



VILLAGE OF BENSENVILLE

Village Board

President
Frank Soto

Trustees

John Adamowski
Morris Bartlett
Patricia A. Johnson
Martin O'Connell
Oronzo Peconio
Henry Wesseler

April 14, 2011

Village Clerk
JoEllen Ridder

Village Manager
Michael Cassady
Village of Bensenville
12 S. Center Street
Bensenville, IL 60106

Trustees

Village Clerk
Village of Bensenville
12 S. Center Street
Bensenville, IL 60106

Dear Trustees and Village Clerk:

Please be advised that pursuant to the Village Code, Section 1-5-4, I am calling a Special Meeting of the Village Board for April 19, 2011, to commence at 6 p.m. or immediately following the Infrastructure and Environmental Committee Meeting. The meeting will be held in the Village Board Room at Village Hall.

The business to come before the Board at the Special Meeting is identified on the draft Agenda attached hereto. A final copy of the Agenda will be provided to you under separate cover with all pertinent attachments.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Soto".

Frank Soto
President
Village Board



VILLAGE OF BENSENVILLE

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Village of Bensenville, Illinois BOARD OF TRUSTEES SPECIAL MEETING AGENDA

6:00 P.M. or Immediately Following the
Infrastructure and Environment Committee Meeting on
Tuesday, April 19, 2011

Bensenville Village Hall, 12 S. Center Street, Bensenville IL 60106

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. PUBLIC COMMENT (3 minutes per person with a 30 minute meeting limitation)
- V. APPROVAL OF MINUTES
None
- VI. WARRANT – April 19, 2011 11/08 \$416,673.30
- VII. **CONSENT AGENDA – CONSIDERATION OF AN “OMNIBUS VOTE”**
- VIII. **REPORTS OF STANDING COMMITTEES**
 - A. Community and Economic Development Committee – No report
 - B. Infrastructure and Environment Committee
 1. *Resolution Approving Resident Engineering Short List*
 2. *Resolution to Authorizing the Execution of a Purchase Order and Contract for Resident Engineering Services for Northern Industrial Park SSA Project to Civiltech Engineering, Inc.*
 3. *Resolution of Approval of the Short List in Engineering Firms to Provide Design Engineering Services for the Village of Bensenville Over the Next Two Years Based on the Results of a Formal RFQ/RFP Process*
 4. *Resolution to Approve a Contract for Salt Dome Construction with Bulk Storage Inc.*

5. *Resolution Approving a Contract with Workmasters for Handicapped Accessibility Improvements at Village Hall and Police Station (Work being undertaken in Conjunction with a DuPage County Community Development Block Grants {CDBG})*

C. Administration, Finance and Legislation Committee

1. *Ordinance Designating the Village of Bensenville North Industrial District Tax Increment Financing District Redevelopment Project Area*
2. *Ordinance Approving the Village of Bensenville North Industrial District Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project*
3. *Ordinance Adopting Tax Increment Financing for the Village of Bensenville North Industrial District Tax Increment Financing District*
4. *Ordinance Authorizing the Issuance of General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, DuPage and Cook Counties, Illinois, in the Aggregate Principal Amount of Not to Exceed \$19,500,000 for the Purpose of Financing Certain Capital Redevelopment Projects within the North Industrial District Tax Increment Financing District and Other Adjacent Redevelopment Project Areas, Each Established by the Village*
5. *Resolution Expressing Official Intent Regarding Certain Capital Expenditures to be Reimbursed from Proceeds of an Obligation to be Issued by the Village of Bensenville, DuPage and Cook Counties, Illinois*
6. *Ordinance Approving the 1st Amendment to the Village of Bensenville Fiscal Year 2011 Budget*

D. Public Safety Committee – No report

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

XI. EXECUTIVE SESSION

- A. Review of Executive Session Minutes [5 ILCS 120/2 (C)(21)]
- B. Collective Bargaining [5 ILCS 120/2 (C)(2)]
- C. Property Acquisition [5 ILCS 120/2 (C)(5)]
- D. Litigation [5 ILCS 120/2(C)(11)]

XII. MATTERS REFERRED FROM EXECUTIVE SESSION

A. Resolution to Authorize the Execution of an Agreement with Bensenville Associates Limited Partnership for the Sale of a Second Mortgage Note and Limited Partnership Interest by the Village of Bensenville, Illinois

XIII. ADJOURNMENT

Village of Bensenville

12 South Center Street ♦ Bensenville, IL 60106
Phone: 630-766-8200 ♦ Fax: 630-594-1105
www.bensenville.il.us



TYPE: Resolution SUBMITTED BY: Joe Caracci DATE: 04/07/2011

DESCRIPTION: Approval of the short list of engineering firms to provide resident engineering services for the Village of Bensenville over the next two years based on the results of a formal RFQ/RFP process

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

<input type="checkbox"/>	Financially Sound Village	<input type="checkbox"/>	Enrich the lives of Residents
<input checked="" type="checkbox"/>	Quality Customer Oriented Services	<input type="checkbox"/>	Major Business/Corporate Center
<input type="checkbox"/>	Safe and Beautiful Village	<input type="checkbox"/>	Vibrant Major Corridors

COMMITTEE ACTION: I & E (4-0 approval adding Primera 3/15) - sent back to I&E by Village Board on 3/22 **DATE:**

BACKGROUND: In late January, a Request for Qualifications / Request for Proposal (RFQ/RFP) for various Engineering Services was released with the intent to establish a short list of engineering firms that could provide the Village of Bensenville with the best service available. This process yielded seventy-eight (78) proposals from forty-eight (48) different engineering firms. Twenty-eight (28) firms submitted Statements of Qualifications and Proposals for Resident Engineering in response to our RFQ/RFP.

KEY ISSUES: An evaluation team consisting of in-house staff and a Public Works director from another municipality ranked each firm based on Statement of Qualifications and individual approach to a proposal for the Northern Industrial Park Project. The top five results of the evaluations were:

Firm	Weighted Total	Weighted Average
Civiltech Engineering, Inc.	495.5	82.58
Bollinger, Lach and Associates, Inc.	494.5	82.42
Baxter & Woodman, Inc.	430.0	71.67
Thomas Engineering Group, LLC	416.5	69.42
Engineering Enterprises, Inc.	409.5	68.25
<i>Primera Engineers, Ltd.</i>	*	*

All five of the firms listed above are well-qualified and experienced in the category of Resident Engineering with project and team experience that will serve the Village of Bensenville well. With the workload expected in the coming two years, I feel that a short list of five firms is appropriate.

**At Committee on March 15, 2011, recommendation was made to add Primera Engineers, Ltd. to the short list as the Village's preferred minority (MBE/DBE).*

ALTERNATIVES: N/A

RECOMMENDATION: Approve the six firms listed above be considered for the Resident Engineering Short List.

BUDGET IMPACT: No fiscal impact to the Village

ACTION REQUIRED: Motion to approve that the Resident Engineering Short List include Civiltech Engineering, Inc., Bollinger, Lach and Associates, Inc., Baxter & Woodman, Inc., Thomas Engineering Group, LLC, Engineering Enterprises, Inc., and *Primera Engineers, Ltd.*

Resolution No.

Approving the Resident Engineering Short List

BE IT RESOLVED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois as follows:

THAT the Village Board approves the short list of the following six firms to provide professional engineering services as they relate to Resident Engineering:

Bollinger, Lach and Associates, Inc. of Itasca, IL
Baxter & Woodman, Inc. of Itasca, IL
Civiltech Engineering, Inc. of Itasca, IL
Engineering Enterprises, Inc. of Sugar Grove, IL
Primera Engineers, Ltd. Of Chicago, IL
Thomas Engineering Group, LLC of Oak Park, IL

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois, _____, 2011.

APPROVED:

Frank Soto
Village President

ATTEST:

JoEllen Ridder
Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____



Village of Bensenville Department of Public Works

717 E. Jefferson Street
Bensenville, IL 60106
Phone (630) 350-3435 Fax (630) 594-1148

Memorandum 2011-05

Date: March 7, 2011
To: Michael Cassady, Village Manager
From: Joe Caracci, Director of Public Works
Subject: Resident Engineering Short List Recommendation

In late January, a Request for Qualifications / Request for Proposal (RFQ/RFP) for various Engineering Services was released with the intent to establish a short list of engineering firms that could provide the Village of Bensenville with the best service available. This process yielded seventy-eight (78) proposals from forty-eight (48) different engineering firms. Obviously, there are quite a few firms eager to work with our Village.

The first RFQ/RFP to be evaluated was for Resident Engineering. Services provided by engineering firms conducting resident engineering include, but are not limited to:

- Construction observation
- Construction layout and staking (surveying)
- Community / Public relations
- Preparation of record drawings
- Preparation and oversight of pay estimates and change orders
- Construction documentation

The Resident Engineer serves as the Village's liaison with the contractor and public in general. A successful project starts and ends with a well-qualified Resident Engineer.

Twenty-eight (28) firms submitted Statements of Qualifications and Proposals for Resident Engineering in response to our RFQ/RFP. Included in the RFQ/RFP was the RFP for Resident Engineering services associated with our much anticipated Northern Industrial Park Improvements Project. Each of the 28 firms was evaluated on the following criteria:

1. Statement of Qualifications (40%) – An overall compilation of the firm's capabilities. This typically includes the firm's resume of projects, available staffing and corresponding

experience, certifications (i.e. IDOT Prequalification), experience with different funding sources, and references.

2. **Proposal: Project Understanding (15%)** – The firm's thorough understanding of the Northern Industrial Park Project. The firm will typically summarize the project and note specific challenges/issues that they identify and provide their proposed solutions. This becomes the firm's opportunity to display how they approach projects and challenges.
3. **Proposal: Project Scope (15%)** – The firm's proposed scope of services on the Northern Industrial Park Project. The firm will typically explain exactly what they propose to do on the project and how they will do it.
4. **Proposal: Project Team (30%)** – Who the firm proposes to utilize on the Northern Industrial Park Project. The success of any project lies with the proposed project team. Of particular importance is the Lead Resident Engineer. The evaluation team looked for experienced Resident Engineers with large project experience. Those with industrial park experience were ranked accordingly. This section also allows the evaluation team to gauge whether or not the firm proposed the necessary staffing and experience for a project of this size.

The Evaluation Team for the Resident Engineering RFQ/RFP consisted of individuals from both in-house staff and an outside individual. The team consisted of Joe Caracci (Director of Public Works), John Anderson (Assistant to the Director of Public Works), Ken Rubach (Public Works Supervisor), Ron Jaski (Utilities Supervisor), Mike Benarek (Engineering Technician), and Dan Dinges (Director of Public Works for City of Geneva).

Team member evaluated each firm on a scale of 1-10 for each of the four categories listed above. The scores were weighted according to the percentage indicated above to get a total possible score of 600. The top ten results of the scoring are included in the table below. The complete list is included as an attachment.

Firm	Weighted Total	Weighted Average
Civiltech Engineering, Inc.	495.5	82.58
Bollinger, Lach and Associates, Inc.	494.5	82.42
Baxter & Woodman, Inc.	430.0	71.67
Thomas Engineering Group, LLC	416.5	69.42
Engineering Enterprises, Inc.	409.5	68.25
Trotter and Associates, Inc.	407.0	67.83
ESI Consultants, Ltd.	403.0	67.17
Robinson Engineering, Ltd.	402.0	67.00
Christopher B. Burke Engineering, Ltd.	392.5	65.42

Village of Bensenville

HR Green, Inc.	386.5	64.42
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All ten of the firms listed above are well qualified and experienced in the category of Resident Engineering. With the workload expected in the coming two years, I feel that a short list of five firms is appropriate. As we move forward with projects, it is my intent to select the firm best qualified and experienced with each particular scope of work.

At this time I am prepared to recommend that the top five firms from our RFQ/RFP process to be included on the village of Bensenville short list for Resident Engineering services. These firms include:

- Civiltech Engineering, Inc.
- Bollinger, Lach and Associates, Inc.
- Baxter & Woodman, Inc.
- Thomas Engineering Group, LLC
- Engineering Enterprises, Inc.

The RFQ/RFP process yielded an overwhelming amount of paperwork as each firm submitted packages to best sell their company. Any and all submittals are available at Public Works should anyone be interested in reviewing them.

Resident Engineering Evaluation Results

Firm Name	Weighted Total	Weighted Average
CIVIL TECH ENGINEERING, INC.	495.5	82.58
B.L.A., INC. (DBA BOLLINGER, LACH)	494.5	82.42
BAXTER & WOODMAN, INC.	430	71.67
THOMAS ENGINEERING GROUP, LLC	416.5	69.42
ENGINEERING ENTERPRISES, INC.	409.5	68.25
TROTTER AND ASSOCIATES, INC.	407	67.83
ESI CONSULTANTS, LTD.	403	67.17
ROBINSON ENGINEERING, LTD.	402	67.00
BURKE, CHRISTOPHER B. ENG., LTD	392.5	65.42
HOWARD GREEN R. COMPANY	386.5	64.42
ENGINEERING RESOURCE ASSOC., INC.	367.5	61.25
STRAND ASSOC., INC.	367	61.17
HAMPTON, LENZINI AND RENWICK, INC.	360.5	60.08
CIORBA GROUP, INC.	351.5	58.58
ROBERT E. HAMILTON	348	58.00
GEWALT HAMILTON	345.5	57.58
HANCOCK ENGINEERING	333.5	55.58
PAVIA-MARTING & CO.	326.5	54.42
KUDRNA & ASSOC., LTD	306	51.00
BENES, JAMES J & ASSOC., INC.	299	49.83
BONESTROO, INC.	296.5	49.42
BOWMAN, BARRETT & ASSOCIATES, INC.	296.5	49.42
PRIMERA	290.5	48.42
CLARK DIETZ, INC.	264.5	44.08
R&G	259	43.17
PATRICK ENGINEERING, INC.	238.5	39.75
RHMG, INC.	221	36.83
ARDMORE ASSOCIATES	167.5	27.92

TYPE: Resolution

SUBMITTED BY: Joe Caracci

DATE: 04/07/2011

DESCRIPTION: Resolution to approve a contract with Civiltech Engineering, Inc. to perform construction engineering services for the Northern Industrial Park SSA Project

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

Financially Sound Village
 Quality Customer Oriented Services
 Safe and Beautiful Village

Enrich the lives of Residents
 Major Business/Corporate Center
 Vibrant Major Corridors

COMMITTEE ACTION: Unanimous approval at 3/15 I&EC, sent back to I&E by Village Board on 3/22

DATE:

BACKGROUND: The Northern Industrial Park SSA Project stands to be one of the more important projects that we plan to perform over the next few years as we begin to rebuild Bensenville. Our planned improvements will tackle our infrastructure problems and restore this area of the Village to last for years to come. With a project of this magnitude, it is very important to get a construction engineering firm on board as quickly as possible and get them started interacting with our business / industrial community. As part of our recently completed RFQ/RFP process for Resident Engineering Services, we requested proposals for the Northern Industrial Park Project. Based upon the submittals and the evaluation process of 28 firms, Civiltech Engineering was selected as the best qualified firm to work on this project. Civiltech has experience overseeing Industrial Park projects, has a solid proposed team to conduct the work, and is eager to show their abilities to the Village of Bensenville.

KEY ISSUES: Civiltech Engineering was asked to provide work effort and fee associated with the Northern Industrial Park Project. The proposed assignment scope includes on-site inspections, review of project layout, construction documentation, material testing and preparation of record drawings. The material testing required for the project will be performed by Midland Standard Engineering and Testing, Inc. as a sub-consultant, and includes all sub-grade, concrete and asphalt pavement assessments and observations.

Civiltech's proposed work effort and fee totals \$1,596,351, of which, about \$183,000 is included for material testing. This not-to-exceed fee equates to 7.6% of the Engineer's estimated cost for the project which currently is \$20,885,000 (base bid in asphalt). Construction engineering costs typically fall in the 7-10% range.

This item was removed from the consent agenda at the March 22, 2011 Village Board Meeting and sent back to I&E Committee. I have attached a supplemental memorandum addressing the proposed structure of the Project Team (1 contractor and 1 engineer) for the project. Based on the factors addressed in the memo, we do not feel any other option would be beneficial from a financial, communication, or efficiency perspective.

RECOMMENDATION: Approval of the contract proposed by Civiltech Engineering, Inc. of Itasca, IL to perform construction engineering services for the Northern Industrial Park SSA Project.

ALTERNATIVES: N/A

BUDGET IMPACT: This is a budgeted item for FY 11. Costs will be split between TIF and SSA accounts.

ACTION REQUIRED: A motion to approve a Resolution authorizing the Village Manager to execute a purchase order and other associated documents to Civiltech Engineering, Inc. of Itasca, IL to perform construction engineering services for the Northern Industrial Park SSA Project.

Resolution No.

**Authorizing the Execution of a Purchase Order and Contract for Resident
Engineering Services for Northern Industrial Park SSA Project to
Civiltech Engineering, Inc.**

BE IT RESOLVED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois as follows:

THAT the Village Board authorizes the Village Manager to execute a purchase order and other associated documents to Civiltech Engineering, Inc. of Itasca, IL for construction engineering services for the Northern Industrial Park SSA Project for an amount of \$1,596,351.00.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois, _____, 2011.

APPROVED:

Frank Soto
Village President

ATTEST:

JoEllen Ridder
Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____



Village of Bensenville Department of Public Works

717 E. Jefferson Street
Bensenville, IL 60106
Phone (630) 350-3435 Fax (630) 594-1148

Memorandum 2011-08

Date: April 5, 2011
To: Michael Cassady, Village Manager
From: Joe Caracci, Director of Public Works
Subject: RFQ/RFP Resident Engineering – Northern Industrial Park Project

The Northern Industrial Park Project will be one of the most important projects in the rebuilding of Bensenville. I anticipate a significant level of scrutiny from business owners, especially those opposed to the SSA component of the project. As such, we have taken a very serious approach at selecting a construction engineering firm that will provide the Village and its businesses with the very best in service, oversight, communication, and coordination. As part of our recently completed RFQ/RFP process, 28 engineering firms submitted Statements of Qualifications (SOQ) in the field of resident/construction engineering and Proposals associated with the Northern Industrial Park Project. The purpose of this process was to establish a short list of engineering firms that would best serve the Village of Bensenville for the next two years based on qualifications and approach to projects as well as to evaluate the engineering firms proposals in order to recommend the firm that provided the best understanding and approach toward our Northern Industrial Park Project. A memo was drafted and is attached that defines the process involved.

As a result of the process, two firms stood out for consideration for the Northern Industrial Park Project – Civiltech Engineering and Bollinger Lach and Associates. The evaluation team discussed the positives and negatives of each firm and ultimately selected Civiltech based on their past experience on Industrial Park projects and the proposed team to perform the work. The selection of one consultant to oversee the project is the best approach in order to minimize confusion, increase efficiency, and keep the project on schedule.

Construction bids were opened on March 24 and the apparent low bidder for the project is a partnership of A-Lamp and John Neri Construction. The project manager for both A-Lamp and Neri are very familiar with Civiltech Engineering and their resident engineers. I personally am also very familiar with this entire Project Team, having worked with all key members over the past six years. I firmly believe that we have developed the very best Project Team that will result in the very best final product.

Earlier this week I was asked if there was a way to incorporate a second engineering firm into the mix. Although anything is possible, I would strongly discourage this change. There are a number of negative

impacts that could result from trying to split oversight responsibilities among two firms. I will attempt to summarize my concerns below.

Communication – The key to a successful project is communication. Many levels of communication may be jeopardized by adding a second engineering firm to the mix. Business owners may be confused as to who to call with an issue, the contractor may be unsure as to which engineer they should report certain issues or questions to, Village personnel not expressly associated with the project may also be confused as to which firm to contact. With a planned website on the project, would two firms result in two separate websites? The engineers are responsible for the coordination and presentation of Public Information Meetings, two firms may make this difficult and inconvenient for our businesses. The result would be a decrease in customer service.

Economies of Scale (personnel) – One of the benefits of having a single firm perform the engineering oversight is that we can capitalize on economies of scale resulting from personnel put forth by the engineering firms. There are sure to be days where one inspector or engineer will be able to oversee multiple construction activities on the project. With two firms, each firm would have to put forth the manpower to inspect/oversee their responsibilities. The result would be additional effort, increased cost and a decrease in efficiency for the Village.

Economies of Scale (material testing) – Material testing is a very important component of the construction oversight. Assuring that the contractor is achieving proper compaction, adequate strength, and installing the proper materials is another responsibility of the engineer. With a potential of two separate material testing firms performing the work would again eliminate the capitalization of economies of scale. Plant inspectors may be needed by both firms at the same plant on the same day. The result would be additional effort, increased cost and a decrease in efficiency for the Village.

Logistics – As the amount of work to be performed is immense and located in a relatively small geographic area, logistics involved with detours, truck traffic, construction traffic, and thru traffic will certainly be a challenge. Adding another firm may increase the impacts of traffic on the motoring public. I would expect the engineering firms to “compete” for ownership of traffic control. The result would be a decrease in customer service.

Overlap of Construction Work – Although we have been successful in identifying costs associated with each SSA, some underground utility work starts in one SSA and continues into other SSA's. Having two firms oversee this work may be difficult to coordinate and result in conflicts among the contractor and both engineering firms.

Administration / Management – One of the tasks assigned to the construction engineering firm is to coordinate all the documentation and paperwork associated with the project. As this project was bid as one contract with one general contractor, one monthly invoice is anticipated (and expected by the contractor). Having two firms attempting to administer and manage the contract quantities will be difficult and time consuming. The result would be additional effort and cost to the Village.

Contractor Incentive – Having two engineering firms manage one contractor on the same project would create an incentive for the contractor to play one engineer against the other for their own benefit. It would be very easy for a contractor to use interpretations (e.g. on specifications) of one engineer against different interpretations of the other engineer in order to cut corners, increase financial

incentive, or extend schedule. The result would be inconsistency in final product, a likely extended schedule, and additional cost to the Village.

Increased Engineering Costs – Having two engineering firms will result in higher costs as there will likely be two senior resident engineers, multiple resident engineers, and an increased number of inspectors. The two senior engineers will demand a higher rate than having one senior resident engineer on the project. The Village would also be responsible for the overhead of two firms instead of one firm. The result would be additional cost to the project.

I would like to again express my recommendation to move forward to hire Civiltech Engineering for this project. I believe the Project Team established at this point will provide the Village of Bensenville with the best final project. This team has a history of performing projects on time and within budget in the past. I am familiar with their work and they are familiar in my philosophies on how projects need to be performed – with the best interest of the Village being the number one priority.



Village of Bensenville Department of Public Works

717 E. Jefferson Street
Bensenville, IL 60106
Phone (630) 350-3435 Fax (630) 594-1148

Memorandum 2011-06

Date: March 8, 2011
To: Michael Cassady, Village Manager
From: Joe Caracci, Director of Public Works
Subject: Resident Engineering Recommendation for Northern Industrial Park Project

The Northern Industrial Park SSA Project stands to be one of the more important projects that we plan to perform over the next few years as we begin to rebuild Bensenville. A viable and profitable Industrial Park needs adequate infrastructure in order to attract promising businesses as well as maintain those we already have. Without question, the roadways and drainage in our Northern Industrial Park has failed. Our planned improvements will tackle our infrastructure problems and restore this area of the Village to last for years to come.

The design for the improvements has been completed by Christopher B. Burke Engineering, Ltd. (CBBEL). The project was advertised for construction on February 25, 2011. The bid opening is scheduled for March 23, 2011 at 10:00am. My plan is to evaluate the bids and bring a formal recommendation to I&E Committee on April 19, 2011. Construction should be able to commence by mid-May.

With a project of this magnitude, it is very important to get a construction engineering firm on board as quickly as possible. This firm plays many important roles, including public liaison for the Village. Construction in an industrial park is very different from residential construction projects, especially when it comes to public interaction. Bringing an engineer on board early gives us the opportunity to reach out to the businesses prior to getting underway with construction with a focus on establishing relationships early.

As part of our recently completed RFQ/RFP process for Resident Engineering Services, we requested proposals for the Northern Industrial Park Project. Based upon the submittals and the evaluation process, Civiltech Engineering was selected as the best qualified firm to work on this project. Civiltech has experience overseeing Industrial Park projects, has a solid proposed team to conduct the work, and is eager to show their abilities to the Village of Bensenville.

The Project Team will be led by Dave Bugaj as Senior Resident Engineer. Mr. Bugaj has over twenty years of experience on varying construction projects, with a focus on municipal infrastructure improvements.

Village of Bensenville

For the last six years, Mr. Bugaj has worked exclusively in Glen Ellyn – to the point that Glen Ellyn sole sourced Civiltech for their construction engineering services. Mr. Bugaj's annual oversight ranged from \$12 - \$20 million. Mr. Bugaj's strengths lie in his attention to detail, impeccable documentation, and ability and success working with residents and businesses during construction projects.

Assisting Mr. Bugaj with daily oversight of the contractor will be Resident Engineer Joseph Kozial. Mr. Kozial specializes in underground utility installations and roadway reconstruction. He has spent the last few years as lead resident engineer for major roadway projects for IDOT and the Illinois Tollway on projects ranging from \$23.5 to \$89 million. Mr. Kozial will be managing a team of construction inspectors necessary to handle a project of this magnitude.

Included in the proposed scope of services is a communication and public notification plan that includes multiple public information meetings, face to face contact with business owners, and the development and maintenance of a project specific website that will include daily updates and ability to contact key personnel. I feel this component will be vastly utilized in this environment.

Civiltech Engineering was asked to provide work effort and fee associated with the Northern Industrial Park Project. The anticipated construction schedule typically dictates the effort required. Based on our preliminary schedule, we anticipate a majority of the work being completed in the current 2011 calendar year. Restoration is anticipated to be completed in spring 2012.

The proposed assignment scope includes on-site inspections, review of project layout, construction documentation, material testing and preparation of record drawings. The material testing required for the project will be performed by Midland Standard Engineering and Testing, Inc. as a sub-consultant, and includes all sub-grade, concrete and asphalt pavement assessments and observations.

Civiltech's proposed work effort includes 13,925 personnel hours plus direct costs for a total fee of \$1,596,351, of which, about \$183,000 is included for material testing. This not-to-exceed fee equates to 7.6% of the Engineer's estimated cost for the project which currently is \$20,885,000 (base bid in asphalt). Construction engineering costs typically fall in the 7-10% range.

My past experience with Civiltech Engineering, especially as it relates to resident engineering services, has been nothing short of exceptional. The project team that has been assembled for this project is top notch. I recommend approval of this contract with Civiltech for the Northern Industrial Park Project.

Enc. Excerpts from Engineering Agreement



Village of Bensenville Department of Public Works

717 E. Jefferson Street
Bensenville, IL 60106
Phone (630) 350-3435 Fax (630) 594-1148

Memorandum 2011-06

Date: March 8, 2011
To: Michael Cassady, Village Manager
From: Joe Caracci, Director of Public Works
Subject: Resident Engineering Recommendation for Northern Industrial Park Project

The Northern Industrial Park SSA Project stands to be one of the more important projects that we plan to perform over the next few years as we begin to rebuild Bensenville. A viable and profitable Industrial Park needs adequate infrastructure in order to attract promising businesses as well as maintain those we already have. Without question, the roadways and drainage in our Northern Industrial Park has failed. Our planned improvements will tackle our infrastructure problems and restore this area of the Village to last for years to come.

The design for the improvements has been completed by Christopher B. Burke Engineering, Ltd. (CBBEL). The project was advertised for construction on February 25, 2011. The bid opening is scheduled for March 23, 2011 at 10:00am. My plan is to evaluate the bids and bring a formal recommendation to I&E Committee on April 19, 2011. Construction should be able to commence by mid-May.

With a project of this magnitude, it is very important to get a construction engineering firm on board as quickly as possible. This firm plays many important roles, including public liaison for the Village. Construction in an industrial park is very different from residential construction projects, especially when it comes to public interaction. Bringing an engineer on board early gives us the opportunity to reach out to the businesses prior to getting underway with construction with a focus on establishing relationships early.

As part of our recently completed RFQ/RFP process for Resident Engineering Services, we requested proposals for the Northern Industrial Park Project. Based upon the submittals and the evaluation process, Civiltech Engineering was selected as the best qualified firm to work on this project. Civiltech has experience overseeing Industrial Park projects, has a solid proposed team to conduct the work, and is eager to show their abilities to the Village of Bensenville.

The Project Team will be led by Dave Bugaj as Senior Resident Engineer. Mr. Bugaj has over twenty years of experience on varying construction projects, with a focus on municipal infrastructure improvements.

Village of Bensenville

For the last six years, Mr. Bugaj has worked exclusively in Glen Ellyn – to the point that Glen Ellyn sole sourced Civiltech for their construction engineering services. Mr. Bugaj's annual oversight ranged from \$12 - \$20 million. Mr. Bugaj's strengths lie in his attention to detail, impeccable documentation, and ability and success working with residents and businesses during construction projects.

Assisting Mr. Bugaj with daily oversight of the contractor will be Resident Engineer Joseph Kozial. Mr. Kozial specializes in underground utility installations and roadway reconstruction. He has spent the last few years as lead resident engineer for major roadway projects for IDOT and the Illinois Tollway on projects ranging from \$23.5 to \$89 million. Mr. Kozial will be managing a team of construction inspectors necessary to handle a project of this magnitude.

Included in the proposed scope of services is a communication and public notification plan that includes multiple public information meetings, face to face contact with business owners, and the development and maintenance of a project specific website that will include daily updates and ability to contact key personnel. I feel this component will be vastly utilized in this environment.

Civiltech Engineering was asked to provide work effort and fee associated with the Northern Industrial Park Project. The anticipated construction schedule typically dictates the effort required. Based on our preliminary schedule, we anticipate a majority of the work being completed in the current 2011 calendar year. Restoration is anticipated to be completed in spring 2012.

The proposed assignment scope includes on-site inspections, review of project layout, construction documentation, material testing and preparation of record drawings. The material testing required for the project will be performed by Midland Standard Engineering and Testing, Inc. as a sub-consultant, and includes all sub-grade, concrete and asphalt pavement assessments and observations.

Civiltech's proposed work effort includes 13,925 personnel hours plus direct costs for a total fee of \$1,596,351, of which, about \$183,000 is included for material testing. This not-to-exceed fee equates to 7.6% of the Engineer's estimated cost for the project which currently is \$20,885,000 (base bid in asphalt). Construction engineering costs typically fall in the 7-10% range.

My past experience with Civiltech Engineering, especially as it relates to resident engineering services, has been nothing short of exceptional. The project team that has been assembled for this project is top notch. I recommend approval of this contract with Civiltech for the Northern Industrial Park Project.

Enc. Excerpts from Engineering Agreement



VILLAGE OF BENSENVILLE CONTRACT

CONTRACT DOCUMENT NUMBER PW-2011-04

This agreement is made this 22nd day of March, 2011, between and shall be binding upon the VILLAGE of Bensenville, an Illinois municipal Corporation hereinafter referred to as the "VILLAGE" and Civiltech Engineering, Inc., hereinafter referred to as the "ENGINEER" and its successors.

Witnessed, that in consideration of the mutual promises of the parties delineated in the contract documents, the ENGINEER agrees to perform the services and the VILLAGE agrees to pay for the following services as set forth in the contract documents:

Resident Engineering Services for the North Industrial Special Services Area Roadway, Streambank Stabilization and Utility Improvements Project

1. This contract shall embrace and include all of the applicable contract documents listed below as if attached hereto or repeated herein:
 - a. Request for Qualifications and Request for Proposal (January 28, 2011) consisting of the following:
 - i. Cover Sheet
 - ii. Table of Contents
 - iii. General Provisions
 - iv. Special Provisions
 - v. Request for Qualifications Resident Engineering Short List
 - vi. Instructions Regarding the Consultant Evaluation Form
 - vii. Instructions Regarding the Statement of Qualifications Form
 - viii. Consultant Evaluation Form
 - ix. Statement of Qualifications Form
 - x. Engineer's Certification Form
 - b. ENGINEER'S Statement of Qualifications and Resident Engineering Services Proposal Dated February 18, 2011
 - c. ENGINEER'S Scope of Services and Work Effort and Fee Submittal
 - d. Required Certificates and Signatures and Certificate of Insurance

2. The VILLAGE agrees to pay, and the ENGINEER agrees to accept as full payment for the services which are the subject matter of this contract in accordance with the General Provisions.
3. This Contract represents the entire agreement between the parties and may not be modified without the written approval of both parties.

IN WITNESS WHEREOF, the Village of Bensenville, Illinois by Frank Soto, Village President, and the ENGINEER have hereunto set their hands this _____ day of _____ 20__.

If an individual or partnership, all individual names of each partner shall be signed or if a corporation, an officer duly authorized shall sign here:

Civiltech Engineering Inc.

Accepted this 17th day of March, 2011.

Individual or Partnership _____ Corporation

By



President

Position/Title

By



Vice President

Position/Title

THE VILLAGE OF BENSENVILLE, ILLINOIS

Accepted this _____ day of _____, 20__.

Frank Soto, Village President

Attest:

JoEllen Ridder, Village Clerk

VILLAGE OF BENSENVILLE ENGINEER'S CERTIFICATION

John Breitsameier, having been first duly sworn depose and states as follows:
(Officer or Owner of Company)

CivilTech Engineering Inc., having submitted a proposal for:
(Name of Company)

Resident Engineering Services for the North Industrial Special Services Area Roadway, Streambank
Stabilization and Utility Improvements Project

to the Village of Bensenville, hereby certifies that said ENGINEER:

1. has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105(A) (4).
2. is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is:
 - a. it is contesting its liability for the tax or the amount of tax in accordance with procedures established by the approve Revenue Act; or
 - b. it has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement.
3. is in full compliance with the Federal Highway Administration Rules on Controlled Substances and Alcohol Use and Testing, 49 CFR Parts 40 and 382 and that _____
(Name of employee/driver or "all employee drivers")
is/are currently participating in a drug and alcohol testing program pursuant to the aforementioned rules.

By: John Breitsameier
Officer or Owner of Company named above

Subscribed and sworn to
before me this 18th
day of March, 2011.

Jane M. Zielinski
Notary Public



LOCAL GOVERNMENT PROMPT PAYMENT ACT

AN ACT to create the "Local Government Prompt Payment Act", and to amend certain Acts named therein. P.A. 84-731, approved Sept., 21, 1986, eff. July 1, 1987.

5601. Short title

1. This Act shall be known and may be cited as the "Local Government Prompt Payment Act".

5602. Application

2. This Act shall apply to every county, township, municipality, municipal corporation, school district, school board, forest preserve district, park district, fire protection district, sanitary district and all other government units. Its shall not apply to the State or any office, officer, department, division bureau, board, commission, university, or similar agency of the State, except as provided in Section 7.1

Amended by P.A. 85-1159, 2-2, eff. Aug. 4, 1988.

Paragraph 5607 of this chapter.

5603. Approval of bills

3. The appropriate local government official or agency receiving goods or services must approve or disapprove a bill from a vendor for goods or services furnished the local governmental agency within 30 days after the receipt of such bill or within 30 days after the date on which the goods or services were received, whichever is later. When safety or quality assurance testing of goods by the local governmental agency is necessary before the approval or disapproval of a bill and such testing cannot be completed within 30 days after receipt of the goods approved or disapproved of the bill must be made upon completion of the testing or within 60 days after receipt of the goods, whichever occurs first. Written notice shall be mailed to the vendor immediately if a bill is disapproved.

5604. Payment of bills - Penalty

4. Any bill approved for payment pursuant to Section 3.1 shall be paid within 30 days after the date of approval. If payment is not made within such 30 day period, an interest penalty of 1% of any amount approved and unpaid shall be added for each month or fraction thereof after the expiration of such 30 day period, until final payment is made.

Paragraph 5603 of this chapter.

5605. Failure to approve bills - Penalty for late payment.

5. If the local government official or agency whose approval is required for any bill fails to approve or disapprove that bill within the period provided for approval by Section 3.1 the penalty for late payment of that bill shall be computed from the date 60 days after the receipt of that bill or the date 60 days after the goods or services are received, whichever is later.

Paragraph 5603 of this chapter.

LOCAL GOVERNMENT PROMPT PAYMENT ACT (CONTINUED)

5606. Time periods

6. The time periods specified in Section 3, 4 and 5.1 as they pertain to particular goods or services, are superseded by any greater time periods as agreed to by the local government agency and the particular vendor.

Added by P.A. 85-1159, 2.2, eff. Aug. 4, 1988.

Paragraph 5603, 5604 and 5605 of this chapter.

5607. Funds appropriated or controlled by state - Certification

7. If funds from which the local governmental official or agency is to pay for goods or services are funds appropriated or controlled by the State, then the local governmental official or agency may certify to the State Treasurer, Comptroller and State agency responsible for administrating such funds that a specified amount is anticipated to be necessary within 45 days after certification to pay for specified goods or services and that such amount is not currently available to the local governmental official or agency. The State Treasurer, Comptroller and State agency shall than expedite distribution of funds to the local governmental unit to make such payments. The certification shall be mailed on the date of certification by certified U.S. mail, return receipt requested. Any interest penalty incurred by the local governmental unit under Section 3 or 4.1 because of the failure of funds to be distributed from the State to the local governmental unit within 45 day period shall be reimbursed by the State to the local governmental unit as an amount in addition to the funds to be otherwise distributed from the State.

