

**VILLAGE OF DOWNERS GROVE  
JOINT REVIEW BOARD MEETING  
PROPOSED FAIRVIEW AVENUE TAX INCREMENT FINANCING DISTRICT**

VILLAGE OF DOWNERS GROVE CIVIC CENTER  
850 CURTISS AVENUE

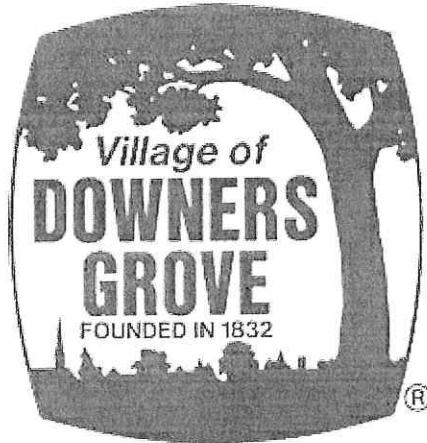
February 4, 2026

4:00 p.m.

**AGENDA**

- 1. Call to Order**
- 2. Roll Call of Members:**
  - a. Village of Downers Grove**
  - b. DuPage County**
  - c. Downers Grove Township**
  - d. Downers Grove Park District**
  - e. Downers Grove Grade School District 58**
  - f. Downers Grove High School District 99**
  - g. College of DuPage 502**
- 3. Selection of Public Member**
- 4. Selection of Chair**
- 5. Presentation of Redevelopment Plan and Eligibility Study (Village and Ryan LLC)**
- 6. Questions and Comments from Joint Review Board Members**
- 7. Public Comment**
- 8. Recommendation of the Joint Review Board**
- 9. Adjournment**

**THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE**



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**VILLAGE OF DOWNERS GROVE  
FAIRVIEW AVENUE TIF REDEVELOPMENT PLAN AND  
PROJECT**

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Jointly Prepared By:

**Village of Downers Grove, Illinois**

And

**Ryan, LLC**

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**December 2025**

**VILLAGE OF OWNERS GROVE  
FAIRVIEW AVENUE TIF REDEVELOPMENT PLAN AND PROJECT  
TABLE OF CONTENTS**

	<u>Subject</u>	<u>Page</u>
I.	Introduction	1
II.	Redevelopment Project Area Legal Description	5
III.	Redevelopment Project Area Goals and Objectives	6
IV.	Evidence of the Lack of Development and Growth within RPA and Assessment of Fiscal Impact on Affected Taxing Districts	11
	A. Qualification Report	11
	B. Findings	11
V.	TIF Qualification Factors Existing in the Redevelopment Project Area	12
VI.	Housing Impact Study	13
VII.	Redevelopment Project	14
	A. Redevelopment Activities	14
	B. General Land Use Plan	15
	C. Additional Design and Control Standards	15
	D. Eligible Redevelopment Project Costs	15
	E. Sources of Funds to Pay Redevelopment Project Costs	24
	F. Nature and Term of Obligations to be Issued	24
	G. Most Recent Equalized Assessed Valuation (EAV) Of Properties in the Redevelopment Project Area	24
	H. Anticipated Equalized Assessed Valuation (EAV)	25

## TABLE OF CONTENTS ... Continued

	<u>Subject</u>	<u>Page</u>
VIII.	Description and Scheduling of Redevelopment Project	26
A.	Redevelopment Project	26
B.	Commitment to Fair Employment Practices and Affirmative Action	26
C.	Completion of Redevelopment Project and Retirement Of Obligations to Finance Redevelopment Costs	27
IX.	Provisions for Amending the Tax Increment Plan	28

## LIST OF EXHIBITS

### EXHIBITS

Exhibit 1	-	Legal Description, General Description, Tax Parcels
Exhibit 2	-	Boundary Map
Exhibit 3	-	Present Land Use Map
Exhibit 4	-	Future Land Use Map
Exhibit 5	-	TIF Qualification/Designation Report
Exhibit 6	-	Housing Impact Study

## I. INTRODUCTION

The Village of Downers Grove (the “Village”) is a suburban municipality serving a population of 50,247 citizens (according to the 2020 U.S. Census). Initially settled in 1832, the Village was eventually incorporated in 1873. The Village is located in DuPage County approximately 22 miles west of the City of Chicago and less than ten miles from Chicago O’Hare International Airport. The Village has relatively close vehicular access to Chicago and its greater metropolitan area via the Reagan Tollway (I-88), the Veteran’s Memorial Tollway (I-355), and State Route 34 (Ogden Avenue). Commuter rail service is provided by METRA through the BNSF west line which maintains Downers Grove stations at Fairview Avenue, Main Street, and Belmont Road. PACE suburban bus service also offers comprehensive access to the Village. The Village covers 14.6 square miles and is bordered by the Village of Lombard and Village of Glen Ellyn to the north, the Village of Woodridge and Village of Darien to the south, the Village of Oak Brook and Village of Westmont to the east, and the Village of Lisle to the west.

The proposed Redevelopment Project Area (the “RPA”) discussed in this Downers Grove Fairview Avenue TIF Redevelopment Plan and Project (the “Plan”) 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 2<sup>nd</sup> Street to the south.

The Village is considering various redevelopment options for the proposed RPA. The Village intends to attract and encourage mixed use development to build upon the economic development successes of the Fairview Avenue corridor. Proximity to high quality transportation options and roadways can increase opportunities for new businesses, while improved streetscaping and pedestrian paths can support the existing character of the corridor. Redevelopment efforts are intended to improve the aesthetic character of this area and to provide for commercial and retail services for the community.

The RPA contains mixed commercial, industrial, retail, mixed-use, and residential uses. The area consists of approximately sixty-seven (67) acres comprising ninety-three (93) tax parcels with approximately sixty-two (62) structures (as of the 2024 tax year). Ninety-two percent (92%) of the buildings in the area are over thirty-five (35) years in age, and as such, show “conservation area” pursuant to the TIF Act.

Conservation area conditions such as deterioration, obsolescence, and lack of community planning, among others, are evident throughout the area and have been documented pursuant to site visits and Village records. In addition, as a consequence of the lack of coordinated development, the RPA’s equalized assessed valuation (EAV) for the area has lagged behind the balance of the Village’s EAV for three (3) of the last five (5) years in which data has been available.

The RPA has experienced a decline in its appeal for commercial and retail reuse, in part, due to the older ages of its structures. Other issues include lack of retail facilities, vehicular traffic and pedestrian movement challenges, and a lack of buffering between industrial and residential uses. The combination of these factors tends to limit opportunities for modern commercial, retail and mixed-use redevelopment of the RPA.

The RPA is well-suited for redevelopment into residential, commercial, mixed-use, and retail uses, with its greatest potential stemming from its location along Fairview Avenue and proximity to other major transportation routes. The Village desires to create the proposed Fairview Avenue TIF District in order to address lag in EAV and other adverse conditions in the wider area by facilitating additional development and redevelopment along one of the Village's identified transit walksheds, to help achieve some of the more current planning objectives of the Village's most recent 2025 Comprehensive Plan (the "Comprehensive Plan"), and to facilitate needed infrastructure improvements within the larger area. The Village has undertaken this initiative to redevelop this larger strategic area within the Village and, in doing so, stabilize and expand benefits to the community and affected taxing districts.

The "Comprehensive Plan" states that, "While Downtown continues to thrive as a regional hub, there is an opportunity to enhance the areas around the Fairview and Belmont area, transforming them into attractive hubs for future development. Strategic redevelopment near these stations can leverage transit infrastructure, reduce reliance on cars, and contribute to a more sustainable urban environment." The Village proposes the creation of the Fairview Avenue TIF to help facilitate accomplishment of this goal.

In addition to general economic development goals, the Comprehensive Plan also lays out specific goals and objectives, and certain issues related to potential redevelopment for the Fairview Focus Area, which is nearly entirely within the boundaries of the RPA. The Comprehensive Plan states that:

"The Fairview Focus Area is bounded by Rogers Street and Maple Avenue on the north, 2nd Street on the south, Prospect Avenue on the west and Williams Avenue on the east. 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 Metra Station and a Pepperidge Farm facility. 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."

The specific goals and objectives of the Fairview Focus Area are laid out in Section 7 of this Plan.

### **The Redevelopment Plan and Project**

As noted previously, the Village recognizes the need for implementation of a strategy to revitalize an area of existing commercial properties within the boundaries of the proposed larger RPA and to stimulate and enhance private development within its larger mixed-use corridors. Business attraction and expansion are key components of the Village's strategy. The needed private investment in the RPA may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "TIF Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by the redevelopment will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be dissipated. Ultimately, the implementation of the Plan will benefit the Village and all of the affected taxing districts in the form of a significantly expanded tax base.

The designation of the area as a RPA will allow the Village to address RPA deficiencies including, but not limited to, the following:

- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent retail and residential and other Village redevelopments;
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;
- Coordinating and providing adequate parking for all redevelopments;
- Improving area appearance through landscape, streetscape and signage programs;
- Coordinating land assembly to provide sites for more modern redevelopment plans; and
- Providing infrastructure that is adequate in relation to redevelopment plans.
- Making public infrastructure improvements recommended in the Guiding DG Streetscape Plan and Active Transportation Plan.

A map of the RPA boundaries is included in Exhibit 2 and is a part of this Plan. The area, on the whole, would not reasonably be anticipated to be developed in a coordinated manner without the adoption of this Plan. The Village, with the assistance of Ryan has prepared this Plan to use tax increment financing in order to address local economic development needs and to meet redevelopment goals and objectives.

The adoption of this Plan will make possible the implementation of a comprehensive program for the economic redevelopment of the proposed Downers Grove Fairview Avenue TIF District. By means of public and private investment, the RPA will become a more suitable area for attracting private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to economically healthy retail, mixed-use, residential, and commercial uses within the RPA.

Pursuant to the TIF Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the TIF Act, the RPA is not less in the aggregate than 1½ acres.

Through this Plan, the Village will serve as the central force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Plan should create a stabilized and expanded tax base, the creation of new businesses, and the creation of new employment opportunities within the Village as a result of new private development in the RPA.

## **Summary**

It is found and declared by the Village, through legislative actions as required by the TIF Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected potential redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment in order to enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary to achieve development goals. Without the development focus and resources provided under the TIF Act, the development goals of the Village would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA, for the payment of redevelopment project costs, is of future benefit to those taxing districts. The use of incremental tax revenues will enable these tax districts, whose jurisdictions are included in the RPA, to derive the benefits of a significantly increased assessment base.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to 65 ILSC Section 5/11-74.4.3(n)(5) of the TIF Act, that this Study Area contains more than ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan includes a Housing Impact Study as is required under the act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by utilizing tax increment financing.

## **II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

The Redevelopment Project Area legal description is attached in Exhibit 1.

### **III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES**

The Village has established certain goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA. An important underlying document is the 2025 Comprehensive Plan which, as an element of the planning process, describe the overall vision for the Village and is the foundation for Village initiatives throughout the study area. This planning document influences all other Village planning processes including those related to the RPA. Table 1 below summarizes goals and objectives in the Comprehensive Plan that are applicable to the RPA.

