiveness to those outside the community have resulted in enhanced Metra service and other local transportation improvements.

Fairview Focus Area - Recommendations

Boundaries

- North – Hummer Park
- East – Village Limits
- South – Residential Neighborhoods
- West – Residential Neighborhoods



Fairview Focus Area Key Concepts Streetscape

- Visual and physical connections to Downtown should be enhanced through wayfinding signage and improved pedestrian and bicycle facilities.
- The creation of a streetscaping program along Fairview Avenue and Maple Avenue would unify the area through the creation of an identity, connect this area to Downtown, and provide enhanced pedestrian amenities for commuters.
- Connect nearby residential areas to shopping and services by enhancing pedestrian and bicycle access. This can help to improve traffic congestion by reducing the number of trips by automobile.
- Install/enhance gateway features such as signage and landscaping in recognition of this area's function as a major entry point into the Village from the east.

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Fairview Redevelopment Concept Plan



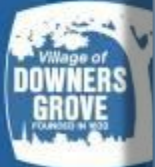
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Fairview Focus Area Guiding Principles (2017)

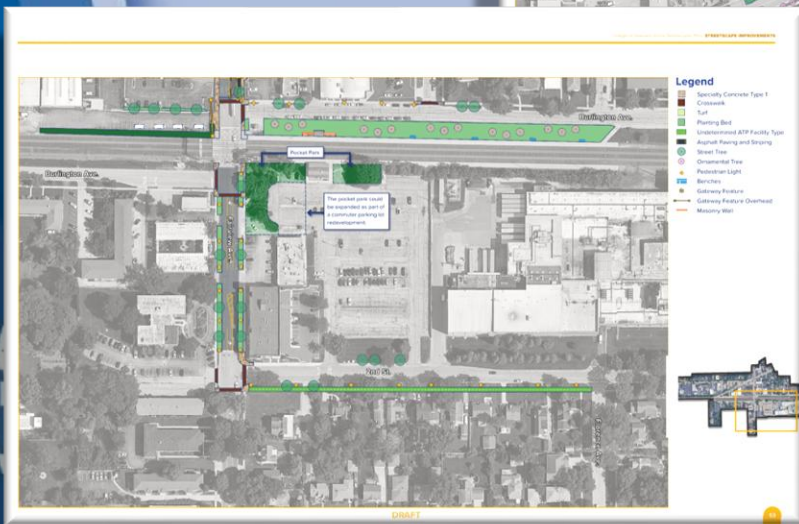
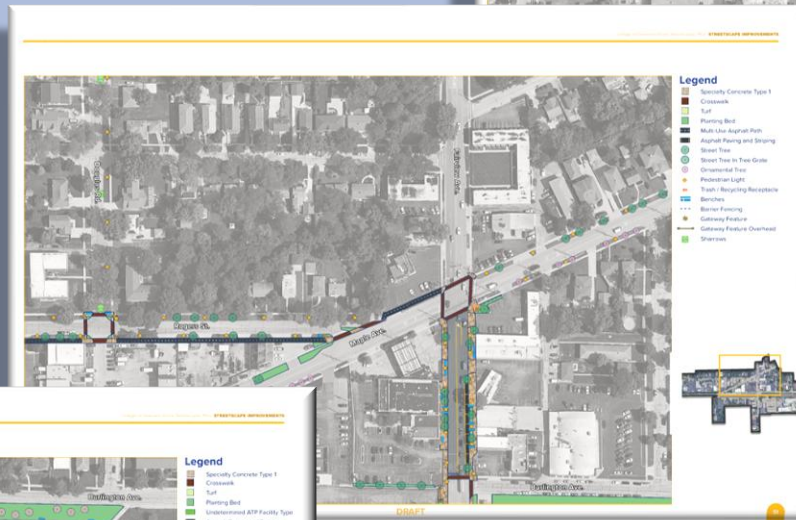
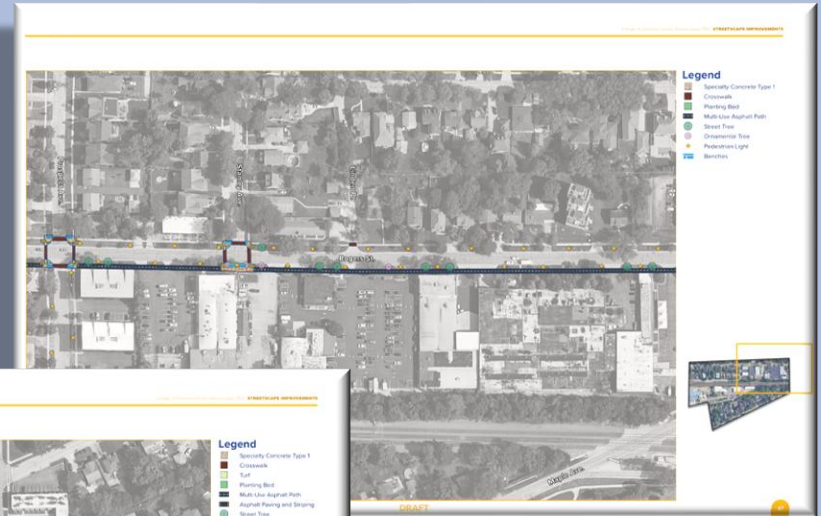
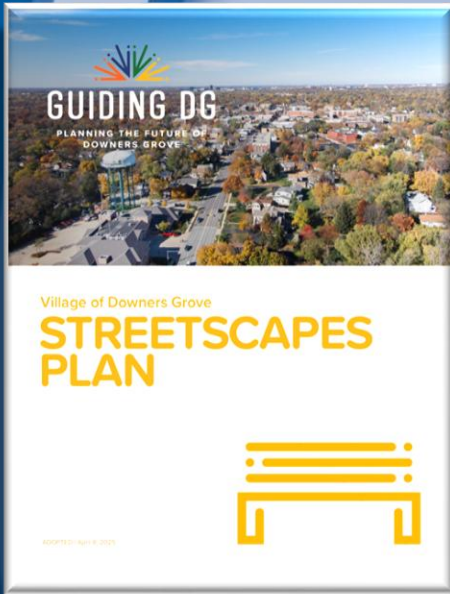
- An emphasis on infill development
- Improvements to open space and stormwater facilities
- Buildings oriented towards the street (parking in the rear)
- Increased density and an emphasis on mixed-use within 1/4 mile of the stations
- Shared parking facilities / minimize surface parking lots
- Continuation of the street grid
- Improved pedestrian and bicycle connections
- Avoid development in floodplains and environmentally-sensitive land

