Village of Downers Grove

Report for the Village Council Meeting

Table 1 - Council Agenda item.

Subject	Fairview Area Tax Increment Financing (TIF) - Adoption
Submitted By	Stan Popovich, AICP Director of Community Development

Synopsis

Three ordinances have been prepared establishing the proposed Fairview Area TIF District. The ordinances include:

- Ordinance approving the Fairview Area TIF District Redevelopment Project Area.
- Ordinance designating the Fairview Area TIF District Redevelopment Project Area.
- Ordinance adopting the Tax Increment Allocation Financing for the Fairview Area TIF District.

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

This item was discussed at the April 7, 2026 Village Council meeting. Staff recommends approval on the April 14, 2026 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.

Working with the Village's TIF consultants Ryan LLC, a draft eligibility report and TIF Plan was prepared and has been on file with the Village Clerk since December 9, 2025. The study, as required by Tax Increment Allocation Redevelopment Act ("TIF Act"), was undertaken to determine the extent to which the proposed redevelopment project area as a whole will statutorily qualify as tax increment financing district. The redevelopment plan identifies that conditions such as obsolescence, deterioration, inadequate utilities, deleterious layout and lack of community planning were exhibited in the project area, qualifying the project area as a "redevelopment project area" pursuant to the TIF Act. Pursuant to the TIF Act, the Village held a joint review board meeting on February 4, 2026 and a public hearing on March 3, 2026 on the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and Adoption of Tax Increment Allocation Financing.

The following table summarizes the project schedule necessary to comply with the required steps for the establishment of the TIF District.

Table 2 – Fairview TIF Project 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

Action	Date
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

Attachments

Ordinance

Joint Review Board Recommendation

Minutes of the February 4, 2026 Joint Review Board Meeting

Village of Downers Grove

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Working with the Village's TIF consultants Ryan LLC, a draft eligibility report and TIF Plan was prepared and has been on file with the Village Clerk since December 9, 2025. The study, as required by Tax Increment Allocation Redevelopment Act ("TIF Act"), was undertaken to determine the extent to which the proposed redevelopment project area as a whole will statutorily qualify as tax increment financing district. The redevelopment plan identifies that conditions such as obsolescence, deterioration, inadequate utilities, deleterious layout and lack of community planning were exhibited in the project area, qualifying the project area as a "redevelopment project area" pursuant to the TIF Act. Pursuant to the TIF Act, the Village held a joint review board meeting on February 4, 2026 and a public hearing on March 3, 2026 on the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and Adoption of Tax Increment Allocation Financing.

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Attachments

Ordinance

Joint Review Board Recommendation

Minutes of the February 4, 2026 Joint Review Board Meeting

Village of Downers Grove

Council Action Summary

Table 1 - Council Action Summary.

Initiated By	Village Attorney
Effective Date	April 14, 2026
Recommendation From	Planning & Zoning Commission
File Reference	
Nature of Action	Ordinance

Steps Needed to Implement Action.

Motion to adopt "An Ordinance of the Village of Downers Grove, DuPage County, Illinois Approving the Fairview Avenue Tax Increment Financing District, Redevelopment Project Area Redevelopment Plan, and Project", as presented.

Summary of Item.

Adoption of this ordinance shall approve the Fairview Avenue Tax Increment Financing District, Redevelopment Project Area Redevelopment Plan, and Project.

Record of Action Taken.