***Table 1. 2025 Comprehensive Plan Goals and Objectives Relevant to Redevelopment of the RPA***

Goals	Objectives
Land Use and Development	<ul style="list-style-type: none"><li>● Promote safe and efficient connections between neighborhoods and destinations.</li><li>● Encourage multiple transportation options including vehicles, walking, bicycling, and public transit (trains, buses, on-demand, and similar).</li><li>● Facilitate redevelopment opportunities to meet housing and economic development needs.</li><li>● Protect the environment through the development of open space, the inclusion of green infrastructure, and native plantings.</li><li>● Facilitate the creation and enhancement of mixed-use areas that include housing, offices, commercial and retail space, and other community amenities.</li><li>● Encourage infill development to efficiently use vacant or underutilized land for both residential and commercial uses.</li><li>● Facilitate the preservation of historic buildings and neighborhoods and the adaptive reuse of existing structures.</li></ul>
Housing and Neighborhoods	<ul style="list-style-type: none"><li>● Promote residential development and redevelopment of a variety of housing and dwelling unit types and densities in accordance with the Future Land Use Plan.</li><li>● Encourage residential new construction, additions, and renovations complement the established character and scale of the Village's established neighborhoods.</li><li>● Promote the development of compact, higher-density housing, providing convenient access to shopping, services, and amenities, in alignment with the Future Land Use Plan and Focus Areas.</li><li>● Encourage developers to build a variety of housing types close to transportation and employment centers.</li></ul>

<p>Economic Development</p>	<ul style="list-style-type: none"> <li>● Promote TOD and Walkability - Downers Grove is served by three Metra stations along Warren Avenue and Burlington Avenue, creating a demand for walkable, mixed-use development nearby. By strategically focusing multi-family and mixed-use development near Metra stations, the Village can maximize its well-established transportation network.</li> <li>● Continue to promote available commercial and industrial development, programs and incentives, events, and tourism.</li> <li>● Continue to promote available residential, mixed-use, or redevelopment sites in addition to commercial, industrial, and area-specific sites.</li> <li>● Promote and encourage the improvement and rehabilitation of older buildings and areas which are, or are becoming, functionally obsolete or undesirable.</li> <li>● Continue to work with local businesses to improve the physical appearance and market viability of existing commercial corridors.</li> <li>● As redevelopment opportunities arise, collaborate with developers to consolidate and share parking areas where it is feasible to discourage excessive surface parking lots.</li> <li>● Continue to encourage high-density, transit-oriented development near the three Metra Stations.</li> <li>● Transit-Oriented Development: Pace and Metra provide transit services to the residents of Downers Grove. Multifamily buildings and mixed-use developments near transit stations can leverage these services to foster more convenient living options, boost local businesses, ease traffic, and promote sustainability.</li> <li>● Partner with the Downers Grove Economic Development Corporation and Illinois Department of Commerce and Economic Opportunity to connect local businesses with grants, incentives, and resources to facilitate economic growth.</li> <li>● Infill development and redevelopment should be pedestrian-oriented in order to complement the historic building pattern along Fairview Avenue.</li> <li>● Explore incentives and financing opportunities to fund necessary property and infrastructure improvements, and to facilitate parcel assembly to foster comprehensive redevelopment of key properties.</li> <li>● Maintain and enhance the Fairview Metra Station as an important community asset and a gateway to Downers Grove, while continuing to evaluate potential redevelopment opportunities of the Fairview Metra station parking lot.</li> <li>● Implement the Guiding DG Streetscapes and Active Transportation Plan recommendations.</li> </ul>
<p>Fairview Focus Area</p>	

Implementation of this Plan will facilitate the accomplishment of these, and other goals and objectives described in the Village's 2025 Comprehensive Plan. It is further expected that the "redevelopment projects" as defined in the TIF Act will restore the RPA to economically productive uses, thus, accomplishing the Village's general goals stated below of enhancing and strengthening the Village's tax base.

### **General Goals of the Village**

- 1) To strengthen the property tax base of the Village and overlapping tax districts.
- 2) To encourage positive and feasible redevelopment of vacant sites and/or underutilized facilities and areas.
- 3) To provide for implementation of economic development and redevelopment strategies that benefits the Village and its residents.
- 4) To create new jobs and retain existing jobs for Village and area residents.
- 5) To coordinate all redevelopment within the Village in a comprehensive manner, avoiding land use conflicts and negative community impacts with attracted users.
- 6) To provide public infrastructure improvements within the Village to promote redevelopment efforts, where necessary.

### **Specific Objectives for the RPA**

- 1) Increase the Village's property tax and sales tax base.
- 2) Improve existing infrastructure including sidewalks, bicycle/micromobility paths, crosswalks, signage, lighting, drainage, roadway, and streetscape.
- 3) Provide for the necessary site preparation, grading, and excavation of property located within the RPA as a means to promote more modern land development uses.
- 4) Promote the redevelopment of property in and around the RPA.

### **Redevelopment Objectives**

The RPA designation will allow the Village to:

- a) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
- b) Reduce or eliminate negative factors present within the RPA;
- c) Accomplish redevelopment over a reasonable time period;
- d) Provide for high quality development within the RPA;
- e) Provide for a coordinated, attractive overall appearance of the RPA; and
- f) Provide relocation assistance, where appropriate.

The implementation of the Plan will serve to improve the physical appearance of the RPA and contribute to its economic development. The implementation of the RPA will provide new residential, commercial shopping/dining, and/or employment opportunities for community residents.

#### **IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA**

##### **A. Qualification Report**

The RPA's qualification under the TIF Act was evaluated by representatives of Ryan from May, 2025 through the date of this report. Analysis was aided by certain reports and data obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized. The reported results of this evaluation are attached as Exhibit 5 of this Plan.

##### **B. Findings**

As found in Exhibit 5 of this Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the property as a "conservation area" and which impair sound growth in the RPA are: (i) lagging EAV; (ii) deterioration of structures or site improvements; (iii) obsolescence; (iv) deleterious land use or layout; and (v) lack of community planning.

## **V. ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS**

It is anticipated that the implementation of this Plan will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Plan will have a positive impact on all of the affected taxing districts by arresting declines in assessed valuations.

Given that there is the potential for new development, the Village may permit new or replacement residential development to occur within the RPA. As such, there could be an equal or increased burden placed on the area's school districts. To the extent that such development does occur, and school age children and new library patrons result from new community arrivals, the elementary, high school and library taxing districts could potentially be affected by implementation of this TIF. Pursuant to the guidelines provided by the TIF, the Village has made allowances in this Plan for property tax revenue distributions to the taxing districts to compensate the districts at levels dictated by the increase in students.

Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient non-obligated surplus funds, to assist affected taxing districts in paying the costs for the identified and acknowledged increased services.

Any surplus special tax allocation funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs, either expended, incurred, or obligated, by the Village, have been duly accounted for through administration of the special tax allocation fund to be established by the Village as provided by the TIF Act. The exception to this provision will be to the extent that the Village utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the Village will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the TIF Act.

## VI. HOUSING IMPACT STUDY

The RPA was studied to determine if a housing impact study would need to be conducted pursuant to the TIF Act. A housing impact study is required to be completed because ten (10) or more residential units are located within the RPA. Two hundred and forty-eight (248) residential units are located within the RPA.

## **VII. REDEVELOPMENT PROJECT**

### **A. Redevelopment Activities**

The Village will implement a coordinated program of actions allowed under the TIF Act, including, but not limited to, the following actions:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

Site Preparation, Clearance, and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation, or demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Plan. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, sidewalks, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; and (iv) landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village. In the event the Village undertakes public improvements that are located outside of the boundaries of the Fairview Avenue TIF District and which are essential to the preparation of the RPA for development in accordance with the Plan, the Village may use incremental tax revenues generated by the Fairview Avenue TIF District to fund such public improvements, as allowed by Section 4(f) of the TIF Act.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village Code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the TIF Act.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

**B. General Land Use Plan**

Existing land uses consist largely of commercial, industrial, mixed-use, and residential. Existing land uses are shown in Exhibit 4, attached hereto.

Proposed land uses in the RPA are to consist of commercial, industrial retail, mixed-use, and residential uses. Intended land uses will generally conform to the Village's 2025 Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan, designates the proposed general land uses in the RPA.

**C. Additional Design and Control Standards**

The appropriate design controls, including for any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

**D. Eligible Redevelopment Project Costs**

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the TIF Act, and any such costs incidental to this Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the TIF Act which may be pertinent to this Plan include:

1. *Professional Services* - Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. *Marketing* - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. *Property Assembly Costs* - Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level

or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. *Rehabilitation Costs* - Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. *Public Works and Improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. *Job Training* - Costs of job training and retraining projects including the costs of 'welfare to work' programs implemented by businesses located within the redevelopment project area;
7. *Financing Incentives* - Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the TIF Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. *Capital Costs* - To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. *School-related Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs

the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the TIF Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the TIF Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
  - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this TIF Act;
  - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this TIF Act; and
  - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this TIF Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the TIF Act since the designation of the redevelopment project area by the most recently available

per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this TIF Act;
- (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this TIF Act; and
- (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the TIF Act.

c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the TIF Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. *Library Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this TIF Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this TIF Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. *Relocation Costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. *Payment in Lieu of Taxes* - Those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies made after the time of the adoption of tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area.
13. *Job Training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to

be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. *Interest Costs* – incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the TIF Act;
- b) such payments in any one year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
- c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
- d) the total of such interest payments paid pursuant to the TIF Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the TIF Act;
- e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the TIF Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the TIF Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If

the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. *Day Care* - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

*Construction of Privately-owned Buildings* - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

*Retail Displacement* - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project

area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

*Historic Building Demolition* - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a Special Service Area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 3.

**Table 3.** Redevelopment Project Cost Estimates

1. Land Acquisition and Assembly Costs and Relocation Costs	\$ 4,250,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 3,250,000
3. Public Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements, including such utility improvements that are not located within the boundaries of the TIF District, but which are essential to the preparation of the RPA for development in accordance with this Plan	\$ 12,000,000
4. Rehabilitation/Façade Improvements	\$ 4,250,000
5. Interest Costs Pursuant to the TIF Act	\$ 1,750,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 1,000,000
7. Job Training	\$ 500,000
8. Estimated School District Costs, and Taxing District Capital Costs pursuant to the TIF Act	\$ 1,000,000
<b>TOTAL ESTIMATED</b>	<b>\$ 28,000,000</b>

**Notes:**

- (1) All project cost estimates are in 2026 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the TIF Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the TIF Act.
- (4) The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

**E. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute**

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded “redevelopment project costs” as defined in the TIF Act are subject to (a) approval by the Village; (b) having specific cost categories as set forth in the TIF Act; and (c) being pursuant to the Village’s incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2024 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

**F. Nature and Term of Obligations to be Issued**

The Village may issue obligations secured by the tax increment special tax allocation fund established for the RPA pursuant to the TIF Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Statutes.

The date for retirement of any and all obligations issued by the Village to finance redevelopment project costs pursuant to this TIF Plan and the TIF Act shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the TIF Act, is to be made with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year, after the year in which the ordinance approving the RPA was adopted.

**G. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area**

The most recent estimate of equalized assessed valuation (“EAV”) for tax year 2024 of the property within the RPA is approximately \$20,279,440. This is only an estimate and the certified EAV of the RPA will be determined by the County after adoption of the Village’s TIF ordinances.

**H. Anticipated Equalized Assessed Valuation (EAV)**

Upon completion of the anticipated private development of the RPA over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$40,000,000 to \$45,000,000.

## **VIII. SCHEDULING OF REDEVELOPMENT PROJECT**

### **A. Redevelopment Project**

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VII may be included in each phase.

### **B. Commitment to Fair Employment Practices and Affirmative Action**

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement, to the extent allowed by law, an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village's policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will, to the extent allowed by law, utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

**C. Completion of Redevelopment Project**

This Plan shall be completed by not later than December 31<sup>st</sup> of the year in which the payment to the municipal treasurer pursuant to the TIF Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

## **IX. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT**

This Plan may be amended pursuant to the provisions of the TIF Act.

