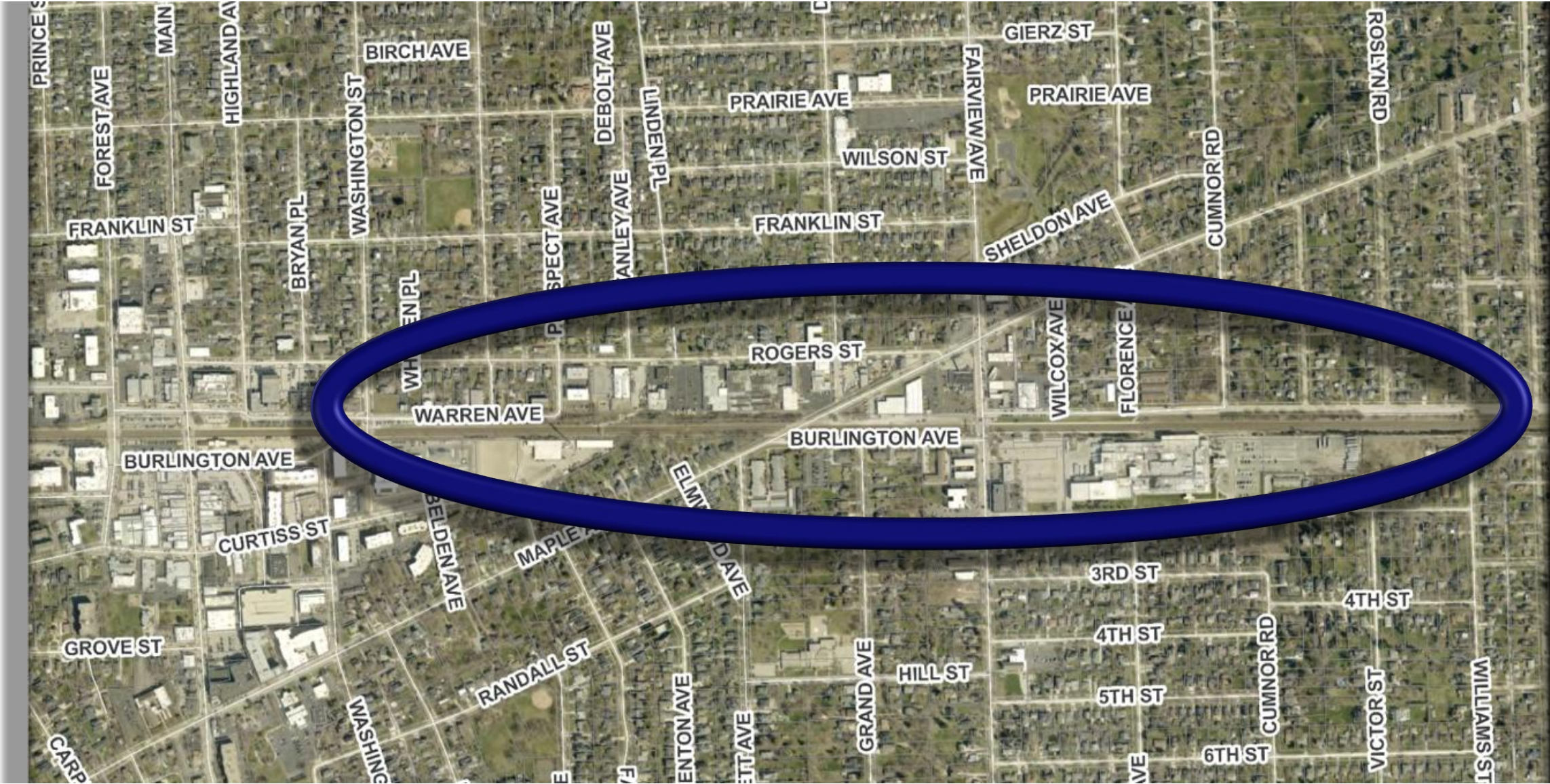


**Fairview Avenue
Tax Increment Financing (TIF)
District
Adoption**



Fairview Focus Area



Fairview Focus Area Plan Implementation – Previous Steps

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



Fairview Focus Area Plan Implementation – Current Steps

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



Fairview Focus Area TIF Schedule – November 2025 through January 2026

Action	Date
Village Council, under 1 st Reading, considers 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 1 st 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



Fairview Focus Area TIF Schedule – February 2026 through April 2026

Action	Date
Joint Review Board convenes to review the planning documents	February 3, 2026
TIF public hearing before the Village Council	March 3, 2026
Village Council, under 1st 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 TIF Ordinances	April 14, 2026