Added by P.A. 85-1159 2-2, eff. Aug. 4, 1988.

Paragraph 5603 or 5604 of this chapter.

Exhibit A

North Industrial Park Special Service Area Roadway, Streambank Stabilization, and Utility Improvements

Civiltech Engineering

SCOPE OF SERVICES

Civiltech will provide a Senior Resident Engineer, Resident Engineer, Assistant Resident Engineer, Inspectors, and Surveyor as needed who are fully experienced in the administration of the contract work listed above. When the amount or type of work necessitates it, additional inspectors, designers, or structural engineers will be available. Our Senior Resident Engineer will act as a liaison between the Village of Bensenville and the contractor, residents, business owners, and any other concerned party.

The Resident Engineer and Project Manager will be responsible for when the additional inspectors are assigned while keeping the budget in mind. A Project Manager will also ensure the quality of our services and facilitate the multiple levels of coordination that are required for a project of this complexity. Our surveyor will be available for initial layout of control points and construction staking verification, and our Resident Engineer is also qualified to perform the layout. We agree with all the tasks listed in the Village's General Scope of Services which are attached for reference, and we would like to expand upon them in more detail.

COORDINATION

Our project team excels as liaisons between our clients and the multiple stakeholders of a project. We will coordinate all project issues with the involved parties and relate them back to the Village for your information or approval. We understand that close communication with the Village, businesses, and IDOT is of the utmost importance. Our goal will be to preempt any calls to the Village regarding the projects, since we would have already been in contact with that utility, property owner, business, developer, etc. We will update the Village on the status of any issues and forward recommendations when needed. Our status updates to the Village will include any major project issues and their effect on the progress schedule.

Civiltech will hold progress meetings every week or as often as needed, depending on the amount of project activity. All concern parties will be invited. The contractors will be required to provide and discuss a two week look-ahead schedule. The first portion of the meeting will be devoted to the coordination of project work and schedule between all of the concerned participants, the contractor, Village Departments including the Police and Fire Departments, and especially the Village. This is an invaluable tool to keep all informed, preempt initial calls to the Village, and keep on track towards a successful completion of the projects. When concerns of the individual parties have been satisfied, they may leave, and we will continue with more in depth project monitoring with the contractor regarding pay items, contract changes, staging, status of submittals, overall schedule, etc. We will work with the contractor to resolve all issues and keep the project moving forward. The actual progress of the project will be closely tracked as it compares with the overall project schedule. If a contractor falls behind, we will investigate and recommend possibilities to get back on schedule. Meeting minutes will be prepared, distributed to the appropriate parties, and filed in the project records. Civiltech's experience with bringing projects to a successful completion through our detailed construction inspection and administration services, as well as thorough coordination, has been proven on many of our past projects.

Coordination with the company / companies that operate the railroad spurs will be required for flaggers, and potential crossings replacements during the road construction. We know the challenges of working with railroads, and our experience will show as we provide ample time for their reviews of any adjacent work near their tracks.

We have established relationships and coordination experience with IDOT, DuPage County, and many other agencies whose input will be needed to successfully complete this project. Our inspection abilities with regard to pavement reconstruction, undercuts for a stable base, railroads, under ground work, utility coordination, and many other roadway items have been proven over the years on multiple similar projects. Our true strength and experience shows best when we are solving unknown problems which arise on all projects.

COMMUNICATION / PUBLIC NOTIFICATION

Public notification and communication will be critical for this improvement. Civiltech is committed to keeping all the involved parties fully informed so they can be contributing players. Proper notification will be accomplished with multiple forms of communication from changeable message signs along the project to informational flyers to what we consider the best communication which is face to face with the actual owners / operators of the individual properties.

Public Meetings

We have had success on past projects with an informal open house style Public Meeting prior to construction. In order to keep the lines of communication with the businesses fully open, we will host and / or participate in a Public Information Meeting before construction when the contractor and their schedule become known. An additional meeting between stages of construction or during the project's progress can also be included. We will build on the contacts made at these meetings so that each property along the project is well informed and becomes a true stakeholder in the process. It is this personal contact that brought success to our former projects and will solve the coordination and information challenges of this improvement as well. When people understand what needs to happen in front of their property and how long each activity will last, they can better accommodate the work and still get their business done. We have received many compliments and "thank you's" from satisfied property owners who were truly part of the process. The inconvenience of the rehabilitation is greatly reduced when the stakeholder is working with us to determine the best solution.

Website

Civiltech has developed and supported dynamic websites for previous projects, and will create one for this project. Of course the most important aspect of the webpage would be to announce construction alerts, stage changes, other news concerning the project, and be able to accept and answer questions regarding the improvement. We would keep the site updated with pertinent information and photos. It is an excellent and efficient tool for spreading project status and keeping the public fully informed. We will have a person dedicated to maintaining the website with daily and even more frequent updates regarding the construction status. Visitors to the website will be able to contact our website administrator either over the internet or the provided phone number. We are committed to having a person answer the phone or call back within a very short time. A friendly voice on the end of the line is one of the most calming features of good communications. If the question cannot be answered immediately, our administrator will have the Senior RE contact the resident. The phone number of the Senior RE will be given out regardless of whether the question is answered immediately or not. The North Industrial SSA Improvement website will be attractive and informative. Most visitors will be satisfied and have their questions answered on the spot through the ample amounts of project information that will be listed.

Individual Contact and Communication

We will have one point of contact for the individual stakeholders along the project. That point of contact will be our Senior Resident Engineer. This has proven to be very successful

on past projects as the best way to keep everyone fully informed and a working partner on the improvement. Initial contact may come from the website, but once the representative from each property is known, our Senior RE will communicate all information regarding their portion of the project directly with them. We will communicate in detail what work will occur in front of their establishments, when to expect the work, and how long it will last. The schedule of the work is always a difficult item to nail down with contractors, so we will enforce that they provide realistic time frames for driveway access which if not met will be corrected with an assessed fine. Working with the individual business representatives to determine the best access and schedule for construction has been proven on our past business park projects to be the best method to make certain that their concerns are met and their operations run as smooth as they can.

CONSTRUCTION ENGINEERING SERVICES

Civiltech's team will accomplish the goal of providing the excellent Construction Engineering Services we are known for by using our typical project approach, which has brought us success on our past projects. Our project approach will be to divide the work into three phases:

- Pre-construction
- Construction
- Completion and Final

Pre-construction

Plan Review

Civiltech has performed and will continue with an even more detailed review of the plans and special provisions as they relate to the most recent existing conditions on site to determine if there are any potential conflicts that could be addressed and resolved before construction.

Stakeholder Coordination

We will initiate or continue coordination with all stakeholders in the project including businesses, developers, adjacent contractors, utilities, other agencies, and property owners. Pre-project field meetings will be held with any of the above mentioned entities necessary to resolve potential issues and keep them fully informed. All concerned parties would be encouraged to attend the Pre-construction Meeting.

Contractors and Contacts

A list of names, addresses, and telephone numbers (especially 24 hour emergency contact numbers) will be compiled and maintained for all contractors, subcontractors, material suppliers, and any others pertinent to the project. We will make recommendations to the Village regarding the suitability of the proposed subcontractors.

Traffic Staging Review

The staging and maintenance of traffic will be reviewed as they relate to field conditions. We will forward our comments to the contractor highlighting concerns that may limit traffic moving safely while the contractor has enough room to work.

Field Review

We will thoroughly investigate the field conditions of the project exposing conflicts so that the proposed improvements can be constructed without them. The geometric control points will be set at this time as well.

Initial Documentation

Field books, quantity book, diary, and all other forms of proper project documentation will be set up per Illinois Department of Transportation (IDOT) Standards. Existing conditions photos will be taken. Important submittals will be requested from the contractor and they will be required to show those submittals on their proposed schedule.

Progress Schedule Review

We will review the contractor's proposed schedule for constructability, to verify that all controlling as well as major items are shown within the context of the staging, and whether it is reasonable as compared to our experience with production rates.

Construction

Construction Layout Verification

Our Resident Engineer or surveyor will provide the construction layout verification and their interpretation of the grades. Before any material is placed, a final review will be made checking that the proposed lines and grades have been met, make sense, and all transitions are smooth.

On Site Inspection

Civiltech will perform all on site inspection of the contractors' work and operations enforcing compliance with the plans and specifications. Any variations found will either be corrected or a sound solution will be formulated and forwarded to the Village for approval.

Individual Item Inspection

Our project team has substantial experience with bituminous paving which will be used to guide the contractor. We will conduct a pre-pave meeting to establish the best practices with the contractor, reviewing the proper equipment needed, size of crew, and rate of placement. Among all the requirements, we will focus on proper equipment, especially the use of a ski for smoothness and the required rollers to achieve density. The underground work will be closely coordinated with the contractor and utilities. Our abilities in this type of work will be evident as unknown conflicts that arise are quickly resolved. Our abilities are enhanced by the powerful backup team of designers who are available should questions arise.

Material Testing and Quality Assurance

It is understood that the contractor will be performing Quality Control for the materials incorporated into this project. We will provide Quality Assurance for material inspection at HMA and PCC plants as well as the job site with our sub-consultant Midland Standard Engineering & Testing, Inc. Reports will be completed daily. Our IDOT Level II trained Resident Engineer and assistant can perform the on-site QA material testing for small quantities when needed. We have the knowledge and capability to respond quickly to any material problems that may arise. We will keep in constant communication, so recommendations for changes if needed can be submitted and approved without delaying the project. As always, any items lacking proper inspection from the contractor will be measured, but not paid. We will deliver updated holdback reports to the contractors, so they know what is deficient and can re-familiarize themselves with what we have already instructed them is required for payment.

Project Documentation

Civiltech will document all project activities daily in the diary, field books, and inspectors' daily reports (IDR's). Weekly reports of the project's progress will be forwarded to the Village and the contractor. These weekly reports will be one of the tools used to review the progress of the work with the contractor and what should be done to stay on schedule. Measurements of work completed will be documented daily, posted to the quantity book, and when possible, agreed to with the contractor.

Submittal Review

Important submittals will be required from the contractor early on in the project and repeatedly requested if they are not received in a timely fashion. We will review them, return them to the contractor for any revisions, and forward them to the Village with our recommendations for approval. A status file of submittals will be maintained for tracking purposes, and we will verify that what is shown in the approved submittal is incorporated into the project. Any contractor requests for information or changes will also be reviewed and recommendations given to the Village.

Contract Changes

No substantial changes in contract work or quantities will be done without the prior approval of the Village of Bensenville and IDOT. We will investigate the reason for any change and forward our recommendations to the Village for approval. As the Village's representative and as part of our construction engineering services, our Resident Engineer will make decisions and interpretations regarding the improvement that do not substantially increase the cost or negatively affect its overall quality. We will keep the Village informed of these decisions and, as mentioned above, seek their opinion on items that will impact the overall projects. Actual authorizations for change orders will include all necessary items and detailed reasons. We will maintain a record of the dollar total for all changes and provide direction toward keeping the costs within the budget.

Pay Estimates

Pay estimates will be compiled regularly as a reasonable amount of work is completed, typically on a monthly basis. Only items that have been measured and thoroughly checked in the quantity book and IDR's will be placed on the estimates. The contractor will have an opportunity to review them as well before processing, but as stated before, no item will be paid without the proper material inspection.

Traffic Control Inspection

Civiltech will review the traffic control for correct installation. We will look for and enforce not only compliance with the traffic control standards, but keep an eye towards how it appears to the everyday motorists. It should be clear where to safely travel. The traffic control will be inspected at least twice a day and in actuality whenever we travel through the project. Night inspections for verifying equipment reflectivity, steady-burn light outages, striping, and after hours traffic safety will be performed regularly. We will keep the Village and the contractor informed of the traffic control status daily, document any deficiencies, and forward them onto the contractor for immediate action. Should the contractor fail to correct the deficiencies in a

timely manner, they will be charged damages per the contract. It should be clear where to travel through a project that is safely controlled.

Completion and Final

Contractor's Punchlist

We will enlist items from all those involved with the project. Then, after our detailed inspection and the Village of Bensenville's full input, we will produce a final punchlist for the contractor to finish before the project will be considered complete. Constant communication and follow up with the contractor will be performed to ensure that all items and stakeholders are satisfied with the completed work. Only when all punchlist items are completed will we make recommendations to the Village concerning final acceptance.

Final Inspection

The final inspection for the project will be held when all items of the punchlist have been completed. We will conduct the final inspection with all interested parties present, most importantly the Village's representatives. Separate final inspections will be held when required by other agencies, such as IDOT.

Final Documentation

All pay items will be final measured, calculated, and checked. They will be marked and posted as final on the IDR's and in the quantity book. We will provide all supporting documentation, as well as the necessary cross referencing, so the final quantities are clear and can be easily verified.

Material Certification

We will work closely with the contractor to resolve all the material deficiencies that may still be present on the holdback reports. Any material inspection required for quality assurance will be reviewed for accuracy and completeness. We are committed to resolving all material deficiencies. However, if after we do all we possibly can to help and the contractor still can not provide what is needed, those deficient items will not be paid.

Final Pay Estimate

Only after all final measurements have been verified and material inspection assured will we create the final pay estimate and forward it to the Village for approval.

Project Records

Civiltech will compile all the project records in an orderly fashion. They will be labeled, arranged, and a table of contents provided for easy review. The completed set of records will be promptly submitted to the Village of Bensenville.

Our Resident Engineer will be responsible for decisions, such as when to call in our surveyor or when to perform the work themselves. It is with good staff planning that Civiltech stays within project budgets. Our knowledge of IDOT's Quality Assurance requirements keeps the cost for material inspection to a minimum by only testing at the needed frequency. We enforce that the contractor's Quality Control provides the full amount of testing as required.

UTILITY COORDINATION

As soon as allowable, Civiltech would continue the utility coordination already accomplished for this project, and keep all parties informed of the deadlines that will allow the contract work to move forward. It should still be anticipated that some facilities will be in conflict during the project and other unknown conflicts will appear. The large amount of underground work will necessitate coordination with multiple utility companies. The contractors and their subcontractors must work closely with affected utilities and incorporate any relocation schedules into their own. Civiltech will include utility discussions at the progress meetings and promote the essential coordination between the utility companies and the contractor.

PLAN REVISION REFLECTING AS-BUILT CONDITIONS

The contractor's record drawings will be reviewed for accuracy and all dimensions shown will be verified. We will also provide a detailed set of "As Built" drawings for the Village's permanent records in the size, format, and on the type of paper as directed. All changes will be noted and the drawings will be reproducible. We have the capability to document "As Built" conditions with GIS. Civiltech has found that the best method to create an accurate record drawing is to update an original plan set as the project progresses, not just at the end. This method also ensures a timely completion of the record sets.



Division of Transportation

**Kirk Road and IL Rt 56
Intersection Improvement**

[Home](#) | [About the Project](#) | [Schedule](#) | [See Our Progress](#) | [Project Gallery](#) | [The Team](#) | [Contact Us](#)

Kirk Road and IL Route 56

**09.22.08 - CONSTRUCTION UPDATE:
LANDSCAPING WORK**

Last week the Contractor completed most of the landscaping work in the Kirk and Farnsworth medians. There are also 15 trees that will be planted in the month of October.

**09.29.08 - CONSTRUCTION UPDATE
ALL INTERSECTION LANES OPEN!**

As of today the Contractor has finished all major construction activities related to the intersection improvement. All lanes of traffic are now open.

Over the next four weeks the Contractor will be on site to finish miscellaneous items such as landscaping, roadway lighting and general site clean-up.

Please continue to stay alert and obey the construction speed limits while driving through the intersection. Thank you for your continued patience.

09.08.08 - TRAFFIC ALERT

Progress Meter

90%

Kirk Road and IL Route 56

The Kirk Road and Illinois Route 56 Intersection Improvement project began in September of 2007 and is scheduled for completion in August 2008. Please use this website to keep up on project status, details, and construction photos.

WEB SITE EXAMPLE

Civiltech has hosted a number of project related web sites. Shown here is the web site we did for **Kane County Division of Transportation's Kirk Road and Route 56 project**.

RESIDENT ENGINEERING

GENERAL SCOPE OF SERVICES

The ENGINEER will perform or be responsible for the performance of the following services in connection with this project. The ENGINEER shall furnish or cause to be furnished qualified engineers, construction observers and / or technical personnel to perform the following services including, but not limited to, the following tasks:

1. Attend and lead a pre-construction conference with the contractor, VILLAGE, and other parties.
2. Obtain from the contractor a list of proposed suppliers and subcontractors. Make recommendations to the Village regarding the suitability of the subcontractors for the proposed work.
3. Review the construction schedule submitted by the contractor for compliance with the contract.
4. Check and approve, or reject and request resubmittal of, any submittals made by the contractor for compliance with the contract documents.
5. Provide all construction staking. Establish all base lines, construction stakes, and benchmarks necessary for locating the principal components of the work.
6. Observe the progress and quality of the executed work. Determine if the work is proceeding in accordance with the Contract Documents. The ENGINEER shall keep the VILLAGE informed of the progress of the work, guard the VILLAGE against defects and deficiencies in the work, advise the VILLAGE of all observed deficiencies of the work and disapprove or reject all work failing to conform to the Contract Documents.
7. Provide extensive on-site observations of the work in progress and field checks of materials and equipment through a Resident Engineer or Inspector, who shall:
 - Serve as the VILLAGE'S liaison with the contractor working principally through the contractor's field superintendent.
 - Be present whenever the contractor is performing work on-site, associated with the project.
 - Cooperate with the contractor in dealing with the various local agencies having jurisdiction over the Project in order to complete service connections to public utilities and facilities.
 - Attend all construction conferences. Arrange a schedule of progress meetings and other job conferences as required. Maintain and circulate copies of records of the meetings.
 - Review contractor's progress on a regularly scheduled basis (weekly or other appropriate interval) and update the progress schedule. Compare actual progress to the contractor's approved schedule. If the project falls behind schedule, work with the contractor to determine the appropriate course of action to get back on schedule.
 - Arrange for any required material testing required under the contract with the ENGINEER'S geotechnical consultant.
 - Coordinate with residents and VILLAGE regarding the Village's sidewalk policy and the Village's driveway apron upgrade program within the project area. Answer resident questions concerning the policy, program and the project.
 - Perform weekly barricade checks. The inspection shall be made between sunset and sunrise. The Barricade Check Reports shall be completed and delivered to the Public Works Department. Notify the contractor of, and take appropriate steps to correct, any deficiencies noted.
 - Maintain orderly files of correspondence, reports of job conferences, shop drawings and other submissions, reproductions or original contract documents including all addenda, change orders and additional drawings issued subsequent to the award of the contract.
 - Record names, addresses and telephone numbers of all contractors, subcontractors, and major material suppliers.

- Prepare payment requisitions and change orders. Review applications for payment with the Contractor for compliance with established submission procedure and forward them with recommendations to the VILLAGE.
- Prior to final inspection, submit to the contractor a list of observed items requiring correction and verify that each correction has been made.
- Conduct final inspection with the VILLAGE and prepare a final list of items to be corrected.
- Verify that all items on the final list have been corrected and make recommendations to the VILLAGE concerning project acceptance.
- Except upon written instructions of the VILLAGE, the Resident Engineer or Inspector shall not authorize any deviation from the Contract Documents.
- Prepare and distribute daily / weekly / bi-weekly / monthly informational notifications / newsletters for residents and businesses.
- Carry and utilize a Nextel compatible phone during contractor's working hours (usually 7a.m. to 5 p.m.).

8. Keep an inspector's daily report book in the VILLAGE'S format, or other required format appropriate for the project, recording hours on the job site, weather conditions, general and specific observations, daily activities, quantities placed, inspections, decisions, and list of visiting officials.
9. Determine if the project has been completed in accordance with the contract document and if the contractor has fulfilled all obligations.
10. Shop Drawings and Contractor Submittals:
 - Record data received, maintain a file of drawings and submissions, and check construction for compliance with them.
 - Review Contractor's submittals for compliance with contract documents. Notify the VILLAGE of any deviations or substitutions. With the notification, provide the VILLAGE with a recommendation for acceptance or denial, and request direction from the VILLAGE regarding the deviation or substitution.
 - Alert the Contractor's field superintendent when materials or equipment are being installed before approval of shop drawings or samples, where such are required, and advise the VILLAGE when it is necessary to disapprove work as failing to conform to the Contract Documents.
11. Record Drawings:
 - Document the location (vertically and horizontally) of sewer and water services.
 - Maintain a set of Record Drawings on which all changes are noted. Deliver both a reproducible set of drawings and Autocad drawing file(s) on CD ROM to the VILLAGE at the completion of the Project.
 - The Resident Engineer shall deliver a draft of the record drawings for the underground utilities within one month of the substantial completion of the construction of the underground utilities. This submittal shall include both the full size plans and the individual service location sheets.
12. The ENGINEER shall comply with the VILLAGE Personal Protective Equipment (PPE) policy. The policy at minimum requires anyone on a construction site to wear a safety vest and steel-toed shoes. Various situations calling for further safety requirements are indicated in the policy.

North Industrial SSA Roadway, Streambank Stabilization, and Utility Improvements

Special Service Area

Village of Bensenville

Anticipated Contractor's Schedule (Sheet 1 of 2)

North Industrial SSA Roadway, Streambank Stabilization, and Utility Improvements

Special Service Area

Village of Bensenville

Anticipated Contractor's Schedule (Sheet 2 of 2)

COST ESTIMATE OF CONSTRUCTION SERVICES
PHASE III ENGINEERING SERVICES
North Industrial SSA Roadway, Streambank Stabilization, and Utility Improvements
Village of Bensenville

Route: North Industrial SSA Roadway Improvements
 Local Agency: Village of Bensenville
 Section No.: Special Service Area
 Project No.:
 Job No.: DuPage
 County:

*Includes annual increase for work in 2012
 * Firm's approved Over Head rate on file with IDOT's
 Bureau of Accounting and Auditing is 155.73%
 This project will be held to 140.00 %
 ***Labor x 0.145 x 2.40 = Fixed Fee
 Complexity factor (R=0.00)

Consultant: Civiltech Engineering, Inc.

ITEM	Employee Classification	Total Number of Manhours	Percent of Total	Payroll Rate*	DOLLARS (\$)		
					Payroll Costs	Overhead & Expenses** (Labor x 1.40)	Payroll, Burden & Fringe Costs; Overhead & Expenses** (Labor x 1.40)
Prepared: 3/3/2011							
Construction Engineering:							
Senior Res. Engr.	1,712	12.29%	\$ 44.00	\$ 75,328	\$ 105,459	\$ 26,365	\$ 207,152
Res. Engr.	3,180	22.84%	\$ 41.00	\$ 130,380	\$ 182,532	\$ 45,633	\$ 358,545
Asst. R.E.	1,799	12.92%	\$ 36.75	\$ 66,113	\$ 92,558	\$ 23,140	\$ 181,811
Doc. Engr.	2,916	20.94%	\$ 29.70	\$ 86,605	\$ 121,247	\$ 30,312	\$ 238,164
Engr.	1,609	11.55%	\$ 30.70	\$ 49,396	\$ 69,154	\$ 17,289	\$ 135,839
Engr.	1,609	11.55%	\$ 33.00	\$ 53,097	\$ 74,336	\$ 18,584	\$ 146,017
Technician	526	3.78%	\$ 15.00	\$ 7,890	\$ 11,046	\$ 2,762	\$ 21,698
Surveyor	464	3.33%	\$ 33.50	\$ 15,544	\$ 21,762	\$ 5,440	\$ 42,746
Proj. Mngr.	110	0.79%	\$ 63.00	\$ 6,930	\$ 9,702	\$ 2,426	\$ 19,058
Direct Expenses:							
1.) Vehicle Expense (Mileage)							\$ 1,351,030
2.) Material Testing							\$ 59,280
3.) Printing Expense							\$ 182,251
4.) Photography							\$ 900
5.) Website							\$ 800
TOTALS		13,925	100.00%		\$ 491,283	\$ 687,796	\$ 171,951
							\$ 1,596,361

- 1.) 1482 Days @ \$40.00/Day
- 2.) Material Testing (Midland Standard Engineering & Testing, Inc.)
- 3.) Estimated printing expense for Record Drawings
- 4.) Estimated photography expense
- 5.) Website domain & brochures costs

North Industrial SSA Roadway, Streambank Stabilization, and Utility Improvements Summary of Direct Costs

Route: North Industrial SSA Roadway, Streambank Stabilization, and Utility Improvements
Local Agency: Village of Bensenville
Section: Special Service Area
Proj. No.:
Job No.:
County: DuPage
Contract No.:

Direct Costs:

Printing Expense

Assume 3 large sets for working drawings & 1 set for final "As-Builts"

Bond Prints: 3 sets X 243 sheets/set X \$0.66 per sheet = \$481.14

Mylars: 1 set X 243 sheets/set X \$1.75 per sheet = \$425.25

Total = \$906.39

Say: \$900.00

Photography Expense

Assume 80 sets of developed digital pictures @ \$10.00 ea. = \$800.00

Total: \$800.00

MIDLAND STANDARD ENGINEERING & TESTING, INC.

558 Plate Drive Unit 6
East Dundee, Illinois 60118
(847) 844-1895 f (847) 844-3875

March 5, 2011

Mr. James D. Ewers, P.E.
Civiltech Engineering, Inc.
450 E. Devon Avenue
Suite 300
Itasca, Illinois 60143

Re: Quality Assurance Inspection and Testing Services
2010 North Industrial SSA Roadway, Streambank, Utility Improvements
Bensenville, Illinois

Dear Mr. Ewers:

We have prepared this unit rate and cost estimate proposal to provide Quality Assurance services for your project in the Bensenville, Illinois. In this proposal we have included rates for personnel, equipment and materials to conduct field and plant inspection for HMA pavements, portland cement concrete, field inspection of subgrade soils and backfill, laboratory testing and documentation required.

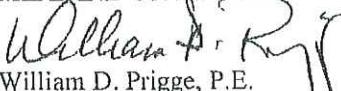
We propose to provide the necessary inspections and testing using experienced, certified personnel and recognized test procedures developed by IDOT, ASTM, AASHTO, ACI, etc. Our services would be provided at the request of your designated representative on a unit rate basis in accordance with the Schedules of Services and Fees-Attachment 1, included in this proposal package. The final cost of these services will be based upon the total amount of work performed.

We are staffed and equipped to aid you in the successful completion of your projects and are available to discuss any aspect of our proposal at your convenience.

Based on the project information submitted we have prepared cost estimates for the anticipated work. The estimate submitted assumes PREVAILING WAGE work. The final cost of these services will be based upon the total amount of work performed.

We are staffed and equipped to aid you in the successful completion of your projects and are available to discuss any aspect of our proposal at your convenience.

Sincerely,
MIDLAND STANDARD ENGINEERING & TESTING, INC.


William D. Prigge, P.E.
President

WDP/mlj

Attachment 1: Schedule of Services and Fees
Attachment 1.1: Cost Estimate

SCHEDULE OF SERVICES AND FEES-ATTACHMENT 1

**QUALITY ASSURANCE
CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES**

FOR

**2010 North Industrial SSA Roadway, Streambank
Stabilization and Utility Improvements
Village of Bensenville, IL**

**PREPARED BY
MIDLAND STANDARD ENGINEERING & TESTING, INC.
EAST DUNDEE, ILLINOIS**

MIDLAND STANDARD ENGINEERING & TESTING, INC.

BASIS OF RATES

SCHEDULE OF SERVICES AND FEES-ATTACHMENT 1

We propose to provide the necessary Engineering Consultation and Quality Control inspections and testing, using experienced personnel, in accordance with the project specifications and recognized test procedures developed by, IDOT, ASTM, ACI, AASHTO, etc. We can also provide engineering analysis, problem solving and consultation services as requested.

Our services would be provided at the request of your designated representative on a unit rate basis in accordance with the Schedules of Services and Fees.

Engineering Technicians or Field Engineers would be assigned to provide the field services as requested by your Designated Representatives. Engineering liaison, review and supervision will be provided by a Project Engineer.

In addition to the field and laboratory technical staff, we are able to provide full engineering backup services. Our engineering staff will be available to provide consultation and recommendations which may be required when job site problems are experienced.

Our billing philosophy is simple and direct. We account and invoice for all time expended on a project by our personnel for inspections, preparing and reviewing reports, attending meetings, resolving problems or providing services productive to the project.

Our field people are quoted on a time basis, which includes being fully equipped and expendable supplies.

ATTACHMENT 1 (CONT'D)

FEES SCHEDULE GENERAL INSPECTION AND TESTING

CONSTRUCTION TESTING AND INSPECTION SERVICES

A. Engineering Technician-Level I/ACI Technician
(MATERIAL TESTER 1)

We will provide the services of an Engineering
Technician for a fee of..... \$ 93.00
per hour. A four (4) hour minimum/ day is applicable

B. Engineering Technician Level II PCC Technician
(MATERIAL TESTER 2)

We will provide the services of Level II Engineering
Technician for a fee of..... \$ 98.00
per hour. A four (4) hour minimum/ day is applicable

C. Engineering Technician- Level I BIT Technician
(MATERIAL TESTER 1)

We will provide the services of an Engineering
Technician for a fee of..... \$ 93.00
per hour. A four (4) hour minimum/ day is applicable

D. Engineering Technician- Level II BIT Technician
(MATERIAL TESTER 2)

We will provide the services of a Level II Engineering
Technician for a fee of..... \$ 98.00
per hour. A four (4) hour minimum/ day is applicable

E. Engineering Technician- Soils and Backfill
(MATERIAL TESTER 2)

We will provide the services of a Soils Engineering
Technician for a fee of..... \$ 98.00
per hour. A four (4) hour minimum/ day is applicable

ATTACHMENT 1 (CONT'D)

F. Engineering Services -All Projects

Engineering Services for inspection, test evaluation, contract administration, laboratory and field supervision, resolution of special problems, preparation of reports, job-site and other job related meetings and consultation will be furnished in accordance with the following schedule of hourly rates:

PW Administrator.....	\$ 75.00
Field Engineer.....	\$ 95.00
Steel Inspector (Level II).....	\$ 90.00
Staff Engineer.....	\$ 90.00
Project Engineer	\$ 95.00
Project Manager or Materials Consultant, P.E.....	\$ 110.00
Geotechnical Engineer, P.E.....	\$ 125.00
Principal Engineer, P.E.....	\$ 145.00

G. Laboratory Services

Our fully equipped laboratory can provide a full range of tests, rates for tests not specifically quoted available on request.

1. Compressive Strength tests of concrete cylinders, including expendable supplies (molds), curing at MSET, (Pick-up additional)	\$ 17.00 ea.
2. Flexural Strength tests of concrete beams, including reusable molds, curing at MSET and disposal, (Pick up additional)	\$ 50.00 ea.
3. Aggregate Gradation	
Dry Sieve Analysis.....	\$ 60.00 ea.
Washed Sieve Analysis.....	\$ 70.00 ea.
Hydrometer & Sieve Analysis.....	\$ 90.00 ea.
4. Atterberg Limits ASTM D4318.....	\$ 80.00 ea.
5. Theoretical Maximum Density ASTM D 2041	\$ 155.00 ea.
6. Asphalt Content by Reflux Extraction	\$ 100.00 ea.
7. Asphalt Content by Reflux Extraction with Gradation	\$ 165.00 ea.
8. Asphalt Content by Ignition Oven	\$ 100.00 ea.
9. Asphalt Content by Ignition Oven with Gradation	\$ 165.00 ea.
10. Bulk Specific Gravity of Gyratory Specimen a. (set of two) and air voids.....	\$ 315.00 ea.
11. Laboratory Compaction Characteristics Using Standard Effort ASTM D 698.....	\$ 155.00 ea.
12. Laboratory Compaction Characteristics Using Modified Effort ASTM D 1557.....	\$ 175.00 ea.

H. Miscellaneous Services

Concrete cylinder pick-up trips will be invoiced when cylinders are picked up as a special trip and not returned to laboratory by MSET personnel commuting to jobsite \$ 75.00 each

NOTES TO FEE SCHEDULE

1. a. Personnel rates quoted are based on rates quoted above are based on first shift work days, Monday through Friday, and up to 8 hours, per man, per day. Shift differentials are applied to straight time rates as follows:
First Shift - 6am-2pm, Rates x 1.0
Second Shift - 2pm-10pm, Rates x 1.10
Third Shift - 10pm-6am, Rates x 1.25
Shift rate differentials are determined by the starting time of the inspection shift.
b. Overtime rates are applicable to all work per man, over 8 hours per day, on Saturdays, Sundays and holidays. Overtime rates are 1.40 times the applicable straight time rate, (after applying the shift differential). An eight (8) hour minimum daily charge applies for second shift, third shift, weekend and holiday work.
c. An overtime multiplier of 1.5 times the listed rates may be applied for laboratory testing such as concrete strength testing conducted outside of normal business hours, if required on a job to job basis.
2. Personnel rates are billed portal to portal from our East Dundee facilities. For full time assignments we will attempt to assign personnel to report directly to the job site.
3. Invoices will be submitted once a month for services rendered during the prior month.
4. Rates quoted above include 4 copies of reports distributed and mailed in accordance with your instructions. Additional copies will be billed at a rate of \$0.25 per sheet.
5. The presence of our personnel on site will be for the express purpose of observing the work and performing specific tests to document compliance of the work with the applicable specifications. We will not be responsible for job site safety, that duty being properly an obligation of the Contractor, who should be so informed. We will comply fully with the Contractor's safety program.
6. Services and fees not specifically listed above will be quoted upon request.
7. Unit Rates quoted above are applicable until 3/1/12 and are based on our staffing conditions, current as of the date of this proposal.

Kane Getty, L
ESQ



CERTIFICATE OF LIABILITY INSURANCE

OP ID BH

DATE (MM/DD/YYYY)

03/17/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL: ADDRESS: PRODUCER CUSTOMER ID #: CIVI105		FAX (A/C, No):
ACEC/MARSH 701 Market St., Ste. 1100 St. Louis MO 63101 Phone: 800-338-1391 Fax: 888-621-3173		INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED		INSURER A: Hartford Insurance Company		22357
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:				
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.								
INSR LTR	TYPE OF INSURANCE	ADD/SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	GENERAL LIABILITY		84SBWLI9844 SEPARATION OF INSURED PROFESSIONAL LIAB EXCL	11/01/10	11/01/11	EACH OCCURRENCE \$ 2,000,000		
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000		
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$ 10,000		
	<input checked="" type="checkbox"/> CONTRACT. LIAB					PERSONAL & ADV INJURY \$ 2,000,000		
	<input checked="" type="checkbox"/> XCU COVERAGE					GENERAL AGGREGATE \$ 4,000,000		
GEN'L AGGREGATE LIMIT APPLIES PER:								
<input type="checkbox"/> POLICY	<input checked="" type="checkbox"/> PRO- JECT	<input type="checkbox"/> LOC				PRODUCTS - COMP/OP AGG \$ 4,000,000		
						\$		
AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$		
	ANY AUTO							
	ALL OWNED AUTOS							
	SCHEDULED AUTOS							
	Hired AUTOS							
	NON-OWNED AUTOS							
A	UMBRELLA LIAB		84SBWLI9844	11/01/10	11/01/11	EACH OCCURRENCE \$ 3,000,000		
	<input checked="" type="checkbox"/> EXCESS LIAB					AGGREGATE \$ 3,000,000		
	<input type="checkbox"/> CLAIMS-MADE							
	<input type="checkbox"/> DEDUCTIBLE							
	<input checked="" type="checkbox"/> RETENTION \$ 10,000							
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU- TORY LIMITS	OTH- ER	
Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?						N/A	E.L. EACH ACCIDENT	\$
(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	VALUABLE PAPERS & RECORDS		84SBWLI9844	11/01/10	11/01/11	On/Off Premises	250,000	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required) Village of Bensenville is included as additional insured for above coverages as required by written contract.						WC STATU- TORY LIMITS	OTH- ER	

CERTIFICATE HOLDER

CANCELLATION

VILLAGE Village of Bensenville Bensenville Village Hall 12 S. Center St. Bensenville IL 60106	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Sander B. Boillet</i>

CERTIFICATE OF LIABILITY INSURANCE

American Family Insurance Company
 American Family Mutual Insurance Company if selection box is not checked.
 6000 American Pky Madison, Wisconsin 53783-0001

Agent's Name, Address and Phone Number (Agt./Dist.)

Sam F. Zirretta (041/815)
 400 W. Dundee Rd. S-101
 Buffalo Grove, IL 60089-3415
 (847)541-1003

Insured's Name and Address:

Civiltech Engineering Inc.
 450 E. Devon Ave. Suite 300
 Itasca, IL 60143

This certificate is issued as a matter of information only and confers no rights upon the Certificate Holder.
 This certificate does not amend, extend or alter the coverage afforded by the policies listed below.

COVERAGES:

This is to certify that policies of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies.