**EXHIBIT 1**  
**LEGAL DESCRIPTION**  
**GENERAL DESCRIPTION**  
**PARCEL LIST**

## Legal Description for the proposed Fairview TIF District

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

Beginning at the SW corner 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 2<sup>nd</sup> 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 2<sup>nd</sup> Street;

thence west, along the south right-of-way line of 2<sup>nd</sup> 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.

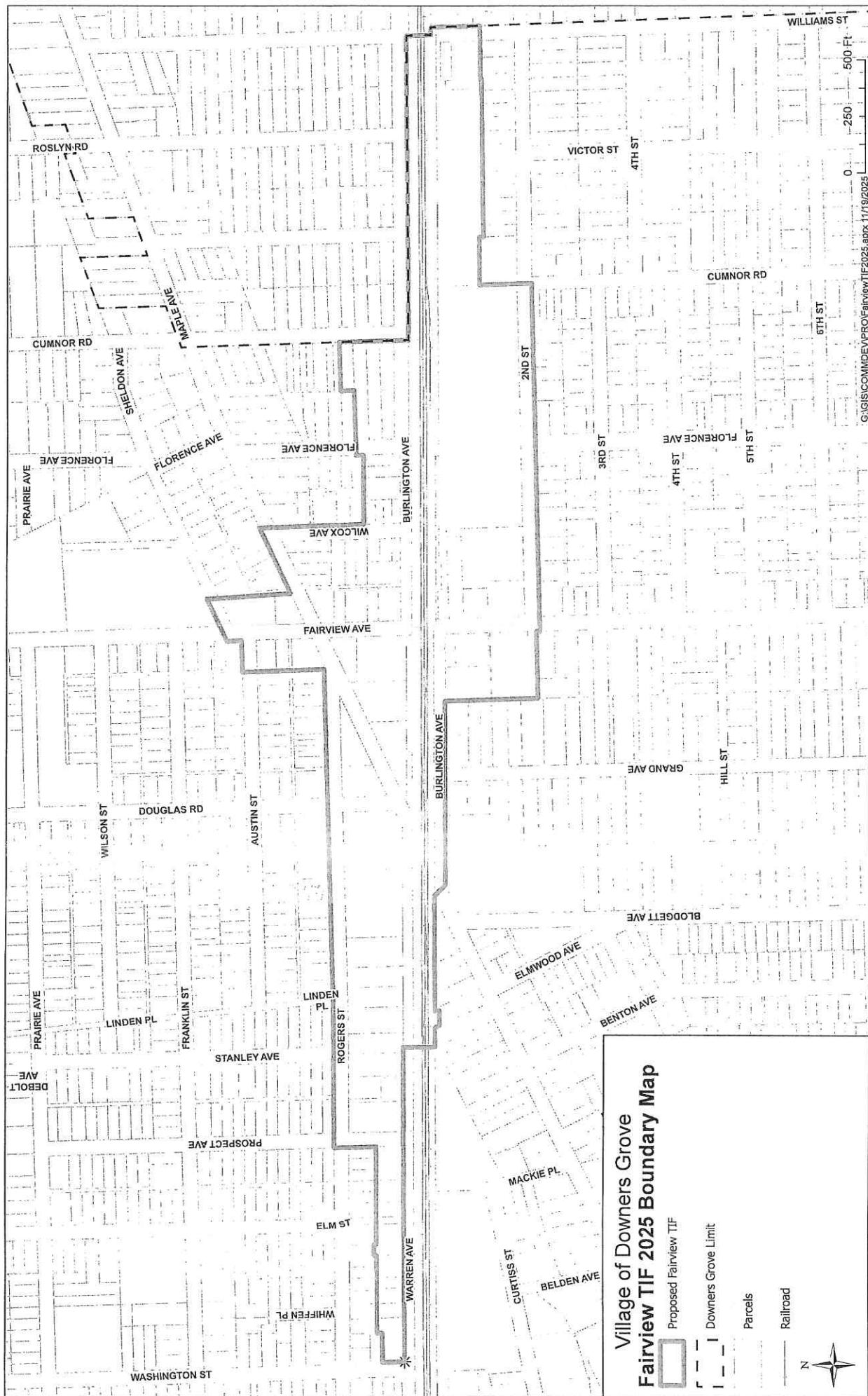
## **GENERAL DESCRIPTION**

The proposed Redevelopment Project Area 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 2<sup>nd</sup> Street to the south.

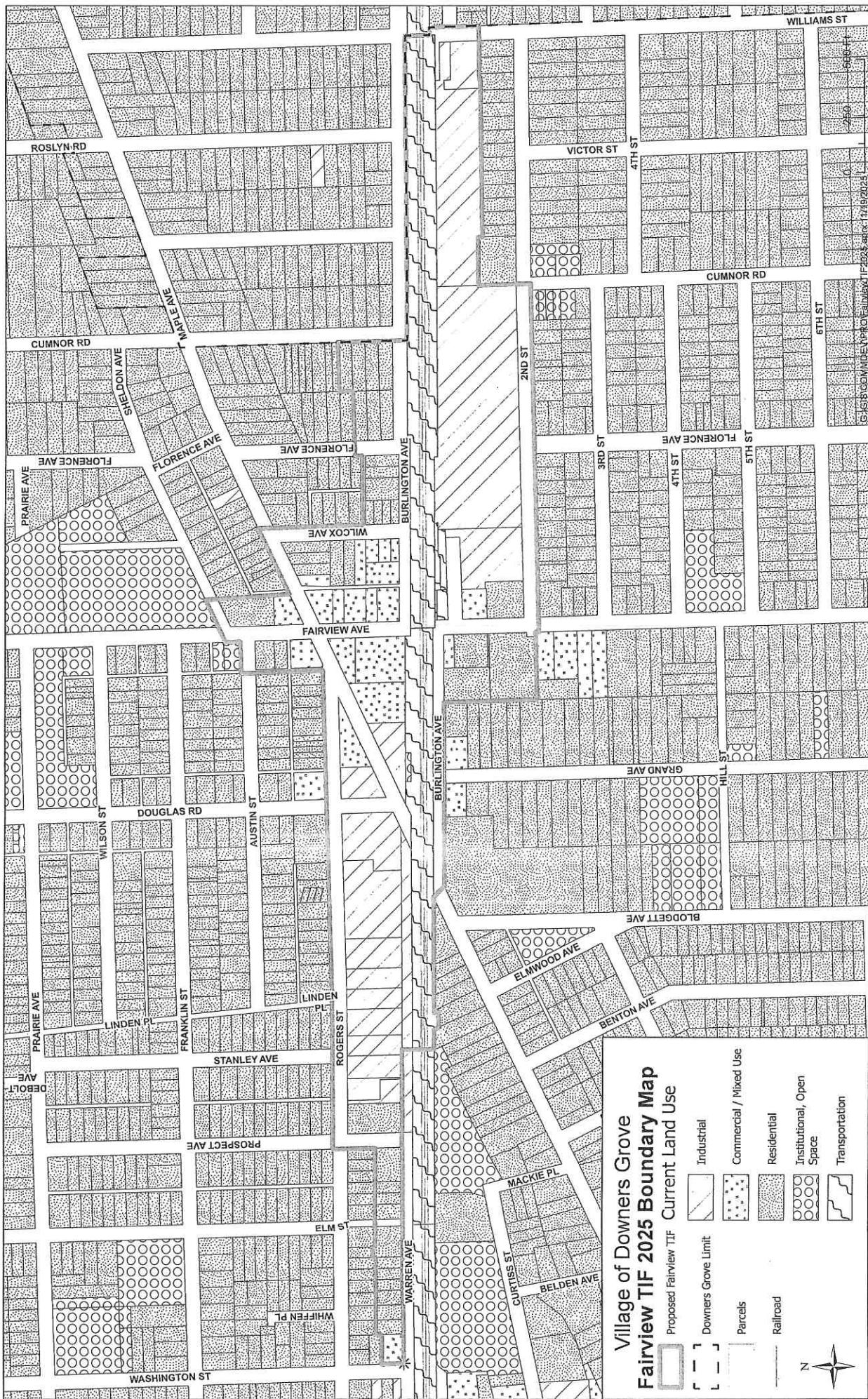
## PARCEL LIST

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09-08-125-015	09-08-411-039	09-09-115-003
09-08-125-016	09-08-411-042	09-09-300-001
09-08-125-017	09-08-502-007	09-09-300-015
09-08-125-018	09-08-502-008	09-09-300-016
09-08-125-019	09-09-107-001	09-09-308-002
09-08-125-020	09-09-107-002	09-09-111-024
09-08-203-007	09-09-109-001	09-09-111-025
09-08-203-008	09-09-109-002	09-08-230-007
09-08-203-009	09-09-109-003	09-09-111-011
09-08-206-003	09-09-109-004	09-09-111-012
09-08-206-004	09-09-109-008	09-09-316-031
09-08-206-005	09-09-109-009	09-09-111-023
09-08-206-006	09-09-109-010	09-08-230-006
09-08-206-007	09-09-109-011	09-09-502-001
09-08-206-008	09-09-109-012	09-09-502-002
09-08-206-009	09-09-109-013	09-08-230-003
09-08-206-010	09-09-109-014	09-08-230-004
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09-08-218-003	09-09-109-016	
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09-08-225-024	09-09-110-015	
09-08-226-001	09-09-110-016	
09-08-226-002	09-09-110-017	
09-08-227-001	09-09-110-018	
09-08-227-003	09-09-110-019	
09-08-227-008	09-09-110-020	
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09-09-502-003	09-08-230-005	