Ordinance No. _____

An Ordinance of the Village of Downers Grove, DuPage County, Illinois Approving the Fairview Avenue Tax Increment Financing District, Redevelopment Project Area Redevelopment Plan, and Project

WHEREAS, the Village of Downers Grove ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform and function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

WHEREAS, the 2025 update to the Village Comprehensive Plan, Guiding DG, recommends that the Village "[e]xplore incentives and financing opportunities to fund necessary property and infrastructure improvements, and to facilitate parcel assembly to foster comprehensive redevelopment of key properties" in the Fairview Focus Area; and

WHEREAS, the Mayor and Village Council desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. ("TIF Act") for the Fairview Avenue Tax Increment Financing District ("TIF District") redevelopment plan and project, and designate the tax increment redevelopment project area relative to the TIF District; and

WHEREAS, on December 9, 2025, the Village made available for public inspection the redevelopment plan and project for the proposed Fairview Avenue TIF District ("TIF Plan"), with said TIF Plan containing an eligibility report for the proposed TIF District ("Eligibility Report") addressing the tax increment financing eligibility of the area proposed for the redevelopment project area ("Redevelopment Project Area"); and

WHEREAS, on December 10, 2025 the Village held a public meeting to discuss the potential Fairview Avenue TIF and the Fairview Avenue TIF Redevelopment Plan and Project Report; and

WHEREAS, on February 4, 2026, the Joint Review Board relative to the TIF District recommended the approval of the Redevelopment Project Area and approval of the TIF Plan in relation thereto; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Council of the Village of Downers Grove called and conducted a public hearing on March 3, 2026, regarding the TIF Plan; and

WHEREAS, the Village has complied with the specific notice, Joint Review Board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan in relation to the TIF District; and

WHEREAS, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the Public Hearing date to take action on this Ordinance approving the TIF Plan; and

WHEREAS, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a "conservation area," and the Mayor and Village Council have reviewed testimony concerning said conditions presented at the Public Hearing and are generally informed of the conditions causing the Redevelopment Project Area to qualify as a "conservation area," as said term is defined in Section 11-74.4-3 of the TIF Act, 65 ILCS 5/11-74.4-3; and

WHEREAS, the Mayor and Village Council have reviewed the conditions pertaining to the lack of private investment in the Redevelopment Project Area to determine whether private development would take place in the Redevelopment Project Area as a whole without the adoption of the TIF Plan; and

WHEREAS, it is the intent of the Mayor and Village Council to utilize the tax increment from all sources authorized by law, with such revenues to be exclusively utilized for the development of the TIF Plan within the Redevelopment Project Area, except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs; and

WHEREAS, the Redevelopment Project Area would not reasonably be redeveloped without the use of such incremental revenues; and

WHEREAS, the Mayor and Village Council have reviewed the conditions pertaining to real property in the Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Redevelopment Project Area would be substantially benefited by the TIF Plan improvements;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION 2: Findings. That the Mayor and Village Council hereby make the following findings:

A. The area constituting the Redevelopment Project Area is described and depicted as set forth in the attached EXHIBIT A-1 and EXHIBIT A-2;

B. There exist conditions which cause the area proposed to be designated as the Redevelopment Project Area to be classified as a "conservation area," as such term is defined in Section 11-74.4-3 of the TIF Act, 65 ILCS 5/11-74.4-3;

C. The Redevelopment Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise and would

not be reasonably anticipated to be redeveloped without the adoption of the TIF Plan;

D. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the TIF Plan within the Redevelopment Project Area, except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs;

E. The TIF Plan conforms to the Village's Comprehensive Plan for the development of the Village as a whole;

F. The parcels of real property in the Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the TIF Plan are included in the Redevelopment Project Area;

G. The estimated date for final completion of the TIF Plan is December 31st of the year in which the payment to the Village Treasurer is made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the TIF District, is December 31, 2050; and

H. The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31st of the year in which the payment to the Village is made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the TIF District, is December 31, 2050.

SECTION 3: TIF Plan Approval. That the TIF Plan attached hereto as EXHIBIT B and made a part hereof is hereby adopted and approved.

SECTION 4: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 6: Effect. That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

ADOPTED this 14th day of April, 2026 pursuant to a roll call vote as follows:

ADOPTED this 14th day of April, 2026 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 14th day of April, 2026.