TYPE OF INSURANCE	POLICY NUMBER	POLICY TYPE		LIMITS OF LIABILITY
		Effective (Mo,Day,Yr)	Expiration (Mo,Day,Yr)	
Homeowners/ Mobilehomeowners Liability				Bodily Injury and Property Damage Each Occurrence
Boatowners Liability				Bodily Injury and Property Damage Each Occurrence
Personal Umbrella Liability				Bodily Injury and Property Damage Each Occurrence
Farm/Ranch Liability				Farm & Personal Liability Each Occurrence Farm Employer's Liability Each Occurrence
Workers Compensation and Employers Liability +				Statutory Each Accident Disease - Each Employee Disease - Policy Limit
General Liability <input type="checkbox"/> Commercial General Liability (occurrence) <input type="checkbox"/> <input type="checkbox"/>				General Aggregate Products - Completed Operations Aggregate Personal and Advertising Injury Each Occurrence Damage to Premises Rented to You Medical Expense (Any One Person)
Businessowners Liability				Each Occurrence ++ Aggregate ++
Liquor Liability				Common Cause Limit Aggregate Limit
Automobile Liability <input checked="" type="checkbox"/> Any Auto <input type="checkbox"/> All Owned Autos <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos <input type="checkbox"/> Nonowned Autos <input type="checkbox"/>	12-X28912-25-00	3/20/2011	3/20/2012	Bodily Injury - Each Person \$ 1,000,000 Bodily Injury - Each Accident \$ 1,000,000 Property Damage \$ 1,000,000 Bodily Injury & Property Damage Combined
Excess Liability <input type="checkbox"/> Commercial Blanket Excess <input type="checkbox"/>				Each Occurrence/Aggregate

Other (Miscellaneous Coverages)

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS
 This policy is endorsed to include the Village of Bensenville as Additional Insured for
 Bodily Injury and Property Damage.

+ The individual or partners shown as Insured *** elected to be
 covered as employees under this policy.
 ++ Products-Completed Operations aggregate is equal to each
 occurrence limit and is included in policy aggregate.

CERTIFICATE HOLDER'S NAME AND ADDRESS		CANCELLATION	
Village of Bensenville Bensenville Village Hall 12 S. Center Street Bensenville, IL 60106		<input checked="" type="checkbox"/> Should any of the above described policies be canceled before the expiration date thereof, the company will endeavor to mail "(days) written notice to the Certificate Holder named, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives. *10 days unless different number of days shown. <input type="checkbox"/> This certifies coverage on the date of issue only. The above described policies are subject to cancellation in conformity with their terms and by the laws of the state of issue.	
		DATE ISSUED	AUTHORIZED REPRESENTATIVE
		3/17/2011	Sam F. Zirretta



CERTIFICATE OF LIABILITY INSURANCE

CIVIENG-01

LOJU

DATE (MM/DD/YYYY)
3/17/2011

PRODUCER Emerald Insurance Services, Inc. 12855 S. Cicero Avenue Alsip, IL 60803	(708) 272-4500	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
		INSURERS AFFORDING COVERAGE	NAIC #
INSURED CivilTech Engineering Inc. 450 E. Devon Ave. Ste. 300 Itasca, IL 60143-		INSURER A: Accident Fund Insurance Company	
		INSURER B: Essex Insurance Company	
		INSURER C:	
		INSURER D:	
		INSURER E:	

COVERAGE(S)

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
			GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input type="checkbox"/> OCCUR				EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG
			GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC				\$
			AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
			GARAGE LIABILITY ANY AUTO				AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EA ACC AGG \$
			EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE AGGREGATE \$ \$ \$
A			WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> N If yes, describe under SPECIAL PROVISIONS below	WCV6045111	11/1/2010	11/1/2011	X WC STATU- TORY LIMITS E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT OTHER \$ 1,000,000 \$ 1,000,000 \$ 1,000,000
B			OTHER Professional Liability	AE819107	4/10/2010	4/10/2011	\$35,000 Deductible \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER

CANCELLATION

Village of Bensenville Bensenville Village Hall 12 S. Center Street Bensenville, IL 60106-	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
	AUTHORIZED REPRESENTATIVE

TYPE: Resolution SUBMITTED BY: Joe Caracci DATE: 04/07/2011

DESCRIPTION: Approval of the short list of engineering firms to provide resident engineering services for the Village of Bensenville over the next two years based on the results of a formal RFQ/RFP process

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

<input type="checkbox"/>	Financially Sound Village	<input type="checkbox"/>	Enrich the lives of Residents
<input checked="" type="checkbox"/>	Quality Customer Oriented Services	<input type="checkbox"/>	Major Business/Corporate Center
<input type="checkbox"/>	Safe and Beautiful Village	<input type="checkbox"/>	Vibrant Major Corridors

COMMITTEE ACTION: I & E (4-0 approval adding Primera 3/15) - sent back to I&E by Village Board on 3/22 **DATE:**

BACKGROUND: In late January, a Request for Qualifications / Request for Proposal (RFQ/RFP) for various Engineering Services was released with the intent to establish a short list of engineering firms that could provide the Village of Bensenville with the best service available. This process yielded seventy-eight (78) proposals from forty-eight (48) different engineering firms. Twenty-eight (28) firms submitted Statements of Qualifications and Proposals for Resident Engineering in response to our RFQ/RFP.

KEY ISSUES: An evaluation team consisting of in-house staff and a Public Works director from another municipality ranked each firm based on Statement of Qualifications and individual approach to a proposal for the Northern Industrial Park Project. The top five results of the evaluations were:

Firm	Weighted Total	Weighted Average
Civiltech Engineering, Inc.	495.5	82.58
Bollinger, Lach and Associates, Inc.	494.5	82.42
Baxter & Woodman, Inc.	430.0	71.67
Thomas Engineering Group, LLC	416.5	69.42
Engineering Enterprises, Inc.	409.5	68.25
<i>Primera Engineers, Ltd.</i>	*	*

All five of the firms listed above are well-qualified and experienced in the category of Resident Engineering with project and team experience that will serve the Village of Bensenville well. With the workload expected in the coming two years, I feel that a short list of five firms is appropriate.

**At Committee on March 15, 2011, recommendation was made to add Primera Engineers, Ltd. to the short list as the Village's preferred minority (MBE/DBE).*

ALTERNATIVES: N/A

RECOMMENDATION: Approve the six firms listed above be considered for the Resident Engineering Short List.

BUDGET IMPACT: No fiscal impact to the Village

ACTION REQUIRED: Motion to approve that the Resident Engineering Short List include Civiltech Engineering, Inc., Bollinger, Lach and Associates, Inc., Baxter & Woodman, Inc., Thomas Engineering Group, LLC, Engineering Enterprises, Inc., and *Primera Engineers, Ltd.*

Resolution No.

Approving the Design Engineering Short List

BE IT RESOLVED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois as follows:

THAT the Village Board approves the short list of the following nine firms to provide professional engineering services as they relate to Design Engineering:

Bollinger, Lach and Associates, Inc. of Itasca, IL
Baxter & Woodman, Inc. of Itasca, IL
Christopher B. Burke Engineering, Ltd. of Rosemont, IL
Civiltech Engineering, Inc. of Itasca, IL
ESI Consultants, Ltd. of Naperville, IL
Primera Engineers, Ltd. Of Chicago, IL
Robinson Engineering, Ltd. of Frankfort, IL
Thomas Engineering Group, LLC of Oak Park, IL
Trotter and Associates, Inc. of St. Charles, IL

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois, _____, 2011.

APPROVED:

Frank Soto
Village President

ATTEST:

JoEllen Ridder
Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____



Village of Bensenville Department of Public Works

717 E. Jefferson Street
Bensenville, IL 60106
Phone (630) 350-3435 Fax (630) 594-1148

Memorandum 2011-10

Date: April 11, 2011
To: Mike Cassady, Village Manager
From: Joe Caracci, Director of Public Works
Subject: Design Engineering Short List Recommendation

In late January, a Request for Qualifications / Request for Proposal (RFQ/RFP) for various Engineering Services was released with the intent to establish a short list of engineering firms that could provide the Village of Bensenville with the best service available. This process yielded seventy-eight (78) proposals from forty-eight (48) different engineering firms. Obviously, there are quite a few firms eager to work with our Village.

The third RFQ/RFP to be evaluated was for Design Engineering. Services provided by engineering firms conducting design engineering include, but are not limited to:

- Preparation of Preliminary (Phase 1) and Final (Phase 2) Design Documents for Infrastructure Improvement Projects including but not limited to:
 - Roadway Improvements or Reconstruction
 - Modifications to existing or construction of new underground utilities (storm, sanitary, or water)
 - Traffic signals (including intersection design studies)
 - Pedestrian Crossing Signals
 - Street Lighting
 - Streetscape
- Topographic Surveying
- Preparation of Construction Documents for the projects listed above

The nature and scope of the projects varies. Projects typically include roadway grind and overlay or reconstruction, sewer / water main installation or replacement, street lighting, traffic signals and street maintenance. The design engineer is responsible for obtaining all necessary permits, assisting in the acquisition of grant funding, and managing the project from inception to bidding.

Thirty-three (33) firms submitted Statements of Qualifications and Proposals for Design Engineering in response to our RFQ/RFP. Included in the RFQ/RFP was the RFP for Design Engineering services associated with the Jefferson Street Corridor Watermain Improvements – Phase I Project. Each of the 33 firms was evaluated on the following criteria:

1. Statement of Qualifications (40%) – An overall compilation of the firm's capabilities. This typically includes the firm's resume of projects, available staffing and corresponding experience, certifications (i.e. IDOT Prequalification), experience with different funding sources, and references.
2. Proposal: Project Understanding (15%) – The firm's thorough understanding of the Jefferson Street Corridor Watermain Project. The firm will typically summarize the project and note specific challenges/issues that they identify and provide their proposed solutions. This becomes the firm's opportunity to display how they approach projects and challenges.
3. Proposal: Project Scope (15%) – The firm's proposed scope of services on the Jefferson Street Corridor Watermain Project. The firm will typically explain exactly what they propose to do on the project and how they will do it.
4. Proposal: Project Experience (15%) – The firm's experience with similar projects as they relate to the Jefferson Street Corridor Watermain Project. The firm will identify other watermain projects of similar scope that they have performed in the past.
5. Proposal: Project Team (15%) – Who the firm proposes to utilize on the Jefferson Street Corridor Watermain Project. The success of any project lies with the proposed project team. Of particular importance is the Lead Design Engineer. The evaluation team looked not only at the Project Manager, but the qualifications of the design engineers and their associated experience and certifications. This section also allows the evaluation team to gauge whether or not the firm proposed the necessary staffing and experience for the project.

The Evaluation Team for the Design Engineering RFQ/RFP consisted of individuals from both in-house staff and an outside individual. The team consisted of Joe Caracci (Director of Public Works), John Anderson (Assistant to the Director of Public Works), Ken Rubach (Public Works Supervisor), Ron Jaski (Utilities Supervisor), Mike Benarek (Engineering Technician), and Bob Minix (Professional Engineer for Village of Glen Ellyn).

Team member evaluated each firm on a scale of 1-10 for each of the four categories listed above. The scores were weighted according to the percentage indicated above to get a total possible score of 600.

The top ten results of the scoring are included in the table below. The complete list is included as an attachment.

Firm	Weighted Total	Weighted Average
Civiltech Engineering, Inc.	478.0	79.7
Baxter & Woodman, Inc.	456.5	76.1
Bollinger, Lach and Associates, Inc.	452.0	75.3
Thomas Engineering Group, LLC	449.0	74.8
Robinson Engineering, Ltd.	434.5	72.4
Trotter and Associates, Inc.	431.0	71.8
ESI Consultants, Ltd.	429.0	71.5
Christopher B. Burke Engineering, Ltd.	429.0	71.5
TranSystems Corporation	421.0	70.2
HR Green, Inc.	420.5	70.1

All ten of the firms listed above are well qualified and experienced in the category of Design Engineering. With the workload expected in the coming two years, I feel that a short list of eight firms is appropriate. As we move forward with projects, it is my intent to select the firm best qualified and experienced with each particular scope of work.

Consistent with the I&E Committee's desire to have a preferred minority group consultant on board, we are including Primera Engineers, Ltd. on our short list.

At this time I am prepared to recommend that the nine firms from our RFQ/RFP process to be included on the village of Bensenville short list for Design Engineering services. These firms include:

- Civiltech Engineering, Inc.
- Baxter & Woodman, Inc.
- Bollinger, Lach and Associates, Inc.
- Thomas Engineering Group, LLC
- Robinson Engineering, Ltd.
- Trotter and Associates, Inc.
- ESI Consultants, Ltd.
- Christopher B. Burke Engineering, Ltd.
- Primera Engineers, Ltd.

The RFQ/RFP process yielded an overwhelming amount of paperwork as each firm submitted a package to best sell their company. Any and all submittals are available at Public Works should anyone be interested in reviewing them.

DESIGN ENGINEERING RESULTS

Firm Name	Weighted Total	Weighted Average
CIVIL TECH ENGINEERING, INC.	478	79.7
BAXTER & WOODMAN, INC.	456.5	76.1
B.L.A., INC. DBA BOLLINGER, LACH	452	75.3
THOMAS ENGINEERING GROUP, LLC	449	74.8
ROBINSON ENGINEERING, LTD.	434.5	72.4
TROTTER AND ASSOCIATES, INC.	431	71.8
ESI CONSULTANTS, LTD.	429	71.5
BURKE, CHRISTOPHER B. ENG., LTD	429	71.5
TRANSYSTEMS CORPORATION	421	70.2
HOWARD GREEN R. COMPANY	420.5	70.1
STRAND ASSOC., INC.	420	70.0
ENGINEERING ENTERPRISES, INC.	418	69.7
ENGINEERING RESOURCE ASSOC., INC.	415	69.2
CLARK DIETZ, INC.	406.5	67.8
GEWALT HAMILTON	395.5	65.9
HAMPTON, LENZINI AND RENWICK, INC.	390	65.0
MANHARD CONSULTING, LTD.	386.5	64.4
CIORBA GROUP, INC.	377.5	62.9
HANCOCK ENGINEERING	376.25	62.7
PATRICK ENGINEERING, INC.	374	62.3
BURNS & MC DONNELL ENGINEERING, INC.	373	62.2
RHMG, IINC.	365.5	60.9
ROBERT E. HAMILTON	364	60.7
BENES, JAMES J & ASSOC., INC.	362	60.3
BONESTROO, INC.	357.5	59.6
WALTER E. DEUCHLER & ASSOC., INC.	356	59.3
PAVIA-MARTING & CO.	345.5	57.6
COWHEY GUDMUNDSON, LEDER, LTD.	329.5	54.9
KUDRNA & ASSOC., LTD	329.5	54.9
CEMCON LTD.	317.5	52.9
R&G	287	47.8
LANDMARK	219	36.5
PRIMERA	214	35.7

TYPE: Resolution SUBMITTED BY: Joe Caracci DATE: 4/6/2011

DESCRIPTION: Resolution to Approve a Contract for Salt Dome Construction

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

<input checked="" type="checkbox"/> Financially Sound Village	<input checked="" type="checkbox"/> Enrich the lives of Residents
<input checked="" type="checkbox"/> Quality Customer Oriented Services	<input type="checkbox"/> Major Business/Corporate Center
<input type="checkbox"/> Safe and Beautiful Village	<input type="checkbox"/> Vibrant Major Corridors

ASSIGNED COMMITTEE: I&E

DATE: 4/19/2011

BACKGROUND: Currently the salt is stored in concrete bins that are enclosed on three sides. These bins currently hold 300 tons of salt and do not hold a sufficient quantity of salt necessary to run operations efficiently. In addition to this many hours are expended each winter trying to break up the salt as it develops a thick crust when it is wet thus making it unusable in that condition. Storage of salt during the warmer months also has become an issue due to the fact that the bins are used for other materials; during this period salt must be kept offsite at another municipality. It is important to note the condition of the existing bins is such that they are beginning to erode and could collapse injuring personnel as well as damaging equipment. This new storage facility will allow the department to keep a year's supply of salt (approx. 1800 tons) on site, dry, and in the process eliminate runoff into the storm sewer system.

KEY ISSUES: A recent bid advertisement for the construction of a Salt Dome with Conveyor produced the following results:

Company	Bid Amount
Bulk Storage, Inc. Beecher, IL 60401	\$ 225,938.00
John Burns Construction Company Orland Park, IL 60467	Did Not Submit Bid
ClearSpan Fabric Structures South Windsor, CT 06074	Did Not Submit Bid
Robert Yiu Construction Burr Ridge, IL 60527	Did Not Submit Bid

**Bid price is time sensitive due to the increasing price of commodities such as steel.*

ALTERNATIVES: N/A

RECOMMENDATION: Staff recommends a contract to be awarded to Bulk Storage, Inc. of Beecher, IL as the sole bidder for the Salt Dome Construction. They have recently constructed similar domes for Roselle, Downers Grove, Wood Dale, Oak Forest, Algonquin, and Romeoville.

BUDGET IMPACT: This item has been budgeted for in FY 2011.

ACTION REQUIRED: Motion to approve a Resolution authorizing the Village Manager to execute a purchase order and other associated documents to Bulk Storage, Inc. of Beecher, IL for construction of a salt dome at the Public Works Facility.

Resolution No.

**Authorizing the Execution of a Purchase Order and Contract for Salt Dome
Construction to Bulk Storage, Inc.**

BE IT RESOLVED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois as follows:

THAT the Village Board authorizes the Village Manager to execute a purchase order and other associated documents to Bulk Storage Inc. of Beecher, IL to construct a salt dome at the Public Works Facility for an amount of \$225,938.00

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois, _____, 2011.

APPROVED:

Frank Soto
Village President

ATTEST:

JoEllen Ridder
Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____

TYPE: Resolution

SUBMITTED BY: M. Martella

DATE: 03.17.11

DESCRIPTION: Resolution approving and authorizing execution of a contract with Workmasters, Inc. of DesPlaines II for handicap accessibility improvements to Village Hall and the Police Station in conjunction with a Community Development Block Grant at a cost not to exceed \$45,282.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

Financially Sound Village
 Quality Customer Oriented Services
 Safe and Beautiful Village

Enrich the lives of Residents
 Major Business/Corporate Center
 Vibrant Major Corridors

COMMITTEE ACTION: Infrastructure & Environment Committee

DATE: 04.19.11

BACKGROUND:

The Village was awarded a DuPage County CDBG for a 50% of total cost reimbursement not to exceed \$26,478 (which equates to a total project cost of \$52,956) to provide for power assist doors for the Village Hall and Police Station, removal and installation of an elevator/lift at the police station, and removal of inaccessible vestibule doors at the police station.

KEY ISSUES:

The Village advertised for bids for this project on our website and through the Daily Herald. The Village selected the lowest qualified bid, Workmasters, and received approval from the County to retain this firm as the general contractor for this project. The bid that they submitted for this work totaled \$45,282 which means the County and Village will each pay \$22,641 to complete this project. This project is a budgeted item for 2011.

ALTERNATIVES:

- Committee discretion

RECOMMENDATION:

Staff respectfully requests the approval of the Resolution approving and authorizing the execution of the contract with Workmasters, Inc.

BUDGET IMPACT:

The CIP Budget includes \$27,000 for the accessibility improvements at the Police Station and \$20,500 for the accessibility improvements at Village Hall (totaling \$47,500). The CIP also includes CDBG Accessibility Grant revenues of \$26,500. In that this is a reimbursement grant, the total cost of the project must be recorded as a Village expense with offsetting grant proceeds recorded as revenues.

ACTION REQUIRED:

Committee approval of the resolution, followed by Board approval of same at the Special Board meeting also scheduled on April 19th.

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A CONTRACT
WITH WORKSMASTERS, INC. OF DESPLAINES IL FOR HANDICAP
ACCESSIBILITY IMPROVEMENTS TO VILLAGE HALL AND THE POLICE STATION
IN CONJUNCTION WITH A COMMUNITY DEVELOPMENT BLOCK GRANT**

BE IT RESOLVED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois as follows:

That the Village Board authorizes the Village Manager to execute a contract, sections of which are attached hereto as "Exhibit A" and subject to final attorney review and approval, with Worksmasters, Inc., DesPlaines, IL for handicapped accessibility improvements to Village hall and the Police Station in conjunction with a Community Development Block Grant at a cost not to exceed \$45,282.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois this 19th day of April, 2011.

APPROVED:

Frank Soto
Village President

ATTEST:

JoEllen Ridder, Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____



Handicap Accessibility-Bid

BIDDER INFORMATION SHEET

NAME: (PRINT) JOSEPH C. GALLO

JOSEPH C. GALLO

The undersigned is aware that Federal Labor Standards and Prevailing Wage Rates apply to all work performed on this contract. It is the contractor's responsibility to comply with these requirements and to assure compliance by his/her subcontractors and/or any lower tier subcontracts required by this contract.

SIGNATURE:

Joseph C. Ruth

COMPANY NAME:
(PRINT)

WORKMASTERS, INC.

ADDRESS:

220 GRACELAND AVE

DES PLAINES, ILL. 60016

TELEPHONE.

847-299-9675

FACSIMILE E

847-299-2829

EMAIL:

WORKMASTERSINC@SBCCI.GLOBAL.NET

SERVICE LOCATION if different than above address:

Please Return to:

Mike Martella
Marketing & Business Development Administrator
Village of Bensenville
12 S Center St.
Bensenville, IL 60106

The bid must be in a sealed opaque envelope plainly marked: Handicap Accessibility – BID.

The bids must be received by 11 am March 18, 2011 at which time they will be opened and publicly read. It shall be the responsibility of the bidder to deliver its bid to the designated person at the appointed place, prior to the announced time for the opening of the bids. Late delivery of a bid for any reason, including faulty or late delivery by United States Mail or other carrier, will disqualify the bid.

PRICE SHEET
Handicap Accessibility

Village Hall	Total
Electric	\$ 472.00
Operators	\$ 5006.00
Misc. Patch & Paint	\$ 708.00
SUBTOTAL	\$ 6168.00

Police Department	Total
Electric	\$ 944.00
Operators	\$ 2656.00
Misc. Patch & Paint	\$ 708.00
Lift	\$ 26,668.00
Lift Removal & concrete	\$ 1746.00
Lift Installation	\$ see lift
Doors	\$ 3540.00
Door Removal	\$ 236.00
Door Installation	\$ see doors
SUBTOTAL	\$ 36,498.00

Overall Total \$ 42,666.00

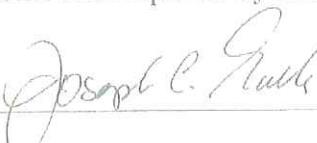
Options/Alternates:

LIFT MANUFACTURE EQUAL — SYMMETRY # VPC-ELP-72

LIFT OPTION: ADA COMPLIANT TELEPHONE Sys. [ADD \$ 862⁰⁰]
 : POWER VENTILATION Sys. [ADD \$ 1794⁰⁰]

The undersigned is aware that Federal Labor Standards and Prevailing Wage Rates apply to all work performed on this contract. It is the contractor's responsibility to comply with these requirements and to assure compliance by his/her subcontractors and/or any lower tier subcontractors required by this contract.

Authorized Signature


Title: PRESIDENTDate: 3.17.11

additional services based upon the contractor's price and performance, within all legal constraints.

14) Change Order Authorization - Pursuant to Public Act 85-1295 (Ill.Rev.Stat.ch.38, paragraph 33E-1 et seq.), no change order may be made in this contract which would authorize or necessitate an increase or decrease in either the cost of the contract by **CONTRACT PROVISIONS (cont'd)**

\$10,000.00 or more, or the time of completion by 30 days or more unless one of the following certifications is made by either the Village Board or its designee that:

- a. Circumstances said to necessitate the change in performance were not reasonably foreseeable at the time the contract was signed; or
- b. The circumstances said to necessitate the Change were not within the contemplation of the contract as signed; or
- c. The change is in the best interest of the Village:

The party authorized to execute the above certification is the Village of Bensenville.

VENDOR:

The undersigned is aware that Federal Labor Standards and Prevailing Wage Rates apply to all work performed on this contract. It is the contractor's responsibility to comply with these requirements and to assure compliance by his/her subcontractors and/or any lower tier subcontracts required by this contract.



Signature

PRESIDENT

Title

3.17.11

Date

Village of Bensenville:

Signature

Title

Date



CERTIFICATE OF LIABILITY INSURANCE

OP ID SK

DATE (MM/DD/YYYY)

03/11/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Critchell-Miller & Petrus, Inc. 188 Industrial Drive Suite #428 Elmhurst IL 60126 Phone: 630-782-1717 Fax: 630-782-1797		CONTACT NAME: PHONE (A/C. No. Ext): E-MAIL: ADDRESS: PRODUCER CUSTOMER ID # WORKRM-1	FAX (A/C. No.)
INSURED Workmasters, Inc. 220 Graceland Avenue Des Plaines IL 60016		INSURER(S) AFFORDING COVERAGE INSURER A: Illinois Encasco Ins. Co.	NAIC # 32808
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADD/SUBR INSR / WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY					EACH OCCURRENCE \$ 1000000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		0D44434	03/01/11	03/01/12	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100000
	CLAIMS-MADE	<input checked="" type="checkbox"/> OCCUR			MED EXP (Any one person) \$ 5000	
		<input checked="" type="checkbox"/>			PERSONAL & ADV INJURY \$ 1000000	
					GENERAL AGGREGATE \$ 3000000	
					PRODUCTS - COM/OP AGG \$ 3000000	
					\$	
	GEN'L AGGREGATE LIMIT APPLIES PER					
<input checked="" type="checkbox"/> POLICY	PRO- JECT	LOG			COMBINED SINGLE LIMIT (Ea accident) \$ 1000000	
A	AUTOMOBILE LIABILITY					
	<input checked="" type="checkbox"/> ANY AUTO		0E44434	03/01/11	03/01/12	BODILY INJURY (Per person) \$
	ALL OWNED AUTOS					BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS					PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS					\$
<input checked="" type="checkbox"/> NON-OWNED AUTOS					\$	
<input checked="" type="checkbox"/> \$500 ded Comp					\$	
A	UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR	0J44434	03/01/11	03/01/12	EACH OCCURRENCE \$ 2000000
	EXCESS LIAB	<input checked="" type="checkbox"/> CLAIMS MADE				AGGREGATE \$ 2000000
	DEDUCTIBLE					\$
	RETENTION \$					\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		0H44434	03/01/11	03/01/12	X WC STAU- TORY LIMITS \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	<input type="checkbox"/> Y/N	N/A			EL EACH ACCIDENT \$ 1000000
	If yes, describe under DESCRIPTION OF OPERATIONS below					EL DISEASE - EA EMPLOYEE \$ 1000000
						EL DISEASE - POLICY LIMIT \$ 1000000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Additional Insured Primary Non-Contributory When Required By Written
Contract: City of Chicago

CERTIFICATE HOLDER

CANCELLATION

CITY CHIC	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
	AUTHORIZED REPRESENTATIVE	



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AIA Document A305

Contractor's Qualification Statement

1986 EDITION

This form is approved and recommended by The American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by the AIA or AGC.

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO:

VILLAGE OF BENSENVILLE
12 S CENTER ST
BENSENVILLE, ILL. 60106

SUBMITTED BY:

NAME: Workmasters, Inc

Corporation

ADDRESS: Joseph C. Gallo

Partnership

PRINCIPAL OFFICE: 220 Graceland Ave
Des Plaines, IL 60016
220 Graceland Ave
Des Plaines, IL 60090

Individual

Joint Venture

Other

NAME OF PROJECT (if applicable):

TYPE OF WORK (

General Construction

HVAC

Plumbing

Electrical

Other _____

(please specify)

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1. ORGANIZATION

1.1 How many years has your organization been in business as a Contractor?

1.2 How many years ^{25 Years} has your organization been in business under its present business name?

1.2.1 ^{25 Years} Under what other or former names has your organization operated?

None

1.3 If your organization is a corporation, answer the following:

1.3.1 Date of incorporation: September 1985

1.3.2 State of incorporation: 211 - IL

1.3.3 President's name: Joseph C. Gallo

1.3.4 Vice-president's name(s): N/A

1.3.5 Secretary's name: Valerie J. Gallo

1.3.6 Treasurer's name: N/A

1.4 If your organization is a partnership, answer the following:

1.4.1 Date of organization:

1.4.2 Type of partnership (if applicable):

1.4.3 Name(s) of general partner(s):

1.5 If your organization is individually owned, answer the following:

1.5.1 Date of organization:

1.5.2 Name of owner:

None

2. LICENSING

2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

City of Chicago #1166080

City of Chicago General Contractor's License #GC04397C

Numerous General Contractors Licences in Surrounding Cities and Suburbs.

State of IL Capital Development Board Contractor #29075

IL Department of Human Rights (IDHR) #116590-00

2.2 List jurisdictions in which your organization's partnership or trade name is filed.

General Contractor

3. EXPERIENCE

3.1 List the categories of work that your organization normally performs with its own forces.

Supervisory, Project Management and Rough & Finish Carpentry

3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

3.2.1 Has your organization ever failed to complete any work awarded to it?

3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? **No**

3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? **No**

3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

3.4.1 State total worth of work in progress and under contract:

3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

3.5.1 State average annual amount of construction work performed during the past five years:

3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

4. REFERENCES

4.1 Trade References:

See Attached

4.2 Bank References:

Fifth Third Bank
6131 N. Lincoln Ave, MD G60971
Chicago, IL 60659
Ms. Alicia J. Henriksen

4.3 Surety:

4.3.1 Name of bonding company:

American Contractors Indemnity Co.
9841 Airport Blvd, 9th Floor, Los Angeles, CA 90045
4.3.2 Name and address of agent:
Mr. Tom Cimino

Critchell-Miller & Petrus, Inc - Mr. Mike Petrus

188 Industrial Dr.

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THE AMERICAN INSTITUTE OF ARCHITECTS, 1335 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

A305-1986 4

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5. FINANCING

5.1 Financial Statement.

5.1.1 Attach a final audited financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares, par values, earned surplus and retained earnings).

5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

5.1.3 Is the ~~Ronald J. Borden & Co., Ltd.~~ ¹⁰ identical organization named on page one?
212 N. Wolf Road, Wheeling, IL 60090

5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

N/A

5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

Yes

6. **SIGNATURE**

6.1 Dated at this day of

Des Plaines, IL 20th
Name of Organization: JAN 11

By: 
Linda R GalloMarx
Title:

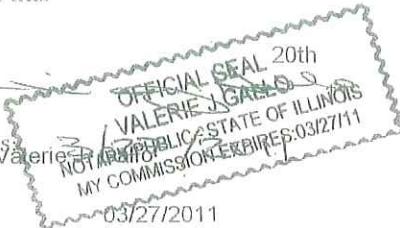
6.2 Executive Assistant

M being
duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be
misleading
Linda R. Gallo/Marx

Subscribed and sworn before me this day of

Notary Public: 

My Commission Expires:



CAUTION: You should sign an original AIA document which has this caution printed in red.
An original assures that changes will not be obscured as may occur when documents are reproduced.

REF: 3.5 COMMERCIAL PROJECTS

Ehrhardt's Trailer
PARKING FACILITY
772 Oakton Street Des Plaines, IL 60018
Mr. Tim Zachler \$153,139.00
Completed: January 2005

Wildbrook Development
NEW CONSTRUCTION STRIP MALLS
816-830 & 834-846 N. Elmhurst Road Prospect Heights, IL
Maemar P.C. - Mr. Mehran Farahmandpour \$2,059,792.00
Completed: December 2006

McLennan Property Management Company
DEARLOVE COVE CONDOMINIUM
4100 - 4198 Cove Lane Glenview, IL \$216,814.00 Completed: August 2007

Imperial Motors Jaguar
NEW CONSTRUCTION ADDITION
739 Green Bay Road Wilmette, IL 60091
Robert Flubacker Architects, Inc \$776,128.00 -
Completed 2008

Van's Building
COMPLETE REHAB OF BURNED OUT BUILDING
1653 Oakton Street Des Plaines, IL 60018 \$390,354.00 - Completed - 2008

Zefran Funeral Home
1941 W. Cermak Road Chicago, IL
GL Hills Funeral Home
745 Graceland Ave Des Plaines, IL 60016

Schawk Corporation
MISCELLANEOUS WORK \$707,529.00 - To date
1600 E. Sherwin Ave Des Plaines, IL 60018

American Society of Plumbing Engineers
MISCELLANEOUS WORK \$123,555.00 - To Date
Mr. Stanley Wolfson
2980 S. River Road Des Plaines, IL 60018

Chicago Street Corporation
NUMEROUS STORE BUILD OUTS/SET-UP
840 W. Lake, Suite #404 Roselle, IL
Mr. Mike Kanchwala, Owner Completed: \$630,000.00

Great Clips of Hair, Corp.
NUMEROUS STORE BUILD OUTS/SET-UP
7700 France Ave S. Minneapolis, MN 55435
Mr. Michael Sullivan, Corp. \$880,463.00 -To Date Continues

Subway Corporation
NUMEROUS STORE BUILD OUTS/SET-UP
8605 W. Brymar Chicago, IL 60631 \$3,221,372.00 - To Date Continues

REF: 3.5 COMMERCIAL PROJECTS

F & F Realty Ltd.