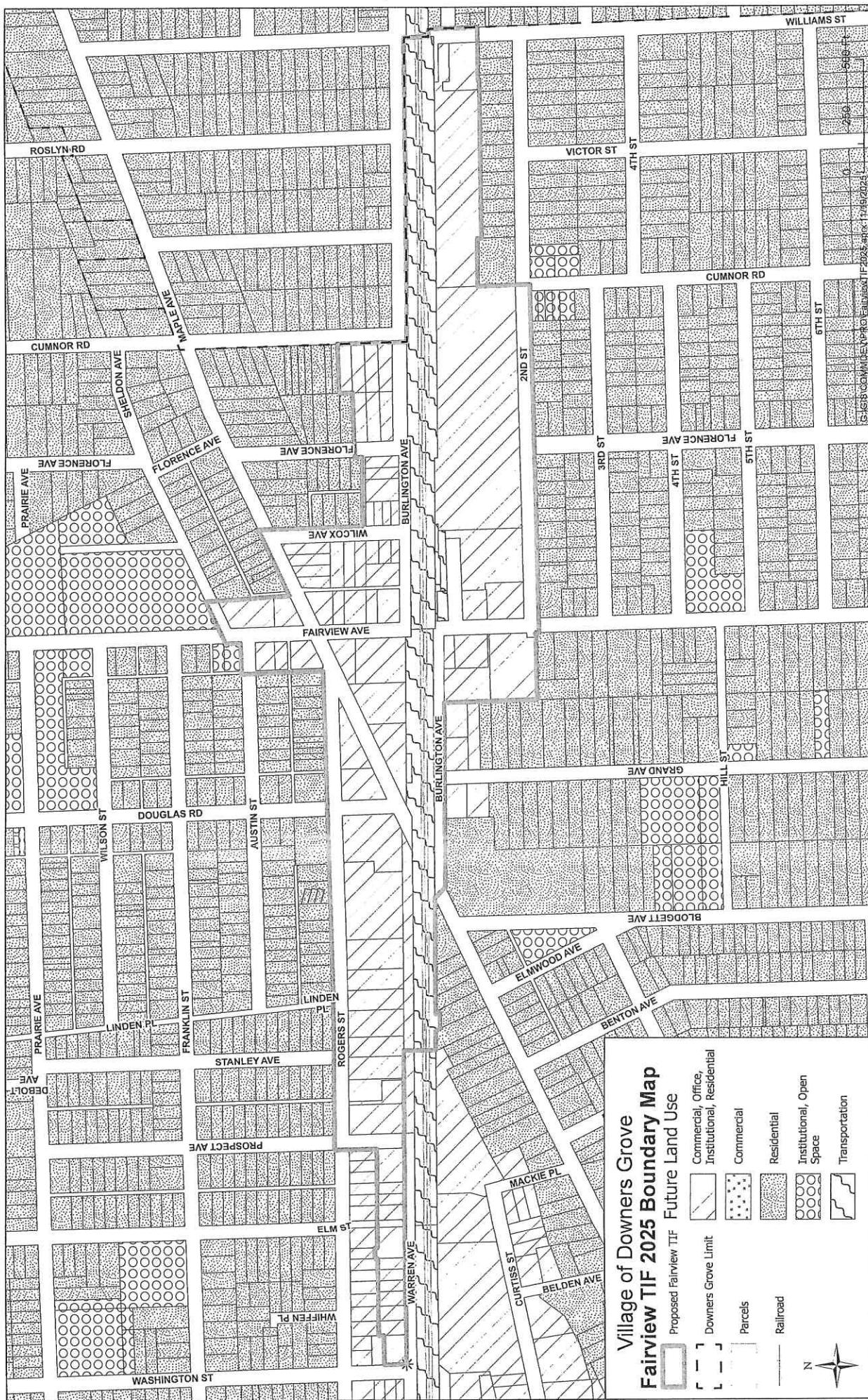
**EXHIBIT 2**  
**BOUNDARY MAP**



**EXHIBIT 3**  
**CURRENT LAND USE MAP**

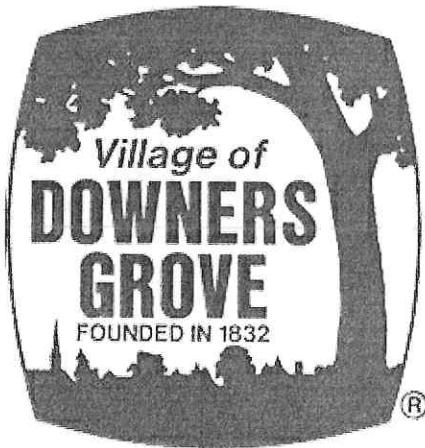


**EXHIBIT 4**  
**FUTURE LAND USE MAP**



**EXHIBIT 5**  
**TIF QUALIFICATION/DESIGNATION REPORT**

**VILLAGE OF DOWNERS GROVE  
QUALIFICATION REPORT  
FAIRVIEW AVENUE TIF**



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A study to determine whether all or a portion of an area located in the Village of Downers Grove qualifies as a conservation area as set forth in the definition in the Tax Increment Allocation Redevelopment Act of 65 ILCS Section 5/11-74.4-3, et seq., as amended.

**Prepared For: Village of Downers Grove, Illinois**

**Prepared By: Ryan, LLC**

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**December 2025**

**VILLAGE OF DOWNERS GROVE  
QUALIFICATION REPORT  
FAIRVIEW AVE TIF DISTRICT  
TABLE OF CONTENTS**

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
I.	Introduction and Background	1
II.	Qualification Criteria Used	5
III.	The Proposed RPA	8
IV.	Methodology of Evaluation	9
V.	Qualification of Proposed RPA/Findings of Eligibility	10
VI.	Summary of Findings and Overall Assessment of Qualification	16

EXHIBIT 1

Proposed TIF Boundary Map

EXHIBIT 2

Legal Description

## **I. INTRODUCTION AND BACKGROUND**

In the context of planning for the proposed Fairview Avenue Redevelopment Project Area (the “RPA”, or “Study Area”) under the provisions of the Illinois “Tax Increment Allocation Redevelopment Act”, Ch. 65 ILCS Section 5/11-74.4-1 et seq. of the Illinois Compiled Statutes, as amended (hereinafter referred to as the “Act”), the Village of Downers Grove (the “Village”) has authorized the study of the RPA in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing District (the “TIF” or “TIF District”). Ryan, LLC (the “Consultant”) has agreed to undertake the study of the RPA.

The RPA is located on the easternmost boundary of the Village and consists primarily of retail, commercial, industrial, residential, and mixed uses. The RPA is a contiguous area which generally includes parcels on the north and south side of the BNSF right-of-way. The proposed RPA is generally bounded by Washington Street to the west, the Village boundary to the east, Austin Street and Sheldon Avenue to the north, and 2<sup>nd</sup> Street to the south. Adjacent rights of way are also included in the RPA.

The RPA is approximately sixty-seven (67) acres in size and contains approximately ninety-three (93) tax parcels including approximately sixty-two (62) structures. Ninety-two percent (92%) of the structures (57 of 62) within the RPA are in excess of thirty-five (35) years in age. The RPA contains approximately two hundred and forty-eight (248) residential units.

The RPA exhibits characteristics of deterioration and obsolescence that are often indicative of structures that are at the end of their useful lives. As examined in May of 2025 to the present, many of the surface improvements within the Study Area were found to have varying degrees of deterioration. Sidewalks, streets, driveways, and parking lots exhibited significant cracking and uneven surfaces. Some parking areas are unpaved consisting of loose gravel or severely deteriorated and crumbling asphalt. In addition, several buildings exhibited missing or cracked masonry mortar, the need for tuck pointing, damaged and worn awnings, the need for repairs to exterior siding/fascia, damaged window and door frame components, and evidence of leaking drain structures or water damage on vertical wall surfaces.

Further, because much of the RPA was developed in an era before the Village adopted its Comprehensive Plan reflecting more modern land use planning, the RPA suffers from adverse impacts associated with a lack of community planning and deleterious land use and layout. Forty-three (43) of the sixty-two (62) structures in the RPA, or sixty-nine (69%), were built prior to the adoption of the Village’s first Comprehensive Plan in 1965.

The area is categorized by uses that were developed individually and in piece meal fashion with no coordinated parking, internal circulation between sites, pedestrian enhancements, or any unified features (signage, streetscape, etc.).

Finally, the growth of the equalized assessed valuation (EAV) of all the properties in the Study Area was found to: (i) have increased at an annual rate that is less than the EAV growth of the remainder of the Village for three (3) of the last five (5) tax years. The qualification factors discussed within this TIF Qualification Report (the "Report") qualify the RPA as a conservation area, as that term is hereinafter defined pursuant to the Act.

The Village has determined that the RPA could be made ripe for redevelopment if the qualification factors discussed in this Report are mitigated. The Village believes that the use of TIF can mitigate these negative obstacles that currently impede redevelopment.

**The RPA includes more than seventy-five (75) housing units, and the Village is making no declaration regarding the possible displacement of ten (10) or more housing units. As such, pursuant to the Act, as amended, the Village is undertaking a housing impact study.**

## **Objectives**

The Village's redevelopment objectives propose to ameliorate to the extent possible, the negative impact of the qualification factors which are prevalent in much of the Study Area and enhance retail, commercial, and mixed-use opportunities where appropriate. To achieve these objectives the Village proposes the following guidelines:

- To encourage redevelopment within the RPA that will address the past piecemeal development practices, older building conditions and attract new land uses which are consistent with the existing uses and provide an enhanced tax base to support the entire Village;
- To implement coordinated development/design practices as set forth in the Village's Comprehensive Plan;
- To assist site assembly and preparation in order to provide for the reuse of properties for this stated purpose;
- To coordinate area parking facilities;
- To install the necessary infrastructure improvements for improved ingress and egress, loading and unloading areas, and internal circulation; and
- To increase the appeal of the commercial corridors and expand pedestrian and bicycle enhancements.

The Village's general economic development goals are to enhance retail, commercial, residential, and mixed-use opportunities within the Village and the RPA. Given the Village's goals, as well as the conditions described in this Report, the Village has determined that it is highly desirable to promote the redevelopment of the RPA. Without an implementation plan for redevelopment, Village officials expect the current conditions will worsen. The Village intends to create and implement such a plan to restore, stabilize, and increase the economic base associated with the RPA which will not only increase tax revenues associated with the RPA but also benefit the community as a whole.

Because of the conditions observed in the RPA and the required planned coordination of future land uses, the Village enthusiastically supports the foregoing redevelopment objectives. The Village has determined that redevelopment should take place through the benefit and guidance of comprehensive planning for economic development controlled by the Village. Through this coordinated effort, the RPA is expected to improve. Development barriers, inherent with current conditions within the RPA, which impede economic growth under existing market standards, are expected to be eliminated.

The Village has further determined that redevelopment currently planned for the RPA may only be feasible with public finance assistance. The Village's creation and utilization of a TIF redevelopment plan is intended to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA.

The use of TIF relies upon leveraged private redevelopment in the RPA creating higher real estate value that would otherwise decline or stagnate without such investment. The result of such investment will lead to increased property values compared to the previous land-use (or lack of use). In this way the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

## II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Ryan, LLC examined the RPA beginning in May of 2025 to the date of this Report, and reviewed information collected for the RPA to determine the presence or absence of appropriate qualifying factors listed in the Act. The relevant sections of the Act are found below.

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a redevelopment project area is:

“an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both a blighted area and conservation area.”

Under the Act, conservation area is defined as “any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

- (A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- (B) Obsolescence: The condition or process of falling into disuse. Structures have become ill suited for the original use.
- (C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
- (D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant

recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lag in EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available."

### III. THE PROPOSED RPA

The RPA is located on the easternmost boundary of the Village and consists primarily of retail, commercial, industrial, and mixed uses. The RPA is a contiguous area which generally includes parcels on the north and south side of the BNSF right-of-way. The proposed RPA is generally bounded by Washington Street to the west, the Village boundary to the east, Austin Street and Sheldon Avenue to the north, and 2<sup>nd</sup> Street to the south. Adjacent rights of way are also included in the RPA.

The RPA is approximately sixty-seven (67) acres in size and contains approximately ninety-three (93) tax parcels including approximately sixty-two (62) structures. Ninety-two percent (92%) of the structures (57 of 62) within the RPA are in excess of thirty-five (35) years in age. The RPA contains approximately two hundred and forty-eight (248) residential units.

The RPA described herein meets the eligibility requirements for designation as a "conservation area" under the Act. All of the parcels were examined to determine the number of structures aged thirty-five (35) years or greater, as required under the conservation area criteria of the Act. It was determined by site surveys, DuPage County Assessor data, Downers Grove Township data, and Village input that ninety-two percent (92%) of the structures (57 out of 62) in the RPA were thirty-five (35) years old or greater. Furthermore, the RPA as a whole was found to have evidence of five (5) qualification factors. The minimum statutory requirement for a finding of a conservation area is that over fifty percent (50%) of the improved structures be at least thirty-five (35) years old or greater along with the existence of three (3) qualification factors dictated by the Act.

It was further found that the required qualifying factors are reasonably distributed throughout the RPA. The Consultant and the Village reserve the right to make additional findings in connection with this Report prior to the adoption of the TIF District. Thus, this Report is subject to revisions to the extent such revisions are allowable prior to any action by the Village to adopt the TIF District, as permitted in accordance with the Act.

#### **IV. METHODOLOGY OF EVALUATION**

In evaluating the RPA's potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the RPA were undertaken by representatives from the Consultant. Site surveys were completed for each parcel within a block (based upon DuPage County map blocks), within the area.
- 2) Exterior evaluation of structures was completed noting such conditions as deterioration, obsolescence, and deleterious land use and layout, along with other factors contained in the TIF area. Additionally, 2019 through 2024 tax information from the DuPage County Clerk's Office, DuPage County parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the RPA's development (e.g., lack of community planning, and lag in equalized assessed value) were reviewed. The Consultant studied the RPA in its entirety. Village redevelopment goals and objectives for the RPA were also reviewed with Village staff. A photographic recording and analysis of the RPA was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, qualification factors of specific structures and site conditions on the parcels.
- 4) The RPA was examined to determine the applicability of building age, plus the thirteen (13) other qualification factors for TIF designation as a conservation area under the Act. Evaluation was made by reviewing the information from the site surveys and other relevant information collected for the RPA and determining how it measured when evaluated against the qualification factors.