_____

Mayor

ATTEST:

_____

Village Clerk

EXHIBIT A-1

Redevelopment Project Area Description

Village of Downers Grove

Fairview Avenue Redevelopment Project Area

Legal Description:

OF PROPERTY DESCRIBED AS:

That part of Section 8 and Section 9, Township 38 North, Range 11 East of the Third Principal Meridian, described as follows:

Beginning at the SW corner of Lot 6 of Beardsley's Addition to Downers Grove (recorded as document number R1868-009654);

thence north, along the east right-of-way line of Washington Street (said line being the west line Lot 6 in said subdivision) a distance of 100 feet to a line that is 100 feet north of the south line of said Lot 6;

thence east, along said line 100 feet north of the south line of said lot 6 a distance of 132 feet to the east line of said lot 6 (said line also being the west line of Lot 7 in Beardsley's Addition to Downers Grove aforesaid);

thence north, along the west line of said Lot 7 a distance of 23 feet to the north line of the south half of said Lot 7;

thence east, along the north line of the south half of said lot 7 and continuing east on a prolongation of the aforesaid line a distance of 348 feet to the northeast corner of Lot 7 in Escher's Resubdivision (recorded as document number R1906-086654);

thence north, along the east line of said Lot 7 a distance of 11.25 feet to the southwest corner of Lot 1 in Escher's Resubdivision aforesaid;

thence east, along the south line of said Lot 1 a distance of 48 feet to the southeast corner of said Lot 1 (said point being on the west line of Lot 10 in Beardsley's Addition to Downers Grove aforesaid);

thence south, along the west line of said Lot 10 a distance of 11.25 feet to the north line of the south half of said Lot 10;

thence east, along the north line of the south half of said Lot 10 (and the south line of lots 1 though 6 in Stanley's Addition to Downers Grove (recorded as document number R1883-031767) , a distance of 444 feet to the west right-of-way line of Prospect Avenue;

thence north, along the west right-of-way line of Prospect Avenue a distance of 190 feet to the north right-of-way line of Rogers Street;

thence east, along the north right-of-way line of Rogers Street a distance of 2,130 feet to the SE corner of Lot 54 in Block 12 in Gostyn Subdivision (recorded as document number R1889-041158);

thence north, along the east line of said Lot 54 and the prolongation thereof, a distance of 366 feet to the intersection with the north right-of-way line of Austin Street;

thence east, along the north right-of-way line of Austin Street a distance of 139 feet to the west right-of-way line of Fairview Avenue;

thence north, along the west right-of-way line of Fairview Avenue a distance of 66 feet to extended north right-of-way line of Sheldon Avenue;

thence northeast, along the north right-of-way line of Sheldon Avenue, a distance of 206 feet to the intersection with a prolongation of the east line of Lot 7 in

Resubdivision of Blocks 1-3 in Austin's Subdivision (recorded as document R1891-045755);

thence south, along the east line of said Lot 7 and a prolongation thereof, a distance of 376 feet to the north right-of-way line of Maple Avenue;

thence northeast, along the north right-of-way line of Maple Avenue, a distance of 324 feet to the east right-of-way line of Wilcox Avenue extended;

thence south, along the east right-of-way line of Wilcox Avenue, a distance of 468 feet to the intersection with the south line of Lot 12 in Block 1 in Street's 2nd Subdivision E. Grove (recorded as document number R1882-030845);

thence east, along the south line of said Lot 12 and a prolongation thereof, a distance of 306.8 feet to the intersection with the west right-of-way line of Florence Avenue;

thence north, along the west right-of-way line of Florence Avenue, a distance of 33 feet to a prolongation of the south line of Lot 17 in Block 4 in A.T. McIntosh and Company's Maple Avenue Subdivision (recorded as document number R1921-148228);

thence east, along the south line of said Lot 17 and its prolongation, a distance of 285.98 feet to the southeast corner of said Lot 17;

thence north, along the east line of said Lot 17, a distance of 60 feet to the intersection with the south line of Lot 9 in Block 4 in A.T. McIntosh and Company's Maple Avenue Subdivision aforesaid;