LAKEHAVEN CLUBHOUSE REMODEL

732 Bluff Street Carol Stream, IL \$357,681.00 - Completed: 2010

INTERNATIONAL VILLAGE CLUBHOUSE RENOVATION

1300 S. Finley, Lombard, IL 60148 - \$1,400,176.00 - In Progress

REF: 3.5 - SCHOOL/PARK DISTRICT PROJECTS

Lake County Forest Preserve District

ADLAI STEVENSON HOME RESTORATION - \$295,453.00 - Completed: 2004
DUCK LAKE/RAVEN GLEN COMFORT STATIONS - \$78,650.00 - Completed:
2005 ROLLINS SAVANNA & SUN LAKE COMFORT STATIONS - \$84,000.00 - Completed: 2007
HARON CREEK COMFORT STATIONS - \$84,000.00 - Completed: 2008
SIGNING HILLS, MIDDLE FORK SAVANNA & HERON CREEK SIGN KIOSKS -
\$58,200.00 Each - Completed: 2008
LAKEWOOD FOREST PRESERVE SHELTER - \$58,000.00 - Completed: 2008
SEED HOUSE ROLLINS SAVANNA - \$317,882.00 - Completed: 2009
2000 North Milwaukee Ave Libertyville, IL 60048-1199

Burbank Park District

HARR PARK RESTROOM/CONCESSION BUILDING \$143,768.00 - Completed 2006
RICE PARK RESTROOM/CONCESSION BUILDING \$186,333.00 - Completed 2006
NARRAGANSETT PARK RESTROOM/CONCESSION BUILDING \$220,550.00 - Completed 2006
MACARTHUR PARK RESTROOM/CONCESSION BUILDING \$218,589.00 - Completed: 2006
8050 South Newcastle Ave Burbank, IL 60459

Village of Willow Springs

SENIOR CENTER RENOVATION \$233,673.00 - Complete: 2005
8156 South Archer Ave Willow Springs, IL 60480

Northbrook Park District

ANETSBERGER PROPERTY IMPROVEMENTS \$275,858.00 - Completed: 2006
180 Anets Dr. Northbrook, IL 60062

Inverness Park District

NORTH PARK FIELD HOUSE ADDITION \$347,852.00 - Completed: 2005
300 Highland Road Inverness, IL 60067

United States Post Office Blue Island, IL

LOADING DOCK RENOVATIONS \$124,561.00 - Completed: 2005

Glenview Park District

WAGNER FARM HERITAGE CENTER \$691,179.00 - Completed: 2007
BALLING RESIDENCE ADDITION \$321,330.00 - Completed: 2007
1930 Prairie Street Glenview, IL 60025

City of Evanston

LAGOON BUILDING \$78,089.00 - Completed: 2006
2100 Ridge Ave Evanston, IL 60201

Buffalo Grove Park District

ALCOTT COMMUNITY CENTER \$319,756.00 -Completed: 2007
BUSCH GROVE COMMUNITY PARK \$79,520.62 -Completed: 2007
530 Bernard Dr Buffalo Grove, IL 60089

Wilmette Public School District #39

CENTRAL ELEMENTARY SCHOOL \$385,140.00 - Completed: 2008
615 Locust Road Wilmette, IL 60091

Northwest Suburban Special Education Organization

GILLET CENTER RENOVATIONS - PHASE II \$167,163.00 - Completed: 2008
201 South Evanston Ave Arlington Heights, IL

Mundelein Consolidated High School District #120

REF: 3.5 - SCHOOL/PARK DISTRICT PROJECTS

COMMUNITY ROOM REMODEL \$64,431.00 - Complete: 2007
1350 W. Hawley Street Mundelein, IL 60060

Arlington Heights Park District
SUNSET MEADOWS GOLF AND WARMING BUILDING \$429,000.00 - Completed 2008
FOREST VIEW RACQUET CLUB \$39,992.00 - Completed 2009
ARLINGTON LAKE GOLF CLUB \$156,955.00 -Completed 2010
410 N. Arlington Heights Road Arlington Heights, IL 60004

Grayslake Community School District 46
ADDISON \$140,035.00 - Completed: 2008
565 Fredricks Road Grayslake, IL 60030

Palatine Park District
PALATINE HILLS DECK REPLACEMENT \$111,130.00 - Completed 2008
512 West Highway Palatine, IL 60067

Village of Arlington Heights
SENIOR CENTER & FIRE STATION RESTORATION WORK \$102,895.00 -Completed: 2008
33 S. Arlington Heights Road Arlington Heights, IL 60005

Berkeley School District #87
SUMMER 2008 RENOVATIONS \$268,000.00 - Completed: 2008
1200 N. Wolf Road Berkeley, IL 60163

Forest Preserve District of DuPage County
WINDOW REPLACEMENT \$36,073.00 - Completed: 2008
3 S. 580 Naperville Road Wheaton, IL 60187

Village of Skokie
CONFERENCE ROOM, RESTROOM AND BREAK ROOM RENOVATIONS \$152,844.00 - Completed:
2009 5127 Oakton Street Skokie, IL 60077

Fox Valley Park District
MAY STREET PARK RENOVATIONS \$125,159.00 - Completed: 2009
COPLEY RESTROOMS RENOVATIONS \$83,560.00 - Completed: 2009
LEBANON PARK RENOVATIONS \$75,548.00 - Completed 2010
712 South River Street Aurora, IL 60506

Lake Bluff Park District
PLATFORM TENNIS WARMING HUT \$397,467.00 -Completed: 2009
355 w. Washington Ave Lake Bluff, IL 60044

West Chicago Park District
REED KEEPLER PARK ENTRY TRELLIS \$66,860.00 -Completed: 2009
129 West National St West Chicago, IL 60185

Diamond Lake School District #76
2009 LIFE SAFETY AT 2 SCHOOLS \$310,931.00 - Completed 2009
500 Acorn Lane Mundelein, IL 60060

Addison Park District
EXTERIOR RAMP ENCLOSURE \$82,493.00 -COMPLETED 2010
120 E. Oak Street Addison, IL 60101

Forest Preserve District of Kane County

REF: 3.5 - SCHOOL/PARK DISTRICT PROJECTS

RESTROOMS AT BURNIDGE / PAUL WOLFF AND FITCHIE CREEK \$79,000.00 - Completed 2009
1196 S. Kirk Road, Suite 320 Geneva, IL 60134

Geneva Public Library
STAFF OFFICE REMODEL \$64,314.00 - COMPLETED 2009
127 James Street Geneva, IL 60034

Knowledge Learning Corporation
RENOVATION OF CENTERS Kinder Care Learning
1375 Remington Rd, Suite U Schaumburg, IL 60173
Mr. Gary Dean \$396,872.00 - Approximate To Date Continues

Wauconda Township
GARAGE ADDITION - \$184,951.00 Completed: 2010
505 W. Bonner Road Wauconda, IL 60084

Wheeling Township
OUTDOOR SIGN REPLACEMENT \$38,517.00 Completed 2010
1616 N. Arlington Heights Road Arlington Heights, IL 60004

Wheaton Park District
COSLEY ZOO - EXHIBITS
102 East Wesley Street Wheaton, IL 60187
Mr. Steve Hinchee \$331,151.00 - Completed 2010

Deerfield Public School District 109
CARUSO & SHEPARD RESTROOM RENOVATIONS
517 Deerfield Road Deerfield, IL 60015
Mr. Steve Kenesie \$398,694.00 - Completed 2010

Gurnee Park District
CARP, ROOFING, ELEC & MASONRY
6889 Revere Ct, Gurnee, IL 60031
Mr. Jeff Rienhard \$123,887.00 - In Progress

Village of Schaumburg
TRICKSTER GALLERY FAÇADE IMPROVMENTS
101 Schaumburg Ct, Schaumburg, IL 60193
\$349,986.00 - In Progress

REF: 3.6 - EMPLOYEES

Mr. Joseph C. Gallo, Owner/President/Sales/Estimator
Established: Workmasters, Inc 1985
Education: Marquette University Milwaukee, WI
Major: Civil Engineering
Minor: Structural Engineering
Experience:
Universal Oil Products, Inc (U.O.P.) Des Plaines, IL
Engineering Inspector - 1981 - 1984
MEA, Inc Elk Grove Village, IL
Assistant Chief Engineer/Production
Assembly Manager - 1984 - 1990

Mr. Patrick Huber, Sales/Project Manager Supervisor/Estimator
Experience:
Project Manager/Estimator - 23 Years
General Carpentry: 28 Years

Mr. Phillip Lee O'Brien, Project Manager
Experience:
Project Manager 17 Years
General Carpentry: 26 Years

REF: 4.1 TRADE REFERENCE

Maemar P.C.
3996 RFD Orchard Lane Long Grove, IL 60047
Mr. Mehran Farahmandpour 847-550-9805 - Office 847-550-9815 - Fax

Hicks Architectural
5964 N. Hermitage Chicago, IL 60660 773-561-5348 - Office 773-878-4114 - Fax

R. Carrozza Plumbing Co.
9226 W. Chestnut Franklin Park, IL 60131
Mr. Frank 847-451-7040 - Office 847-451-7044 - Fax

Cook County Grading Co
4855 S. Linder Ave Chicago, IL 60638
Mr. Greg 708-833-1386 -Cell

K-1 Masonry Construction
1530 Greenbrier Dr Green Oaks, IL 60048
Mr. Ziggy 847-549-7228 - Office 847-549-8269 - Fax

VIP Electric
1147 Longmeadow Glenview, IL 60025
Mr. Pawel Myszka 847-671-9770 - Office 847-678-8554 - Fax

VILLAGE OF BENSENVILLE

TYPE: Ordinances SUBMITTED BY: Denise Pieroni DATE: 04/19/2011

DESCRIPTION: Ordinances Designating the North Industrial District Tax Increment Financing (TIF) District Redevelopment Project Area, Approving the Redevelopment Project and Plan, and Adopting Tax Increment Financing for this Area.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

<input checked="" type="checkbox"/>	Financially Sound Village
<input checked="" type="checkbox"/>	Quality Customer Oriented Services
<input checked="" type="checkbox"/>	Safe and Beautiful Village

<input type="checkbox"/>	Enrich the lives of Residents
<input checked="" type="checkbox"/>	Major Business/Corporate Center
<input checked="" type="checkbox"/>	Vibrant Major Corridors

COMMITTEE ACTION: N/A (Continuation of Actions relating to the Proposed Establishment of the North Industrial District TIF District)

DATE: N/A

BACKGROUND: One of the goals of the Village is to develop Bensenville into a major business/corporate center. Consistent with this goal, the Board has taken various actions to establish a TIF District, to include the North Industrial Park and certain adjacent areas. Presented for Board consideration at this time are three ordinances that once approved will serve to officially establish the North Industrial District Tax Increment Financing District (TIF #13). These include:

1. ORDINANCE DESIGNATING THE VILLAGE OF BENSENVILLE NORTH INDUSTRIAL DISTRICT TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA
2. ORDINANCE APPROVING THE VILLAGE OF BENSENVILLE NORTH INDUSTRIAL DISTRICT TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT
3. ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE OF BENSENVILLE NORTH INDUSTRIAL DISTRICT TAX INCREMENT FINANCING DISTRICT

KEY ISSUES: The Board needs to approve the final documents relating to the TIF within 90 days of the adjournment of the public hearing which was held and adjourned on January 25, 2011 and as such the Board needs to move forward with the approval of these ordinances at this time.

RECOMMENDATION: Approve by separate motions the three (3) Ordinances identified above.

BUDGET IMPACT: Costs incurred in conjunction with the process to establish this TIF District are to be reimbursed once the alternative revenue bonds are issued.

ACTION REQUIRED: Separate motions by the Board to approve in the order presented above each of the Ordinances.

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING THE
VILLAGE OF BENSENVILLE NORTH INDUSTRIAL DISTRICT
TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act"), the Village of Bensenville (hereinafter referred to as the "Village") authorized a study in regard to designating a redevelopment project area for the Village's North Industrial District Tax Increment Financing District (hereinafter referred to as the "North Industrial TIF District"); and

WHEREAS, on October 12, 2010, the Village announced the availability of the redevelopment plan and project for the North Industrial TIF District (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility study for the North Industrial TIF District addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said North Industrial TIF District (hereinafter referred to as the "Redevelopment Project Area"), and a housing impact study for the North Industrial TIF District; and

WHEREAS, the President and Board of Trustees of the Village have heretofore adopted and approved the TIF Plan, with respect to which a public hearing was held on January 25, 2011, and it is now necessary and desirable to designate the area referred to therein as the Redevelopment Project Area;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, as follows:

SECTION 1: That the area described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto, and made a part thereof, is hereby designated as the Redevelopment Project Area for the Village's North Industrial TIF District pursuant to Section 5/11-74.4-4 of the TIF Act (65 ILCS 5/11-74.4-4).

SECTION 2: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 3: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ADOPTED this 19th day of April, 2011, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 19th day of April, 2011.

ATTEST:

Frank Soto, Village President

JoEllen Ridder, Village Clerk

Published by me in pamphlet form this 20th day of April, 2011.

JoEllen Ridder, Village Clerk

EXHIBIT A-1

Bensenville North Industrial District TIF District

All that area bounded by the following-described line, including all streets and rights-of-way located therein:

Legal Description:

THAT PART OF SECTIONS 2, 3, 11, 13, 14, 15, 22 AND 23, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTIONS 2 AND 11 TO THE NORTHWEST CORNER OF SAID SECTION 13; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF YORK ROAD (A.K.A. COUNTY HIGHWAY 8); THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE EASTERN EXTENSION OF THE SOUTH LINE OF LOT 30 IN BLOCK 1 OF HOMESTEAD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1925 AS DOCUMENT NO. 195710; THENCE WESTERLY ALONG SAID EASTERN EXTENSION, SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF A 20 FOOT PUBLIC ALLEY; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF BLOCK 3 IN SAID HOMESTEAD SUBDIVISION; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF TIoga SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1873 AS DOCUMENT NO. 17017; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 16 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERN EXTENSION OF THE NORTH LINE OF LOT 4 IN SAID BLOCK 1; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION, SAID NORTH LINE AND EASTERN EXTENSION THEREOF TO A POINT ON SAID EASTERN RIGHT-OF-WAY LINE OF YORK ROAD; THENCE SOUTHERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN

STREET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE GREENWOOD CONDOMINIUM PLAT, BEING IN THE SOUTHEAST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1975 AS DOCUMENT NO. R75-40315; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE TO THE NORTHEAST CORNER OF SAID GREENWOOD CONDOMINIUM PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GREENWOOD CONDOMINIUM PLAT TO THE EAST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN STREET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF THE CENTER STREET P.U.D. SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 2005 AS DOCUMENT NO. R2005-0639; THENCE WESTERLY ALONG THE NORTH LINE OF SAID CENTER STREET P.U.D. SUBDIVISION TO THE NORTHWEST CORNER OF SAID CENTER STREET P.U.D. SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID CENTER STREET P.U.D. SUBDIVISION TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 20 FOOT ALLEY; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 16 FOOT ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 3 IN BROADVIEW ADDITION TO BENSENVILLE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1922 AS DOCUMENT NO. 153293; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ADDISON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 35 IN SAID BROADVIEW ADDITION TO BENSENVILLE SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 35 AND WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 3 IN FRASE'S GREEN STREET ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1919 AS DOCUMENT NO. 137353; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 AND THE WESTERLY EXTENSION THEREOF TO THE WEST RIGHT-OF-WAY LINE OF MASON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 3 IN ALVINA MESS'S SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1921 AS DOCUMENT NO. 148946; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF LOT 1 IN WILLIAM NEUMANN'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED

JANUARY 18, 1922 AS DOCUMENT NO. 153332; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID WILLIAM NEUMANN'S ADDITION TO BENSENVILLE TO THE SOUTHWEST CORNER OF SAID WILLIAM NEUMANN'S ADDITION TO BENSENVILLE, SAID SOUTHWEST CORNER BEING A POINT ON THE NORTH LINE OF BRETTMAN BROTHER'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 1922 AS DOCUMENT NO. 153406; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN LOUIS HANSEN'S ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID SOUTHEAST QUARTER OF SECTION OF 14, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1956 AS DOCUMENT NO. 805933, AND CORRECTED BY A CERTIFICATE OF AMENDMENT RECORDED AUGUST 9, 1956 AS DOCUMENT NO. 811281; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE EASTERN EXTENSION OF THE NORTHERLY LINE OF GREEN STREET ADDITION TO BENSENVILLE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1965 AS DOCUMENT NO. R65-1716; THENCE WESTERLY ALONG SAID EASTERN EXTENSION AND NORTHERLY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERN LINE OF JOHN KOEBBEMAN'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 1921 AS DOCUMENT NO. 150375; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID JOHN KOEBBEMAN'S ADDITION TO BENSENVILLE; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID JOHN KOEBBEMAN'S ADDITION TO BENSENVILLE TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF CHURCH STREET (A.K.A. CHURCH ROAD); THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 19 IN DAVID J. SLOAN'S PLENTYWOOD GLEN SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1979 AS DOCUMENT NO. R79-87917; THENCE WESTERLY, NORTHERLY, WESTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID DAVID J. SLOAN'S PLENTYWOOD GLEN TO THE NORTHWEST CORNER OF SAID DAVID J. SLOAN'S PLENTYWOOD GLEN; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DAVID J. SLOAN'S PLENTYWOOD GLEN AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF VOLK BROTHER'S BRETTWOOD, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1927 AS DOCUMENT NO. 235105; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HENDERSON STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GROVE AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 12 OF SAID VOLK BROTHER'S BRETTWOOD SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO

A POINT ON THE NORTHERLY LINE OF LOT 2 IN SAID BLOCK 12; THENCE
WESTERLY ALONG SAID NORTHERLY LINE AND NORTHERLY LINE OF LOT 13 IN
SAID BLOCK 12 AND WESTERLY EXTENSION THEREOF TO THE NORTHEAST
CORNER OF LOT 1 IN BLOCK 13 OF SAID VOLK BROTHER'S BRETTWOOD
SUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT
1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG
THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF LOTS 11 THRU 7
INCLUSIVE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOOD
AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE
TO A POINT ON THE NORTHERLY EXTENSION OF AN EAST LINE OF PARCEL "A"
IN BENSENVILLE LIBRARY LEARNING CENTER ASSESSMENT PLAT, BEING AN
ASSESSMENT DIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14,
ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1998 AS
DOCUMENT NO. R98-266018 (SAID EAST LINE IS PLATTED AT A DISTANCE OF
137.05 FEET); THENCE SOUTHERLY ALONG SAID PARCEL "A" (SAID NORTH
LINE IS PLATTED AT A DISTANCE OF 182.60 FEET); THENCE EASTERLY ALONG
SAID NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE
EASTERLY RIGHT-OF-WAY LINE OF CHURCH STREET (A.K.A. CHURCH ROAD);
THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A
POINT ON THE EASTERN EXTENSION OF THE NORTH LINE OF BREITER
ESTATES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION
14 AND THE NORTHWEST QUARTER OF SAID SECTION 23, ACCORDING TO THE
PLAT THEREOF RECORDED JUNE 25, 1998 AS DOCUMENT NO. R98-125187;
THENCE WESTERLY ALONG SAID EASTERN EXTENSION AND NORTH LINE TO
THE NORTHEAST CORNER OF DAVID J. SLOAN'S ADDITION TO BENSENVILLE,
BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14 AND
SAID NORTHWEST QUARTER OF SECTION 23, ACCORDING TO THE PLAT
THEREOF RECORDED DECEMBER 22, 1978 AS DOCUMENT NO. R78-123315;
THENCE WESTERLY ALONG THE NORTH LINE OF SAID DAVID J. SLOAN'S
ADDITION TO BENSENVILLE TO THE NORTHWEST CORNER OF LOT 11 IN SAID
DAVID J. SLOAN'S ADDITION TO BENSENVILLE; THENCE SOUTHERLY ALONG
THE WEST LINE OF SAID LOT 11 TO A POINT ON THE NORTH RIGHT-OF-WAY
LINE OF DONNA LANE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY
LINE TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY
LINE OF RIDGEWOOD AVENUE; THENCE SOUTHERLY ALONG SAID
NORTHERLY EXTENSION AND EAST RIGHT-OF-WAY LINE TO A POINT ON THE
NORTH LINE OF VOLK BROTHERS SECOND ADDITION TO EDGEWOOD, BEING A
SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 23 AND THE
NORTHEAST QUARTER OF SAID SECTION 22, ACCORDING TO THE PLAT
THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NO. 219086; THENCE
WESTERLY ALONG SAID NORTH LINE AND WESTERLY EXTENSION THEREOF
TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 83 (A.K.A.
ROBERT KINGERY HIGHWAY); THENCE NORtherly ALONG SAID WEST RIGHT-OF-WAY
LINE TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER
OF SECTION 22; THENCE EASTERLY ALONG SAID NORTH LINE TO THE

SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN ST. BEDE'S EPISCOPAL CHURCH ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964 AS DOCUMENT NO. R64-40991; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 14; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 83(A.K.A. ROBERT KINGERY HIGHWAY); THENCE NORTHERLY, WESTERLY AND NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 15; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOO LINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PINE LANE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD (A.K.A. ILLINOIS ROUTE 19); THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF BEN DALE RESUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 15; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE TO THE NORTHWEST CORNER OF SAID BEN DALE RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BEN DALE RESUBDIVISION TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF MEDINAH STREET; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF THE 20 FOOT NORTH-SOUTH ALLEY (NOW VACATED) IN BLOCK 40 OF THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION THE SOUTH HALF OF SAID SECTIONS 10 AND 11 AND IN THE NORTH HALF OF SAID SECTIONS 14 AND 15, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NO. 213044; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE CENTER LINE OF THE 20 FOOT EAST-WEST ALLEY (NOW VACATED) IN SAID BLOCK 40; THENCE EASTERLY ALONG SAID CENTER LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SPRUCE AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID IRVING PARK BOULEVARD; THENCE

EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF A WEST LINE OF LOT 3 IN LAMARCA DEVELOPMENT P.U.D., BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006 AS DOCUMENT NO. R2006-33168, SAID WEST LINE BEING 100 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND WEST LINE TO A POINT ON A NORTH LINE OF SAID LOT 3, SAID NORTH LINE BEING 154 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF SAID LOT 3; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG SAID EAST LINE OF LOT 3 AND NORTHERLY EXTENSION THEREOF TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF PARKSIDE LANE; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PARKSIDE LANE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID PARKSIDE LANE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF SNOWBERG CONSTRUCTION COMPANY'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1960 AS DOCUMENT NO. 956169; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EASTVIEW AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 11 IN BLOCK 3 OF SAID SNOWBERG CONSTRUCTION COMPANY'S SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 11 TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 1 IN GEORGE M. GROVE'S GREEN AVENUE GARDENS, BEING A SUBDIVISION IN THE EAST HALF OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1950 AS DOCUMENT NO. 604907; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A

POINT ON THE EAST RIGHT-OF-WAY LINE OF GRANT STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GREEN STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ADDISON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 4 OF SAID TIoga SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 14; THENCE EASTERLY ALONG SAID SOUTH LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ASHBY WAY; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST RIGHT-OF-WAY LINE AND NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROOSEVELT AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MASON STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 3 IN TOWN MANOR RESUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 1956 AS DOCUMENT NO. 787350; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 3 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MASON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 6 IN THE SUBDIVISION OF LOT 17 IN GEORGE E. FRANZEN'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT NO. 169324; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID SUBDIVISION OF LOT 17 IN GEORGE E. FRANZEN'S SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 22 FOOT EAST-WEST ALLEY IN HERITAGE SQUARE SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 2000 AS DOCUMENT NO. R2000-139670; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT NORTH-SOUTH ALLEY; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF OUTLOT 2 IN SAID HERITAGE SQUARE SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF LOT 2 IN BENSENVILLE PARK DISTRICT VETERANS PARK ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 2003 AS

DOCUMENT NO. R2003-457953; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 AS SHOWN ON A PLAT OF SURVEY, IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1963 AS DOCUMENT NO. R63-12120; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID CHURCH STREET (A.K.A. CHURCH ROAD); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 8 THRU 11 INCLUSIVE IN IRVING HI-LANDS, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1947 AS DOCUMENT NO. 519121; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE TO A POINT ON THE EAST LINE OF SAID IRVING HI-LANDS SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE AND NORTHERLY EXTENSION THEREOF TO THE NORTHEAST CORNER OF LOT 29 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 3, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14 AND THE SOUTH HALF OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1972 AS DOCUMENT NO. R72-60677; THENCE WESTERLY ALONG THE NORTHERLY LINES OF LOT 29 THRU LOT 1, INCLUSIVE IN SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 3, TO THE NORTHEAST CORNER OF PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 14 AND SOUTHEAST QUARTER OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1926 AS DOCUMENT NO. 212105; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PERCY WILSON'S IRVING PARK MANOR SUBDIVISION TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 5 IN SAID PERCY WILSON'S IRVING PARK MANOR; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION, EAST LINE AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HILLSIDE DRIVE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN BLOCK 6 OF SAID PERCY WILSON'S IRVING PARK MANOR; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION, WEST LINE AND NORTHERLY EXTENSION THEREOF TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 10 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT UNIT-2, BEING A SUBDIVISION IN SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1971 AS DOCUMENT NO. R71-46718; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 10, 9 AND 8 IN SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 2 TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 7 AND 6 IN SAID O'HARE METROPOLITAN

INDUSTRIAL DISTRICT UNIT-2 AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF LOT 21 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 4, BEING A RESUBDIVISION IN SAID SECTION 11, ACCORDING TO THE PLAT THEREOF AS RECORDED ON OCTOBER 4, 1972 AS DOCUMENT NO. R72-60678; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 21 TO A POINT ON A LINE 455 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF FOSTER AVENUE; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE WEST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF FOSTER AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 83 (A.K.A. ROBERT KINGERY HIGHWAY); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF O'HARE TO A POINT ON THE WESTERLY EXTENSION AND NORTH LINE TO THE NORTHEAST CORNER OF LOT 3 IN SAID O'HARE WEST INDUSTRIAL PLAZA SUBDIVISION; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 3 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THORNDALE AVENUE; THENCE NORTHERLY ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 1 IN THORNDALE DISTRIBUTION PARK IN BENSENVILLE UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1977 AS DOCUMENT NO. R77-102030; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SAID POINT BEING THE SOUTHWEST CORNER OF DEVON FIVE ACRE FARMS, BEING A SUBDIVISION IN SAID SECTION 2, AS RECORDED JUNE 10, 1947 AS DOCUMENT NO. 522698; THENCE NORTHERLY ALONG SAID WEST LINE OF SAID DEVON FIVE ACRE FARMS TO THE NORTHWEST CORNER OF LOT 6 IN SAID DEVON FIVE ACRE FARMS; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT ON THE WEST LINE OF O'HARE LOGISTICS CENTER SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 2007 AS DOCUMENT NO. R2007-177817; THENCE NORTHERLY ALONG SAID WEST LINE, AND ITS NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SECTION 2; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2 EXTENDED NORTHERLY; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE EASTERLY ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 TO THE POINT OF BEGINNING.

-062, -063, -064, -065, -066, -067, -068, -069, -070, -071, -072, -073, -074, -075, -076, -077, -078, -079, -080, -081, -082, -083, -084, -085, -086, -087, -088, -089, -090, -091 and -092; 03-14-205-013, -014, -016, -017, -020, -021, -025, -026, -032, -033 and -034; 03-14-206-001, -002, -003, -004, -005, -006, -007 and -008; 03-14-207-001, -005, -008, -009, -010, -011, -012, -013, -014, -015, -018, -019, -020, -021 and -022; 03-14-208-001, -002, -003, -004, -006, -007, -008, -009, -010, -011, -012, -013, -015, -016, -017, -018 and -019; 03-14-209-006, -010, -011, -013, 017, -020, -021, -022, -023, -025, -026, -027, -031, -032, -033, -034 and -035; 03-14-210-002, -003, -004, -008, -013, -014, -015, -017, -019, -020, -027, -028, -032, -040, -042, -044, -086, -087, -088, -128, -129, -131 and -135; 03-14-211-001, -002, -005, -006, -008, -009, -010, -011, -012, -013, -016, -017, -031, -032, -033, -034 and -036; 03-14-212-001, -002, -003, -004 and -005; 03-14-213-001, -018, -046 and -047; 03-14-214-001, -002, -003, -004, -005, -006, -007, -008, -009, -010 and -011; 03-14-215-005, -006, -007, -008, -009, -010, -014, -015, -017, -019, -022 and -025; 03-14-216-005, -006, -009, -010, -011 and -012; 03-14-300-001; 03-14-301-001, -003, -004, -005, -006 and -007; 03-14-302-001; 03-14-303-001, -002 and -003; 03-14-304-003, -004 and -005; 03-14-308-002, -003, -004, -005, -006 and -014; 03-14-317-001, -002, -007, -008, -009, -012, -015 and -016; 03-14-400-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016 and -017; 03-14-402-002; 03-14-403-002, -003, -004, -005 and -006; 03-14-404-012; 03-14-405-002, -003, -004, -005, -006, -007, -011, -012, -015, -016, -017 and -018; 03-14-406-001, -002, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017 and -019; 03-14-413-001, -002, -016, -017 and -018; 03-14-504-001 and -003; 03-15-214-044 and -045; 03-14-414-001, -002, -019 and -020; 03-15-223-001, -002, -003, -004, -005, -006, -011, -012, -013, -014, -015, -016, -017, -018 and -019; 03-15-222-001, -002, -011, -012, -013, -015, -016, -017, -018 and -019; 03-15-232-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -014 and -015; 03-15-236-001, -002 and -003; and 03-23-100-001, -002 and -003.

Commonly known as that area generally bounded by Devon Avenue on the North; York Road on the East; Green Street, Fenton High School, Deer Grove Leisure Center and Varble Park on the South; and IL-83 and Pine Lane on the West.

Exhibit A-2
Street Location Map
(see attached)

Proposed Bensenville North Industrial District TIF District

Legend

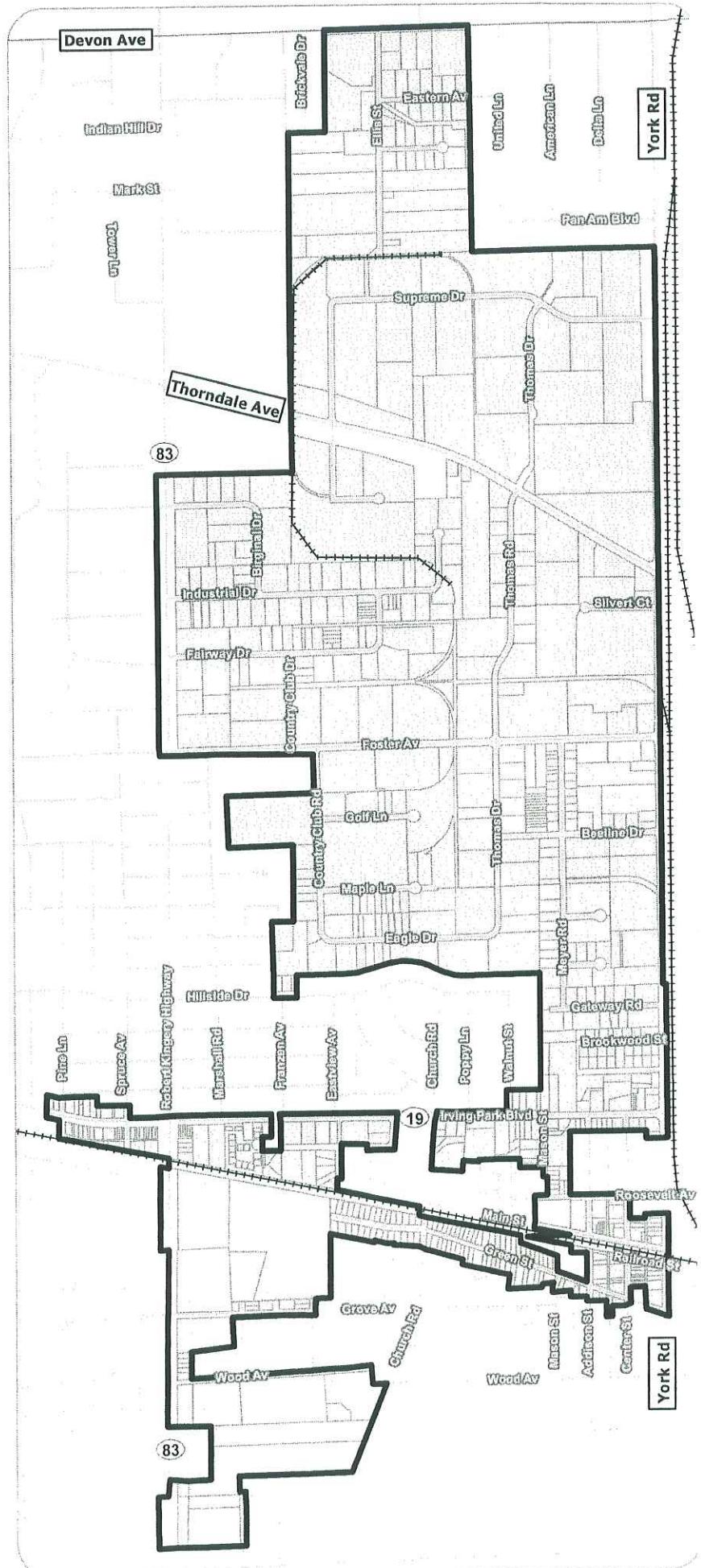


RPA Boundary

0 0.25 0.5 Mile



September 2010



ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE
VILLAGE OF BENSENVILLE NORTH INDUSTRIAL DISTRICT
TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the President and Board of Trustees of the Village of Bensenville (hereinafter referred to as the "Village") desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act") for the proposed Bensenville North Industrial District Tax Increment Financing District (hereinafter referred to as the "North Industrial TIF District") redevelopment plan and project (hereinafter referred to as the "TIF Plan"), and designate the tax increment redevelopment project area (hereinafter referred to as the "Redevelopment Project Area") relative to the North Industrial TIF District; and

WHEREAS, the Village authorized a study in regard to the designation of the Redevelopment Project Area for the North Industrial TIF District and the adoption of the TIF Plan in relation thereto; and

WHEREAS, on October 12, 2010, the Village announced the availability of the TIF Plan, with said TIF Plan containing an eligibility study for the North Industrial TIF District addressing the tax increment financing eligibility of the Redevelopment Project Area (hereinafter referred to as the "Eligibility Study"), and a housing impact study for the North Industrial TIF District (hereinafter referred to as the "Housing Impact Study"); and

WHEREAS, the President and Board of Trustees of the Village desire to implement tax increment financing pursuant to the TIF Act for the TIF Plan within the municipal boundaries of the Village and within the Redevelopment Project Area described and depicted in EXHIBIT A-1 and EXHIBIT A-2, both being attached hereto and made part hereof; and

WHEREAS, the Village has complied with the specific notice, public meeting, joint review board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan in relation to the North Industrial TIF District, in that the Village has taken the following actions:

	<u>ACTION</u>	<u>DATE TAKEN</u>
1.	Approved an Ordinance Authorizing the Eligibility Study, including the Housing Impact Study	August 10, 2010
2.	Mailed notices, by certified mail, return receipt requested, relative to the Ordinance Authorizing the Eligibility Study, including the Housing Impact Study, to all taxing districts that would be affected by the tax increment financing district designation	August 13, 2010
3.	Approved an Amended Ordinance Authorizing the Eligibility Study, including the Housing Impact Study	August 24, 2010
4.	Mailed notices, by certified mail, return receipt requested, relative to the Amended Ordinance Authorizing the Eligibility Study, including the Housing Impact Study, to all taxing districts that would be affected by the tax increment financing district designation	August 27, 2010
5.	Announced the availability of the Eligibility Study and the TIF Plan at a Village Board meeting	October 12, 2010
6.	Mailed notices of a Public Meeting to all taxing districts and all parties who are registered on the Village's TIF Interested Parties Registry (by certified mail, return receipt requested), and all residential addresses within the Redevelopment Project Area and all taxpayers of record within the Redevelopment Project Area (by First Class U.S. Mail), with said residential address notices being in both English and Spanish	October 22, 2010
7.	Held the Public Meeting	November 9, 2010

8.	Approved Ordinance No. 87-2010 calling for a Joint Review Board meeting and a public hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	November 23, 2010
9.	Mailed notices relative to the availability of the Eligibility Study, the Housing Impact Study and TIF Plan to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area and to all parties who were registered on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	December 2, 2010
10.	Mailed a copy of Ordinance No. 87-2010, the Eligibility Study, the Housing Impact Study and the TIF Plan, along with a notice of the Joint Review Board meeting and the public hearing, to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by certified mail, return receipt requested)	December 2, 2010
11.	Held Joint Review Board meetings	December 17, 2010, January 5, 2011 and January 18, 2011
12.	Published notice of the public hearing in the newspaper (<i>Daily Herald</i>) twice	January 12, 2011 and January 14, 2011
13.	Mailed notices of the public hearing to each residential address (by First Class U.S. Mail) and taxpayer of record (by certified mail, return receipt requested) within the Redevelopment Project Area, and to each person on the Village's TIF Interested Parties Registry (by First Class U.S. Mail), with said residential address notices being in both English and Spanish	January 12, 2011
14.	Held a public hearing	January 25, 2011

; and

WHEREAS, on January 18, 2011, the Joint Review Board, relative to the North Industrial TIF District, recommended the approval of the Redevelopment Project Area and approval of the TIF Plan in relation thereto; and

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

WHEREAS, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a "conservation area"; and the

President and Board of Trustees of the Village have reviewed testimony concerning said conditions presented at the public hearing and are generally informed of the conditions causing the Redevelopment Project Area to qualify as a "conservation area," as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3); and

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

WHEREAS, it is the intent of the President and Board of Trustees to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the TIF Plan within the Redevelopment Project Area; and

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

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

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, as follows:

SECTION 1: That the President and Board of Trustees hereby make the following findings:

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

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

C. The Redevelopment Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise and would not be reasonably anticipated to be redeveloped without the adoption of the TIF Plan;

D. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the TIF Plan within the Redevelopment Project Area;

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

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

G. The estimated date for final completion of the TIF Plan is December 31, 2034, subject to the receipt of 2034 incremental real estate tax revenues during 2035; and

H. The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31, 2034, subject to the receipt of 2034 incremental revenues during 2035.

SECTION 2: That the TIF Plan which was the subject matter of the public hearing held on January 25, 2011, is hereby adopted and approved. A copy of said TIF Plan is attached hereto as EXHIBIT B and made a part hereof.

SECTION 3: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 4: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 5: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ADOPTED this 19th day of April, 2011, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 19th day of April, 2011.

Frank Soto, Village President

ATTEST:

JoEllen Ridder, Village Clerk

Published by me in pamphlet form this 20th day of April, 2011.