## **V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY**

Based upon the Consultant's evaluation of parcels in the Study Area and analysis of each of the eligibility factors summarized in Section II, the following factors are present to support qualification of the proposed TIF District as a conservation area. These factors are found to be clearly present and reasonably distributed throughout the Study Area, as required under the Act. In addition to age at least three other qualifying factors must be present to a meaningful extent throughout the RPA.

### **A. Threshold Qualification**

**Age.** Based upon site surveys; and DuPage County and Village data, ninety-two percent (92%) (57 of the 62) of the structures in the RPA were found to be thirty-five (35) years of age or older.

### **B. Other Conservation Factors (must include three or more factors)**

**1. Obsolescence.** The Act states that obsolescence is the condition or process of falling into disuse or structures that have become "ill-suited" for their original use.

The age of the existing structures, many of which have reached or exceeded their useful life, supports this finding. Structures along Maple Avenue, Rogers Street, Fairview Avenue, and the Metra Station show signs of deterioration and lack adequate connection to surrounding land uses.

Within the area include outdated building layouts that do not meet current accessibility standards, vacant or underutilized commercial spaces, mechanical and electrical systems that are beyond their useful life, and industrial buildings that cannot meet modern standards or fit within the current land use of the area. An example of deterioration is found at the structure located at 425 Rogers Street. The structure appears to be mixed-use with residential units and a commercial storefront. The structure has cracked paint, damaged windows, and missing roof shingles.

The area suffers from area-wide obsolescence connected in part to the lack of community planning, the lag in the growth of EAV for the Study Area when compared with the rest of the Village and the consumer price index, and the age of many of the structures. The combination of the above referenced factors could limit the ability for redevelopment of underutilized land.

Overall, these older structures, parking lots, and vacant land have a disproportionately negative "spill-over" effect on the area. Absent private and public sector reinvestment, such conditions may deter other property owners from reinvesting in their own properties. The obsolete conditions within the area thus hinder Village goals to promote

a more suitable mix of retail, commercial, mixed use, light industrial, and residential land uses.

**2. Deterioration.** The Act defines deterioration with respect to building defects, including but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Many of the parcels displayed signs of deteriorated building conditions including, but not limited to, damaged fascia, doors, windows, and entryways, rotting wood, and missing masonry mortar which require tuckpointing, upgrades and replacement. In addition, evidence to support deteriorated surface conditions included, but was not limited to, cracking of pavement areas, potholes and depressions in roadway and parking areas, weeds protruding through paved and concrete areas and loose gravel in parking areas and driveways for many of the parcels.

One example of deterioration is the Speedway gas station located at 5004 Fairview Avenue. The structure's façade is damaged in multiple places, and the parking lot is severely deteriorated to the extent of crumbling pavement and potholes throughout. Additionally, the Speedway sign is faded and has multiple visible birds nests.

A second example of deterioration was found at the structure located at 703 Rogers Street. The structure has deteriorated siding and crumbling brick, as well as a broken window.

All of these examples, among others, are representative of the physical decline found within the proposed TIF boundary.

**3. Deleterious Land-Use or Layout:** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

The Fairview Avenue Study Area is characterized by a wide range of land uses, including industrial, commercial retail, commercial service, multi-family, and single-family residential, that have developed over time. While these developments were originally fitting for the area, many properties are now underperforming and no longer align with the community's long-term vision, particularly given the area's proximity to the Fairview Metra Station.

The Village's Comprehensive Plan identifies the Fairview Focus Area as a priority for coordinated reinvestment and infill development. The Plan emphasizes the need for

transit-oriented development (TOD), while improving the pedestrian experience, instead of the current condition of large surface parking lots and inadequate infrastructure. The obsolete industrial parcels that are mostly vacant or used for storage further reinforce the disconnect between current conditions and the Village's redevelopment goals of creating a vibrant area around the Fairview Ave Metra Station.

The Comprehensive Plan further identifies challenges in the Fairview Focus Area, stating that, "The industrial uses along Rogers Avenue present an opportunity to redevelop with more compatible uses and facilitate a better connection between Downtown and the Fairview area.

The Comprehensive Plan also notes challenges with the triangle shaped parcels along Maple Avenue, and notes the following about its deleterious use: "The potential exists to realign Maple Avenue creating a development parcel appropriately sized for mixed-use, multi-family housing, single-family attached housing, or office development to achieve transit-oriented development near the Fairview Metra Station." The Comprehensive Plan goes on to say that, "The intersection of Maple and Fairview is currently improved with auto-oriented uses characterized by surface parking lots in front with little or no landscaping and screening. A transit-oriented development in this area would hinge on the successful redevelopment of these parcels stretching south to the railroad tracks. New development should promote a mixed-use, compact form that is oriented towards Fairview Avenue, with parking for residents and customers in the rear."

**4. Lack of Community Planning.** The Act refers to lack of community planning as the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

According to Village staff and an analysis of building ages within the RPA, much of the development within the Fairview Avenue TIF Study Area occurred prior to the Village adopting its first Comprehensive Plan in 1965. Approximately sixty-nine percent (69%) of the structures (43 of 62) within the Study Area were constructed before the Village's adoption of this 1965 plan and before the Village had established a long-term consistent, coordinated approach to land use and redevelopment.

Prior to 1965, efforts to guide the Study Area's growth through a comprehensive or long-term economic development planning were limited. While various improvements and development activities occurred over the years, they were often implemented without

the benefit of a cohesive vision or plan for the area's long-term development. This contributed to the physical and economic conditions now present in the area.

Today, the Study Area is identified in the Village's 2025 Comprehensive Plan as a Focus Area of the community, with the objective to turn the area into a mixed-use community hub.

To facilitate the area's revitalization, planning efforts identified in the 2025 Comprehensive Plan include the integration of parcels along Fairview Avenue and adjacent corridors into a coordinated redevelopment framework. Opportunities exist for enhanced streetscaping, pedestrian improvements, connectivity with existing Metra station, and greater alignment with adjacent land uses. These goals can be supported through the strategic use of TIF resources.

The 2025 Comprehensive Plan emphasizes the need for growth in housing and economic drivers, along with better mobility across the community. These are applicable to this Study Area and can guide redevelopment moving forward:

- a. **Goal 1: LAND USE, GROWTH, AND DEVELOPMENT** - Under the guidance of the Future Land Use Map, approach land use decisions in a way that fosters strategic and context-sensitive growth and promotes attractive development.
- b. **Goal 2: HOUSING AND NEIGHBORHOODS** - Encourage and facilitate high-quality housing and neighborhoods for residents in all stages of life and all incomes, maintaining and expanding the Downers Grove reputation as an attractive place to live.
- c. **Goal 3: ECONOMIC DEVELOPMENT** - In partnership with the Downers Grove Economic Development Corporation (EDC), support local businesses, commercial centers, major employers, and industries to strengthen the Village's diverse tax base.
- d. **Goal 4: TRANSPORTATION AND MOBILITY** - Provide a seamless, efficient transportation system that offers good connectivity, improves safety and mobility for people using all modes (micromobility, biking, transit, walking, and driving), reduces traffic and emissions, and enhances the character of the community.

**5. Declining or Lagging EAV.** The Act refers to lag in EAV as the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated

The total Equalized Assessed Value ("EAV") of the RPA has increased at an annual rate that is less than the EAV growth of the remainder of the Village for three (3) of the last five (5) tax years. A summary of this analysis is presented in the table below.

***EAV Trends for Study Area***

	2024	2023	2022	2021	2020
<b>Total TIF Study Area</b>	<b>\$20,510,076</b>	\$19,009,920	<b>\$16,531,120</b>	\$16,431,360	<b>\$15,312,850</b>
<b>Annual % Change</b>	<b><u>7.89%</u></b>	14.99%	<b><u>0.61%</u></b>	7.30%	<b><u>4.37%</u></b>
<b>Village of Downers Grove</b>	<b>\$3,348,017,009</b>	\$3,095,742,315	<b>\$2,961,321,416</b>	\$2,897,700,601	<b>\$2,763,541,463</b>
<b>Village of Downers Grove (Excluding TIF)</b>	<b>\$3,327,506,933</b>	\$3,076,732,395	<b>\$2,944,790,296</b>	\$2,881,269,241	<b>\$2,748,228,613</b>
<b>Annual % Change</b>	<b><u>8.15%</u></b>	4.48%	<b><u>2.20%</u></b>	4.84%	<b><u>4.65%</u></b>
<b>CPI</b>	2.90%	4.10%	8.00%	4.70%	1.20%

Lagging/Declining years are indicated.

Source: DuPage County and U.S. Bureau of Labor Statistics

**6. Inadequate Utilities.** The Act refers to Inadequate Utilities as the presence of underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate.

According to the Director of Engineering for the Village:

"Current utilities serving the proposed TIF District are inadequate for proposed redevelopment uses. The proposed redevelopment project will require numerous utility upgrades, relocations and additions to existing services as described below:

- Electric - redevelopment activities may require the removal and relocation of underground electric transmission lines, existing transformers, switch gears, backup generators and accessory structures. New transformers and upgrades will be required for the proposed increased density within the proposed redevelopment project area (multiple buildings and additional square footage to be constructed). Currently the electrical systems are undersized for the needs of the new development.

- Natural Gas - redevelopment may require the relocation of gas mains serving the proposed redevelopment project area. In addition, gas services will need to be reconfigured to serve new uses.
- Water - water mains will need to be removed and replaced due to age, break history, and inadequate size to support increased flow needed in the proposed redevelopment project area. Hundreds of feet of new water services (including new fire hydrants) will be required to service new uses.
- Sanitary Sewer - removal and replacement of existing mains and services will be required as part of the redevelopment of the proposed redevelopment project area.
- Stormwater Management - current Village Engineering standards will result in additional water quality control facilities to serve the redevelopment project area.

In summary, the numerous utility upgrades, relocations and additions to existing services results in a finding of "inadequate utilities" as the terms defined under the TIF Act."