thence east, along the south line of said Lot 9, a distance of 218 feet to the intersection with the west right-of-way line of Cumnor Road;

thence south, along the west right-of-way line of Cumnor Road, a distance of 311 feet to the intersection with the south right-of-way line of Burlington Ave;

thence east, along the south right-of-way line of the Burlington Ave, a distance of 1,351 feet to the intersection with the centerline of Section 9;

thence south, along the centerline of Section 9 a distance of 110 feet to the prolongation of the north line of the Westmont-Quincy Resub (R1964-036060);

thence east, a distance of 32.7 feet to the northwest corner of the Westmont-Quincy Resub (aforesaid) (said line also being the east right-of-way line of Williams St);

thence south, along the east right-of-way line of Williams a distance of 223 feet to a prolongation of a line 155 feet north of the south line of Lot 2 in Fredenhagen's Addition to Downers Grove (recorded as document number R1948-544383);

thence west, along said line a distance of 236 feet along said line (also being the north line of Macas Resub. (R1960-984134);

thence south, a distance of 5 feet continuing to follow the north line of Macas Resub. aforesaid;

thence west, a distance of 700 feet to a point on the west line of Lot 9 in Fredenhagen's Addition to Downers Grove aforesaid (said point being 150 feet north of the southwest corner of said Lot 9);

thence north, along the west line of said Lot 9, a distance of 16.1 feet to the northeast corner of Lot 11 in Fredenhagen's Addition to Downers Grove aforesaid;

thence west, along the north line of said Lot 11, a distance of 212.4 feet to the intersection with the centerline of vacated Cumnor Road;

thence south along the centerline of vacated Cumnor Road and its prolongation, a distance of 232.3 to the south right-of-way line of 2nd Street;

thence west, along the south right-of-way line of 2nd Street, a distance of 1,551 feet to the intersection with the west right-of-way line of Fairview Avenue;

thence north a distance of 15 feet to a point on the east line of Lot 8 in Highland Acres (recorded as document number R1912-108797) (said point being 54 feet north of the southeast corner of said Lot 8);

thence west, along a line 54 feet north of and parallel with the south line of said Lot 8, a distance of 297 feet to the west line of said Lot 8;

thence north, along the west line of said Lot 8 and a prolongation thereof, a distance of 420 feet to the intersection with the south right-of-way line of Burlington Ave;

thence west, along the south right-of-way line of Burlington Ave, a distance of 818 feet to the intersection with the south right-of-way line of Maple Avenue;

thence northwest a distance of approximately 69 feet (crossing Maple Ave) to the intersection of the north right-of-way line of Maple Avenue with the south right-of-way line of Burlington Northern Santa Fe Railroad;

thence west, following the south right-of-way line of Burlington Northern Santa Fe Railroad (including offsets within said Railroad right-of-way) a distance of approximately 677 feet (as measured in the east-west direction) to the NE corner of the Downers Grove Civic Center Resub (R2022-070865);

thence north, perpendicular to the BNSF right-of-way, a distance of 145 feet to the south line of the Rogers Street Resub (R1972-038398);

thence west, along the south line of said subdivision and the north right-of-way line of Warren Ave, a distance of 1,413 feet to the point of beginning, all in DuPage County, Illinois.

Parcel Numbers:

09-08-125-004	09-08-125-014	09-08-125-015	09-08-125-016
09-08-125-017	09-08-125-018	09-08-125-019	09-08-125-020
09-08-203-007	09-08-203-008	09-08-203-009	09-08-206-003
09-08-206-004	09-08-206-005	09-08-206-006	09-08-206-007
09-08-206-008	09-08-206-009	09-08-206-010	09-08-218-002
09-08-218-003	09-08-218-004	09-08-225-012	09-08-225-013
09-08-225-024	09-08-226-001	09-08-226-002	09-08-227-001
09-08-227-003	09-08-227-008	09-08-227-010	09-08-227-011
09-08-228-003	09-08-230-001	09-08-230-002	09-08-230-003
09-08-230-004	09-08-230-005	09-08-230-006	09-08-230-007
09-08-230-008	09-08-230-009	09-08-230-010	09-08-230-011
09-08-230-012	09-08-411-023	09-08-411-039	09-08-411-042
09-08-502-007	09-08-502-008	09-09-107-001	09-09-107-002
09-09-109-001	09-09-109-002	09-09-109-003	09-09-109-004
09-09-109-008	09-09-109-009	09-09-109-010	09-09-109-011
09-09-109-012	09-09-109-013	09-09-109-014	09-09-109-015
09-09-109-016	09-09-109-017	09-09-109-018	09-09-109-019
09-09-110-015	09-09-110-016	09-09-110-017	09-09-110-018
09-09-110-019	09-09-110-020	09-09-110-021	09-09-111-010

09-09-111-011	09-09-111-012	09-09-111-023	09-09-111-024
09-09-111-025	09-09-111-026	09-09-115-001	09-09-115-003
09-09-300-001	09-09-300-015	09-09-300-016	09-09-308-002
09-09-316-030	09-09-502-001	09-09-502-002	09-09-502-003
09-09-316-031			

Common Boundary Description:

The proposed Redevelopment Project Area is generally described as a contiguous area which generally includes parcels located on the north and south side of the BNSF right-of-way and is generally bounded by Washington Street to the west, the Village boundary to the east, Austin Street and Sheldon Avenue to the north, and 2nd Street to the south.

EXHIBIT A-2

STREET LOCATION MAP



EXHIBIT B

FAIRVIEW AVENUE TAX INCREMENT FINANCING DISTRICT ELIGIBILITY STUDY AND REDEVELOPMENT PLAN AND PROJECT

**JOINT REVIEW BOARD RECOMMENDATION
IN REGARD TO THE PROPOSED DESIGNATION
OF THE FAIRVIEW AVENUE TIF
REDEVELOPMENT PROJECT AREA
AND THE APPROVAL OF
THE REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO**

To: Village Council
Village of Downers Grove, Illinois

Pursuant to the Notice sent to all taxing districts impacted by the proposed designation of the Fairview Avenue TIF Redevelopment Project Area on January 16, 2026, the Fairview Avenue TIF Redevelopment Project Area Joint Review Board (hereinafter the "Joint Review Board") met on February 4, 2026. After appointing Phil Stromberg as the Public Member of the Joint Review Board, appointing the Village of Downers Grove's Authorized Representative Mike Baker as the Chairperson of the Joint Review Board, and hearing presentations by Jason Zawila, Planning Manager of the Village of Downers Grove and Adam Greer of Ryan, LLC and after reviewing the public records, the planning documents, the proposed ordinances approving the designation of the Redevelopment Project Area, the Eligibility Report, and the Redevelopment Plan and Project relative to the Fairview Avenue TIF Project Area, the Joint Review Board, by a 8 to 0 vote of those members present and voting, Downers Grove Elementary School District #58 (Dr. Kevin Russell) - aye; Community High School District #99 (Jeree Ethridge) – aye; County of DuPage (Ashlyn Kirby) – aye; Downers Grove Park District (Erik Brown) – aye; Downers Grove Township (Kim Savage) – aye; Downers Grove Sanitary District (Amy Underwood) - aye; Public Member (Phil Stromberg) – aye; and Village of Downers Grove (Mike Baker) – aye voted to recommend that the Village Council of the Village of Downers Grove move forward with the designation of the Fairview Avenue TIF Project Area and approve the Redevelopment Plan and Project in relation thereto, as required by 65 ILCS 5/11-74.4-5(b).