JoEllen Ridder, Village Clerk

EXHIBIT A-1

Bensenville North Industrial District TIF District

All that area bounded by the following-described line, including all streets and rights-of-way located therein:

Legal Description:

THAT PART OF SECTIONS 2, 3, 11, 13, 14, 15, 22 AND 23, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTIONS 2 AND 11 TO THE NORTHWEST CORNER OF SAID SECTION 13; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF YORK ROAD (A.K.A. COUNTY HIGHWAY 8); THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE EASTERN EXTENSION OF THE SOUTH LINE OF LOT 30 IN BLOCK 1 OF HOMESTEAD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1925 AS DOCUMENT NO. 195710; THENCE WESTERLY ALONG SAID EASTERN EXTENSION, SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF A 20 FOOT PUBLIC ALLEY; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF BLOCK 3 IN SAID HOMESTEAD SUBDIVISION; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF TIoga SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1873 AS DOCUMENT NO. 17017; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 16 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERN EXTENSION OF THE NORTH LINE OF LOT 4 IN SAID BLOCK 1; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION, SAID NORTH LINE AND EASTERN EXTENSION THEREOF TO A POINT ON SAID EASTERN RIGHT-OF-WAY LINE OF YORK ROAD; THENCE SOUTHERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN STREET; THENCE

NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN STREET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE GREENWOOD CONDOMINIUM PLAT, BEING IN THE SOUTHEAST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1975 AS DOCUMENT NO. R75-40315; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE TO THE NORTHEAST CORNER OF SAID GREENWOOD CONDOMINIUM PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GREENWOOD CONDOMINIUM PLAT TO THE EAST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN STREET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF THE CENTER STREET P.U.D. SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 2005 AS DOCUMENT NO. R2005-0639; THENCE WESTERLY ALONG THE NORTH LINE OF SAID CENTER STREET P.U.D. SUBDIVISION TO THE NORTHWEST CORNER OF SAID CENTER STREET P.U.D. SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID CENTER STREET P.U.D. SUBDIVISION TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 20 FOOT ALLEY; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 16 FOOT ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 3 IN BROADVIEW ADDITION TO BENSENVILLE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1922 AS DOCUMENT NO. 153293; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ADDISON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 35 IN SAID BROADVIEW ADDITION TO BENSENVILLE SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 35 AND WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 3 IN FRASE'S GREEN STREET ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1919 AS DOCUMENT NO. 137353; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 AND THE WESTERLY EXTENSION THEREOF TO THE WEST RIGHT-OF-WAY LINE OF MASON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 3 IN ALVINA MESS'S SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1921 AS DOCUMENT NO. 148946; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF LOT 1 IN WILLIAM NEUMANN'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST

QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1922 AS DOCUMENT NO. 153332; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID WILLIAM NEUMANN'S ADDITION TO BENSENVILLE TO THE SOUTHWEST CORNER OF SAID WILLIAM NEUMANN'S ADDITION TO BENSENVILLE, SAID SOUTHWEST CORNER BEING A POINT ON THE NORTH LINE OF BRETTMAN BROTHER'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 1922 AS DOCUMENT NO. 153406; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN LOUIS HANSEN'S ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID SOUTHEAST QUARTER OF SECTION OF 14, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1956 AS DOCUMENT NO. 805933, AND CORRECTED BY A CERTIFICATE OF AMENDMENT RECORDED AUGUST 9, 1956 AS DOCUMENT NO. 811281; THENCE NORtherLY ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF GREEN STREET ADDITION TO BENSENVILLE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1965 AS DOCUMENT NO. R65-1716; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORtherLY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF JOHN KOEBBEMAN'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 1921 AS DOCUMENT NO. 150375; THENCE NORtherLY ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID JOHN KOEBBEMAN'S ADDITION TO BENSENVILLE; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID JOHN KOEBBEMAN'S ADDITION TO BENSENVILLE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHURCH STREET (A.K.A. CHURCH ROAD); THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 19 IN DAVID J. SLOAN'S PLENTYWOOD GLEN SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1979 AS DOCUMENT NO. R79-87917; THENCE WESTERLY, NORtherLY, WESTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID DAVID J. SLOAN'S PLENTYWOOD GLEN TO THE NORTHWEST CORNER OF SAID DAVID J. SLOAN'S PLENTYWOOD GLEN; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DAVID J. SLOAN'S PLENTYWOOD GLEN AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF VOLK BROTHER'S BRETTWOOD, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1927 AS DOCUMENT NO. 235105; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HENDERSON STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GROVE AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 12 OF SAID VOLK BROTHER'S BRETTWOOD

SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY LINE OF LOT 2 IN SAID BLOCK 12; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND NORTHERLY LINE OF LOT 13 IN SAID BLOCK 12 AND WESTERLY EXTENSION THEREOF TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 13 OF SAID VOLK BROTHER'S BRETTWOOD SUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF LOTS 11 THRU 7 INCLUSIVE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOOD AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF AN EAST LINE OF PARCEL "A" IN BENSENVILLE LIBRARY LEARNING CENTER ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1998 AS DOCUMENT NO. R98-266018 (SAID EAST LINE IS PLATTED AT A DISTANCE OF 137.05 FEET); THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EAST LINE TO A POINT ON A NORTH LINE OF SAID PARCEL "A" (SAID NORTH LINE IS PLATTED AT A DISTANCE OF 182.60 FEET); THENCE EASTERLY ALONG SAID NORTH LINE AND EASTERN EXTENSION THEREOF TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF CHURCH STREET (A.K.A. CHURCH ROAD); THENCE SOUTHWESTERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE TO A POINT ON THE EASTERN EXTENSION OF THE NORTH LINE OF BREITER ESTATES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF SAID SECTION 23, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998 AS DOCUMENT NO. R98-125187; THENCE WESTERLY ALONG SAID EASTERN EXTENSION AND NORTH LINE TO THE NORTHEAST CORNER OF DAVID J. SLOAN'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14 AND SAID NORTHWEST QUARTER OF SECTION 23, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1978 AS DOCUMENT NO. R78-123315; THENCE WESTERLY ALONG THE NORTH LINE OF SAID DAVID J. SLOAN'S ADDITION TO BENSENVILLE TO THE NORTHWEST CORNER OF LOT 11 IN SAID DAVID J. SLOAN'S ADDITION TO BENSENVILLE; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 11 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DONNA LANE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF RIDGEWOOD AVENUE; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF VOLK BROTHERS SECOND ADDITION TO EDGEWOOD, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SAID SECTION 22, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NO. 219086; THENCE WESTERLY ALONG SAID NORTH LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 83 (A.K.A. ROBERT KINGERY HIGHWAY); THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER

OF SECTION 22; THENCE EASTERLY ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN ST. BEDE'S EPISCOPAL CHURCH ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964 AS DOCUMENT NO. R64-40991; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 14; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 83(A.K.A. ROBERT KINGERY HIGHWAY); THENCE NORTHERLY, WESTERLY AND NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 15; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOO LINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PINE LANE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD (A.K.A. ILLINOIS ROUTE 19); THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF BEN DALE RESUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 15; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE TO THE NORTHWEST CORNER OF SAID BEN DALE RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BEN DALE RESUBDIVISION TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF MEDINAH STREET; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF THE 20 FOOT NORTH-SOUTH ALLEY (NOW VACATED) IN BLOCK 40 OF THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION THE SOUTH HALF OF SAID SECTIONS 10 AND 11 AND IN THE NORTH HALF OF SAID SECTIONS 14 AND 15, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NO. 213044; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE CENTER LINE OF THE 20 FOOT EAST-WEST ALLEY (NOW VACATED) IN SAID BLOCK 40; THENCE EASTERLY ALONG SAID CENTER LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SPRUCE AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE

NORTH RIGHT-OF-WAY LINE OF SAID IRVING PARK BOULEVARD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF A WEST LINE OF LOT 3 IN LAMARCA DEVELOPMENT P.U.D., BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006 AS DOCUMENT NO. R2006-33168, SAID WEST LINE BEING 100 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND WEST LINE TO A POINT ON A NORTH LINE OF SAID LOT 3, SAID NORTH LINE BEING 154 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF SAID LOT 3; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG SAID EAST LINE OF LOT 3 AND NORTHERLY EXTENSION THEREOF TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF PARKSIDE LANE; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PARKSIDE LANE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID PARKSIDE LANE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF SNOWBERG CONSTRUCTION COMPANY'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1960 AS DOCUMENT NO. 956169; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EASTVIEW AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 11 IN BLOCK 3 OF SAID SNOWBERG CONSTRUCTION COMPANY'S SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 11 TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 1 IN GEORGE M. GROVE'S GREEN AVENUE GARDENS, BEING A SUBDIVISION IN THE EAST HALF OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1950 AS DOCUMENT NO. 604907; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY; THENCE SOUTHEASTERLY ALONG SAID

NORTHERLY RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRANT STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GREEN STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ADDISON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 4 OF SAID TIoga SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-RAILROAD; THENCE NORTHERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SECTION 14; THENCE EASTERLY ALONG SAID SOUTH LINE TO A POINT ON THE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ASHBY ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ASHBY WAY; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST RIGHT-OF-WAY LINE AND NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROOSEVELT AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MASON STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 3 IN TOWN MANOR RESUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 1956 AS DOCUMENT NO. 787350; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 3 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MASON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 6 IN THE SUBDIVISION OF LOT 17 IN GEORGE E. FRANZEN'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT NO. 169324; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID SUBDIVISION OF LOT 17 IN GEORGE E. FRANZEN'S SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 22 FOOT EAST-WEST ALLEY IN HERITAGE SQUARE SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 2000 AS DOCUMENT NO. R2000-139670; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT NORTH-SOUTH ALLEY; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF OUTLOT 2 IN SAID HERITAGE SQUARE SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF LOT 2 IN BENSONVILLE PARK DISTRICT VETERANS PARK ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID NORTHEAST QUARTER OF SECTION 14,

ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 2003 AS DOCUMENT NO. R2003-457953; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 AS SHOWN ON A PLAT OF SURVEY, IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1963 AS DOCUMENT NO. R63-12120; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID CHURCH STREET (A.K.A. CHURCH ROAD); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 8 THRU 11 INCLUSIVE IN IRVING HI-LANDS, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1947 AS DOCUMENT NO. 519121; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE TO A POINT ON THE EAST LINE OF SAID IRVING HI-LANDS SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE AND NORTHERLY EXTENSION THEREOF TO THE NORTHEAST CORNER OF LOT 29 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 3, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14 AND THE SOUTH HALF OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1972 AS DOCUMENT NO. R72-60677; THENCE WESTERLY ALONG THE NORTHERLY LINES OF LOT 29 THRU LOT 1, INCLUSIVE IN SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 3, TO THE NORTHEAST CORNER OF PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 14 AND SOUTHEAST QUARTER OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1926 AS DOCUMENT NO. 212105; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PERCY WILSON'S IRVING PARK MANOR SUBDIVISION TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 5 IN SAID PERCY WILSON'S IRVING PARK MANOR; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION, EAST LINE AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HILLSIDE DRIVE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN BLOCK 6 OF SAID PERCY WILSON'S IRVING PARK MANOR; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION, WEST LINE AND NORTHERLY EXTENSION THEREOF TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 10 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT UNIT-2, BEING A SUBDIVISION IN SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1971 AS DOCUMENT NO. R71-46718; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 10, 9 AND 8 IN SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 2 TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE WESTERLY ALONG

THE SOUTH LINE OF LOTS 7 AND 6 IN SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT UNIT-2 AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF LOT 21 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 4, BEING A RESUBDIVISION IN SAID SECTION 11, ACCORDING TO THE PLAT THEREOF AS RECORDED ON OCTOBER 4, 1972 AS DOCUMENT NO. R72-60678; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 21 TO A POINT ON A LINE 455 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF FOSTER AVENUE; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE WEST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF FOSTER AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 83 (A.K.A. ROBERT KINGERY HIGHWAY); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF O'HARE WEST INDUSTRIAL PLAZA, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 2 AND THE NORTH HALF OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1970 AS DOCUMENT NO. R70-24289; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE TO THE NORTHEAST CORNER OF LOT 3 IN SAID O'HARE WEST INDUSTRIAL PLAZA SUBDIVISION; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 3 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THORNDALE AVENUE; THENCE NORTHERLY ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 1 IN THORNDALE DISTRIBUTION PARK IN BENSENVILLE UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1977 AS DOCUMENT NO. R77-102030; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SAID POINT BEING THE SOUTHWEST CORNER OF DEVON FIVE ACRE FARMS, AS RECORDED JUNE 10, 1947 AS DOCUMENT NO. 522698; THENCE NORTHERLY ALONG SAID WEST LINE OF SAID DEVON FIVE ACRE FARMS TO THE NORTHWEST CORNER OF LOT 6 IN SAID DEVON FIVE ACRE FARMS; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT ON THE WEST LINE OF O'HARE LOGISTICS CENTER SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 2007 AS DOCUMENT NO. R2007-177817; THENCE NORTHERLY ALONG SAID WEST LINE, AND ITS NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SECTION 2; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2 EXTENDED NORTHERLY; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE EASTERLY ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 TO THE POINT OF BEGINNING.

PINs: 03-02-102-015, -018, -025, -030, -031, -032, -033, -035, -036, -037, -038 and -039; 03-02-103-010, -011, -013 and -014; 03-02-104-003, -006, -007, -008, -009, -010, -011, -012 and -013; 03-02-105-001 and -002; 03-02-200-006, -008, -021, -022, -023, -024 and -030; 03-02-206-003, -007, -009, -010, -011, -012, -013 and -014; 03-02-207-001, -002, -003, -004, -007, -010, -011, -012, -013, -014, -015, -016, -017 and -018; 03-02-300-021 and -022; 03-02-301-003, -004, -007, -010, -011, -012, -013 and -015; 03-02-302-005 and -006; 03-02-303-008, -010, -011, -012 and -013; 03-02-304-001, -002, -010, -011, -012 and -013; 03-02-305-001; 03-02-400-001, -010, -029, -036, -037, -038, -040, -041 and -042; 03-02-401-002, -005 and -006; 03-02-402-001, -002, -009, -010, -011, -012, -013 and -014; 03-02-403-001; 03-02-404-001, -002, -003 and -005; 03-11-100-007, -008, -010, -011, -012, -014, -015, -016, -022, -023, -024, -025 and -026; 03-11-101-009, -011, -012, -014, -015, -017, -018, -019, -020, -021 and -022; 03-11-102-008, -009, -011, -016, -018, -019, -020, -021, -024, -025 and -026; 03-11-104-007, -008, -010, -011, -012, -014, -015, -016, -018, -019 and -020; 03-11-105-009, -010, -011, -014, -017, -018, -019, -020, -021, -024, -025 and -026; 03-11-200-002, -006, -007, -008, -009, -014, -020, -022, -023, -024, -028, -029, -031, -033, -034, -036, -037, -038, -039, -040, -041, -042, -043, -044, -046 and -047; 03-11-201-003; 03-11-202-003, -004, -007, -011, -012, -013, -014, -018, -025, -026, -027, -032, -033, -034, -035, -036, -038, -039, -043, -044, -045, -046, -047, -048 and -049; 03-11-308-035 and -040; 03-11-309-021, -022, -023 and -024; 03-11-311-022; 03-11-312-005, -006, -008, -009, -034, -035, -041, -042, -043, -045, -046 and -047; 03-11-314-001, -006, -007, -008, -009, -010 and -011; 03-11-315-001 and -002; 03-11-316-001, -004, -005, -006, -009, -015, -016, -018, -019, -020, -023, -025, -028, -029, -030, -031, -032, -033 and -034; 03-11-317-001, -002, -003 and -004; 03-11-400-005, -006, -007, -008, -009, -015, -016, -017, -019, -021, -022, -023 and -024; 03-11-401-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -015, -018, -019, -020, -021, -022, -024, -027, -028, -029, -030 and -031; 03-11-403-002, -003, -004, -005, -006, -007, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -022, -024, -025, -026, -027, -028 and -029; 03-14-117-004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -022, -024, -025, -026, -027, -028 and -029; 03-14-120-012, -013, -014, -015 and -016; 03-14-121-001 and -002; 03-14-122-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015 and -016; 03-14-123-001, -002, -003, -004, -005, -006, -007, -008 and -009; 03-14-124-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034, -035, -036, -037, -038, -039, -040, -041, -042, -043, -044, -045, -046, -047, -048, -049, -050, -051, -052, -053, -054, -055, -057, -058, -059, -060, -062, -065, -066, -067 and -068; 03-14-118-001, -004 and -017; 261356_1

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Commonly known as that area generally bounded by Devon Avenue on the North; York Road on the East; Green Street, Fenton High School, Deer Grove Leisure Center and Varble Park on the South; and IL-83 and Pine Lane on the West.

EXHIBIT A-2

Street Location Map

(see attached)

EXHIBIT B

**Redevelopment Plan and Project for the
Bensenville North Industrial District
Tax Increment Financing District**

(see attached)

Proposed Bensenville North Industrial District TIF District

Legend

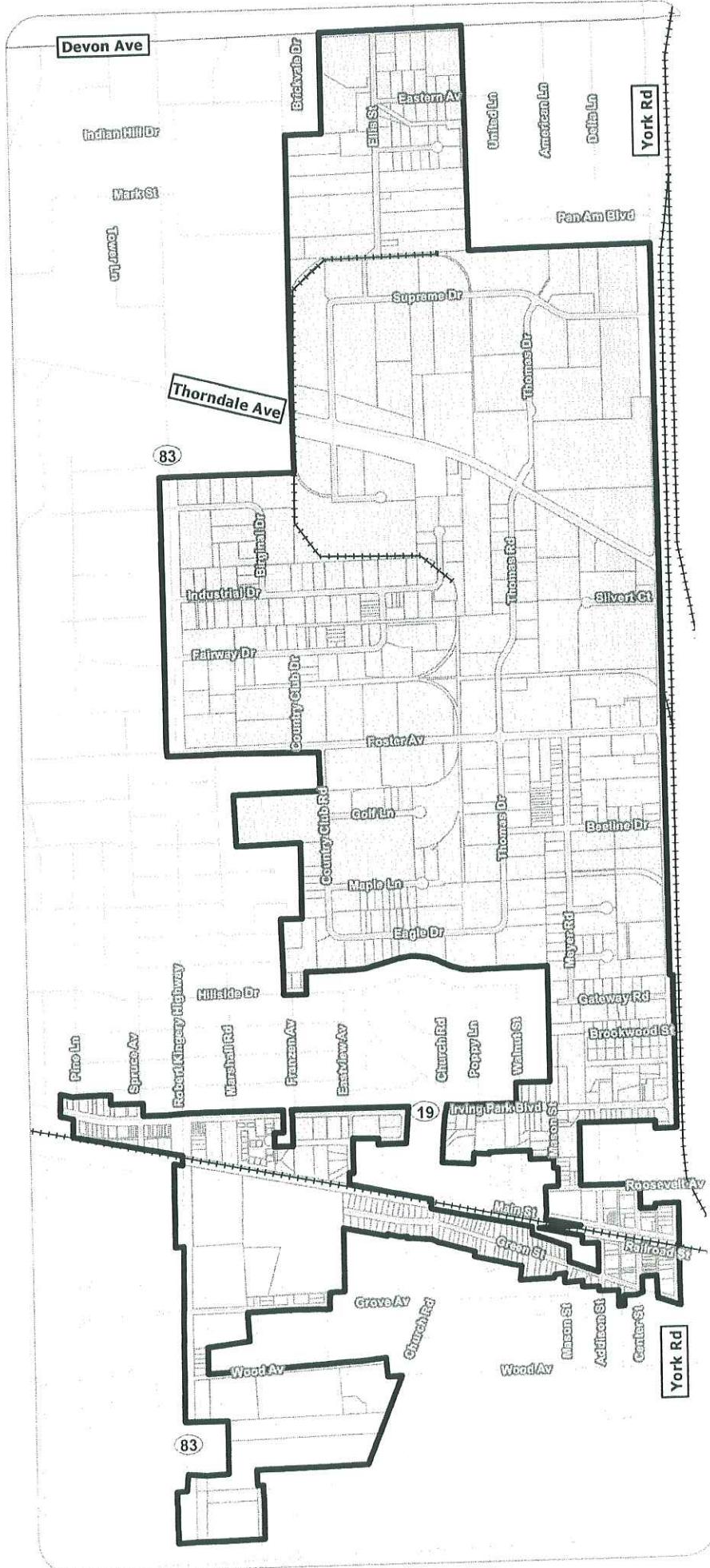


RPA Boundary

0 0.25 0.5 Mile



September 2010



**Bensenville North Industrial District
Redevelopment Project Area**

**Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project**

Village of Bensenville, Illinois

January 2011

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1. Executive Summary

In November 2009, *S. B. Friedman & Company* was engaged by the Village of Bensenville (the “Village”) to begin a preliminary eligibility study, and was subsequently engaged to conduct a formal Tax Increment Financing Eligibility Study and Housing Impact Study for an expanded study area on August 10, 2010. The study area was further expanded on August 24, 2010. As a part of these engagements, *S. B. Friedman & Company* prepared a Redevelopment Plan and Project (the “Redevelopment Plan”), and Housing Impact Study for the Study Area. This report details the eligibility factors found within the Bensenville North Industrial District Redevelopment Project Area (the “RPA”) Tax Increment Financing (“TIF”) District in support of its designation as a “conservation area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “Act”). This report also contains the Redevelopment Plan and Project for the RPA.

The RPA consists of 883 tax parcels and 506 buildings located primarily in the northern portion of Bensenville. The site covers approximately 1,231.5 acres and is generally bounded by Devon Avenue on the north; York Road on the east; Green Street, Fenton High School, Deer Grove Leisure Center and Varble Park on the south; and IL-83 and Pine Lane on the west. The site consists largely of an industrial area to the north and a portion of downtown Bensenville to the south.

Determination of Eligibility

This report concludes that the RPA is eligible for TIF designation as a “conservation area” because at least 50 percent of the structures are 35 years of age or older and the following five improved eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Deterioration
2. Inadequate Utilities
3. Lack of Growth in Equalized Assessed Value
4. Excessive Vacancy
5. Below Minimum Code Standards

Redevelopment Plan Goals and Objectives

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate the conditions that qualify the RPA as a conservation area, and to provide the mechanisms necessary to support public and private development to preserve the RPA’s industrial area as a solid economic and employment base, to strengthen the commercial corridor along Irving Park Road and to strengthen the downtown area as a neighborhood-level commercial and residential district. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment.

Objectives. Six broad objectives support the overall goal of area-wide revitalization of the RPA.

These include:

1. Replace or repair public infrastructure where needed, including streets, sidewalks, curbs, gutters, alleys, underground water and sanitary systems, and stormwater management and detention of adequate capacity to create an environment conducive to private investment and mitigate flooding;
2. Improve the quality of existing open spaces, and provide additional public open space through streetscaping, street beautification, and public gathering spaces; and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
3. Facilitate redevelopment of vacant or underutilized properties by providing resources for site assembly and preparation, including demolition and environmental cleanup, where necessary, and marketing of vacant and underutilized sites for redevelopment and new development;
4. Support the goals and objectives of other overlapping plans, including but not limited to the Village's General Development Plan and Alternative Redevelopment Strategies Final Report and the Village strategic plan; and coordinate available federal, state, and local resources to further the goals of this Redevelopment Plan;
5. To the extent allowed by state statute, support the goals and objectives outlined in the strategic or other plans of affected taxing bodies;
6. Provide opportunities for locally owned, women-owned, and minority-owned businesses to share in the job creation and construction opportunities associated with the redevelopment of the RPA;
7. Support job training and welfare to work programs and increase employment opportunities for Village residents.

Strategies. These objectives will be implemented through five specific and integrated strategies.

These include:

1. **Implement Public Improvements.** A series of public improvements throughout the RPA may be designed and implemented to build upon and improve the character of the area, and to create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement, and not replace, existing funding sources for public improvements in the RPA.

These improvements may include new streets, streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, and other public improvements consistent with the Redevelopment Plan and Project. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the

construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Encourage Private Sector Activities and Rehabilitation of Existing Buildings.** Through the creation and support of public-private partnerships, or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and new construction projects, such as the redevelopment of obsolete buildings and other improvements, and/or programs for job training and retention, that are consistent with the goals of this Redevelopment Plan and Project.

The Village may enter into redevelopment agreements or intergovernmental agreements with private or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as “Redevelopment Projects”).

3. **Redevelop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites, including parking lots, is anticipated to have a positive impact on other properties beyond the individual project sites.
4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land, and to assemble and prepare sites to undertake projects in support of this Redevelopment Plan and Project.

To meet the goals of this Redevelopment Plan and Project, the Village may acquire and assemble property throughout the RPA. Land assemblage by the Village may be by purchase, exchange, donation, lease, eminent domain, or through other programs, and may be for the purpose of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance, or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the Village may require written development agreements with developers before acquiring any properties. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.

5. **Assist Employers Seeking to Relocate or Expand Facilities.** The Village may provide assistance to businesses and institutions that are major employers and which seek to relocate to or expand within the RPA. This assistance may be provided through support of redevelopment and rehabilitation projects in existing buildings, assistance with land acquisition and site preparation for new facilities, or assistance with financing costs.

Required Findings

The conditions required under the Act for the adoption of the Eligibility Study and Redevelopment Plan and Project are found to be present within the RPA.

1. On the whole, the RPA has not been subject to growth and development through investment by private enterprise or not-for-profit resources. The EAV of the RPA has grown at a rate slower than the Consumer Price Index (CPI) and the balance of the Village of Bensenville during three of the last five periods (2004/2005; 2006/2007; and 2008/2009).
2. Without the support of public resources, the redevelopment objectives of the RPA will most likely not be realized. The area-wide improvements and development assistance resources needed to develop and revitalize the Study Area as a healthy, mixed-use district are extensive and costly, and the private market on its own has shown little ability to absorb all of these costs. Public resources to assist with public infrastructure improvements and project-specific development costs are needed to leverage private investment and facilitate area-wide redevelopment. TIF assistance may be used to fund rehabilitation, infrastructure improvements, and expansion to public facilities. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area- and Village-wide redevelopment, are unlikely to occur.
3. The RPA includes only the contiguous real property that is expected to substantially benefit from the proposed Redevelopment Plan and Project improvements.
4. This Redevelopment Plan and Project is consistent with the Village of Bensenville's General Development Plan.

2. Introduction

The Study Area

This document serves as the Eligibility Study and Redevelopment Plan and Project for the RPA. The RPA is located in the northern portion of the Village of Bensenville. In November 2009, *S. B. Friedman & Company* was engaged by the Village of Bensenville (the “Village”) to begin a preliminary Tax Increment Financing Eligibility Study, and was subsequently engaged to conduct a formal eligibility study and Housing Impact Study for an expanded study area on August 10, 2010. The study area was further expanded on August 24, 2010. As a part of these engagements, *S. B. Friedman & Company* prepared a Redevelopment Plan and Project (the “Redevelopment Plan”), and Housing Impact Study for the Study Area.

The Eligibility Study and Plan summarizes the analyses and findings of *S. B. Friedman & Company*’s work, which, unless otherwise noted, is the responsibility of *S. B. Friedman & Company*. The Village is entitled to rely on the findings and conclusions of this Eligibility Study and Plan in designating the Redevelopment Project Area as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Eligibility Study and Plan with the understanding that the Village would rely: 1) on the findings and conclusions of the Eligibility Study and Plan in proceeding with the designation of the RPA and the adoption and implementation of the Redevelopment Plan, and 2) on the fact that *S. B. Friedman & Company* has obtained the necessary information to conclude that the RPA can be designated as a redevelopment project area under the Act, and that the Eligibility Study and Plan will comply with the Act.

The community context of the RPA is detailed on **Map 1** on the following page. The site covers approximately 1,231.5 acres and is generally bounded by Devon Avenue on the north; York Road on the east; Green Street, Fenton High School, Deer Grove Leisure Center and Varble Park on the south; and IL-83 and Pine Lane on the west. On whole, the RPA consists of 506 buildings within 883 tax parcels and is composed of industrial, commercial, residential, and public/institutional uses, as well as public rights-of-way adjacent to these parcels.

Map 2 details the boundary of the RPA, which includes only those contiguous parcels of real property that are expected to benefit substantially from the Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area consisting of commercial, industrial, residential and public/institutional uses that, as a whole, suffers from a lack of investment that has led to deterioration of buildings and associated infrastructure, inadequate utilities, and a lack of growth in property values. Without a comprehensive approach to address these issues, the RPA could continue its decline, thereby further discouraging future development. The Redevelopment Plan addresses these issues by providing resources for rehabilitation and improvements to the area’s infrastructure, public facilities and buildings, and for the assemblage and marketing of land.

Appendix 1 contains the legal description of the RPA.

The Eligibility Study covers events and conditions that existed and that were determined to support the designation of the RPA as a “conservation area” under the Act at the completion of our research on September 3, 2010, and not thereafter. Events or conditions, such as governmental actions and additional developments occurring after that date, are excluded from the analysis.

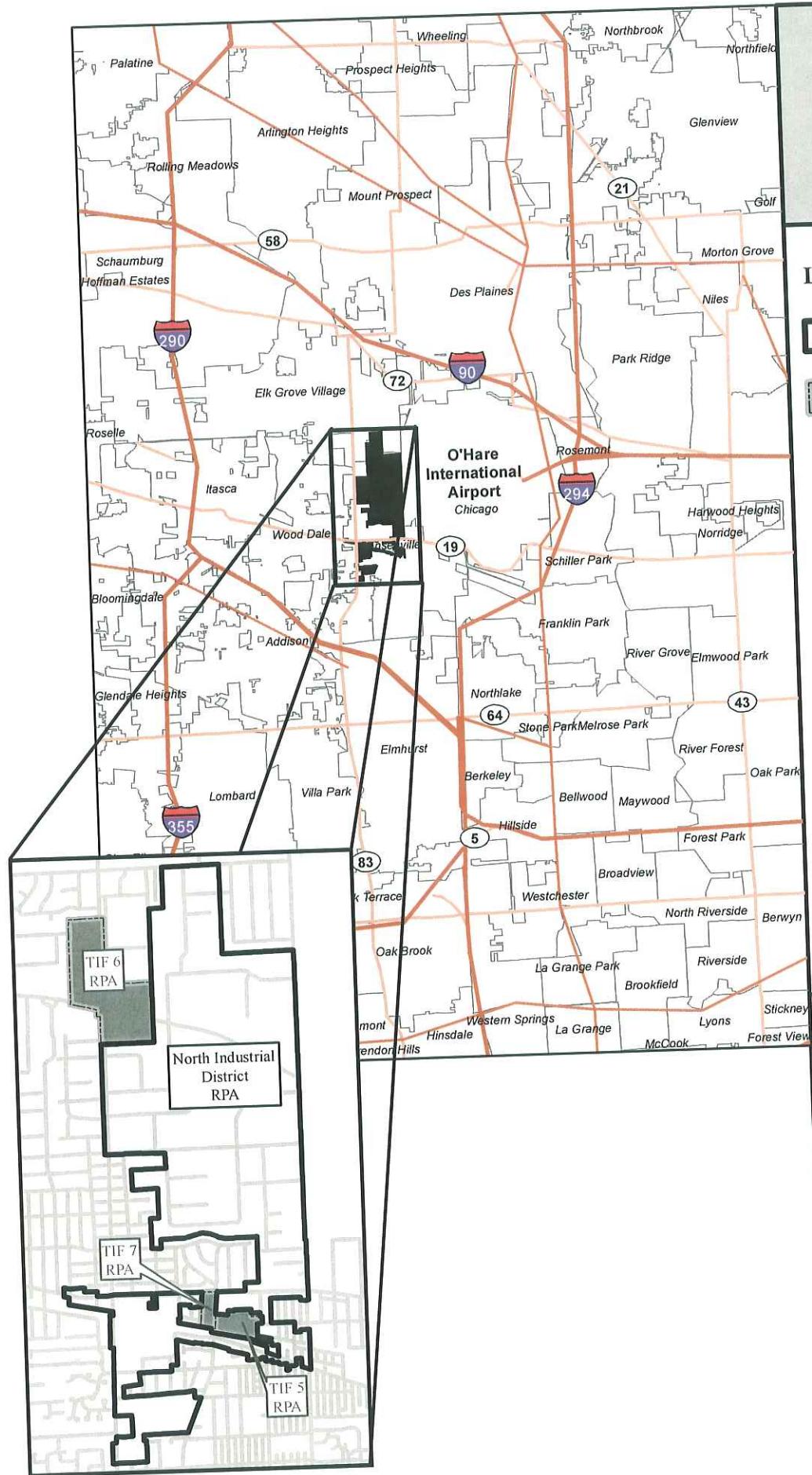
Map 1

Community Context

Legend

North Industrial District RPA Boundary

Existing RPA



Village of Bensenville

North Industrial District

Tax Increment Finance District

October 2010

Map 2

RPA Boundary

Legend

North Industrial
District RPA
Boundary



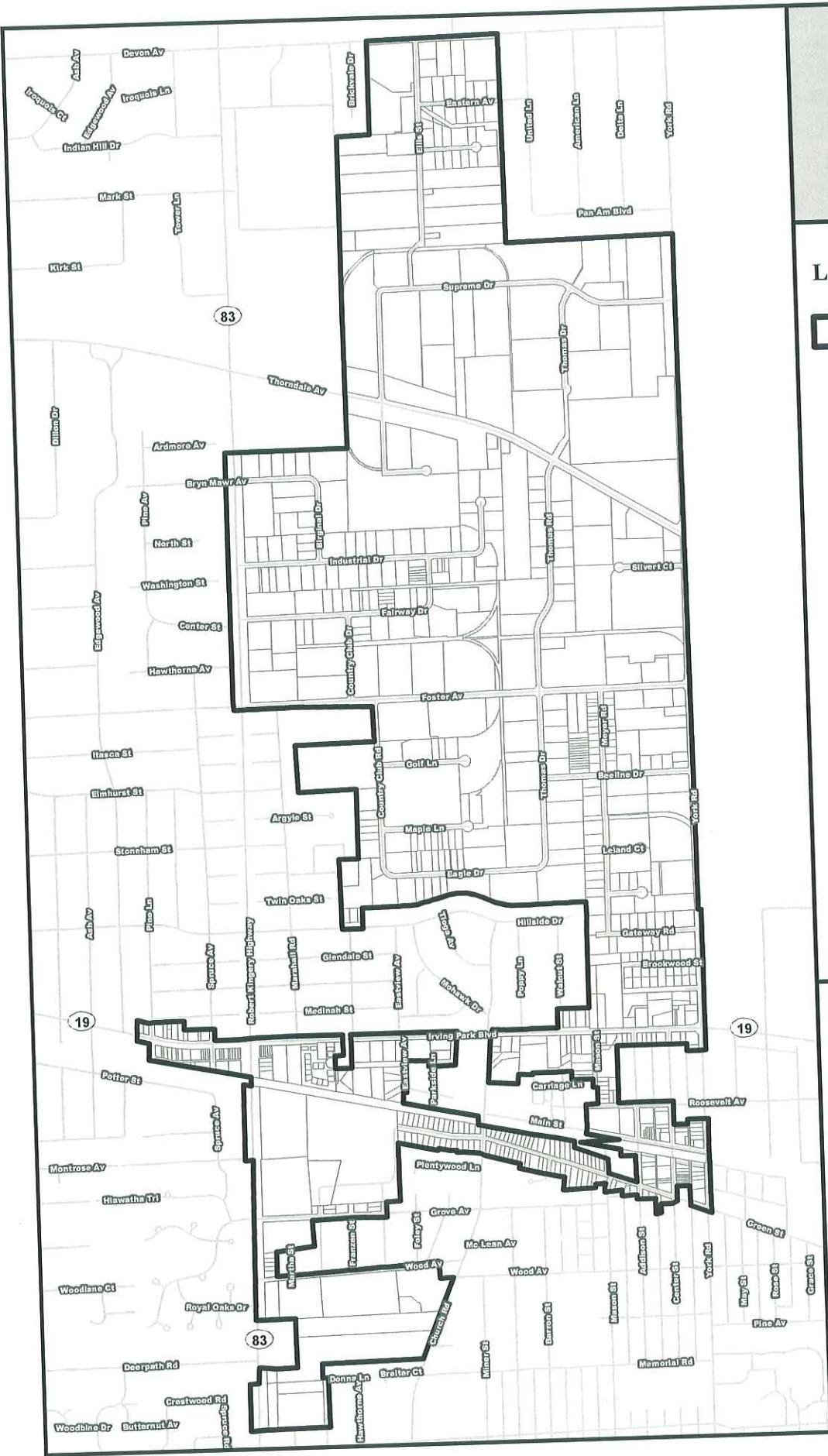
0 1,000 2,000 Feet

Village of Bensenville

North Industrial District

Tax Increment
Finance District

October 2010



Existing Land Use

Based upon *S. B. Friedman & Company*'s research, eight land uses have been identified within the RPA:

- Industrial/Warehouse;
- Residential
- Commercial;
- Public/Institutional;
- Parks/Open Space;
- Surface Parking;
- Public Rights-of-Way; and
- Railroads.

The existing land use pattern in the RPA is shown in **Map 3**. This map represents the land use in the area on a parcel-by-parcel basis.

The following is a description of existing land uses in the RPA:

Industrial/Warehouse. The predominant land use within the RPA is industrial. Industrial type uses are located north of Irving Park Road. Nearly 30 percent (266 out of 883 parcels) of the RPA contains industrial land uses. This area is located adjacent to O'Hare International Airport and has traditionally supported a large portion of the Village's employment base.

Residential. The RPA contains a total of 231 residential parcels and 441 residential units. Of these residential units, approximately 22% (101 out of 441 parcels) are single-family and 77% (340 out of 441 parcels) are multi-family. Single family homes are mostly located along Green Street. Multi-family units are located within mixed-use buildings along Irving Park Road and in downtown Bensenville, as well as near Fenton High School and the Bensenville Park District Water Park.

Commercial. The RPA contains two primary commercial corridors. A neighborhood-level commercial district is located in downtown Bensenville centered at Green Street, Center Street and Main Street in the RPA. This corridor contains mostly independent businesses and an Edmar Foods grocery store, all of which are located within walking distance of the Bensenville Metra station and Village Hall. The second primary commercial corridor is located along Irving Park Road in a more auto-oriented environment and contains several neighborhood shopping centers and national retailers.

Public/Institutional. There are several public/institutional uses within the RPA. Village Hall is located south of the Bensenville Metra Station on Center Street. The RPA also contains Blackhawk Middle School, Mohawk School, Wesley A. Johnson Grade School, Fenton High School and the Bensenville Community Public Library.

Parks/Open Space. The RPA contains over 15 acres of parks and open space. Community recreation facilities include the Veteran's Park baseball diamond located near the intersection of

Church Street and Irving Park Road. The Bensenville Park District Water Park, and Deer Grove Leisure Center are located at the southern portion of the RPA. Additionally, a “town square” area is located south of Village Hall at the corner of Green Street and Center Street.

Map 3

Existing Land Use

Legend

North Industrial
District RPA
Boundary

Land Use

- Industrial
- Commercial
- Mixed Use
- Residential
- Public/Institutional
- Park/Open Space
- Vacant Lot
- Railroad
- Right of Way



0 1,000 2,000
Feet

Village of Bensenville

North Industrial District

Tax Increment
Finance District

October 2010



3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the RPA at the completion of *S. B. Friedman & Company*'s research, it has been determined that the RPA meets the eligibility requirements of the Act as a "conservation area." The following text outlines the provisions of the Act to establish eligibility.

Under the Act, two primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area."

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas which are deteriorating and declining, and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a "blighted area" and/or "conservation area," both based upon evidentiary findings of certain eligibility factors listed in the Act. The eligibility factors for each designation are identical for improved property. A separate set of factors exists for the designation of vacant land as a "blighted area." There is no provision for designating vacant land as a conservation area.

Factors for Improved Property

For improved property to constitute a "blighted area," a combination of five or more of the following thirteen eligibility factors listed at 65 ILCS 5/11-74.4-3 (a) must meaningfully exist and (b) be reasonably distributed throughout the RPA. "Conservation areas" must have a minimum of fifty percent (50%) of the total structures within the area aged 35 years or older, plus a combination of three or more of the 13 eligibility factors which are detrimental to the public safety, health, morals, or welfare, and which could result in such an area becoming a blighted area.

Dilapidation. An advanced state of disrepair, or neglect of necessary repairs, to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or that the defects are so serious and so extensive that the buildings must be removed.

Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

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, that 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.

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.

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

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.

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.

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.

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 and service.

Deleterious Land Use or Lay-Out. 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.

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.

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.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five consecutive annual periods 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 of the last five consecutive annual periods 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 of the last five consecutive annual periods prior to the year in which the redevelopment project area is designated.

Factors for Vacant Land

TWO FACTOR TEST

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two or more of the following six factors may be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. This is where parcels of limited or narrow size, or configurations of parcels of irregular size or shape, make it difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or where platting has failed to create rights-of-ways for streets or alleys, or has created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or has omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when the number of owners of parcels of vacant land is sufficient to retard or impede the ability to assemble the land for development.

Tax and Special Assessment Delinquencies. This factor is present when tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

Environmental Clean-Up. The 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.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five consecutive annual periods 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 of the last five consecutive annual periods 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 of the last five consecutive annual periods prior to the year in which the redevelopment project area is designated.

ONE FACTOR TEST

Additionally, under the “blighted area” section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five or more of the 13 “blighted area” eligibility factors were present immediately prior to demolition of the area’s structures.

The vacant “blighted area” section includes six other tests for establishing eligibility based on the presence of one of these additional factors. These six additional factors include:

- Unused quarries, strip mines, or strip mine ponds;
- Unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or the appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding;
- Unused or illegal dumping sites;

- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres in size, and is 75 percent vacant land;
- The area qualified as blighted prior to becoming vacant.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive exterior survey of the properties within the RPA, as well as a review of property records and infrastructure data. Property records included assessor information, building permits, and code violations. In addition, to verify the age of area buildings, field observations were compared to the recorded age of the buildings in property records obtained from the Addison Township Assessor's Office.

Our survey of the area established that there are a total of 883 parcels and 506 buildings (not including ancillary structures) within the RPA. All properties were examined for qualification factors consistent with either "blighted" or "conservation area" requirements of the Act. Since 50.4% of the structures (255 out of 506 identified structures) are 35 years of age or older and the RPA has five eligibility factors present to a meaningful extent, the RPA could qualify as a "conservation area."

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building or parcel-by-parcel basis and analyzed the distribution of the eligibility factors within the RPA. When appropriate, we calculated the presence of eligibility factors on infrastructure associated with the structures. Eligibility factors were correlated to buildings using property files created from field observations and record searches. This information was then graphically plotted on a tax parcel map of the RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent on a majority of the parcels, and reasonably distributed throughout the RPA. Minor factors are supporting factors present to a meaningful extent on some of the parcels, or on a scattered basis. Their presence suggests that the area is at risk of experiencing more extensive deterioration and disinvestment. Through our analysis, five major factors were identified in the RPA.

Conservation Area Findings

As required by the Act, within a conservation area, at least three of the thirteen eligibility factors for improved property must be found to be present to a major extent within the RPA and at least 50 percent of the buildings must be 35 years of age or older. Parcel data containing building construction years for all parcels in the RPA were obtained from the Addison Township Assessor's Office. This data only indicates building construction years for taxable properties. Based on this data, a total of 255 buildings for which data were available (excluding exempt properties) were determined to be at least 35 years of age or older as of 2010. This represents 50.4% of the 506 buildings located within the RPA, including the number of buildings located on exempt property. The actual number and percent of buildings meeting the age criteria as defined

by the Act may be higher than this depending on the age of buildings located on exempt properties for which data were not available.

Our research has revealed that the following five factors for improved property are present to a major extent:

1. Deterioration
2. Inadequate Utilities
3. Lack of Growth in EAV
4. Excessive Vacancy
5. Below Minimum Code Standards

Four of the five factors were present on approximately 50 percent or more of the parcels within the RPA. An additional factor, excessive vacancy, was present on a lesser percentage of parcels, but was found to be significant overall compared to broader market trends. Based on the presence of these factors, the RPA meets the requirements of a “conservation area” under the Act.

Maps 4A through 4F illustrate the distribution of eligibility highlighting each parcel where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the major eligibility factors identified within the RPA.



Map 4A Eligibility Factor Map: Age

Legend

North Industrial District RPA Boundary

Structures ≥ 35 Years Old

Structures <35 Years Old



0 1,000 2,000 Foot

Village of Bensenville

North Industrial District

Tax Increment Finance District

October 2010

Map 4B Eligibility Factor Map: Deterioration

Legend

North Industrial
District RPA
Boundary

Deterioration



0 1,000 2,000
Feet

Village of Bensenville

North Industrial District

Tax Increment
Finance District

October 2010



Map 4C Eligibility Factor Map: Inadequate Utilities

Legend

North Industrial
District RPA
Boundary

Inadequate Utilities



0 1,000 2,000 Feet

Village of Bensenville

North Industrial District

Tax Increment
Finance District

October 2010



Map 4D Eligibility Factor Map: Excessive Vacancies

Legend

North Industrial
District RPA
Boundary

Building Wholly or
Partially Vacant

Vacant Lot



0 1,000 2,000 Feet

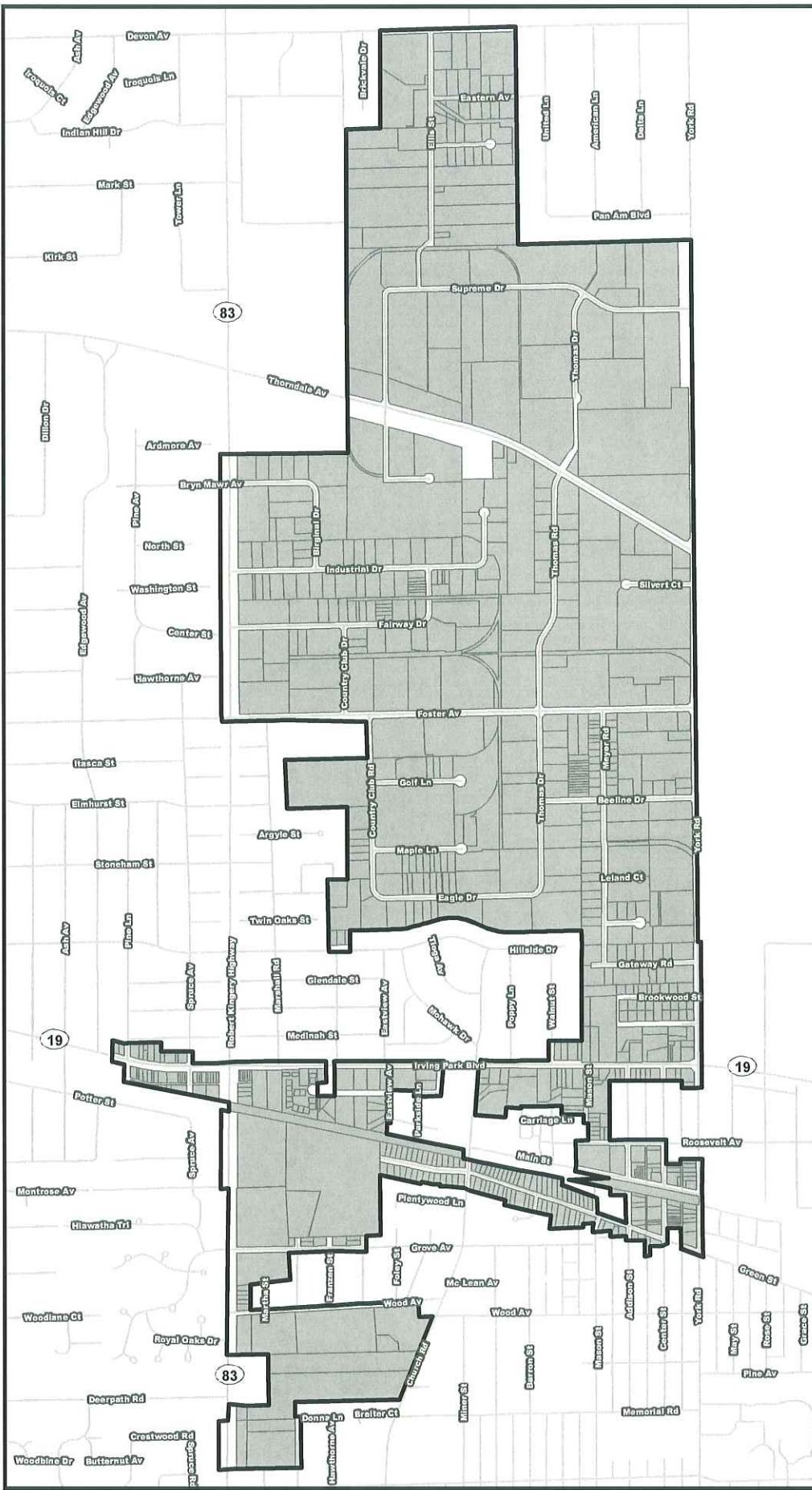
Village of Bensenville

North Industrial District

Tax Increment
Finance District

October 2010





Map 4E Eligibility Factor Map: Lack of Growth in EAV

Legend

North Industrial District RPA Boundary

Lack of Growth in EAV*

*This factor was analyzed on an area-wide basis.



0 1,000 2,000 Feet

Village of Bensenville

North Industrial District

Tax Increment Finance District

October 2010

Map 4F Eligibility Factor Map: Structures Below Minimum Code

Legend

North Industrial
District RPA
Boundary

Structures Below
Minimum Code

*This factor was analyzed
on an area-wide basis.



0 1,000 2,000
Feet

Village of Bensenville

North Industrial District

Tax Increment
Finance District

October 2010



1. Deterioration

A total of 417 out of 883 parcels located in the RPA (47 percent) are impacted by deterioration. Catalogued factors include the widespread deterioration of parking and infrastructure, as well as the occurrence of major defects in building components, including cracked and broken windows; buckling roofs; rotting fascias, soffits, eaves, window frames and door frames; and leaning porches. These conditions are not readily correctable through normal maintenance.

Deterioration of parking areas and roadways, including cracked pavement, potholes and depressions, and crumbling curbs, was documented on 261 of the 883 parcels (30 percent) throughout the RPA. Deterioration of infrastructure, including cracked and crumbling sidewalks, was documented on 144 of the 883 parcels (16 percent) throughout the RPA. Building deterioration was also found to be present on 124 of the 506 total buildings in the RPA.

2. Inadequate Utilities

An engineering study conducted by Christopher B. Burke Engineering, Ltd. (CBBEL) prepared in August 2006 indicates that utilities in the industrial portion of the RPA are of insufficient capacity to service the area. According to the Village, the findings of the report are still current. Data received from the Village of Bensenville Engineering Division also indicate that the RPA's water and sanitary sewer lines are antiquated and of inadequate capacity. Almost all of the sanitary sewer pipes in the north industrial area need to be lined to improve inflow & infiltration. The Village Engineering Division has also indicated that most of the water mains in the industrial area will need to be replaced during the life of the RPA, as they are either currently at or nearing the end of their service life. In addition, many of the sanitary sewer lines and storm sewer lines throughout the entire RPA pre-date 1960 and are at the end of their useful service life, which, according to the Engineering Division is considered to be 50 years of age.

3. Lack of Growth in Equalized Assessed Value

The total Equalized Assessed Value (EAV) is a measure of the property value in the Study Area. The EAV history of the tax parcels in the Study Area as a whole was tabulated for the last six years (five periods) for which information is currently available.

A lack of growth in EAV has been found for the Study Area, in that the rate of growth of property values (as measured by EAV) in the Study Area has been less than that of the Consumer Price Index (CPI) for All Urban Consumers in U.S. Cities for three out of five periods (2004/2005; 2006/2007; and 2008/2009), including one period in which the Study Area declined at a higher rate than CPI (2008/2009).

In addition, rate of growth in property values (as measured by EAV) in the Study Area was less than the balance of the Village for three of the past five periods.

The basis for this finding is summarized in Table 1. The lack of growth in EAV within the area is one of the strongest indicators that the area as a whole is beginning to fall into decline.

Table 1: Percent Change in Annual Equalized Assessed Valuation (EAV)

Change in EAV/CPI	2004 - 2005	2005 - 2006	2006 - 2007	2007 - 2008	2008 - 2009
Study Area	3.1%	5.0%	1.5%	7.6%	-0.9%
Village of Bensenville Less Study Area	6.6%	4.3%	3.2%	0.8%	3.1%
CPI (U.S. City Average, all items)	3.4%	3.2%	2.8%	3.8%	-0.4%

Source: DuPage County Clerk, Cook County Tax Extension Office, BLS.

Shaded Periods are qualifying periods.

4. Excessive Vacancies

Vacancies were observed on commercial, industrial, and residential properties in the RPA. Excessive vacancies were found primarily on industrial parcels that contained multiple unoccupied or under-occupied buildings. Approximately 20.9% (59 of the 282) industrial properties in the RPA were currently vacant or contained available space that was being actively marketed.

Research was also conducted for the study area and greater O'Hare Industrial Submarket using CoStar property databases. CoStar is a national provider of commercial real estate information, marketing and analytic services. Industrial properties located north of Irving Park Road in Bensenville are within Chicago's broader O'Hare Industrial Submarket. Historical vacancy data indicate that this area has sustained higher vacancy rates than the submarket as a whole during the past seven years. Between 2003 and 2008, vacancy rates in the north industrial area averaged 11 percent, while vacancy rates in the O'Hare Submarket averaged nine percent. Additionally, the greatest differential occurred between 2008 and 2010 as the north industrial area rose to over 20 percent vacancy, while the O'Hare Submarket only reached 14 percent during the same period.

Although the Chicago area has seen an overall rise in industrial vacancy rates, these data indicate that despite its adjacency to O'Hare, industrial properties in Bensenville have been less competitive within the broader O'Hare area – a trend which has been accelerating in recent years. Average rents in the area are also lower than the broader O'Hare Submarket, which are currently at \$4.68 per square foot versus \$5.90 per square foot, respectively. This could be due to the fact that multiple infrastructure improvements are needed in the area, including major repairs to roadways and curbs, and increased capacity in stormwater management and sanitary sewer lines. When combined, deteriorated infrastructure and a lack of adequate utilities diminish the competitive position of Bensenville, and decrease the potential fiscal revenues and employment opportunities that could be realized from these properties.

Additionally, vacant buildings and land were observed in the commercial and residential areas of the RPA during fieldwork. Pockets of these sites are present along the entire stretch of Irving Park Road. These areas are characterized by land containing small, obsolete site improvements near the intersection of Irving Park and Route 83; demolished buildings where the foundation and driveways are still intact along Irving Park; and undeveloped residential lots in an established neighborhood, where roadways have not been extended, near the intersection of

Irving Park and York. Vacant land and buildings fronting Irving Park represent key redevelopment opportunities that the private market has shown limited capacity to engage in.

On whole, the presence of these pockets of vacant land and buildings, in combination with excessive vacancies in the industrial portion of the RPA indicate that excessive vacancy is reasonably distributed and present to a meaningful extent throughout the RPA.

5. Presence of Structures Below Minimum Code Standards

Per the TIF Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire, and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public. As such, structures below minimum code standards may jeopardize the health and safety of building occupants, pedestrians, or occupants of neighboring structures.

The majority of the structures in the RPA were constructed prior to the current DuPage County Stormwater and Floodplain Ordinance (2008). A review of building permit data obtained from the Village of Bensenville indicated that very few of these structures have undergone substantial development or redevelopment following the code's adoption and most recent revisions as of August 2008. Approximately 2% (16 out of 832) of permits in the RPA during the past 5 years report a level of building activity that would suggest potential compliance with the current ordinance. Flooding has also been documented in portions of the RPA, which further demonstrates that the stormwater system currently in place (or lack thereof) is inadequate. This factor further decreases the market competitiveness and economic viability of the industrial area, as well as commercial areas of the RPA.

While a very high percentage of the buildings in the study area may not be in direct violation of the ordinance; those buildings below current development standards may present a health or safety hazard. Thus we have concluded that this factor is reasonably distributed and present to a meaningful extent throughout the RPA.

4. Redevelopment Plan and Project

Redevelopment Needs of the RPA

The existing physical conditions in the RPA suggest four primary redevelopment needs for the area:

1. Utility and infrastructure improvements;
2. Redevelopment of vacant and underutilized parcels;
3. Property assembly, demolition, and site preparation; and
4. Rehabilitation of existing buildings.

The Redevelopment Plan and Project identifies the tools that the Village will use to preserve the RPA's industrial area as a solid economic and employment base, to strengthen the commercial corridor along Irving Park Road and to strengthen the downtown area as a neighborhood-level commercial and residential district..

The goals, objectives, and strategies discussed below have been developed to address these needs and to facilitate the sustainable redevelopment of the RPA. Public improvements, including those related to roadways, utilities, and streets, will help to create an environment conducive to private investment and redevelopment within the RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used for: property assembly facilitation, demolition, site preparation, and/or rehabilitation; and to improve or repair RPA public facilities and/or infrastructure. In addition, tax increment financing may be used to subsidize developer interest costs related to redevelopment projects.

Goals, Objectives, and Strategies

To meet the goals of this Redevelopment Plan and Project, the Village may acquire and assemble property throughout the RPA. Land assemblage by the Village may be by purchase, exchange, donation, lease, eminent domain, or through other programs, and may be for the purpose of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance, or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the Village may require written development agreements with developers before acquiring any properties. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.

These activities are representative of the types of projects contemplated to be undertaken during the life of the RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Furthermore, additional projects may be identified throughout the life of the RPA. To the extent that these projects meet the goals, objectives, and

strategies of this Redevelopment Plan and Project and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment financing.

Proposed Future Land Use

The proposed predominant future land use of the RPA reflects the objectives of the Redevelopment Plan, which works to support the improvement of the RPA as a vibrant, mixed-use district and to support public improvements such as infrastructure, streetscaping, and street beautification that serve the redevelopment interests of the local community and the Village.

The proposed future land use within the RPA predominantly includes commercial mixed-use, industrial/commercial, residential mixed-use and public/institutional. In certain areas of the RPA north of Irving Park, commercial/industrial use is proposed. All of the land use categories are shown on Map 5.

The commercial mixed-use can include the following land uses:

1. Commercial/Retail;
2. Residential;
3. Public/Institutional
4. Parks/Open Space; and
5. Light Industrial/Warehouse (in certain locations).

The industrial/commercial areas can include:

1. Industrial; and
2. Commercial.

The residential mixed-use can include the following land uses:

1. Residential;
2. Ancillary Commercial Offices;
3. Public/Institutional; and
4. Parks/Open Space.

The public/institutional land uses can include institutional uses such as schools, parks, libraries, and others.

Map 5

Proposed Future Land Use

Legend

- North Industrial District RPA Boundary
- Commercial Mixed Use
- Industrial/ Commercial
- Residential Mixed Use
- Institutional



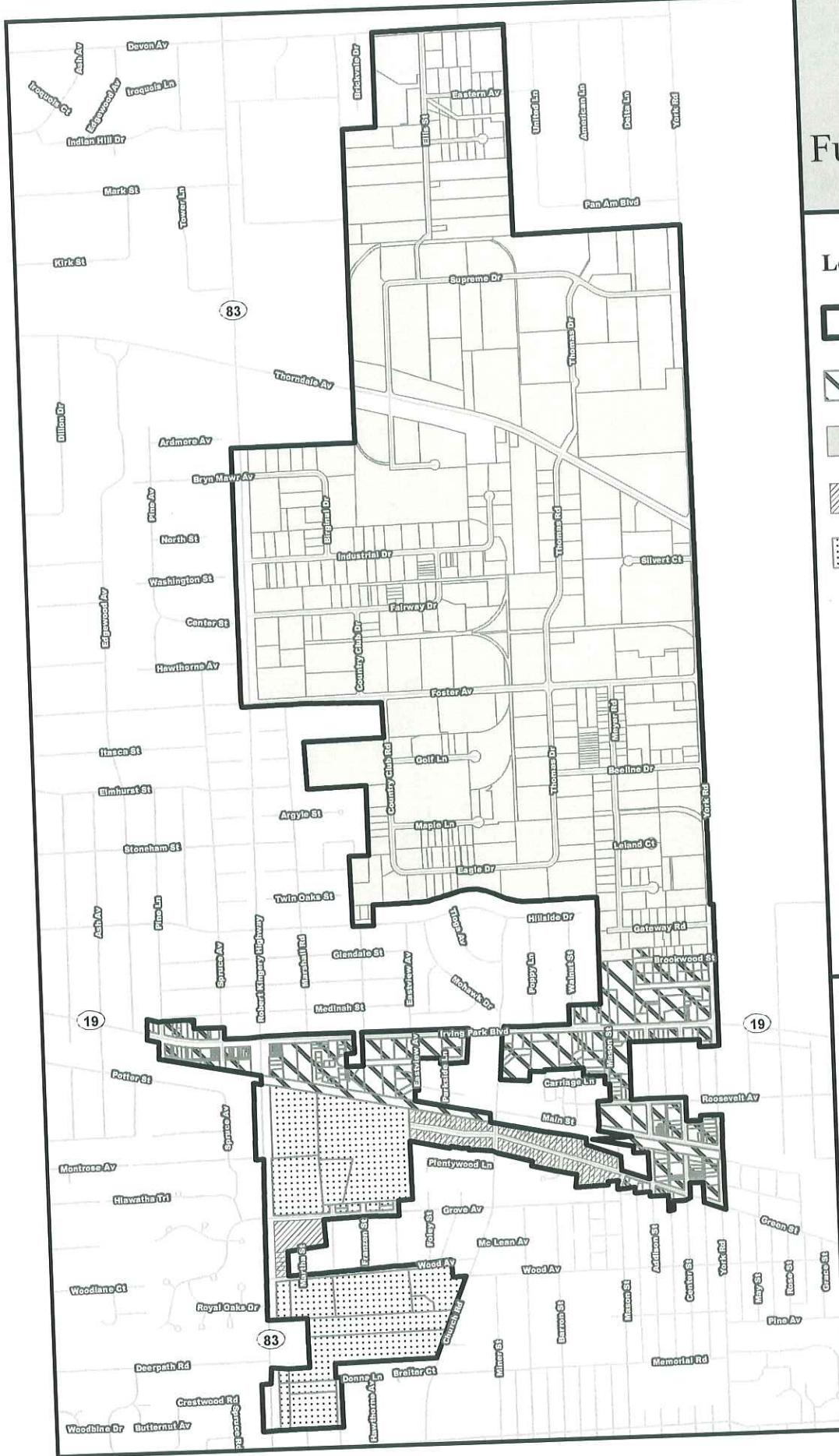
0 1,000 2,000 Feet

Village of Bensenville

North Industrial District

Tax Increment Finance District

October 2010



Assessment of Housing Impact

As set forth in the Act, if the redevelopment plan for the redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study into the redevelopment project plan. The consultant's field survey identified that there are 522 housing units in the study area. *S. B. Friedman & Company* prepared a housing impact study for the RPA that is contained in Appendix 3 of this report.

5. Financial Plan

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment financing. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The Village proposes to realize its goals and objectives of redevelopment through public finance techniques including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below are eligible costs under the Act pursuant to an amendment to the Act that became effective November 1, 1999. Such eligible costs may include, without limitation, the following:

1. Costs of studies, 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, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. Marketing sites within the area to prospective businesses, developers, and investors, provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
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, and clearing and grading of land, 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;
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements;
5. Costs of the construction of public works or improvements consistent with the Act, including 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;
6. 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 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 thereunder including interest accruing during the estimated period of

construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and including reasonable reserves related thereto and interest accruing during a construction period;

8. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the municipality by written agreement accepts and approves such costs;
9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
10. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units as further defined in the Act.
11. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or under the Act;
12. Payment in lieu of taxes;
13. Costs of job training, retraining, 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 municipality, are set forth in a written agreement by or among the municipality and taxing district(s), 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 the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.
14. Interest costs incurred by a developer 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 Act;

- b. Such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the development 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 (12), then the amount 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 Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer 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 Act; and
- e. The percentage increases from thirty percent (30%) to seventy-five percent (75%) for the interest cost incurred by a redeveloper 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.
- f. Instead of the interest costs described above in paragraphs 12b. and 12d., a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the 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 this benefit under the Act;

Unless explicitly stated in the Act, and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

If a special service area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act, as well as the purposes permitted by the Act.

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible cost provides an upper limit on expenditures that may be funded using incremental property tax revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Other sources of funds may also be used to defray costs within the district. Within this limit,

adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding including, but not limited to, State and Federal grants, private developers' contributions, land sales, sales taxes, and other outside sources may be pursued and used by the Village as a means of financing improvements and facilities within the RPA. These expenditures may be in addition to those funded from tax increment revenues, and may be in addition to the budget shown in Table 2, which limits expenditure of incremental property tax only.

Table 2: Estimated Redevelopment Project Costs

	Estimated Project Costs
Costs of studies	\$1,400,000
Site marketing costs	\$100,000
Property assembly costs	\$3,500,000
Costs of building rehabilitation	\$19,500,000
Costs of construction of public works	\$36,000,000
Costs of job training (businesses)	\$50,000
Financing Costs	\$2,000,000
Taxing district capital costs	\$5,000,000
School district increased costs	\$200,000
Library district increased costs	\$10,000
Relocation costs	\$240,000
Payments in lieu of taxes	\$200,000
Costs of job training (community college)	\$200,000
Interest costs (developer or property owner)	\$1,500,000
Construction costs for affordable housing	\$100,000
Total Redevelopment Costs [1], [2], [3]	\$70,000,000

[1] Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[2] The amount of the Total Redevelopment Costs that can be incurred in the RPA will be reduced by the amount of Redevelopment Project Costs incurred in contiguous RPAs, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but will not be reduced by the amount of Redevelopment Project Costs incurred in the RPA which are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a public right-of-way.

[3] All costs are in 2010 dollars and may be increased by five percent (5%) after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers in U.S. Cities, published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in Table 2 are expected and may be made by the Village without amendment to the Redevelopment Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items, either increasing or decreasing line item costs as a result of changed redevelopment

costs and needs, provided, however, that any such adjustments shall not exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the Village Board to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded, or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s) to the Act, the Village may add any new eligible redevelopment project costs as a line item in Table 2, or otherwise adjust the line items in Table 2 without amendment to this Redevelopment Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

Phasing and Scheduling of the Redevelopment

Certain projects within the RPA shall be governed by the terms of written redevelopment agreements entered into between a designated developer and the Village. Other projects will consist of Village reimbursements of the specified eligible redevelopment costs of applicants who qualify under various programs developed by the Village and approved by the Village Board.

Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the Village shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the Village Revenue Manager as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2035, if the ordinances establishing the RPA are adopted in 2011).

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur Redevelopment Project Costs which are paid from Village funds other than incremental taxes, and the Village may then be reimbursed for such costs from incremental taxes. In addition, the Village may utilize other funding sources as discussed above to pay for costs within the district, in addition to those funded by incremental property tax revenues.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract, or parcel of real property in the RPA over and above the certified initial EAV of each such property. Without the use of such incremental revenues, the RPA is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, sales taxes, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The RPA may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. Currently, the RPA is adjacent to three existing RPAs (TIF #5, TIF #6, and TIF #7). The Village may utilize net incremental property tax revenues received from the RPA to pay eligible redevelopment project costs or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the RPA, shall not exceed the total Redevelopment Project Costs described in Table 2 (Estimated Redevelopment Project Costs) of this Redevelopment Plan.

If sufficient incremental tax revenues are generated, the Village Board may elect to increase the Village's contribution to debt service payments for public improvements funded in public-private partnership structures such as Special Service Areas.

The RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the Village finds that the goals, objectives, and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the RPA, the Village may determine that it is in the best interests of the Village and in furtherance of the purposes of the Redevelopment Plan that net revenues from the RPA be made available to support any such redevelopment project areas, and vice versa. The Village, therefore, proposes to utilize net incremental revenues received from the RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the RPA and such areas. The amount of revenue from the RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the RPA, or other areas as described in the preceding paragraph, shall not exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the Village may issue bonds or obligations secured by the anticipated tax increment revenue generated within the RPA, or such other bonds or obligations as the Village may deem appropriate. The Village may require the utilization of guarantees, deposits, or other forms of security made available by private sector developers to secure such obligations. In addition, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under "Phasing and Scheduling of the Redevelopment" above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves, and bond sinking funds. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked, or designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the RPA is to provide an estimate of the initial EAV which the DuPage County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the RPA. The 2009 EAV of all taxable parcels in the RPA is approximately \$252,294,031. The total EAV is subject to verification by the DuPage County Clerk. After verification, the final figure shall be certified by the DuPage County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by DuPage County. It is anticipated that the district will be adopted in 2011 in which case the Certified Initial EAV will likely be defined based on 2010 equalized assessed values. The total EAV amounts by PIN for the RPA are summarized in Appendix 2.

Anticipated Equalized Assessed Valuation

By 2034, the EAV for the RPA is anticipated to be approximately \$381,451,170. This estimate is based on several key assumptions, including: (1) an inflation factor of 2.0% per year on the EAV of all properties within the RPA, (2) an anticipated decline in assessment levels within DuPage County, from 2009 levels, (3) an equalization factor of 1.000, and (4) that the proposed

redevelopment projects primarily involve renovation of existing structures and public works projects. No new development projects are currently anticipated for the district. However, it is likely that new development could occur over the life of the district. Depending upon the actual redevelopment that occurs, EAV may be a higher or lower amount than indicated above.

6. Required Findings and Tests

Lack of Growth and Private Investment

The Village is required under the Act to evaluate whether or not the RPA has been subject to growth and private investment, and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

New investment that occurred in the Study Area in the last five years mostly consists of minor renovations. Taken as a whole, the Study Area has not been subject to widespread growth and development through investment by private enterprise. The EAV of the RPA has grown at a rate slower than the Consumer Price Index and the balance of the Village of Bensenville for three of the last five periods (2004/2005; 2006/2007; 2008/2009) and was negative for one of these periods.

Finding: The RPA on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be redeveloped without the adoption of the Redevelopment Plan.

But for...

The Village is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the RPA.

Without the support of public resources, the redevelopment objectives for the Study Area would most likely not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the Study Area are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with site preparation and public infrastructure improvements are needed to leverage private investment and facilitate area-wide redevelopment. TIF funds can be used to fund building rehabilitation, utility and infrastructure improvements, site assembly and preparation, and environmental remediation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the RPA.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the RPA, and the RPA would not reasonably be anticipated to be redeveloped.

Conformance to the Plans of the Village

The Redevelopment Plan must conform to the Village's comprehensive plan (*General Development Plan Update, 2004*) and the Village's strategic economic development plans, or include land uses that have been approved by the Village.

Based on a review of Village plans, the Redevelopment Plan for the RPA conforms to and proposes predominant land uses that are consistent with the Village's comprehensive plan.

Dates of Completion

The dates of completion of the project and retirement of obligations are described under "Phasing and Scheduling of the Redevelopment" in Section 5 above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that conditions found to qualify the RPA as a conservation area under the Act will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The relative decline of property values within the RPA may continue and lead to a decline of property values in surrounding areas and a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the life of the RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating the conditions found to qualify the RPA as a conservation area under the Act, creating new jobs and promoting rehabilitation and development in the RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the Village) may be used to pay eligible redevelopment project costs for the RPA. At the time when the RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing districts levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

The following major taxing districts presently levy taxes on properties within the RPA:

- Du Page Water Commission
- Village of Bensenville
- Bensenville Fire No. 2
- Grade School District 2
- College of Du Page 502
- Du Page Airport Authority
- Bensenville Park District
- Bensenville Library District
- High School District 100

Redevelopment within the RPA may result in additional demands on services and facilities provided by the districts. At this time, no special programs are proposed for these taxing districts. The nature of the redevelopment that is likely to occur as a result of the implementation of the Redevelopment Plan consists of a mix of commercial, residential, and public/institutional use.

The Village intends to monitor development in the area and, with the cooperation of the affected taxing districts, will attempt to ensure that any increased needs are addressed in connection with any particular development.

Therefore, while redevelopment activities in the RPA may have an impact on the School Districts or other taxing districts, no significant impacts are currently anticipated. Should service demands increase, the Village will work with the affected taxing districts to determine which, if any, programs are necessary to provide adequate services.

7. Provisions for Amending Redevelopment Plan and Project

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The Village is an equal opportunity employer. As part of this Redevelopment Project and Plan, the Village will work with any developers who assist in the redevelopment of the RPA to implement an effective affirmative action program that conforms to Village policies and practices.

This program will ensure equal opportunity for all personnel regardless of race, color, religion, sex, age, marital status, handicapped status, nation of origin, sexual preference, creed, or ancestry. This program will also meet Village standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees. All entities involved are responsible for conformance to the policy that is put in place.

