

Madison Street Development Newsletter

A Message from Village Trustee Megan Keskitalo

This week's Madison Street Development Newsletter features a piece from Trustee Megan Keskitalo on the estimated impact the proposed development will have on schools.

We encourage residents to visit vrf.us/Madison to review the proposal, timeline, submit public comments, and read the recently updated FAQs, which include information about the Economic Development Committee's involvement in the process and the traffic study (accessible by clicking the blue button marked "Read the Updated FAQ").

Development's School Impact

As the Village reviews the proposed development at Madison and Ashland and continues to solicit resident input, one important issue regarding any development is the potential impact it may have on our schools—both in terms of class size and adequate financial support for new students.

Since the vacant parcel is located within a Tax Increment Financing (TIF) district, the Illinois TIF Act provides specific protections to ensure school districts receive funding for any additional students generated by the proposed development.

For each new student generated by a prospective development, District 90 and District 200 would receive direct reimbursement at the per capita tuition rate established by the school district. The school districts would receive these payments annually from the Village's TIF fund based on actual student enrollment. These payments are based on true enrollment, not projections. After the TIF expires in 2040, the school districts will receive full property tax proceeds from the development.

When evaluating how a development might impact school enrollment, The Village uses several common models and data sources, including the Illinois School Consulting Service Associated Municipal/Consultants model and the modernized "Naperville" model.

Based on these models and the proposed number of units and unit mix, the Village estimates the Madison development would add 14 to 24 children to the community. This can be broken down to an estimate of up to 7 to 11 students in D90, 5 to 9 students in D200 and 2 to 4 infants-preschoolers, though some of these children may enroll in River Forest's local private schools.

This potential increase in students would come at a time when local school enrollment has recently declined. Between 2020 and 2025, District 90 enrollment declined from 1,469 to 1,315, and District 200 enrollment declined from 3,393 to 3,276. For more information on the projected D90 enrollment picture, please refer to the [Geolytics Geodemographic Report](#), presented at the D90 BOE Committee of the Whole meeting on 2/6/26.

Any developer must complete a school impact study to estimate the number of students the development is expected to generate. The estimate will be based on the final number of units and the final bedroom count submitted as part of the application. This study will be completed and shared publicly before public hearings are held.

The Village Board thanks you for your continued feedback as we work together to arrive at the best possible development opportunity for our River Forest community.

Thank you,
Trustee Megan Keskitalo

Additional topics will be discussed in future Madison Street Development newsletters. If you have any questions or want to provide feedback, please visit vrf.us/Madison.



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