Date: February 4, 2026

By: _____
Mike Baker
Chairperson of the Joint Review Board

DRAFT

VILLAGE OF DOWNERS GROVE
FAIRVIEW AVENUE TIF
Joint Review Board Meeting
February 4, 2026

The meeting was called to order at 4:00 PM in the Betty Cheever Council Chambers at the Downers Grove Civic Center, 850 Curtiss Street, Downers Grove, IL.

Present: Dr. Kevin Russell (School District #58)
Jeree Ethridge (School District #99)
Erik Brown (DG Park District)
Kim Savage (DG Township)
Ashlyn Kirby (DuPage County)
Amy Underwood (Downers Grove Sanitary District)
Phil Stromberg (Public)
Michael Baker, Chairperson (VoDG Deputy Village Mgr.)

Absent: Representative (College of DuPage #502)

Also Present: Dave Fieldman, Village Manager; Enza Petrarca, Village Attorney; Stan Popovich, Community Development Director; Jason Zawila, Planning Manager; Adam Greer and Charles Durham, Ryan, LLC (Village Consultant); Ryan Murphy; Jessica Murphy; Bruce Ruedlinger; Jeanne Ruedlinger

I. Call to Order

Mr. Jason Zawila, Planning Manager, called the meeting to order and stated that prior to holding a public hearing regarding the proposed Fairview Tax Increment Financing District, the Village must convene a Joint Review Board consisting of a representative from affected taxing districts as mandated under Section 11-74.4-5 of the Illinois Municipal Code. The JRB is to also select a select a public member and the JRB chairperson.

II. Roll Call

Present: Dr. Kevin Russell (School District #58), Jeree Ethridge (School District #99), Erik Brown (DG Park District), Kim Savage (DG Township), Ashlyn Kirby (DuPage County), Amy Underwood (Downers Grove Sanitary District), Phil Stromberg (Public), Michael Baker, Chairperson (VoDG Deputy Village Mgr.)

Absent: Representative (College of DuPage #502)

III. Appointment of the Public Member to the Joint Review Board: Member Russell made a motion, seconded by Member Savage, to appoint Phil Stromberg as the Joint Review Board Public Member. By a voice vote, the motion passed unanimously.

IV. Appointment of the Chair for the Joint Review Board: Member Brown made a motion, seconded by Member Ethridge to appoint Mike Baker as the Chairperson. By a voice vote, the motion passed unanimously.

V. Presentation of the Redevelopment Plan and Eligibility Study: Mr. Zawila provided

an overview of the Fairview Focus Area, starting with an overview of the proposed TIF boundaries. He then provided an overview of the existing conditions of the Fairview Focus Area, which includes older infrastructure, the need for reinvestment and improved safety and accessibility. It was stated that this area is a great neighborhood, but just in need of some improvement. Planning efforts for the Fairview Focus Area started in 2017 with the adoption of the Comprehensive Plan Update. The Village Council began implementing recommendations from the 2017 Comprehensive Plan, by amending the Zoning Ordinance and rezoning of several properties in 2025. In 2025 the Village also adopted Guiding DG, a series of interrelated plans that provided various recommendations for the Fairview Focus Area. The Village is now at the step of reviewing financial policies and incentives for public improvements and redevelopment of private properties, which includes the creation of the Fairview Avenue TIF, the subject of the JRB meeting.

Mr. Zawila then provided an overview of the immediate next steps the Village will undertake to improve the Fairview Focus Area and that includes supporting pedestrian-oriented infill development and redevelopment to complement the historic building pattern; use of 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 and Streetscape improvements along Rogers Street connecting Fairview to the Downtown. Lastly, the Village, beginning in 2026, will work with Metra to facilitate the redevelopment of the Fairview Station parking lot with a development scope determined by the Village Council. Mr. Zawila then proceeded to show excerpts from the Guiding DG Streetscape Plan and the proposed improvements to the Fairview and Connection Areas.