Appendix 1: Boundary and Legal Description

THAT PART OF SECTIONS 2, 3, 11, 13, 14, 15, 22 AND 23, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTIONS 2 AND 11 TO THE NORTHWEST CORNER OF SAID SECTION 13; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF YORK ROAD (A.K.A. COUNTY HIGHWAY 8); THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN BLOCK 1 OF HOMESTEAD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1925 AS DOCUMENT NO. 195710; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION, SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF A 20 FOOT PUBLIC ALLEY; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF BLOCK 3 IN SAID HOMESTEAD SUBDIVISION; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF TIoga SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1873 AS DOCUMENT NO. 17017; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 16 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN SAID BLOCK 1; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION, SAID NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF YORK ROAD; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN STREET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE GREENWOOD CONDOMINIUM PLAT, BEING IN THE SOUTHEAST QUARTER OF SAID SECTION 14, ACCORDING TO PLAT, RECORDED AUGUST 6, 1975 AS DOCUMENT NO. R75-40315; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE TO THE NORTHEAST CORNER OF SAID GREENWOOD CONDOMINIUM PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GREENWOOD CONDOMINIUM PLAT TO THE EAST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN STREET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF THE CENTER STREET P.U.D. SUBDIVISION, BEING A

SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 2005 AS DOCUMENT NO. R2005-0639; THENCE WESTERLY ALONG THE NORTH LINE OF SAID CENTER STREET P.U.D. SUBDIVISION TO THE NORTHWEST CORNER OF SAID CENTER STREET P.U.D. SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID CENTER STREET P.U.D. SUBDIVISION TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 20 FOOT ALLEY; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 16 FOOT ALLEY; THENCE NORtherLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 3 IN BROADVIEW ADDITION TO BENSENVILLE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1922 AS DOCUMENT NO. 153293; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ADDISON STREET; THENCE NORtherLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 35 IN SAID BROADVIEW ADDITION TO BENSENVILLE SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 35 AND WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 3 IN FRASE'S GREEN STREET ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1919 AS DOCUMENT NO. 137353; THENCE NORtherly ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 AND THE WESTERLY EXTENSION THEREOF TO THE WEST RIGHT-OF-WAY LINE OF MASON STREET; THENCE NORtherly ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 3 IN ALVINA MESS'S SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1921 AS DOCUMENT NO. 148946; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF LOT 1 IN WILLIAM NEUMANN'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1922 AS DOCUMENT NO. 153332; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID WILLIAM NEUMANN'S ADDITION TO BENSENVILLE TO THE SOUTHWEST CORNER OF SAID WILLIAM NEUMANN'S ADDITION TO BENSENVILLE, SAID SOUTHWEST CORNER BEING A POINT ON THE NORTH LINE OF BRETTMAN BROTHER'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 1922 AS DOCUMENT NO. 153406; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN LOUIS HANSEN'S ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1956 AS DOCUMENT NO. 805933, AND CORRECTED BY A CERTIFICATE OF AMENDMENT RECORDED AUGUST 9, 1956 AS DOCUMENT NO. 811281; THENCE NORtherly ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF GREEN STREET ADDITION TO BENSENVILLE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1965 AS DOCUMENT NO. R65-1716; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORtherly LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF JOHN

KOEBBEMAN'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 1921 AS DOCUMENT NO. 150375; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID JOHN KOEBBEMAN'S ADDITION TO BENSENVILLE; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID JOHN KOEBBEMAN'S ADDITION TO BENSENVILLE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHURCH STREET (A.K.A. CHURCH ROAD); THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 19 IN DAVID J. SLOAN'S PLENTYWOOD GLEN SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1979 AS DOCUMENT NO. R79-87917; THENCE WESTERLY, NORTHERLY, WESTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID DAVID J. SLOAN'S PLENTYWOOD GLEN TO THE NORTHWEST CORNER OF SAID DAVID J. SLOAN'S PLENTYWOOD GLEN; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DAVID J. SLOAN'S PLENTYWOOD GLEN AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF VOLK BROTHER'S BREITWOOD, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1927 AS DOCUMENT NO. 235105; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HENDERSON STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GROVE AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 12 OF SAID VOLK BROTHER'S BREITWOOD SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY LINE OF LOT 2 IN SAID BLOCK 12; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND NORTHERLY LINE OF LOT 13 IN SAID BLOCK 12 AND WESTERLY EXTENSION THEREOF TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 13 OF SAID VOLK BROTHER'S BREITWOOD SUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF LOTS 11 THRU 7 INCLUSIVE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOOD AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF AN EAST LINE OF PARCEL "A" IN BENSENVILLE LIBRARY LEARNING CENTER ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1998 AS DOCUMENT NO. R98-266018 (SAID EAST LINE IS PLATTED AT A DISTANCE OF 137.05 FEET); THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EAST LINE TO A POINT ON A NORTH LINE OF SAID PARCEL "A" (SAID NORTH LINE IS PLATTED AT A DISTANCE OF 182.60 FEET); THENCE EASTERLY ALONG SAID NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHURCH STREET (A.K.A. CHURCH ROAD); THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF BREITER ESTATES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF SAID SECTION 23, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998 AS DOCUMENT NO. R98-125187; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE TO THE NORTHEAST CORNER OF DAVID J. SLOAN'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14 AND SAID NORTHWEST QUARTER OF SECTION 23,

ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1978 AS DOCUMENT NO. R78-123315; THENCE WESTERLY ALONG THE NORTH LINE OF SAID DAVID J. SLOAN'S ADDITION TO BENSENVILLE TO THE NORTHWEST CORNER OF LOT 11 IN SAID DAVID J. SLOAN'S ADDITION TO BENSENVILLE; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 11 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DONNA LANE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF RIDGEWOOD AVENUE; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF VOLK BROTHERS SECOND ADDITION TO EDGEWOOD, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SAID SECTION 22, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NO. 219086; THENCE WESTERLY ALONG SAID NORTH LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 83 (A.K.A. ROBERT KINGERY HIGHWAY); THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 22; THENCE EASTERLY ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN ST. BEDE'S EPISCOPAL CHURCH ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964 AS DOCUMENT NO. R64-40991; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 14; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO A POINT ON THE WEST RIGHT-OF-NORTHEAST QUARTER OF SAID SECTION 15 (A.K.A. ROBERT KINGERY HIGHWAY); THENCE NORTHERLY, WESTERLY AND NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 15; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOO LINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PINE LANE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD (A.K.A. ILLINOIS ROUTE 19); THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF BEN DALE RESUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 15; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE TO THE NORTHWEST CORNER OF SAID BEN DALE RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BEN DALE RESUBDIVISION TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF MEDINAH STREET; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF THE 20 FOOT NORTH-SOUTH ALLEY (NOW VACATED) IN BLOCK 40 OF THE

FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION THE SOUTH HALF OF SAID SECTIONS 10 AND 11 AND IN THE NORTH HALF OF SAID SECTIONS 14 AND 15, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NO. 213044; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE CENTER LINE OF THE 20 FOOT EAST-WEST ALLEY (NOW VACATED) IN SAID BLOCK 40; THENCE EASTERLY ALONG SAID CENTER LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SPRUCE AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID IRVING PARK BOULEVARD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF A WEST LINE OF LOT 3 IN LAMARCA DEVELOPMENT P.U.D., BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006 AS DOCUMENT NO. R2006-33168, SAID WEST LINE BEING 100 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND WEST LINE TO A POINT ON A NORTH LINE OF SAID LOT 3, SAID NORTH LINE BEING 154 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF SAID LOT 3; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG SAID EAST LINE OF LOT 3 AND NORTHERLY EXTENSION THEREOF TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERN RIGHT-OF-WAY LINE OF PARKSIDE LANE; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EASTERN RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PARKSIDE LANE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WESTERN EXTENSION THEREOF TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF SAID PARKSIDE LANE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF SNOWBERG CONSTRUCTION COMPANY'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1960 AS DOCUMENT NO. 956169; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EASTVIEW AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 11 IN BLOCK 3 OF SAID SNOWBERG CONSTRUCTION COMPANY'S SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 11 TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 1 IN GEORGE M. GROVE'S GREEN AVENUE GARDENS, BEING A SUBDIVISION IN THE EAST HALF OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1950 AS DOCUMENT NO. 604907; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY; THENCE SOUTHEASTERLY

ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRANT STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GREEN STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ADDISON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 4 OF SAID TIOGA SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 14; THENCE EASTERLY ALONG SAID SOUTH LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ASHBY WAY; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST RIGHT-OF-WAY LINE AND NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROOSEVELT AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MASON STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 3 IN TOWN MANOR RESUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 1956 AS DOCUMENT NO. 787350; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 3 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MASON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 6 IN THE SUBDIVISION OF LOT 17 IN GEORGE E. FRANZEN'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT NO. 169324; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID SUBDIVISION OF LOT 17 IN GEORGE E. FRANZEN'S SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 22 FOOT EAST-WEST ALLEY IN HERITAGE SQUARE SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 2000 AS DOCUMENT NO. R2000-139670; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT NORTH-SOUTH ALLEY; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF OUTLOT 2 IN SAID HERITAGE SQUARE SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF LOT 2 IN BENSONVILLE PARK DISTRICT VETERANS PARK ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 2003 AS DOCUMENT NO. R2003-457953; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 AS SHOWN ON A PLAT OF SURVEY, IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1963 AS DOCUMENT NO. R63-12120; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID CHURCH STREET (A.K.A. CHURCH ROAD);

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 8 THRU 11 INCLUSIVE IN IRVING HI-LANDS, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1947 AS DOCUMENT NO. 519121; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE TO A POINT ON THE EAST LINE OF SAID IRVING HI-LANDS SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE AND NORTHERLY EXTENSION THEREOF TO THE NORTHEAST CORNER OF LOT 29 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 3, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14 AND THE SOUTH HALF OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1972 AS DOCUMENT NO. R72-60677; THENCE WESTERLY ALONG THE NORTHERLY LINES OF LOT 29 THRU LOT 1, INCLUSIVE IN SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 3, TO THE NORTHEAST CORNER OF PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 14 AND SOUTHEAST QUARTER OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1926 AS DOCUMENT NO. 212105; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PERCY WILSON'S IRVING PARK MANOR SUBDIVISION TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 5 IN SAID PERCY WILSON'S IRVING PARK MANOR; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION, EAST LINE AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HILLSIDE DRIVE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN BLOCK 6 OF SAID PERCY WILSON'S IRVING PARK MANOR; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION, WEST LINE AND NORTHERLY EXTENSION THEREOF TO THE SOUTHERLY EXTENSION OF THE SOUTH LINE OF LOT 10 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT UNIT-2, BEING A SUBDIVISION IN SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1971 AS DOCUMENT NO. R71-46718; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 10, 9 AND 8 IN SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 2 TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 7 AND 6 IN SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT UNIT-2 AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF LOT 21 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 4, BEING A RESUBDIVISION IN SAID SECTION 11, ACCORDING TO THE PLAT THEREOF AS RECORDED ON OCTOBER 4, 1972 AS DOCUMENT NO. R72-60678; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 21 TO A POINT ON A LINE 455 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF FOSTER AVENUE; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE WEST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF FOSTER AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 83 (A.K.A. ROBERT KINGERY HIGHWAY); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF O'HARE WEST INDUSTRIAL PLAZA, BEING A SUBDIVISION IN THE SOUTH

HALF OF SAID SECTION 2 AND THE NORTH HALF OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1970 AS DOCUMENT NO. R70-24289; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE TO THE NORTHEAST CORNER OF LOT 3 IN SAID O'HARE WEST INDUSTRIAL PLAZA SUBDIVISION; THENCE NORtherLY ALONG THE NORtherLY EXTENSION OF THE EAST LINE OF SAID LOT 3 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THORNDALE AVENUE; THENCE NORtherLY ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 1 IN THORNDALE DISTRIBUTION PARK IN BENSENVILLE UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1977 AS DOCUMENT NO. R77-102030; THENCE NORtherLY ALONG THE WEST LINE OF SAID LOT 1 AND THE NORtherLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SAID POINT BEING THE SOUTHWEST CORNER OF DEVON FIVE ACRE FARMS, BEING A SUBDIVISION IN SAID SECTION 2, AS RECORDED JUNE 10, 1947 AS DOCUMENT NO. 522698; THENCE NORtherLY ALONG SAID WEST LINE OF SAID DEVON FIVE ACRE FARMS TO THE NORTHWEST CORNER OF LOT 6 IN SAID DEVON FIVE ACRE FARMS; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT ON THE WEST LINE OF O'HARE LOGISTICS CENTER SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 2007 AS DOCUMENT NO. R2007-177817; THENCE NORtherLY ALONG SAID WEST LINE, AND ITS NORtherLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SECTION 2; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2 EXTENDED NORtherLY; THENCE SOUTHERLY ALONG SAID NORtherLY EXTENSION AND SAID EAST LINE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE EASTERLY ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 TO THE POINT OF BEGINNING.

Appendix 2
Summary of 2009 EAV by PIN

Count	PIN	2009 EAV
1	03-02-102-015	443,980
2	03-02-102-018	364,170
3	03-02-102-025	233,580
4	03-02-102-030	835,630
5	03-02-102-031	343,550
6	03-02-102-032	672,590
7	03-02-102-033	435,650
8	03-02-102-035	1,020
9	03-02-102-036	1,020
10	03-02-102-037	1,134,980
11	03-02-102-038	1,694,990
12	03-02-102-039	932,200
13	03-02-103-010	452,470
14	03-02-103-011	328,920
15	03-02-103-013	253,500
16	03-02-103-014	162,570
17	03-02-104-003	428,120
18	03-02-104-006	-
19	03-02-104-007	270,850
20	03-02-104-008	104,340
21	03-02-104-009	-
22	03-02-104-010	55,480
23	03-02-104-011	-
24	03-02-104-012	64,240
25	03-02-104-013	-
26	03-02-105-001	330,320
27	03-02-105-002	302,990
28	03-02-200-006	1,717,780
29	03-02-200-008	759,150
30	03-02-200-021	21,340
31	03-02-200-022	1,698,370
32	03-02-200-023	40,450
33	03-02-200-024	1,155,490
34	03-02-200-030	1,575,650
35	03-02-206-003	274,980
36	03-02-206-007	315,980
37	03-02-206-009	227,370
38	03-02-206-010	227,370
39	03-02-206-011	256,340
40	03-02-206-012	256,340
41	03-02-206-013	402,200
42	03-02-206-014	294,240
43	03-02-207-001	245,760
44	03-02-207-002	298,240
45	03-02-207-003	235,870

Count	PIN	2009 EAV
46	03-02-207-004	235,870
47	03-02-207-007	-
48	03-02-207-010	230,150
49	03-02-207-011	539,540
50	03-02-207-012	683,770
51	03-02-207-013	253,540
52	03-02-207-014	102,880
53	03-02-207-015	134,500
54	03-02-207-016	244,590
55	03-02-207-017	301,400
56	03-02-207-018	371,240
57	03-02-300-021	10,790
58	03-02-300-022	3,900
59	03-02-301-003	1,365,000
60	03-02-301-004	265,410
61	03-02-301-007	1,791,860
62	03-02-301-010	513,800
63	03-02-301-011	262,120
64	03-02-301-012	283,470
65	03-02-301-013	837,450
66	03-02-301-015	57,780
67	03-02-302-005	1,050,110
68	03-02-302-006	1,487,510
69	03-02-303-008	1,323,830
70	03-02-303-010	6,310
71	03-02-303-011	4,000,000
72	03-02-303-012	1,715,080
73	03-02-303-013	505,300
74	03-02-304-001	150,070
75	03-02-304-002	59,760
76	03-02-304-010	3,325,620
77	03-02-304-011	1,607,800
78	03-02-304-012	331,350
79	03-02-304-013	14,460
80	03-02-305-001	1,725,490
81	03-02-400-001	370,710
82	03-02-400-010	2,342,320
83	03-02-400-029	2,103,750
84	03-02-400-036	1,900,500
85	03-02-400-037	3,311,740
86	03-02-400-038	63,330
87	03-02-400-040	3,321,990
88	03-02-400-041	-
89	03-02-400-042	2,350,780
90	03-02-401-002	54,530
91	03-02-401-005	53,480

Count	PIN	2009 EAV
92	03-02-401-006	200,020
93	03-02-402-001	1,636,490
94	03-02-402-002	26,650
95	03-02-402-009	1,567,830
96	03-02-402-010	1,086,270
97	03-02-402-011	2,550
98	03-02-402-012	3,560
99	03-02-402-013	3,451,760
100	03-02-402-014	173,190
101	03-02-403-001	-
102	03-02-404-001	3,324,310
103	03-02-404-002	2,979,310
104	03-02-404-003	169,420
105	03-02-404-005	241,240
106	03-11-100-007	1,606,880
107	03-11-100-008	52,940
108	03-11-100-010	397,070
109	03-11-100-011	830,540
110	03-11-100-012	816,390
111	03-11-100-014	175,010
112	03-11-100-015	61,010
113	03-11-100-016	578,250
114	03-11-100-022	895,190
115	03-11-100-023	546,050
116	03-11-100-024	420,230
117	03-11-100-025	414,700
118	03-11-100-026	402,690
119	03-11-101-009	823,710
120	03-11-101-011	1,079,740
121	03-11-101-012	89,620
122	03-11-101-014	207,820
123	03-11-101-015	69,760
124	03-11-101-017	619,050
125	03-11-101-018	619,020
126	03-11-101-019	3,144,590
127	03-11-101-020	1,013,960
128	03-11-101-021	95,390
129	03-11-101-022	305,370
130	03-11-102-008	1,416,530
131	03-11-102-009	796,810
132	03-11-102-011	2,390
133	03-11-102-016	508,770
134	03-11-102-018	464,260
135	03-11-102-019	123,240
136	03-11-102-020	84,160
137	03-11-102-021	75,820

Count	PIN	2009 EAV
138	03-11-102-022	75,810
139	03-11-102-024	55,220
140	03-11-102-025	75,810
141	03-11-102-026	83,930
142	03-11-102-027	203,300
143	03-11-102-029	540,750
144	03-11-102-030	575,000
145	03-11-102-032	139,230
146	03-11-102-033	526,550
147	03-11-102-034	17,880
148	03-11-102-035	210,620
149	03-11-102-037	167,120
150	03-11-102-039	18,350
151	03-11-102-043	248,290
152	03-11-102-044	476,440
153	03-11-102-045	164,000
154	03-11-102-046	208,970
155	03-11-102-048	540,950
156	03-11-102-050	207,170
157	03-11-102-051	212,690
158	03-11-102-052	230,320
159	03-11-102-054	70,020
160	03-11-102-058	92,090
161	03-11-102-059	555,460
162	03-11-102-060	120,470
163	03-11-102-061	120,410
164	03-11-102-062	120,450
165	03-11-102-063	69,010
166	03-11-102-064	68,510
167	03-11-102-065	288,290
168	03-11-102-066	431,280
169	03-11-102-067	431,280
170	03-11-103-006	146,950
171	03-11-103-007	129,550
172	03-11-103-009	225,070
173	03-11-103-011	258,070
174	03-11-103-012	81,580
175	03-11-103-013	64,150
176	03-11-104-007	1,609,590
177	03-11-104-008	1,355,330
178	03-11-104-010	828,650
179	03-11-104-011	296,270
180	03-11-104-012	296,270
181	03-11-104-014	397,860
182	03-11-104-015	86,430
183	03-11-104-016	316,370

Count	PIN	2009 EAV
184	03-11-104-018	638,560
185	03-11-104-019	156,620
186	03-11-104-020	1,080
187	03-11-105-009	1,519,970
188	03-11-105-010	1,148,930
189	03-11-105-011	406,690
190	03-11-105-014	872,900
191	03-11-105-017	172,830
192	03-11-105-018	677,690
193	03-11-105-019	1,038,590
194	03-11-105-020	297,800
195	03-11-105-021	205,040
196	03-11-105-024	852,200
197	03-11-105-025	2,056,240
198	03-11-105-026	1,080
199	03-11-200-002	1,460,970
200	03-11-200-006	392,100
201	03-11-200-007	190,550
202	03-11-200-008	76,480
203	03-11-200-009	277,620
204	03-11-200-014	138,440
205	03-11-200-020	-
206	03-11-200-022	1,460,400
207	03-11-200-023	576,970
208	03-11-200-024	555,740
209	03-11-200-028	357,660
210	03-11-200-029	1,248,810
211	03-11-200-031	275,960
212	03-11-200-033	323,210
213	03-11-200-034	337,180
214	03-11-200-036	310,000
215	03-11-200-037	160,740
216	03-11-200-038	67,430
217	03-11-200-039	103,300
218	03-11-200-040	97,030
219	03-11-200-041	207,900
220	03-11-200-042	301,000
221	03-11-200-043	184,800
222	03-11-200-044	182,890
223	03-11-200-046	1,693,750
224	03-11-200-047	1,080
225	03-11-201-003	778,820
226	03-11-202-003	487,550
227	03-11-202-004	465,170
228	03-11-202-007	456,480
229	03-11-202-011	189,780

Count	PIN	2009 EAV
230	03-11-202-012	2,596,800
231	03-11-202-013	1,380,520
232	03-11-202-014	-
233	03-11-202-018	2,404,520
234	03-11-202-025	408,440
235	03-11-202-026	513,630
236	03-11-202-027	371,200
237	03-11-202-032	1,046,010
238	03-11-202-033	1,047,050
239	03-11-202-034	987,520
240	03-11-202-035	12,070
241	03-11-202-036	697,490
242	03-11-202-038	1,975,990
243	03-11-202-039	-
244	03-11-202-043	775,570
245	03-11-202-044	-
246	03-11-202-045	866,980
247	03-11-202-046	297,770
248	03-11-202-047	-
249	03-11-202-048	649,760
250	03-11-202-049	1,080
251	03-11-308-035	581,490
252	03-11-308-040	2,333,960
253	03-11-309-021	309,350
254	03-11-309-022	137,490
255	03-11-309-023	183,190
256	03-11-309-024	205,590
257	03-11-311-022	-
258	03-11-312-005	-
259	03-11-312-006	-
260	03-11-312-008	-
261	03-11-312-009	-
262	03-11-312-034	274,960
263	03-11-312-035	794,170
264	03-11-312-041	416,580
265	03-11-312-042	178,350
266	03-11-312-043	153,480
267	03-11-312-045	767,150
268	03-11-312-046	244,290
269	03-11-312-047	191,990
270	03-11-314-001	2,139,890
271	03-11-314-006	1,903,530
272	03-11-314-007	480,000
273	03-11-314-008	1,075,900
274	03-11-314-009	146,880
275	03-11-314-010	87,280

Count	PIN	2009 EAV
276	03-11-314-011	421,940
277	03-11-315-001	5,108,770
278	03-11-315-002	297,250
279	03-11-316-001	189,730
280	03-11-316-004	1,385,270
281	03-11-316-005	155,110
282	03-11-316-006	155,110
283	03-11-316-009	209,260
284	03-11-316-015	190,990
285	03-11-316-016	270,470
286	03-11-316-018	170,340
287	03-11-316-019	189,890
288	03-11-316-020	156,310
289	03-11-316-023	30,600
290	03-11-316-025	295,320
291	03-11-316-028	192,640
292	03-11-316-029	154,710
293	03-11-316-030	187,980
294	03-11-316-031	6,130
295	03-11-316-032	197,110
296	03-11-316-033	197,140
297	03-11-316-034	204,360
298	03-11-317-001	67,110
299	03-11-317-002	67,110
300	03-11-317-003	67,110
301	03-11-317-004	67,110
302	03-11-400-005	480,190
303	03-11-400-006	1,441,390
304	03-11-400-007	122,830
305	03-11-400-008	342,940
306	03-11-400-009	973,080
307	03-11-400-015	1,638,370
308	03-11-400-016	-
309	03-11-400-017	1,115,420
310	03-11-400-019	1,179,720
311	03-11-400-021	301,390
312	03-11-400-022	489,820
313	03-11-400-023	930,000
314	03-11-400-024	1,080
315	03-11-401-001	382,450
316	03-11-401-002	866,340
317	03-11-401-003	387,820
318	03-11-401-004	505,580
319	03-11-401-005	497,490
320	03-11-401-009	15,370
321	03-11-401-011	84,440

Count	PIN	2009 EAV
322	03-11-401-013	27,780
323	03-11-401-014	27,780
324	03-11-401-015	27,780
325	03-11-401-016	27,780
326	03-11-401-017	15,910
327	03-11-401-018	108,380
328	03-11-401-019	133,190
329	03-11-401-020	96,340
330	03-11-401-021	98,900
331	03-11-401-022	98,900
332	03-11-401-023	83,050
333	03-11-401-024	83,050
334	03-11-401-025	83,050
335	03-11-401-026	83,050
336	03-11-401-027	83,050
337	03-11-401-028	83,050
338	03-11-401-029	83,050
339	03-11-401-030	83,050
340	03-11-401-031	83,050
341	03-11-401-032	83,050
342	03-11-401-033	114,900
343	03-11-401-034	63,970
344	03-11-401-035	63,970
345	03-11-401-036	142,430
346	03-11-401-037	636,610
347	03-11-401-038	64,020
348	03-11-401-039	64,020
349	03-11-402-001	27,780
350	03-11-402-002	27,790
351	03-11-402-003	55,580
352	03-11-402-004	27,790
353	03-11-402-005	27,790
354	03-11-402-006	27,790
355	03-11-402-007	27,790
356	03-11-402-008	27,790
357	03-11-402-009	27,790
358	03-11-402-010	157,730
359	03-11-402-011	752,480
360	03-11-402-015	378,070
361	03-11-402-018	1,960,030
362	03-11-402-019	169,440
363	03-11-402-020	70,740
364	03-11-402-021	55,540
365	03-11-402-022	38,970
366	03-11-402-024	647,700
367	03-11-402-027	168,200

Count	PIN	2009 EAV
368	03-11-402-028	1,338,390
369	03-11-402-029	37,200
370	03-11-402-030	176,560
371	03-11-402-031	87,120
372	03-11-403-002	883,460
373	03-11-403-003	949,840
374	03-11-403-004	317,540
375	03-11-403-005	191,860
376	03-11-403-006	443,890
377	03-11-403-007	27,140
378	03-11-403-009	532,970
379	03-11-403-010	272,270
380	03-11-403-011	208,800
381	03-11-403-012	58,800
382	03-11-403-013	256,640
383	03-11-403-014	150,590
384	03-11-403-015	195,240
385	03-11-403-016	191,170
386	03-11-403-017	556,150
387	03-11-403-018	2,757,990
388	03-11-403-020	645,430
389	03-11-403-040	595,000
390	03-11-403-042	980,380
391	03-11-404-001	1,060,600
392	03-11-404-002	307,830
393	03-11-404-004	1,111,850
394	03-11-404-006	2,400
395	03-11-404-008	1,027,490
396	03-11-404-009	1,317,750
397	03-11-404-010	261,350
398	03-11-404-011	293,730
399	03-11-404-012	203,010
400	03-11-404-013	225,250
401	03-11-404-016	473,740
402	03-11-404-018	499,450
403	03-11-404-019	465,430
404	03-11-404-020	125,320
405	03-11-404-022	82,220
406	03-11-404-024	-
407	03-11-404-025	1,371,010
408	03-11-404-026	6,110
409	03-11-404-027	26,470
410	03-11-404-028	100,670
411	03-11-404-029	-
412	03-14-117-004	5,030
413	03-14-117-005	5,030

Count	PIN	2009 EAV
414	03-14-117-006	5,030
415	03-14-117-007	5,030
416	03-14-117-008	5,030
417	03-14-117-009	5,030
418	03-14-117-010	9,900
419	03-14-117-011	9,900
420	03-14-117-012	9,900
421	03-14-117-013	9,900
422	03-14-117-028	1,216,060
423	03-14-117-029	77,340
424	03-14-117-030	86,350
425	03-14-117-035	282,440
426	03-14-117-040	188,290
427	03-14-117-041	188,290
428	03-14-117-042	188,290
429	03-14-117-043	188,290
430	03-14-117-044	188,290
431	03-14-117-045	188,290
432	03-14-117-046	159,670
433	03-14-117-047	173,230
434	03-14-117-048	188,290
435	03-14-117-049	188,290
436	03-14-117-050	188,290
437	03-14-117-051	188,290
438	03-14-117-052	188,290
439	03-14-117-053	188,290
440	03-14-117-054	188,290
441	03-14-117-055	188,290
442	03-14-117-057	15,520
443	03-14-117-058	188,290
444	03-14-117-059	3,690
445	03-14-117-060	188,290
446	03-14-117-062	128,490
447	03-14-117-065	188,400
448	03-14-117-066	178,450
449	03-14-117-067	1
450	03-14-117-068	113,290
451	03-14-118-001	379,780
452	03-14-118-004	378,850
453	03-14-118-017	275,260
454	03-14-120-012	191,830
455	03-14-120-013	191,830
456	03-14-120-014	282,440
457	03-14-120-015	188,290
458	03-14-120-016	188,290
459	03-14-121-001	-

Count	PIN	2009 EAV
460	03-14-121-002	
461	03-14-122-001	86,760
462	03-14-122-002	99,360
463	03-14-122-003	83,110
464	03-14-122-004	54,990
465	03-14-122-005	123,630
466	03-14-122-006	78,010
467	03-14-122-007	99,210
468	03-14-122-008	79,220
469	03-14-122-009	93,200
470	03-14-122-010	102,490
471	03-14-122-011	87,660
472	03-14-122-012	84,700
473	03-14-122-013	93,220
474	03-14-122-014	84,180
475	03-14-122-015	80,870
476	03-14-122-016	77,790
477	03-14-123-001	126,810
478	03-14-123-002	92,930
479	03-14-123-003	92,500
480	03-14-123-004	95,670
481	03-14-123-005	100,990
482	03-14-123-006	100,910
483	03-14-123-007	87,810
484	03-14-123-008	125,290
485	03-14-123-009	91,160
486	03-14-124-001	48,850
487	03-14-124-002	44,080
488	03-14-124-003	44,080
489	03-14-124-004	48,240
490	03-14-124-005	48,850
491	03-14-124-006	48,850
492	03-14-124-007	48,850
493	03-14-124-008	48,850
494	03-14-124-009	48,850
495	03-14-124-010	48,240
496	03-14-124-011	48,850
497	03-14-124-012	48,850
498	03-14-124-013	480
499	03-14-124-014	480
500	03-14-124-015	480
501	03-14-124-016	480
502	03-14-124-017	480
503	03-14-124-018	480
504	03-14-124-019	480
505	03-14-124-020	480

Count	PIN	2009 EAV
506	03-14-124-021	480
507	03-14-124-022	480
508	03-14-124-023	480
509	03-14-124-024	480
510	03-14-124-025	480
511	03-14-124-026	480
512	03-14-124-027	480
513	03-14-124-028	480
514	03-14-124-029	480
515	03-14-124-030	480
516	03-14-124-031	480
517	03-14-124-032	480
518	03-14-124-033	480
519	03-14-124-034	480
520	03-14-124-035	480
521	03-14-124-036	480
522	03-14-124-037	48,850
523	03-14-124-038	44,080
524	03-14-124-039	48,850
525	03-14-124-040	44,080
526	03-14-124-041	44,080
527	03-14-124-042	48,850
528	03-14-124-043	48,850
529	03-14-124-044	48,850
530	03-14-124-045	48,850
531	03-14-124-046	48,850
532	03-14-124-047	48,850
533	03-14-124-048	48,850
534	03-14-124-049	48,850
535	03-14-124-050	48,850
536	03-14-124-051	48,850
537	03-14-124-052	48,850
538	03-14-124-053	48,850
539	03-14-124-054	48,850
540	03-14-124-055	480
541	03-14-124-056	480
542	03-14-124-057	480
543	03-14-124-058	480
544	03-14-124-059	480
545	03-14-124-060	480
546	03-14-124-061	480
547	03-14-124-062	480
548	03-14-124-063	480
549	03-14-124-064	480
550	03-14-124-065	480
551	03-14-124-066	480

Count	PIN	2009 EAV
552	03-14-124-067	480
553	03-14-124-068	480
554	03-14-124-069	480
555	03-14-124-070	480
556	03-14-124-071	480
557	03-14-124-072	480
558	03-14-124-073	480
559	03-14-124-074	480
560	03-14-124-075	480
561	03-14-124-076	480
562	03-14-124-077	480
563	03-14-124-078	480
564	03-14-124-079	480
565	03-14-124-080	480
566	03-14-124-081	480
567	03-14-124-082	480
568	03-14-124-083	480
569	03-14-124-084	480
570	03-14-124-085	480
571	03-14-124-086	480
572	03-14-124-087	480
573	03-14-124-088	480
574	03-14-124-089	480
575	03-14-124-090	480
576	03-14-124-091	480
577	03-14-124-092	480
578	03-14-205-013	368,710
579	03-14-205-014	388,900
580	03-14-205-016	79,420
581	03-14-205-017	173,040
582	03-14-205-020	131,080
583	03-14-205-021	119,290
584	03-14-205-025	251,370
585	03-14-205-026	42,380
586	03-14-205-032	120,010
587	03-14-205-033	115,990
588	03-14-205-034	423,940
589	03-14-206-001	261,490
590	03-14-206-002	217,210
591	03-14-206-003	207,020
592	03-14-206-004	190,790
593	03-14-206-005	223,220
594	03-14-206-006	290,710
595	03-14-206-007	173,660
596	03-14-206-008	466,330
597	03-14-207-001	122,400

Count	PIN	2009 EAV
598	03-14-207-005	174,260
599	03-14-207-008	44,290
600	03-14-207-009	80,690
601	03-14-207-010	36,910
602	03-14-207-011	44,290
603	03-14-207-012	36,910
604	03-14-207-013	44,290
605	03-14-207-014	123,830
606	03-14-207-015	123,830
607	03-14-207-018	361,100
608	03-14-207-019	257,390
609	03-14-207-020	205,380
610	03-14-207-021	222,950
611	03-14-207-022	163,340
612	03-14-208-001	44,290
613	03-14-208-002	44,290
614	03-14-208-003	86,040
615	03-14-208-004	44,290
616	03-14-208-006	50,000
617	03-14-208-007	-
618	03-14-208-008	66,520
619	03-14-208-009	108,530
620	03-14-208-010	44,290
621	03-14-208-011	44,290
622	03-14-208-012	74,320
623	03-14-208-013	44,290
624	03-14-208-015	24,210
625	03-14-208-016	24,210
626	03-14-208-017	61,270
627	03-14-208-018	42,580
628	03-14-208-019	61,110
629	03-14-209-006	-
630	03-14-209-010	33,200
631	03-14-209-011	539,410
632	03-14-209-013	286,410
633	03-14-209-017	122,960
634	03-14-209-020	329,520
635	03-14-209-021	24,220
636	03-14-209-022	17,830
637	03-14-209-023	208,760
638	03-14-209-025	222,560
639	03-14-209-026	-
640	03-14-209-027	-
641	03-14-209-031	-
642	03-14-209-032	7,340
643	03-14-209-033	-

Count	PIN	2009 EAV
644	03-14-209-034	-
645	03-14-209-035	-
646	03-14-210-002	102,370
647	03-14-210-003	258,350
648	03-14-210-004	101,050
649	03-14-210-008	277,650
650	03-14-210-013	43,620
651	03-14-210-014	92,010
652	03-14-210-015	87,130
653	03-14-210-017	112,770
654	03-14-210-019	69,730
655	03-14-210-020	89,170
656	03-14-210-027	542,510
657	03-14-210-028	511,940
658	03-14-210-032	126,090
659	03-14-210-040	80,970
660	03-14-210-042	43,420
661	03-14-210-044	-
662	03-14-210-086	313,770
663	03-14-210-087	-
664	03-14-210-088	-
665	03-14-210-128	-
666	03-14-210-129	-
667	03-14-210-131	-
668	03-14-210-135	82,080
669	03-14-211-001	32,610
670	03-14-211-002	-
671	03-14-211-005	74,030
672	03-14-211-006	113,510
673	03-14-211-008	77,160
674	03-14-211-009	85,080
675	03-14-211-010	80,330
676	03-14-211-011	80,150
677	03-14-211-012	82,360
678	03-14-211-013	89,860
679	03-14-211-016	81,550
680	03-14-211-017	182,760
681	03-14-211-031	325,360
682	03-14-211-032	-
683	03-14-211-033	48,720
684	03-14-211-034	-
685	03-14-211-036	53,560
686	03-14-212-001	115,020
687	03-14-212-002	112,020
688	03-14-212-003	112,020
689	03-14-212-004	112,020

Count	PIN	2009 EAV
690	03-14-212-005	115,930
691	03-14-213-001	161,980
692	03-14-213-018	44,150
693	03-14-213-046	65,330
694	03-14-213-047	335,960
695	03-14-214-001	99,480
696	03-14-214-002	107,070
697	03-14-214-003	74,830
698	03-14-214-004	76,130
699	03-14-214-005	63,820
700	03-14-214-006	62,090
701	03-14-214-007	72,250
702	03-14-214-008	113,550
703	03-14-214-009	95,320
704	03-14-214-010	59,240
705	03-14-214-011	93,410
706	03-14-215-005	294,750
707	03-14-215-006	16,060
708	03-14-215-007	76,230
709	03-14-215-008	28,990
710	03-14-215-009	30,020
711	03-14-215-010	38,000
712	03-14-215-014	72,610
713	03-14-215-015	23,470
714	03-14-215-017	230,790
715	03-14-215-019	-
716	03-14-215-022	46,260
717	03-14-215-025	697,200
718	03-14-216-005	-
719	03-14-216-006	-
720	03-14-216-009	106,740
721	03-14-216-010	106,740
722	03-14-216-011	106,740
723	03-14-216-012	47,330
724	03-14-300-001	-
725	03-14-301-001	-
726	03-14-301-003	84,660
727	03-14-301-004	88,390
728	03-14-301-005	88,430
729	03-14-301-006	88,600
730	03-14-301-007	85,710
731	03-14-302-001	-
732	03-14-303-001	-
733	03-14-303-002	-
734	03-14-303-003	-
735	03-14-304-003	-

Count	PIN	2009 EAV
736	03-14-304-004	-
737	03-14-304-005	-
738	03-14-308-002	103,580
739	03-14-308-003	35,070
740	03-14-308-004	80,480
741	03-14-308-005	35,070
742	03-14-308-006	65,510
743	03-14-308-014	1,386,150
744	03-14-317-001	-
745	03-14-317-002	-
746	03-14-317-007	-
747	03-14-317-008	-
748	03-14-317-009	-
749	03-14-317-012	-
750	03-14-317-015	-
751	03-14-317-016	-
752	03-14-400-001	70,120
753	03-14-400-002	80,480
754	03-14-400-003	86,200
755	03-14-400-004	81,820
756	03-14-400-005	74,090
757	03-14-400-006	74,450
758	03-14-400-007	109,540
759	03-14-400-008	70,970
760	03-14-400-009	162,770
761	03-14-400-010	74,450
762	03-14-400-011	103,240
763	03-14-400-012	100,310
764	03-14-400-013	83,650
765	03-14-400-027	81,080
766	03-14-400-028	88,820
767	03-14-400-030	68,460
768	03-14-400-033	80,010
769	03-14-400-034	77,110
770	03-14-400-035	94,690
771	03-14-400-060	-
772	03-14-400-067	99,270
773	03-14-400-068	98,380
774	03-14-400-073	90,100
775	03-14-401-001	98,640
776	03-14-401-002	70,230
777	03-14-401-003	96,070
778	03-14-401-004	85,630
779	03-14-401-005	82,380
780	03-14-401-006	77,940
781	03-14-401-007	73,100

Count	PIN	2009 EAV
782	03-14-401-008	75,480
783	03-14-401-011	127,490
784	03-14-401-012	96,980
785	03-14-401-013	88,050
786	03-14-401-014	74,010
787	03-14-401-015	75,070
788	03-14-401-016	155,750
789	03-14-401-017	77,080
790	03-14-402-002	-
791	03-14-403-002	77,130
792	03-14-403-003	35,290
793	03-14-403-004	27,010
794	03-14-403-005	106,010
795	03-14-403-006	492,930
796	03-14-404-012	95,580
797	03-14-405-002	-
798	03-14-405-003	-
799	03-14-405-004	-
800	03-14-405-005	-
801	03-14-405-006	-
802	03-14-405-007	-
803	03-14-405-011	-
804	03-14-405-012	-
805	03-14-405-015	-
806	03-14-405-016	-
807	03-14-405-017	-
808	03-14-405-018	-
809	03-14-406-001	47,650
810	03-14-406-002	58,470
811	03-14-406-007	487,950
812	03-14-406-008	36,910
813	03-14-406-009	147,100
814	03-14-406-010	1,054,490
815	03-14-406-011	36,910
816	03-14-406-012	33,670
817	03-14-406-013	43,730
818	03-14-406-014	-
819	03-14-406-015	-
820	03-14-406-016	29,900
821	03-14-406-017	18,530
822	03-14-406-018	21,010
823	03-14-406-019	42,040
824	03-14-413-001	110,500
825	03-14-413-002	-
826	03-14-413-016	29,530
827	03-14-413-017	29,530

Count	PIN	2009 EAV
828	03-14-413-018	82,150
829	03-14-414-001	117,150
830	03-14-414-002	113,060
831	03-14-414-019	96,070
832	03-14-414-020	116,880
833	03-14-504-001	-
834	03-14-504-003	-
835	03-15-214-044	24,620
836	03-15-214-045	38,270
837	03-15-222-001	225,020
838	03-15-222-002	36,550
839	03-15-222-011	95,310
840	03-15-222-012	22,890
841	03-15-222-013	14,940
842	03-15-222-015	187,670
843	03-15-222-016	153,810
844	03-15-222-017	64,470
845	03-15-222-018	62,060
846	03-15-222-019	87,910
847	03-15-223-001	274,970
848	03-15-223-002	12,290
849	03-15-223-003	102,080
850	03-15-223-004	110,670
851	03-15-223-005	97,470
852	03-15-223-006	20,370
853	03-15-223-016	19,010
854	03-15-223-017	33,170
855	03-15-223-018	19,010
856	03-15-223-019	13,840
857	03-15-223-022	11,360
858	03-15-223-023	6,820
859	03-15-223-024	27,450
860	03-15-223-025	4,700
861	03-15-223-026	1,440
862	03-15-223-027	124,890
863	03-15-223-028	4,220
864	03-15-223-029	4,080
865	03-15-223-031	96,770
866	03-15-232-001	61,380
867	03-15-232-002	12,580
868	03-15-232-003	13,980
869	03-15-232-004	43,690
870	03-15-232-005	13,980
871	03-15-232-006	13,980
872	03-15-232-007	155,350
873	03-15-232-008	42,100

Count	PIN	2009 EAV
874	03-15-232-009	26,580
875	03-15-232-010	1,560
876	03-15-232-014	91,480
877	03-15-232-015	203,940
878	03-15-236-001	117,350
879	03-15-236-002	293,310
880	03-15-236-003	176,010
881	03-23-100-001	-
882	03-23-100-002	-
883	03-23-100-003	-
TOTAL		252,294,031

Appendix 3
Housing Impact Study

Assessment of Housing Impact

The purpose of this section is to assess the potential impact of redevelopment in the Bensenville North Industrial District RPA on existing housing as set forth in the Tax Increment Allocation Redevelopment Act (the “Act”) 65 ILCS 5/11-74.4-1 et seq., as amended. The Act requires that if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the Village is unable to certify that no displacement of residents will occur, the municipality shall prepare a Housing Impact Study and incorporate the study into the separate Feasibility Report required by subsection 11-74.4-5(a) of the Act, which for the purposes hereof shall also be the “Bensenville North Industrial District Project and Plan,” or the “Redevelopment Plan.”