VI. **SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF  
QUALIFICATION**

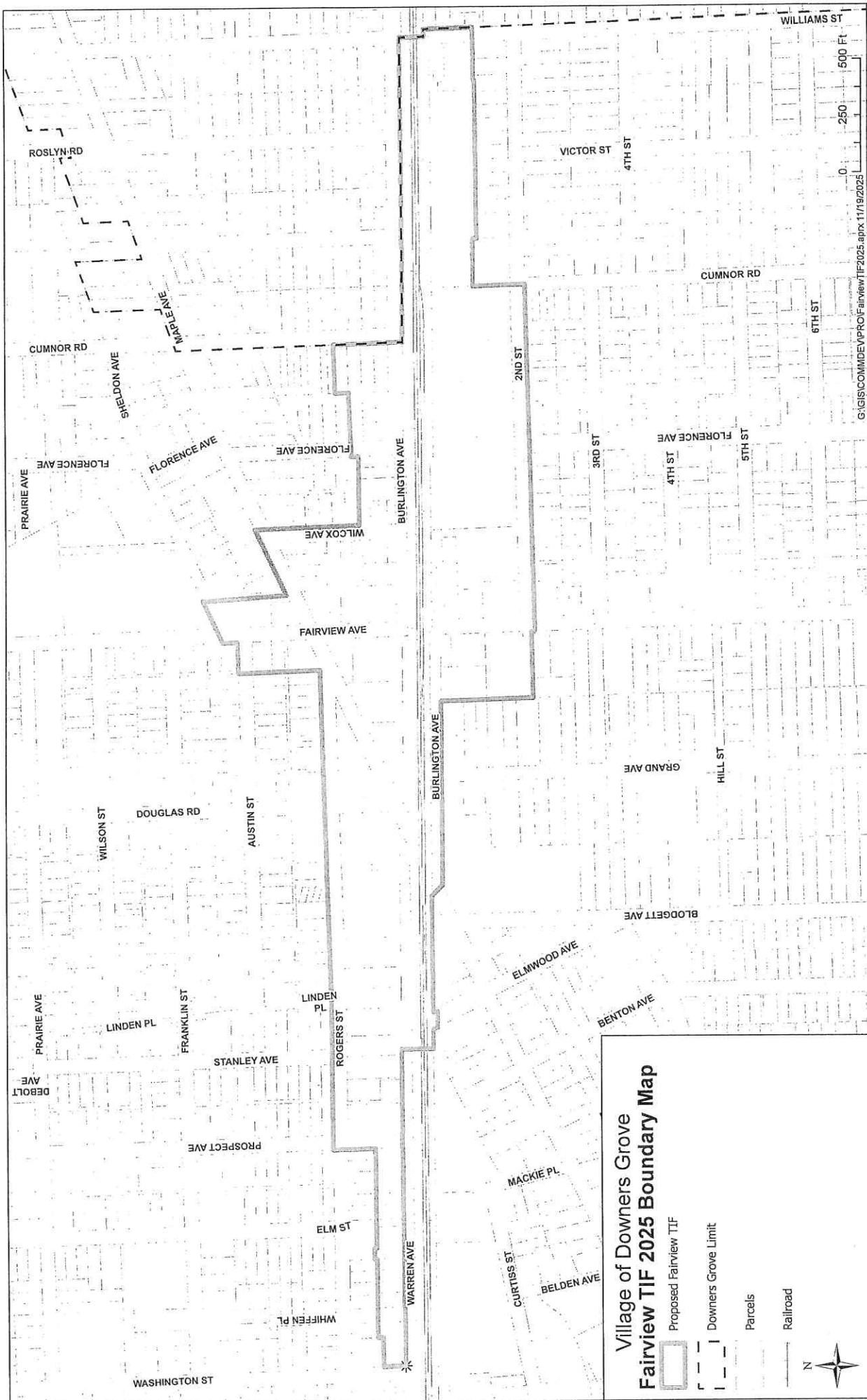
The following is a summary of relevant qualification findings as it relates to the potential designation of the RPA by the Village as a TIF District:

1. The RPA is contiguous and is greater than 1½ acres in size.
2. The RPA qualifies as a conservation area. A more detailed analysis of the qualification findings is outlined in Section V of this Report.
3. All property in the RPA would substantially benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the RPA, including the Village, has been impaired by the factors found present in the RPA.
5. The RPA would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of the Consultant, provide the Village with sufficient justification to consider designation of the RPA as a TIF District.

The RPA has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to the improvement of infrastructure and property maintenance as well as the coordination of redevelopment efforts for modern uses. These efforts will be important to the RPA's continued improvement and preservation of tax base.

**EXHIBIT 1**  
**PROPOSED TIF BOUNDARY MAP**



**EXHIBIT 2**

**LEGAL DESCRIPTION**

## Legal Description for the proposed **Fairview TIF District**

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

Beginning at the SW corner 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;

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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 2<sup>nd</sup> 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 2<sup>nd</sup> Street;

thence west, along the south right-of-way line of 2<sup>nd</sup> 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;

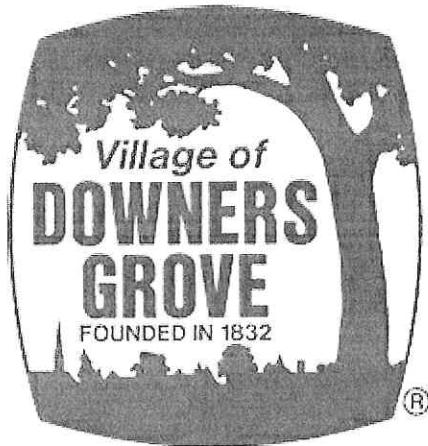
thence northwest a distance of approximately 69 feet (crossing Maple Ave) to the intersection of the north right-of-way line of Maple Avenue with the south right-of-way line of Burlington Northern Santa Fe Railroad;

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.

**EXHIBIT 6**  
**HOUSING IMPACT STUDY**



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**VILLAGE OF DOWNERS GROVE  
HOUSING IMPACT STUDY  
FOR THE PROPOSED FAIRVIEW AVENUE TAX  
INCREMENT FINANCING (TIF) DISTRICT**

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A study undertaken by the Village of Downers Grove pursuant to the requirements of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-1, et seq. (as amended).

Prepared by: The Village of Downers Grove

in conjunction with

Ryan, LLC

**VILLAGE OF DOWNERS GROVE  
HOUSING IMPACT STUDY  
FOR THE PROPOSED FAIRVIEW AVENUE TAX INCREMENT  
FINANCING (TIF) DISTRICT**

**TABLE OF CONTENTS**

<u>Part</u>	<u>Title</u>	<u>Page</u>
I.	<b>Residential Unit Data</b>	1
	A. Introduction and Background	
	B. Data Sources	
	C. Type of Unit	
	D. Status of Units	
	E. Ethnic Composition of Residents	
II.	<b>Redevelopment Plan Requirements and Relocation Assistance</b>	7
	A. Identification of Units That May Be Slated for Displacement	
	B. Village's Plans for Relocation Assistance	
	C. Identification of Replacement Housing Alternatives	
	D. Relocation Assistance to be Provided	
III.	<b>Requirements for Very Low and Low-Income Residents</b>	8

**Appendices**

- A. Housing Units Within the TIF Redevelopment Project Area
- B. Housing Units Subject to Potential Displacement
- C. Replacement Housing for Sale and For Rent
- D. Census Tract/Block Maps

## **I. RESIDENTIAL UNIT DATA**

### **A. Introduction and Background**

Pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS, Section 5/11-74.4-1 et seq. as amended (the “TIF Act”), if a TIF Redevelopment Plan (“TIF Plan”) would result in the displacement of residents from ten (10) or more inhabited residential units, or if the respective Redevelopment Project Area (“RPA”) contains seventy-five (75) or more inhabited residential units, and no certification is made by the Village of Downers Grove (“Village”) stating that displacement *will not* occur, then the Village is required to prepare a Housing Impact Study (“HIS”).

The proposed RPA consists of approximately ninety-three (93) tax parcels and rights-of-way and generally includes parcels on the north and south sides 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 2<sup>nd</sup> Street to the south.

The RPA contains two hundred and thirty-eight (238) multi-family residential units and ten (10) single family residential units for a total of two hundred and eighty (280) total residential units. Based upon site surveys and public data sources as of December 2025, there have been identified between one (1) and eighty-seven (87) multi-family residential units located in the RPA that could potentially be displaced during the overall redevelopment term of the RPA. However, the Village has no plans to redevelop or displace residents as part of the proposed TIF.

According to the Village’s Long Range Plan, adopted on October 14, 2025, the Village’s focus with the TIF will be on the following:

- 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.

Furthermore, the Village adopted the Guiding DG Comprehensive Plan on August 11, 2025. The plan provides a variety of recommendations for potential development in the future as provided on pages 98-99 in the document. Exhibit A provides an explanation on where potential residential units could be displaced with private development. However, it should be noted that at the time of this report there are no specific plans for displacement of any inhabited residential units and it is possible that no such displacement may take place.

Ultimately, the Village proposes to redevelop the RPA promoting mixed uses including residential, commercial, retail, artisanal industrial, and other appropriate uses. The aim of the Village is to encourage economic activity and add or replace aging infrastructure within the RPA while increasing the quality of life for Village residents. While it is recognized that the redevelopment of the RPA could potentially result in the relocation of some residential units, but the goal of the redevelopment project is to produce net positive housing opportunities within the Village. **At the time of this report there are no specific plans for relocation of any inhabited residential units and it is possible that no such relocation may take place.** The preparation of the HIS is to comply with the requirements of the TIF Act to provide for potential housing relocation that could occur as a result of future redevelopment.

The Village has jointly prepared this document with Ryan, LLC ("Ryan") to conform to the provisions of the TIF Act. This HIS will present the current mix of housing stock, the vacancy rate in the housing stock, the racial and ethnic makeup of the inhabitants, any plans for relocation, and all relocation assistance to be made available within the RPA.

The TIF Act has specific guidelines for an HIS and these guidelines have been followed in this report. According to the TIF Act:

Part I of the housing impact study shall include (i) data as to whether the residential units are single family or multi-family units, (ii) the number and type of rooms within the units, if that information is available, (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed, and (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.

Part II of the housing impact study shall identify the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify (i) the number and location of those units that will or may be removed, (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed, (iii) the availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing, and (iv) the type and extent of relocation assistance to be provided.

## B. Data Sources

This HIS will first examine the type of inhabited residential units in the RPA. The data used for this analysis was provided by the Village and the U.S. Census. Pursuant to the TIF Act, the following characteristics will be identified for the housing within the RPA: the type of housing, number of rooms, type of rooms, occupancy, and racial and ethnic

composition. The HIS will also provide an identification of the potential impacted units, the Village's plans for relocation assistance, and the availability of replacement housing.

This HIS has used the most accurate and recent data available as of the date of this report. The Village made the determination of potentially impacted sites. Pursuant to the requirements of the TIF Act, data from the 2023 U.S. Census's American Community Survey and the 2020 U.S. Census was used to determine the number of rooms per structure and the racial and ethnic composition.

C. Type of Units

The TIF Act requires that data regarding the nature of the housing, whether single-unit or multi-unit, be examined and a finding be placed in the HIS.

As stated previously, Ryan and Village officials have identified two hundred and thirty-eight (238) multi-family residential units and ten (10) single family residential units located within the RPA. These dwelling units are located throughout the proposed RPA. A list of these dwelling units can be found in Appendix A. These units were identified by performing exterior site surveys and reviewing public data records.

D. Unit Breakdown

The TIF Act requires that a municipality provide a breakdown of the number and type of housing units, if available. The U.S. Census makes data available for the number of rooms within a Census Tract but not for the type of rooms. Consequently, the type of rooms within the units in the RPA is not available and therefore not included as part of this report. Instead, the data used in the HIS was obtained from the U.S. Census Tract data, which represent the most detailed level of data available from the most recent American Community Survey (2023). The census tracts 8449.01 and 8456.02 shown in Table 1 below, encompasses a larger area than the RPA, but represents the best fit in relation to the RPA boundaries. Although the US Census Bureau does collect data for smaller geographic units (Census Blocks and Census Block Groups), housing unit data is not available for those smaller areas.

While information regarding the number and type of rooms specific to the proposed RPA is not available, Exhibit 1 below refers to Census Tract data applicable to the RPA for the number of rooms per dwelling unit.