Mr. Adam Greer, Ryan LLC, Village Consultant, provided an overview of the Fairview Avenue Tax Increment Financing District Redevelopment Project Area, Eligibility Report, and Redevelopment Project and Plan, including an introduction of the mechanics of a TIF District. Mr. Greer indicated that the Redevelopment Project Area for the proposed Fairview Avenue Tax Increment Financing District qualifies as a “conservation area” in that more than 50% of the buildings are over 35 years in age, and 5 of the 13 qualifying factors exist (with only 3 of the 13 qualifying factors needed for TIF District certification). Mr. Greer indicated that there is a permanent tax index number (PIN) list in the appendix of the Eligibility Report. Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately $40,000,000 to $45,000,000 total at the end of the TIF.

Mr. Zawila referenced a timetable and highlighted where the Village was in the process and next steps and also highlighted the draft ordinances that will be considered by the Village Council related to adoption of the TIF.

VI. Joint Review Board Questions: Member Stromberg questioned whether the EAV is projected to be a $40-45M, increase or total at the end of the TIF. It was clarified that would be the total at the end of the TIF.

VII. Public Comment: None

VIII. Recommendation of the Joint Review Board: Before a recommendation was made Member Russell, stated that that the legal requirements of the TIF Act have been met by the Village of Downers Grove. District 58, District 99, and the Village of Downers Grove have a strong partnership. He also stated that the Village has had a long history of

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successful TIFs, of which both governmental bodies have benefited from.

Member Russell further stated that District 58 and District 99 have concerns with the TIF regarding potential residential developments yet to be determined. The concerns center around potential new students to the Districts. While District 58 always welcomes new students, their enrollment will cause both school districts to incur unknown costs. Those costs include the amount of money required to educate new students and the potential capital costs due to increased enrollment.

Member Russell concluded that both school districts have a long and productive history of working with the Village to overcome challenges. The school district respectfully requested that the Village of Downers Grove engage in conversations with both school districts (once the residential plans are determined) on an intergovernmental agreement to help offset potential increased costs. School districts are currently under immense pressure due to a variety of funding challenges and will need support.

As a follow up, Chairperson Baker stated that The Village of Downers Grove has a long history of successfully managing Tax Increment Financing Districts and achieving the economic development goals. In doing so, the TIF Districts have benefited not only the people and properties within the districts but also the taxing bodies that provide valuable services to the entire community.

Chairperson Baker stated that the Village recognizes that some developments within TIF districts, especially those involving new residential developments which include a significant number of school aged children, could present financial challenges to school districts. To address these potential challenges, the Village is planning to provide financial assistance to school districts within the Fairview TIF by participating in the school set aside payments included in the TIF Act. In fact, the preliminary financial pro-forma for the Fairview TIF reflects the maximum set aside payments to both school districts 58 and 99 for any new multi-family residential developments. These set aside payments are already shown as anticipated expenses in the TIF budget and the net revenue projections are adjusted accordingly.

Chairperson Baker concluded that the Village is exploring the redevelopment of the commuter parking lot I, located immediately south of the Fairview Train Station. The scope of the redevelopment will be determined by the Village Council in the coming months. The Council will likely consider a residential component with some amount of attainable or affordable housing units. It is important to understand how such development may financially impact both school districts. The Village plans on working closely with our partners at District 58 and District 99 to quantify the potential impacts and consider agreements to address financial challenges.

Member Kirby made a motion, seconded by Member Baker, to recommend that the Downers Grove Village Council move forward with the designation of the Redevelopment Project Area for the Fairview Area Tax Increment Financing District, and approve the Redevelopment Project and Plan in relation thereto, and to authorize the Chairperson of the Joint Review Board to draft and sign a written recommendation to that effect, on behalf of the Joint Review Board, and forward same to the Downers Grove Village Council.

By a roll call, the motion passed unanimously.

IX. Adjournment: Member Savage made a motion, seconded by Member Stromberg to adjourn the meeting of the Joint Review Board. By a voice vote, the motion passed

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unanimously.

The meeting was adjourned at 4:19PM

Village Staff
Recording Secretary