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- Identity and placemaking
- LEED ND
- Transit Oriented Development (TOD)



Fairview Focus Area Plan Implementation



Fairview Focus Area Plan Implementation

This project consists of implementing the recommendations of the Fairview Area Focus Area Plan in the Comprehensive Plan.

- ✓ **Defining the area included in the project**
- ✓ **Amendments to the Zoning Ordinance and Zoning Map**
- ☐ Financial policies and incentives to facilitate redevelopment of private properties
- ☐ Financing policies and mechanism to pay for public improvements
- ☐ Business attraction and retention efforts
- ✓ **Streetscape and landscape improvements** **Guiding DG**
- ☐ Redevelopment of commuter parking lots

**April
2025**

Fairview Focus Area Plan Implementation

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- ✓ Defining the area included in the project
- ✓ Amendments to the Zoning Ordinance and Zoning Map
- Financial policies and incentives to facilitate redevelopment of private properties**
- Financing policies and mechanism to pay for public improvements**
- Business attraction and retention efforts
- ✓ Streetscape and landscape improvements
- Redevelopment of commuter parking lots

**Nov 2025 –
Apr 2026**

Fairview Focus Area Plan Implementation

Village Action Items

- **Pedestrian-oriented infill development and redevelopment to complement the historic building pattern.**
- **Use the TIF increment to complete a portion of the recommended streetscape and Active Transportation Plan (ATP) improvements on a pay-as-you-go basis, including:**
 - **Streetscape and utility improvements along Fairview Avenue**
 - **Streetscape improvements along Rogers Street connecting Fairview to the Downtown**
- **Beginning in 2026, work with Metra to facilitate the redevelopment of the Fairview Station parking lot with a development scope determined by the Village Council.**

Fairview Tax Increment Financing (TIF) District

- Economic Development Tool Authorized by State
- Geographic Area Meeting Qualification Standards (Blight, Conservation)
- Revitalize Using Revenue Generated by the District
- Does not increase tax rates
- Splits property tax revenue generated within the area into two components or “buckets”



**Bucket for Base Revenues –
For All Local Governments**



**Bucket for Incremental Revenues –
For Redevelopment Within the TIF**

Fairview Focus Area Plan Implementation

- **Eligibility Report**
 - The redevelopment area qualifies as a conservation area
 - The redevelopment area would substantially benefit by the proposed improvements
- **TIF Redevelopment Plan and Project Report**
 - Provided goals for the TIF area
 - Identified a budget for the TIF
- **Housing Impact Study**
 - Number of housing units in redevelopment area

**December
2025**

Fairview Focus Area Plan Implementation

Program Actions/Improvements	Estimated Costs
Land Acquisition, Assembly, and Relocation	\$ 4,250,000
Site Preparation, Including Environmental Remediation, Demolition, and Site Grading	\$ 3,250,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	\$ 12,000,000
Rehabilitation of Existing Structures; Taxing District Capital Improvements	\$ 4,250,000
Interest Costs Pursuant to the Act	\$ 1,750,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reports)	\$ 1,000,000
Public Training	\$ 500,000
Estimated School District Costs, and Taxing District Capital Costs	\$1,000,000
TOTAL ESTIMATED TIF BUDGET	\$ 28,000,000



Fairview TIF - Schedule

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
TIF Plan and Eligibility Report placed on file at the Village Clerks Office	December 9, 2025
Housing Impact Study Public Meeting	December 10, 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	April 7, 2026
Village Council adopts the TIF Ordinances	April 14, 2026