### **Exhibit 1**

#### **Total Number of Housing Units in Census Tract 8449.01** Housing Analysis by Room Size

Size of Dwelling	Block Group
	Census Tract 8108
No bedroom (studio)	39
1 bedroom	239
2-3 bedrooms	861
4 or more bedrooms	272
<b>Total Housing Units</b>	<b>1,411</b>

*Source: 2023 Census, American Community Survey*

*Note: Geographic Units Defined by U.S. Census Bureau*

#### **Total Number of Housing Units in Census Tract 8456.02** Housing Analysis by Room Size

Size of Dwelling	Block Group
	Census Tract 8108
No bedroom (studio)	101
1 bedroom	404
2-3 bedrooms	920
4 or more bedrooms	548
<b>Total Housing Units</b>	<b>1,973</b>

*Source: 2023 Census, American Community Survey*

*Note: Geographic Units Defined by U.S. Census Bureau*

#### **E. Status of Units**

The TIF Act requires that a determination be made regarding the status of each unit's habitation no less than forty-five (45) days before the date that an ordinance or resolution establishing a public hearing for the proposed Downers Grove Fairview Avenue TIF is adopted. As indicated previously, the RPA contains two hundred and thirty-eight (238) multi-family dwelling units and ten (10) single family residential units. Based upon available data, Ryan made a determination on November 24, 2025 that eight (8) of the multi-family dwelling units were uninhabited as of that date.

Estimating current residential vacancy rates was challenging, as Multiple Listing Service (MLS) vacancy data is limited to multifamily buildings as a whole, rather than on an individual per unit basis. In order to estimate vacancy rates, Ryan utilized a combination of online rental portals including Zillow, Trulia, and Apartments.com. Based on this research, as well as data from the MLS, Ryan determined that one of the single-family

homes and seven of the multifamily units in the RPA are currently for rent. As such, we can estimate a 10% vacancy rate for single family homes, and a 2.5% vacancy rate for multifamily homes. Taken together, this represents a total 2.9% residential vacancy rate in the RPA.

F. Ethnic Composition of Residents

The TIF Act requires that the racial and ethnic composition of the residents of the inhabited residential units be identified. Under the TIF Act, the data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal Census. Accordingly, the 2020 Census data was used to identify the racial and ethnic makeup of the dwelling units within the RPA. For racial and ethnic composition, the 2020 U.S. Census makes data available at the Census tract block level. Please see Exhibit 2 through 4 below.

Two (2) Census tract blocks encompasses the RPA. The blocks extends beyond the boundaries of the RPA but represents the best configuration in relation to the RPA's boundaries. Listed below is the ethnic breakdown of the residents living in these Census tract blocks.

Exhibit 2

Race and Ethnic Profile of Area Covering Proposed RPA – Census Tract 8449.01

CENSUS TRACT 8449.01		
Demographic	Population	Percentage
White (Non-Hispanic) Population	3123	84.04%
Black Population	64	1.72%
American Indian/ Alaskan Native Population	3	0.08%
Asian Population	143	3.85%
<i>Native Hawaiian and Other Pacific Islander Population</i>	4	0.11%
Hispanic Population	251	6.75%
Other Population	8	0.22%
Two or More Races Population	120	3.23%
<b>TOTAL POPULATION</b>	<b>3716</b>	

Source: 2020 Census

Note: Geographic Units Defined by U.S. Census Bureau

## Race and Ethnic Profile of Area Covering Proposed RPA – Census Tract 8456.02

CENSUS TRACT 8456.02		
Demographic	Population	Percentage
White (Non-Hispanic) Population	4075	82.07%
Black Population	116	2.34%
American Indian/ Alaskan Native Population	6	0.12%
Asian Population	254	5.12%
<i>Native Hawaiian and Other Pacific Islander Population</i>	<i>0</i>	<i>0.00%</i>
Hispanic Population	312	6.28%
Other Population	13	0.26%
Two or More Races Population	189	3.81%
<b>TOTAL POPULATION</b>	<b>4965</b>	

*Source: 2020 Census*

*Note: Geographic Units Defined by U.S. Census Bureau*

## **II. REDEVELOPMENT PLAN REQUIREMENTS AND RELOCATION ASSISTANCE**

### **A. Identification of Units That May Be Slated for Displacement**

The TIF Act requires that the HIS identify those units, by location and number, that will or may be removed as a result of the redevelopment plan.

As indicated prior, there are between one (1) and eighty-seven (87) dwelling units which could potentially be displaced. As of November 24, 2025, all of these residential dwelling units were inhabited. Refer to Appendix A for the location of these units. Although the Village does not contemplate any specific displacement as of the date of this HIS, it is possible that the Village could eventually pursue redevelopment that results in dislocation of any of these inhabited units at some point in the future.

### **B. Village's Plans for Relocation Assistance**

The TIF Act requires that the municipality outline a plan for relocation assistance for those units, if any, that may be removed as a result of the redevelopment of the RPA.

Where required, the Village will provide relocation assistance pursuant to regulations promulgated under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA") and as specified in the TIF Act. These regulations will serve as the basis for its relocation plan for any residents who would be displaced because of any TIF related redevelopment efforts. In addition to such guidelines, the Village may also undertake assistance based upon the specific needs of the residents or the projects. Any low-income or very low-income residents will be given the needed assistance in compliance with the URA and other federal guidelines.

As stated above, the Village's plan for relocation assistance for those residents in the RPA whose residences may be removed shall be consistent with the requirements set forth in the TIF Act and federal guidelines. Until any redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

### **C. Identification of Replacement Housing Alternatives**

The TIF Act states that the municipality shall identify the availability of replacement housing within a defined and recognized market area for those residents whose residences may be removed and shall identify the type, location and costs of the housing. In this case, the market area for replacement multi-family and rental housing was determined to be a 2.5-mile radius from the Fairview Avenue BNSF Metra station, and includes the Village of Downers Grove, Village of Westmont, Village of Clarendon Hills, and Village of Oak Brook.

Utilizing information from the Multiple Listing Service (MLS) maintained by the National Association of Realtors as a *preliminary* roster of available housing units, the Village identified a range of residential units and locations within the above-described market area that are within the price range and rental rates of dwelling units located within the RPA. Specifically, MLS multi-family for-rent housing listings within the market area as of November 24, 2025 were reviewed. It was found that for-rent dwelling units in the market area were listed with asking monthly rents of between \$1,190 to \$4,000. The average listed monthly rental rates are \$1,740 for a one-bedroom; \$2,122 for a two-bedroom unit; \$2,464 for a three-bedroom unit; and \$3,968 for a four-bedroom unit. Appendix B contains the MLS listing data for for-sale housing and rental rate data for rental housing derived from National Association of Realtors data for the above-described market area.

**The information contained in this section and Appendix B is not meant to be exhaustive but serves as an example of alternative housing available in price ranges similar to the existing housing within the RPA and is expected to be updated as market data and availability change over time.**

**D. Relocation Assistance to Be Provided**

The TIF Act states that the type and extent of relocation assistance to be provided by the municipality must be identified. The Village plans to provide relocation assistance to those individuals who qualify under the TIF Act. The Village will utilize Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) guidelines as the basis for its relocation assistance where appropriate.

**III. REQUIREMENTS FOR VERY LOW AND LOW-INCOME RESIDENTS**

According to the TIF Act, no redevelopment plan shall remove residential housing units that are occupied by households of low-income and very-low-income persons unless the plan provides, with respect to inhabited housing that are to be removed for households of low-income and very-low-income persons, affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act. The municipality shall make a good faith effort to ensure that this housing for low-income and very-low-income is located on or near the redevelopment project area within the municipality.

If the Village does displace residents within the RPA, the Village will determine if those residents fall into the low-income or very-low-income category. At that point, the Village will take all required steps to provide relocation assistance to those low-income and very low-income residents that would be displaced pursuant to the requirements of the TIF Act.

The Village will also work with local housing agencies and organizations to ensure that relocated low- and very-low-income residents are able to secure comparable housing.

## APPENDIX A

### Housing Units Within the TIF Redevelopment Project Area

Common Address	Street Name	PIN	Residential Units
405	Austin Street	09-08-225-012	14
421	Burlington Avenue	09-08-411-039	15
316	Burlington Avenue	09-09-110-019	10
304	Burlington Avenue	09-09-110-020	5
300	Burlington Avenue	09-09-110-021	2
4932	Fairview Avenue	09-08-225-013	1
5110	Fairview Avenue	09-08-411-023	24
5118	Fairview Avenue	09-08-411-042	42
5117	Fairview Avenue	09-09-300-016	18
4925	Fairview Avenue	09-09-107-001	26
5009	Florence Avenue	09-09-111-010	7
5013	Florence Avenue	09-09-111-011	7
5021	Florence Avenue	09-09-111-012	7
329	Maple Avenue	09-09-109-010	1
333	Maple Avenue	09-09-109-009	1
337	Maple Avenue	09-09-109-008	1
5001	Prospect Avenue	09-08-206-010	10
717	Rogers Street	09-08-206-010	10
425	Rogers Street	09-08-226-002	1
822	Warren Avenue	09-08-125-016	6
818	Warren Avenue	09-08-125-017	1
814	Warren Avenue	09-08-125-018	1
810	Warren Avenue	09-08-125-019	1
802	Warren Avenue	09-08-125-020	10
736	Warren Avenue	09-08-203-007	1
730	Warren Avenue	09-08-203-008	2
728	Warren Avenue	09-08-203-009	1
724	Warren Avenue	09-08-230-00509-08-230-00109-08-	12
5009	Wilcox Avenue	09-09-110-015	3
5015	Wilcox Avenue	09-09-110-01709-09-110-018	3
5004	Wilcox Avenue	09-09-109-01209-09-110-016	1
5000	Wilcox Avenue	09-09-109-011	4

Total

248

## APPENDIX B

### Housing Units Subject to Potential Displacement

The Village adopted the Guiding DG Comprehensive Plan in August, 2025. The plan provides a variety of recommendations for potential redevelopment in the future as provided on pages 98-99 in the document. If redeveloped the following housing units could be impacted:

- The potential exists to realign Maple avenue creating a development parcel appropriately sized for mixed-use, multi-family housing, single-family attached housing, or office development to achieve transit-oriented development near the Fairview Metra Station. Any 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. (1 unit)
- The area southwest of Burlington and Fairview was developed in a piecemeal fashion with little to no coordination. Multi-family transit-oriented developments would vastly improve the form, function, and appearance of this area (86 units).

At the time of this report there are *no* specific plans for relocation of any inhabited residential units and it is possible that no such relocation may take place.

## **APPENDIX C**

### **Analysis of Replacement Housing For Sale and Rental**

MLS #	Stat	Street #	CP	Str Name	Sfx	Unit #	Area	Rent	Search	Price #	Rms	All Beds	Baths	Type DE/AT
1	12521492	ACTV	148	Ann	St	11	514			\$1,190	3	1	1	Low Rise (1-3 Stories)
2	12521484	ACTV	144	Ann	St	8	514			\$1,290	3	1	1	Low Rise (1-3 Stories)
3	12514715	ACTV	136	Ann	St	10	514			\$1,350	3	1	1	Low Rise (1-3 Stories)
4	12523811	ACTV	5725	Holmes	Ave	15	514			\$2,000	5	2	1.1	Condo
5	12488639	ACTV	143	Ann	St	1S	514			\$2,200	3	1	1	Low Rise (1-3 Stories)
6	12487492	ACTV	244	N Jackson	Rd		514			\$5,500	9	4	3	
7	12516444	ACTV	517	Prairie	Ave	2	515			\$1,425	3	1	1	Condo
8	12487407	ACTV	7333	Grand	Ave	203	515			\$1,800	5	2	2	Condo
9	12497631	ACTV	7420	Grand	Ave	102B	515			\$1,850	5	2	2	Condo
10	12506148	ACTV	2	Tower	Ct		515			\$1,890	5	2	1.1	Townhouse-2 Story
11	12524804	NEW	2331	Ogden	Ave	10	515			\$1,995	5	2	2	Condo
12	12510412	ACTV	1608	Ogden	Ave	1E	515			\$1,995	4	2	1	Low Rise (1-3 Stories)
13	12467819	ACTV	500	74th	St	102	515			\$2,000	5	2	2	Condo
14	12497734	ACTV	4	Tower	Ct		515			\$2,000	5	2	1.1	Townhouse-2 Story
15	12510253	ACTV	2414	Maple	Ave		515			\$2,000	6	2	1	1 Story
16	12505094	ACTV	2327	Ogden	Ave	10	515			\$2,100	5	2	2	
17	12521106	ACTV	311	Maple	Ave	2	515			\$2,100	6	3	1	Low Rise (1-3 Stories)
18	12509766	ACTV	332	Maple	Ave	1	515			\$2,200	6	3	1	Condo-Duplex
19	12489644	ACTV	521	73rd	St	105	515			\$2,275	5	2	2	Condo
20	12502371	ACTV	5145	Washington	St	2	515			\$2,450	5	3	1	
21	12516703	ACTV	817	74th	St		515			\$2,600	7	3	2	
22	12516005	NEW	1901	Curtiss	St		515			\$2,650	6	3	1.1	1.5 Story
23	12488566	ACTV	1441	Concord	Dr		515			\$3,595	9	4	2.1	2 Stories
24	12458916	ACTV	501	Lincoln	Ave		515			\$3,650	9	4	4	Split Level
25	12440791	ACTV	7213	Bateman	St		515			\$3,700	8	4	3	3 Stories
26	12510427	ACTV	2205	Maple Hill	Ct		515			\$4,000	7	4	3.1	Townhouse-2 Story
27	12514187	ACTV	14	Lincoln Oaks	Dr	1003	516			\$1,629	5	1	1	Low Rise (1-3 Stories)
28	12489384	ACTV	6099	Knollwood	Rd	410	516			\$1,679	4	1	1	Low Rise (1-3 Stories)
29	12514189	ACTV	52	Lincoln Oaks	Dr	503	516			\$1,679	5	1	1	Low Rise (1-3 Stories)
30	12514190	ACTV	140	Lincoln Oaks	Dr	1011	516			\$1,679	5	1	1	Low Rise (1-3 Stories)
31	12489220	ACTV	6081	Stewart	Dr	214	516			\$1,729	4	1	1	Low Rise (1-3 Stories)
32	12489280	ACTV	242	Lincoln Oaks	Dr	1515	516			\$1,729	4	1	1	Low Rise (1-3 Stories)
33	12489289	ACTV	240	Lincoln Oaks	Dr	1507	516			\$1,729	4	1	1	Low Rise (1-3 Stories)
34	12499239	ACTV	180	Lincoln Oaks	Dr	1316	516			\$1,729	4	1	1	Low Rise (1-3 Stories)
35	12489170	ACTV	158	MacArthur	Dr	5323	516			\$1,749	4	1	1	Low Rise (1-3 Stories)
36	12489344	ACTV	80	Lincoln Oaks	Dr	813	516			\$1,749	4	1	1	Low Rise (1-3 Stories)
37	12489350	ACTV	82	Lincoln Oaks	Dr	806	516			\$1,749	4	1	1	Low Rise (1-3 Stories)
38	12499242	ACTV	80	Lincoln Oaks	Dr	0816	516			\$1,749	4	1	1	Low Rise (1-3 Stories)

39	12514185	<b>ACTV</b>	5980	Laurel	Ln	2211	516	\$1,749	4	1	1	Low Rise (1-3 Stories)
40	12449921	<b>ACTV</b>	6103	Knollwood	Rd	311	516	\$1,799	4	1	1	Low Rise (1-3 Stories)
41	12514208	<b>ACTV</b>	240	Lincoln Oaks	Dr	1501	516	\$1,799	4	1	1	Low Rise (1-3 Stories)
42	12512021	<b>ACTV</b>	6143	Knollwood	Rd	106	516	\$1,800	5	2	2	Condo
43	12489275	<b>ACTV</b>	182	Lincoln Oaks	Dr	1302	516	\$1,849	4	1	1	Low Rise (1-3 Stories)
44	12499228	<b>ACTV</b>	142	Lincoln Oaks	Dr	1008	516	\$1,849	5	1	1	Low Rise (1-3 Stories)
45	12499237	<b>ACTV</b>	242	Lincoln Oaks	Dr	1513	516	\$1,849	4	1	1	Low Rise (1-3 Stories)
46	12498821	<b>ACTV</b>	6021	Stewart	Dr	522	516	\$1,880	5	2	1	Low Rise (1-3 Stories)
47	12499245	<b>ACTV</b>	6005	Stewart	Dr	613	516	\$1,880	5	2	1	Low Rise (1-3 Stories)
48	12499247	<b>ACTV</b>	5945	Stewart	Dr	923	516	\$1,880	5	2	1	Low Rise (1-3 Stories)
49	12499248	<b>ACTV</b>	95	Stirling	Ln	1112	516	\$1,880	5	2	1	Low Rise (1-3 Stories)
50	12499249	<b>ACTV</b>	55	Stirling	Ln	1514	516	\$1,880	5	2	1	Low Rise (1-3 Stories)
51	12499250	<b>ACTV</b>	95	Stirling	Ln	1114	516	\$1,880	5	2	1	Low Rise (1-3 Stories)
52	12489239	<b>ACTV</b>	186	MacArthur	Dr	5812	516	\$1,899	4	1	1	Low Rise (1-3 Stories)
53	12489248	<b>ACTV</b>	180	MacArthur	Dr	5821	516	\$1,929	4	1	1	Low Rise (1-3 Stories)
54	12489256	<b>ACTV</b>	167	Ascot	Ln	3424	516	\$1,929	4	1	1	Low Rise (1-3 Stories)
55	12489263	<b>ACTV</b>	167	Ascot	Ln	3414	516	\$1,929	4	1	1	Low Rise (1-3 Stories)
56	12499229	<b>ACTV</b>	135	MacArthur	Dr	4114	516	\$1,929	4	1	1	Low Rise (1-3 Stories)
57	12499234	<b>ACTV</b>	167	Ascot	Ln	3413	516	\$1,929	4	1	1	Low Rise (1-3 Stories)
58	12514194	<b>ACTV</b>	154	MacArthur	Dr	4923	516	\$1,949	5	2	1	Low Rise (1-3 Stories)
59	12499251	<b>ACTV</b>	112	Ascot	Ln	3021	516	\$1,979	5	2	1	Low Rise (1-3 Stories)
60	12489366	<b>ACTV</b>	293	Lincoln Oaks	Dr	1701	516	\$1,999	5	2	2	Low Rise (1-3 Stories)
61	12498828	<b>ACTV</b>	108	MacArthur	Dr	4822	516	\$1,999	5	2	1	Low Rise (1-3 Stories)
62	12499263	<b>ACTV</b>	162	Lincoln Oaks	Dr	1201	516	\$1,999	5	2	2	Low Rise (1-3 Stories)
63	12499255	<b>ACTV</b>	7	Stirling	Ln	1921	516	\$2,079	5	2	1	Low Rise (1-3 Stories)
64	12449899	<b>ACTV</b>	52	Lincoln Oaks	Dr	505	516	\$2,099	5	2	2	Low Rise (1-3 Stories)
65	12514196	<b>ACTV</b>	6005	Stewart	Dr	621	516	\$2,099	5	2	1	Low Rise (1-3 Stories)
66	12514199	<b>ACTV</b>	6035	Stewart	Dr	423	516	\$2,099	5	2	2	Low Rise (1-3 Stories)
67	12489355	<b>ACTV</b>	6107	Knollwood	Rd	107	516	\$2,149	5	2	2	Low Rise (1-3 Stories)
68	12489358	<b>ACTV</b>	6107	Knollwood	Rd	105	516	\$2,149	5	2	2	Low Rise (1-3 Stories)
69	12499260	<b>ACTV</b>	291	Lincoln Oaks	Dr	1716	516	\$2,149	5	2	2	Low Rise (1-3 Stories)
70	12449827	<b>ACTV</b>	170	MacArthur	Dr	5922	516	\$2,199	5	2	2	Low Rise (1-3 Stories)

71	12498832	<b>ACTV</b>	60	Lincoln Oaks	Dr	602	516	\$2,199	5	2	2	Low Rise (1-3 Stories)
72	12499252	<b>ACTV</b>	108	MacArthur	Dr	4821	516	\$2,199	5	2	1	Low Rise (1-3 Stories)
73	12499271	<b>ACTV</b>	146	MacArthur	Dr	5024	516	\$2,199	5	2	2	Low Rise (1-3 Stories)
74	12499272	<b>ACTV</b>	194	MacArthur	Dr	5722	516	\$2,199	5	2	2	Low Rise (1-3 Stories)
75	12514193	<b>ACTV</b>	159	MacArthur	Dr	3923	516	\$2,199	5	2	1	Low Rise (1-3 Stories)
76	12514203	<b>ACTV</b>	15	Stirling	Ln	1823	516	\$2,199	5	2	2	Low Rise (1-3 Stories)
77	12514207	<b>ACTV</b>	6004	Stewart	Dr	4711	516	\$2,199	5	2	1	Low Rise (1-3 Stories)
78	12498823	<b>ACTV</b>	72	Ascot	Ln	2621	516	\$2,249	5	2	2	Low Rise (1-3 Stories)
79	12499269	<b>ACTV</b>	5964	Laurel	Ln	2124	516	\$2,249	5	2	2	Low Rise (1-3 Stories)
80	12499275	<b>ACTV</b>	143	MacArthur	Dr	4014	516	\$2,249	5	2	2	Low Rise (1-3 Stories)
81	12514198	<b>ACTV</b>	60	Lincoln Oaks	Dr	603	516	\$2,249	5	2	2	Low Rise (1-3 Stories)
82	12514200	<b>ACTV</b>	127	MacArthur	Dr	4212	516	\$2,249	5	2	2	Low Rise (1-3 Stories)
83	12514201	<b>ACTV</b>	127	MacArthur	Dr	4221	516	\$2,249	5	2	2	Low Rise (1-3 Stories)
84	12514204	<b>ACTV</b>	70	Lincoln Oaks	Dr	707	516	\$2,249	5	2	2	Low Rise (1-3 Stories)
85	12521730	<b>ACTV</b>	644	W Hinsdale	Ave		521	\$3,500	7	2+1 bsm	2	
86	12502694	<b>ACTV</b>	616	S Monroe	St		521	\$4,000	7	4	2	1 Story
87	12524477	<b>PCHG</b>	535	Brookside	Dr F		559	\$1,600	4	2	1	Mid Rise (4-6 Stories)
88	12520759	<b>ACTV</b>	1526	Crab Tree	Dr		559	\$2,100	5	2	1.1	Townhouse-2 Story
89	12526487	<b>NEW</b>	116	N Adams	St		559	\$2,400	6	2+1 bsm	1	1 Story
90	12521977	<b>PCHG</b>	141	W 63rd	St G108		559	\$2,450	6	3	2	
91	12526249	<b>NEW</b>	1511	Crab Tree	Dr		559	\$2,500	5	2	1.1	Townhouse-2 Story
92	12482152	<b>ACTV</b>	36	S Cass	Ave 2C		559	\$2,500	5	2	2	Condo
93	12506790	<b>ACTV</b>	6655	S Cass	Ave 3B		559	\$2,700	5	2	2	Condo
94	12460161	<b>ACTV</b>	129	E 55th	St		559	\$2,800	7	3	1	1 Story
95	12478771	<b>ACTV</b>	1814	Holly	Ave		562	\$3,500	9	4	3	Split Level
96	12487499	<b>ACTV</b>	1526	Carrol	Ct		562	\$3,800	9	4	2.1	

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Theresa Schulz | Schulz Properties, Ltd. | 12/02/2025 02:03 PM

**APPENDIX D**  
**Downers Grove Fairview Avenue TIF on Census Tracts Map**