The primary goal of the Redevelopment Project and Plan is to provide the necessary mechanisms to re-establish the Bensenville North Industrial District RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of industrial, commercial and retail uses, as well as a diverse mix of housing types to current and future residents. Currently, there are no proposed redevelopment projects that will result in the permanent displacement of any inhabited residential units. However, since the RPA contains more than 75 inhabited residential units and future redevelopment activity could conceivably result in the removal of inhabited residential units over the 23-year life of the RPA, a housing impact study is required. Under the provisions of the 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 of the Act is passed; and
- (iv) Data as to the racial and ethnic composition of the residents in the inhabited residential units, which shall be deemed to be fully satisfied by data from the most recent federal Census.

Part II of the housing impact study identifies 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 be, 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 identification of the type, location, and cost of the replacement housing; and
- (iv) The type and extent of relocation assistance to be provided.

PART I

(i) Number and Type of Residential Units

The number and type of residential buildings in the area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. This survey, completed on September 3, 2010, revealed that the Bensenville North Industrial District RPA contains 146 residential buildings containing 522 total dwelling units. The number of residential units by building type is described as follows:

Building Type	Total Buildings	Total Units
Single-Family	101	101
Multi-Family	45	421
Total	146	522

Source: *S. B. Friedman & Company*

(ii) Number and Type of Rooms within Units

The distribution within the Bensenville North Industrial District RPA of the 522 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the Bensenville North Industrial District RPA, *S. B. Friedman & Company* analyzed 2000 Census data by Block Groups for those Block Groups encompassed by the Redevelopment Project Area. A Block Group is a combination of Census blocks, and is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. In this study, we have relied on 2000 U.S. Census sample data because it is the best available information regarding the structures and residents of the Redevelopment Project Area. These Block Group data show the distribution of housing units by the number of bedrooms and the total number of rooms within each unit. We then applied the 2000 distribution percentage to the total number of units identified by the survey. The estimated distribution of units by bedroom type and number of rooms are described as follows:

Units by Bedroom Type¹

Number of Bedrooms	2000 Census	Current Estimate for RPA
Studio	3%	16
1 Bedroom	18%	96
2 Bedrooms	54%	282
3 Bedrooms	19%	100
4 Bedrooms	4%	23
5+ Bedrooms	1%	5
Total	100%	522

Source: Based on 2000 U.S. Census data distributions, applied to current unit counts observed during fieldwork.

Units by Number of Rooms²

Number of Rooms	2000 Census	Current Estimate for RPA
1 Room	2%	11
2 Rooms	3%	16
3 Rooms	16%	83
4 Rooms	31%	163
5 Rooms	25%	130
6 Rooms	11%	58
7 Rooms	5%	26
8 Rooms	2%	12
9+ Rooms	4%	23
Total	100%	522

Source: Based on 2000 U.S. Census data distributions, applied to current unit counts observed during fieldwork.

¹ As defined by the Census Bureau, Number of Bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A Housing Unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

² As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

(iii) Number of Inhabited Units

According to data compiled from the survey completed by *S. B. Friedman & Company* on September 3, 2010, the Bensenville North Industrial District RPA contains an estimated 522 residential units, of which 26 units (approximately 5 percent) are estimated to be vacant. Therefore, there are approximately 496 total inhabited units within the redevelopment area. As required by the Act, this information was ascertained as of September 3, 2010, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

(iv) Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. According to U. S. Census data, the average household size within the Block Groups which comprise the Bensenville North Industrial District RPA was 2.88 persons in 2009. Therefore, there are an estimated 1,428 residents living within the proposed boundaries. The racial and ethnic compositions of these residents are as follows:

Race	Estimated Residents	2009 Estimated ESRI Racial Distribution
Black or African-American Alone	16	1.1%
White Alone	887	62.1%
Asian Alone	71	5.0%
American Indian Alone	10	0.7%
Some other race Alone	383	26.8%
Two or more races	61	4.3%
Total	1,428	100%

Source: ESRI estimates of 2009 population and racial distribution based on 2000 U.S. Census data.

Hispanic Origin	Estimated Residents (2009)	Estimated Percentage (2009)
Hispanic	743	52%
Non-Hispanic	685	48%
Total	1,428	100%

Source: ESRI estimates of 2009 population and racial distribution based on 2000 U.S. Census data.

We have also estimated the potential distribution by income of the households living in the inhabited units within the Bensenville North Industrial District RPA.

In order to estimate the number of moderate-, low-, very low-, and very, very low-income households in the RPA, *S. B. Friedman & Company* used data from ESRI, a nationally-recognized demographic data provider. As determined by HUD, the definitions of the above-mentioned income categories, adjusted for family size, are as follows:

- (i) A very, very low-income household has an adjusted income of less than 30% of the area median income.
- (ii) A very low-income household earns between 30% and 50% of the area median income.
- (iii) A low-income household earns between 50% and 80% of the area median.
- (iv) A moderate-income household earns between 80% and 120% of the area median.

ESRI estimates that of all households residing within the Block Groups encompassed by the Bensenville North Industrial District RPA, 18 percent may be classified as very low-income or lower, 17 percent may be classified as low-income, and 25 percent may be classified as moderate-income households.

Income Category	2009 Percentage (from ESRI)	Number of Households	Annual Income Range (Average HH of 3 Persons)
Very, Very Low Income	9%	45	\$0 - \$20,370
Very Low-Income	9%	45	\$20,370 - \$33,950
Low-Income	17%	84	\$33,950 - \$54,250
Moderate-Income	25%	124	\$54,250 - \$67,900
Subtotal: Moderate-Income or Below	60%	298	\$0 - \$67,900
Above Moderate-Income	40%	198	\$67,900+
Total	100%	496	--

Source: HUD, ESRI and *S. B. Friedman & Co.*

[1] Based on the estimate number of occupied housing units observed during fieldwork.

PART II

(i) Number and Location of Units to be Removed

Currently, there are no proposed Redevelopment Projects that will result in the permanent displacement of any inhabited residential units. However, it is probable that some existing units may be removed as a result of redevelopment activity over the 23-year life of the RPA. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

Methodology

The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involves three steps:

(i) Step one counts all inhabited residential units identified on any acquisition lists or maps. No pre-existing acquisition lists or maps were identified, nor has an acquisition list been included in the Bensenville North Industrial District Redevelopment Project and Plan. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.

(ii) Step two counts the number of inhabited residential units located on parcels that are dilapidated as defined by the Act. A survey of the entire RPA completed on September 3, 2010 did not identify any dilapidated buildings.

(iii) Step three counts the number of inhabited residential units that exist where the future land use indicated by the Redevelopment Plan will not include residential uses. After reviewing the Proposed Future Land Use for the Bensenville North Industrial District RPA, we determined that there will be no units impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

We have identified all of the inhabited units that meet the criteria described above in order to arrive at a reasonable projection of the total number of inhabited residential units that may be removed as a result of redevelopment projects that are undertaken in accordance with the Redevelopment Plan. Our analysis above suggests that no inhabited residential units would be removed as the result of currently available plans within the RPA. Should a potential redevelopment project come forward that may result in the displacement of inhabited residential units, the Village's plan for relocation assistance for those qualified residents in the RPA shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act.

Based on the income distributions in and around the RPA, it is reasonable to assume that approximately 60% of households that may be displaced during the life of the RPA are of moderate, low, very low, or very, very low income. However, it is possible that a higher percentage, up to 100%, of potentially displaced households lie within these income brackets. Part II, subpart (iii) of this section discusses in detail the availability of replacement housing for households of low income or lower.

(ii) Relocation Plan

The Village's plan for relocation assistance for those qualified residents in the Bensenville North Industrial District RPA whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the Village as of this date; until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

(iii) Replacement Housing

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the Village shall make a good faith effort to ensure that affordable replacement housing located in or near the Bensenville TIF North Industrial District RPA is available for any qualified displaced residents.

If, during the 23-year life of the Bensenville North Industrial District RPA, the acquisition plans change, the Village shall make every effort to ensure that appropriate replacement housing will be found in the Redevelopment Project Area or within the Village of Bensenville.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, *S. B. Friedman & Company* examined several data sources, including vacancy data from the 2000 U.S. Census, apartment listings from local newspapers, and housing sales data from Multiple Listing Service for the Village of Bensenville.

Vacancy Data

According to 2000 U.S. Census data, the Village of Bensenville contained 7,120 housing units, of which 235 (3.3%) were vacant. The following table shows the distribution of vacant

residential units in the RPA by vacancy status, as compared to the greater Village of Bensenville as a whole.

Vacancy Status	Vacancy Rate by Vacancy Status	
	Bensenville North Industrial District RPA Percentage (2000) [1]	Village of Bensenville Percentage (2000)
For rent	1.7%	1.8%
For sale	3.3%	0.8%
Rented/sold but not occupied	0.0%	0.2%
For seasonal/recreational/occasional use/migrant	0.0%	0.1%
Other	0.0%	0.4%
TOTAL VACANCY STATUS	5.0%	3.3%

Source: 2000 U.S. Census

[1] Based on distributions of 2000 U.S. Census data by vacancy type, applied to the estimated number of vacant units observed during fieldwork. 2000 U.S. Census data is the best available data which specifies vacancy type at the block group level.

Replacement Rental Housing

According to information obtained from the Village of Bensenville by *S. B. Friedman & Company*, there are no current projects located within the Bensenville North Industrial District RPA that will result in a loss of housing units. However, the possibility remains that some existing units may be removed in the future as a result of redevelopment activity over the 23-year life of the RPA. Therefore, a sample of possible replacement rental housing units was identified.

The location, type, and cost of this sample were determined through the examination of classified advertisements from the *Chicago Sun Times*, *Chicago Tribune* and Apartments.com during the month of August 2010. Due to a relatively small pool of available properties in Bensenville, the sample also includes the nearby communities of Addison, Elk Grove Village and Elmhurst.

The range of maximum affordable monthly rents, according to HUD standards, is shown in the following table in comparison with the advertised rents found in the aforementioned newspaper and online listings.

Number of Bedrooms	Implied Family Size [1]	DuPage County Fair Market Rents [2]	Observed Range [3]	Units in Sample
Studio	1	\$790	N/A	0
1	1.5	\$903	\$739 - \$770	12
2	3	\$1,015	\$988 - \$1,024	10
3	4.5	\$1,240	\$1,300 - \$1,330	1
4	6	\$1,402	N/A	0
Total				23

Source: HUD, *Chicago Sun Times*, *Chicago Tribune*, Apartments.com, and *S. B. Friedman & Company*

[1] Derived from the number of bedrooms using HUD formulas.

[2] FY2010 Fair Market Rents Defined by HUD.

[3] Based on a random sample of apartments located in the Village of Bensenville and advertised in the *Chicago Sun Times*, *Chicago Tribune*, and Apartments.com during the month of August 2010.

The table on the following page provides a detailed summary of the apartment listings found in the *Chicago Sun Times*, *Chicago Tribune*, and Apartments.com during the month of August 2010. The table above indicates that the greatest number of available apartments have 1 or 2 bedrooms. No studio apartments, nor any apartments containing four or more bedrooms, were listed. The lack of units containing four or more bedrooms could indicate that these unit types are more present in owner-occupied, single-family homes. The sample above also indicates that listing rent levels for the majority of unit types are comparable to DuPage County fair-market rent levels defined by HUD. DuPage County fair-market rents are the most geographically specific data available for the Chicago area through HUD. While the majority of housing units are comprised of one- and two-bedrooms, and these rent levels are comparable to fair-market rent levels, a gap is present between fair market rent levels and observed rent levels in three-bedroom units. This may suggest that market rents are not affordable to larger households of four to five individuals in the Bensenville North Industrial District RPA. However, due to the small sample size, it is also possible that these unit types are scarce in apartments, and that units containing three or more bedrooms are also more likely to be single family homes.

S. B. Friedman & Company has also researched the availability of subsidized and income-restricted housing in and near the Bensenville North Industrial District RPA. According to data provided by the Illinois Housing Development Authority (IHDA), no units were located within the Village of Bensenville. However, several affordable housing properties are located in the adjacent communities of Addison, Elk Grove Village and Elmhurst. These properties were reported as containing a total of 918 units, including studio, one-bedroom, two-bedroom, and three-bedroom units. Of this total, 864 are income-restricted units, of which an estimated 200 units are indicated as Section 8 housing. In Section 8 housing, qualifying households are required to pay 30% of their income as monthly rent, with the Section 8 subsidy making up the difference between that amount and the contract rent.

The DuPage Housing Authority publishes updated lists of properties that are currently available under the Housing Choice Voucher (Section 8) Program. As of August 7, 2010, the DuPage Housing Authority identified a total of 16 units located in Addison. No units were identified in

Bensenville or other adjacent communities besides Addison. The table below shows a breakdown of these available units by number of bedrooms.

Unit Type	Number of Available Units
Studio	0
1-bedroom	8
2-bedroom	5
3-bedroom	3
4-bedroom	0
5-bedroom	0
Total	16

Source: DuPage Housing Authority

Name	Address	City	# Beds	Rent Range	
				Low	High
York Brook Apartments	100 E. George Street	Bensenville	1	\$799	\$815
			1	\$835	\$850
			2	\$860	\$875
			2	\$980	\$995
			2	\$1,000	\$1,000
Royal Grove Apartments	1132 Grove Avenue	Bensenville	1	\$799	\$959
			2	\$1,029	\$1,129
			3	\$1,300	\$1,330
Brook Forest Apartments	1137 S. Center Street	Bensenville	1	\$710	\$765
Brentwood Apartments	630 E. George Street	Bensenville	1	\$749	\$749
Fairway Green Apartments	646 South York Road	Bensenville	1	\$725	\$725
			2	\$975	\$975
Elm Court Apartments	111 Bernice Drive	Bensenville	1	\$650	\$650
			2	\$775	\$775
Orchard Lakes	154 Juliann	Wood Dale	1	\$975	\$1,050
			2	\$1,055	\$1,175
			2	\$1,099	\$1,110
			2	\$1,115	\$1,155
Not Available	125 S. Villa Avenue	Addison	1	\$660	\$660
Ben Evenson	831 Eastland Street	Elmhurst	1	\$625	\$625
Not Available	220 E. North Avenue	Addison	1	\$695	\$695
Elmcrest	140 E. Lake Street	Elmhurst	1	\$745	\$775
			2	\$995	\$1,050

Source: Chicago Sun Times, Chicago Tribune, and Apartments.com listings during the month of August 2010.

Replacement For-Sale Housing

In order to determine the availability of replacement for-sale housing for those home owners who may potentially be displaced, *S. B. Friedman & Company* reviewed data available from the Multiple Listing Service (MLS) of Northern Illinois, which lists most of the currently active for-sale properties in the Northern Illinois region, as well as historical listings over the past three years. The following table describes housing sales for detached and attached (condominium and town home) residential units within the greater Village of Bensenville for the past three years, as well as all current available properties listed for sale.

Price Range	2008 Sales	2009 Sales	2010 Sales	Currently Active Properties (as of 8/14/10)
\$0 - \$100,000	0	18	25	26
\$100,000-\$150,000	19	28	22	39
\$150,000- \$200,000	15	38	24	38
\$200,000- \$250,000	10	19	12	23
\$250,000 & Above	20	18	12	62
Totals	64	121	95	188

Source: Multiple Listing Service of Northern Illinois, *S. B. Friedman & Company*

Conclusions

Based on the available data, we anticipate that the rental and for-sale residential markets for the community areas in and around the Bensenville North Industrial District RPA should be adequate to furnish needed replacement housing for those residents that may potentially be displaced because of redevelopment activity within the RPA. There are currently 522 total housing units in the Bensenville North Industrial District RPA, and 227 units identified in this sample study that are currently available for rent or sale in the greater Village of Bensenville area.

Vacancy data also suggests that there are as many as 235 vacant units in the Village of Bensenville. Therefore, there is approximately one available unit for every two units potentially displaced in the RPA. Additionally, there are no planned redevelopment projects that will reduce the number of residential units within the RPA, and those types of mixed-use projects which might be proposed in accordance with the Redevelopment Plan may include new residential units. Therefore, it is assumed that any displacement caused by activities as part of the Redevelopment Plan could potentially occur simultaneously with the development of new housing, either rental or for-sale. As a result, there could potentially be a net gain of residential units within the RPA. Furthermore, it is likely that any displacement of units would occur incrementally over the 23-year life of the RPA as individual development projects are initiated.

(iv) Relocation Assistance

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided 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 hereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The Village shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph, “low-income households,” “very low-income households,” and “affordable housing” have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 et seq., as amended. As of the date of this study, these statutory terms are defined as follows:

- (i) “Low-income household” means a single person, family, or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;
- (ii) “Very low-income household” means a single person, family, or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- (iii) “Affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

The Village of Bensenville will make a good faith effort to relocate these households to affordable housing located in or near the Bensenville North Industrial District RPA and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970.

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR
THE VILLAGE OF BENSENVILLE NORTH INDUSTRIAL DISTRICT
TAX INCREMENT FINANCING DISTRICT**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act"), the Village of Bensenville (hereinafter referred to as the "Village") authorized a study in regard to designating a redevelopment project area for the Village's North Industrial District Tax Increment Financing District (hereinafter referred to as the "North Industrial TIF District"); and

WHEREAS, on October 12, 2010, the Village announced the availability of the redevelopment plan and project for the North Industrial TIF District (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility study for the North Industrial TIF District, addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said North Industrial TIF District (hereinafter referred to as the "Redevelopment Project Area"), and a housing impact study for the North Industrial TIF District; and

WHEREAS, the President and Board of Trustees of the Village desire to adopt tax increment financing pursuant to the TIF Act; and

WHEREAS, the President and Board of Trustees of the Village have approved the TIF Plan and designated the Redevelopment Project Area pursuant to the provisions of the TIF Act, and have otherwise complied with all other conditions precedent required by the TIF Act;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, as follows:

SECTION 1: That tax increment financing is hereby adopted with respect to the North Industrial TIF District, the TIF Plan in relation thereto, approved and adopted pursuant to an Ordinance adopted by the President and Board of Trustees of the Village on April 19, 2011, and the Redevelopment Project Area in relation thereto, described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto and made a part hereof, approved, adopted and so designated pursuant to an Ordinance adopted by the President and Board of Trustees on April 19, 2011, with the initial equalized assessed valuation for said North Industrial TIF District being the 2010 equalized assessed valuation of the Redevelopment Project Area.

SECTION 2: That the *ad valorem* taxes arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Section 5/11-74.4-9 of the TIF Act (65 ILCS 5/11-74.4-9), each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs have been paid, shall be divided as follows:

A. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value (the 2010 equalized assessed valuation) of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the DuPage County

Collector to, the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and

B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed valuation (the 2010 equalized assessed valuation) of each lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the DuPage County Collector to, the Village Treasurer who shall deposit said funds in a special fund called "The Special North Industrial District Tax Increment Allocation Fund" of the Village for the development of the TIF Plan.

SECTION 3: That the Village shall obtain and utilize incremental taxes from the Redevelopment Project Area for the payment of redevelopment project costs and all Village obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the TIF Plan.

SECTION 4: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 5: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 6: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ADOPTED this 19th day of April, 2011, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 19th day of April, 2011.

Frank Soto, Village President

ATTEST:

JoEllen Ridder, Village Clerk

Published by me in pamphlet form this 20th day of April, 2011.

JoEllen Ridder, Village Clerk

EXHIBIT A-1

Bensenville North Industrial District TIF District

All that area bounded by the following-described line, including all streets and rights-of-way located therein:

Legal Description:

THAT PART OF SECTIONS 2, 3, 11, 13, 14, 15, 22 AND 23, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTIONS 2 AND 11 TO THE NORTHWEST CORNER OF SAID SECTION 13; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF YORK ROAD (A.K.A. COUNTY HIGHWAY 8); THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE EASTERN EXTENSION OF THE SOUTH LINE OF LOT 30 IN BLOCK 1 OF HOMESTEAD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1925 AS DOCUMENT NO. 195710; THENCE WESTERLY ALONG SAID EASTERN EXTENSION, SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF A 20 FOOT PUBLIC ALLEY; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF BLOCK 3 IN SAID HOMESTEAD SUBDIVISION; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF TIoga SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1873 AS DOCUMENT NO. 17017; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 16 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERN EXTENSION OF THE NORTH LINE OF LOT 4 IN SAID BLOCK 1; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION, SAID NORTH LINE AND EASTERN EXTENSION THEREOF TO A POINT ON SAID EASTERN RIGHT-OF-WAY LINE OF YORK ROAD; THENCE SOUTHERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREEN STREET; THENCE

NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN STREET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE GREENWOOD CONDOMINIUM PLAT, BEING IN THE SOUTHEAST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1975 AS DOCUMENT NO. R75-40315; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE TO THE NORTHEAST CORNER OF SAID GREENWOOD CONDOMINIUM PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GREENWOOD CONDOMINIUM PLAT TO THE EAST RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREEN STREET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF THE CENTER STREET P.U.D. SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 2005 AS DOCUMENT NO. R2005-0639; THENCE WESTERLY ALONG THE NORTH LINE OF SAID CENTER STREET P.U.D. SUBDIVISION TO THE NORTHWEST CORNER OF SAID CENTER STREET P.U.D. SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID CENTER STREET P.U.D. SUBDIVISION TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 20 FOOT ALLEY; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 16 FOOT ALLEY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 3 IN BROADVIEW ADDITION TO BENSENVILLE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1922 AS DOCUMENT NO. 153293; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ADDISON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 35 IN SAID BROADVIEW ADDITION TO BENSENVILLE SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 35 AND WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 3 IN FRASE'S GREEN STREET ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1919 AS DOCUMENT NO. 137353; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 AND THE WESTERLY EXTENSION THEREOF TO THE WEST RIGHT-OF-WAY LINE OF MASON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 3 IN ALVINA MESS'S SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1921 AS DOCUMENT NO. 148946; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF LOT 1 IN WILLIAM NEUMANN'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST

QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1922 AS DOCUMENT NO. 153332; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID WILLIAM NEUMANN'S ADDITION TO BENSENVILLE TO THE SOUTHWEST CORNER OF SAID WILLIAM NEUMANN'S ADDITION TO BENSENVILLE, SAID SOUTHWEST CORNER BEING A POINT ON THE NORTH BENSENVILLE, SAID SOUTHWEST CORNER BEING A LINE OF BRETTMAN BROTHER'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 1922 AS DOCUMENT NO. 153406; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN LOUIS HANSEN'S ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1956 AS DOCUMENT NO. 805933, AND CORRECTED BY A CERTIFICATE OF AMENDMENT RECORDED AUGUST 9, 1956 AS DOCUMENT NO. 811281; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF GREEN STREET ADDITION TO BENSENVILLE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1965 AS DOCUMENT NO. R65-1716; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTHERLY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF JOHN KOEBBEMAN'S ADDITION TO BENSENVILLE, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 1921 AS DOCUMENT NO. 150375; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID JOHN KOEBBEMAN'S ADDITION TO BENSENVILLE; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID JOHN KOEBBEMAN'S ADDITION TO BENSENVILLE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHURCH STREET (A.K.A. CHURCH ROAD); THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 19 IN DAVID J. SLOAN'S PLENTYWOOD GLEN SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1979 AS DOCUMENT NO. R79-87917; THENCE WESTERLY, NORTHERLY, WESTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID DAVID J. SLOAN'S PLENTYWOOD GLEN TO THE NORTHWEST CORNER OF SAID DAVID J. SLOAN'S PLENTYWOOD GLEN; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DAVID J. SLOAN'S PLENTYWOOD GLEN AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF VOLK BROTHER'S BREWOOD, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1927 AS DOCUMENT NO. 235105; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HENDERSON STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GROVE AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 12 OF SAID VOLK BROTHER'S BREWOOD

SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO A POINT ON THE NORtherly LINE OF LOT 2 IN SAID BLOCK 12; THENCE WESTERLY ALONG SAID NORtherly LINE AND NORtherly LINE OF LOT 13 IN SAID BLOCK 12 AND WESTERLY EXTENSION THEREOF TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 13 OF SAID VOLK BROTHER'S BREWOOD SUBDIVISION; THENCE WESTERLY ALONG THE NORtherly LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF LOTS 11 THRU 7 INCLUSIVE TO A POINT ON THE NORtherly RIGHT-OF-WAY LINE OF WOOD AVENUE; THENCE EASTERLY ALONG SAID NORtherly RIGHT-OF-WAY LINE TO A POINT ON THE NORtherly EXTENSION OF AN EAST LINE OF PARCEL "A" IN BENENVILLE LIBRARY LEARNING CENTER ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1998 AS DOCUMENT NO. R98-266018 (SAID EAST LINE IS PLATTED AT A DISTANCE OF 137.05 FEET); THENCE SOUTHERLY ALONG SAID NORtherly EXTENSION AND EAST LINE TO A POINT ON A NORTH LINE OF SAID PARCEL "A" (SAID NORTH LINE IS PLATTED AT A DISTANCE OF 182.60 FEET); THENCE EASTERLY ALONG SAID NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF CHURCH STREET (A.K.A. CHURCH ROAD); THENCE SOUTHWESTERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE TO A POINT ON THE EASTERN EXTENSION OF THE NORTH LINE OF BREITER ESTATES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF SAID SECTION 23, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1998 AS DOCUMENT NO. R98-125187; THENCE WESTERLY ALONG SAID EASTERN EXTENSION AND NORTH LINE TO THE NORTHEAST CORNER OF DAVID J. SLOAN'S ADDITION TO BENENVILLE, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14 AND SAID NORTHWEST QUARTER OF SECTION 23, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1978 AS DOCUMENT NO. R78-123315; THENCE WESTERLY ALONG THE NORTH LINE OF SAID DAVID J. SLOAN'S ADDITION TO BENENVILLE TO THE NORTHWEST CORNER OF LOT 11 IN SAID DAVID J. SLOAN'S ADDITION TO BENENVILLE; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 11 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DONNA LANE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORtherly EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF RIDGEWOOD AVENUE; THENCE SOUTHERLY ALONG SAID NORTH LINE OF VOLK BROTHERS SECOND ADDITION TO EDGEWOOD, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SAID SECTION 22, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NO. 219086; THENCE WESTERLY ALONG SAID NORTH LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 83 (A.K.A. ROBERT KINGERY HIGHWAY); THENCE NORtherly ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER

OF SECTION 22; THENCE EASTERLY ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN ST. BEDE'S EPISCOPAL CHURCH ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID SOUTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964 AS DOCUMENT NO. R64-40991; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 14; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 83(A.K.A. ROBERT KINGERY HIGHWAY); THENCE NORTHERLY, WESTERLY AND NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 15; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOO LINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PINE LANE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD (A.K.A. ILLINOIS ROUTE 19); THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF BEN DALE RESUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 15; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE TO THE NORTHWEST CORNER OF SAID BEN DALE RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BEN DALE RESUBDIVISION TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF MEDINAH STREET; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF THE 20 FOOT NORTH-SOUTH ALLEY (NOW VACATED) IN BLOCK 40 OF THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION THE SOUTH HALF OF SAID SECTIONS 10 AND 11 AND IN THE NORTH HALF OF SAID SECTIONS 14 AND 15, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NO. 213044; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE CENTER LINE OF THE 20 FOOT EAST-WEST ALLEY (NOW VACATED) IN SAID BLOCK 40; THENCE EASTERLY ALONG SAID CENTER LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SPRUCE AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE

NORTH RIGHT-OF-WAY LINE OF SAID IRVING PARK BOULEVARD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF A WEST LINE OF LOT 3 IN LAMARCA DEVELOPMENT P.U.D., BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 2006 AS DOCUMENT NO. R2006-33168, SAID WEST LINE BEING 100 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND WEST LINE TO A POINT ON A NORTH LINE OF SAID LOT 3, SAID NORTH LINE BEING 154 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF SAID LOT 3; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG SAID EAST LINE OF LOT 3 AND NORTHERLY EXTENSION THEREOF TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF PARKSIDE LANE; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PARKSIDE LANE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID PARKSIDE LANE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF SNOWBERG CONSTRUCTION COMPANY'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1960 AS DOCUMENT NO. 956169; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EASTVIEW AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 11 IN BLOCK 3 OF SAID SNOWBERG CONSTRUCTION COMPANY'S SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 11 TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 1 IN GEORGE M. GROVE'S GREEN AVENUE GARDENS, BEING A SUBDIVISION IN THE EAST HALF OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1950 AS DOCUMENT NO. 604907; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY; THENCE SOUTHEASTERLY ALONG SAID

NORTHERLY RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRANT STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GREEN STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ADDISON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 4 OF SAID TIoga SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 14; THENCE EASTERLY ALONG SAID SOUTH LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ASHBY WAY; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST RIGHT-OF-WAY LINE AND NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROOSEVELT AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MASON STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 3 IN TOWN MANOR RESUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 1956 AS DOCUMENT NO. 787350; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 3 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MASON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 6 IN THE SUBDIVISION OF LOT 17 IN GEORGE E. FRANZEN'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT NO. 169324; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID SUBDIVISION OF LOT 17 IN GEORGE E. FRANZEN'S SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 22 FOOT EAST-WEST ALLEY IN HERITAGE SQUARE SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 2000 AS DOCUMENT NO. R2000-139670; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 20 FOOT NORTH-SOUTH ALLEY; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF OUTLOT 2 IN SAID HERITAGE SQUARE SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF LOT 2 IN BENSENVILLE PARK DISTRICT VETERANS PARK ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION IN SAID NORTHEAST QUARTER OF SECTION 14,

ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 2003 AS DOCUMENT NO. R2003-457953; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 AS SHOWN ON A PLAT OF SURVEY, IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1963 AS DOCUMENT NO. R63-12120; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID CHURCH STREET (A.K.A. CHURCH ROAD); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 8 THRU 11 INCLUSIVE IN IRVING HI-LANDS, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1947 AS DOCUMENT NO. 519121; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE TO A POINT ON THE EAST LINE OF SAID IRVING HI-LANDS SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE AND NORTHERLY EXTENSION THEREOF TO THE NORTHEAST CORNER OF LOT 29 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 3, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 14 AND THE SOUTH HALF OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1972 AS DOCUMENT NO. R72-60677; THENCE WESTERLY ALONG THE NORTHERLY LINES OF LOT 29 THRU LOT 1, INCLUSIVE IN SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 3, TO THE NORTHEAST CORNER OF PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 14 AND SOUTHEAST QUARTER OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1926 AS DOCUMENT NO. 212105; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PERCY WILSON'S IRVING PARK MANOR SUBDIVISION TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BLOCK 5 IN SAID PERCY WILSON'S IRVING PARK MANOR; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION, EAST LINE AND SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HILLSIDE DRIVE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN BLOCK 6 OF SAID PERCY WILSON'S IRVING PARK MANOR; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION, WEST LINE AND NORTHERLY EXTENSION THEREOF TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 10 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT UNIT-2, BEING A SUBDIVISION IN SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1971 AS DOCUMENT NO. R71-46718; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 10, 9 AND 8 IN SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 2 TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE WESTERLY ALONG

THE SOUTH LINE OF LOTS 7 AND 6 IN SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT UNIT-2 AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF LOT 21 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT-UNIT 4, BEING A RESUBDIVISION IN SAID SECTION 11, ACCORDING TO THE PLAT THEREOF AS RECORDED ON OCTOBER 4, 1972 AS DOCUMENT NO. R72-60678; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 21 TO A POINT ON A LINE 455 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF FOSTER AVENUE; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE WEST RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF FOSTER AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 83 (A.K.A. ROBERT KINGERY HIGHWAY); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF O'HARE WEST INDUSTRIAL PLAZA, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 2 AND THE NORTH HALF OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1970 AS DOCUMENT NO. R70-24289; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE TO THE NORTHEAST CORNER OF LOT 3 IN SAID O'HARE WEST INDUSTRIAL PLAZA SUBDIVISION; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 3 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THORNDALE AVENUE; THENCE NORTHERLY ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 1 IN THORNDALE DISTRIBUTION PARK IN BENSENVILLE UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1977 AS DOCUMENT NO. R77-102030; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SAID POINT BEING THE SOUTHWEST CORNER OF DEVON FIVE ACRE FARMS, BEING A SUBDIVISION IN SAID SECTION 2, AS RECORDED JUNE 10, 1947 AS DOCUMENT NO. 522698; THENCE NORTHERLY ALONG SAID WEST LINE OF SAID DEVON FIVE ACRE FARMS TO THE NORTHWEST CORNER OF LOT 6 IN SAID DEVON FIVE ACRE FARMS; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT ON THE WEST LINE OF O'HARE LOGISTICS CENTER SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 2007 AS DOCUMENT NO. R2007-177817; THENCE NORTHERLY ALONG SAID WEST LINE, AND ITS NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SECTION 2; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2 EXTENDED NORTHERLY; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE EASTERLY ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 TO THE POINT OF BEGINNING.

PINs: 03-02-102-015, -018, -025, -030, -031, -032, -033, -035, -036, -037, -038 and -039; 03-02-103-010, -011, -013 and -014; 03-02-104-003, -006, -007, -008, -009, -010, -011, -012 and -013; 03-02-105-001 and -002; 03-02-200-006, -008, -021, -022, -023, -024 and -030; 03-02-206-003, -007, -009, -010, -011, -012, -013 and -014; 03-02-207-001, -002, -003, -004, -007, -010, -011, -012, -013, -014, -015, -016, -017 and -018; 03-02-300-021 and -022; 03-02-301-003, -004, -007, -010, -011, -012, -013 and -015; 03-02-302-005 and -006; 03-02-303-008, -010, -011, -012 and -013; 03-02-304-001, -002, -010, -011, -012 and -013; 03-02-305-001; 03-02-400-001, -010, -029, -036, -037, -038, -040, -041 and -042; 03-02-401-002, -005 and -006; 03-02-402-001, -002, -009, -010, -011, -012, -013 and -014; 03-02-403-001; 03-02-404-001, -002, -003 and -005; 03-11-100-007, -008, -010, -011, -012, -014, -015, -016, -022, -023, -024, -025 and -026; 03-11-101-009, -011, -012, -014, -015, -017, -018, -019, -020, -021 and -022; 03-11-102-008, -009, -011, -016, -018, -019, -020, -021, -022, -024, -025, -027, -029, -030, -032, -033, -034, -035, -037, -039, -043, -044, -045, -046, -048, -050, -051, -052, -054, -058, -059, -060, -061, -062, -063, -064, -065, -066 and -067; 03-11-103-006, -007, -009, -011, -012 and -013; 03-11-104-007, -008, -010, -011, -012, -014, -015, -016, -018, -019 and -020; 03-11-105-009, -010, -011, -014, -017, -018, -019, -020, -021, -024, -025 and -026; 03-11-200-002, -006, -007, -008, -009, -014, -020, -022, -023, -024, -028, -029, -031, -033, -034, -036, -037, -038, -039, -040, -041, -042, -043, -044, -046 and -047; 03-11-201-003; 03-11-202-003, -004, -007, -011, -012, -013, -014, -018, -025, -026, -027, -032, -033, -034, -035, -036, -038, -039, -043, -044, -045, -046, -047, -048 and -049; 03-11-308-035 and -040; 03-11-309-021, -022, -023 and -024; 03-11-311-022; 03-11-312-005, -006, -008, -009, -034, -035, -041, -042, -043, -045, -046 and -047; 03-11-314-001, -006, -007, -008, -009, -010 and -011; 03-11-315-001 and -002; 03-11-316-001, -004, -005, -006, -009, -015, -016, -018, -020, -022, -023 and -024; 03-11-401-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -015, -016, -017, -019, -021, -022, -023 and -024; 03-11-402-001, -002, -003 and -004; 03-11-400-005, -006, -007, -008, -009, -015, -016, -017, -019, -021, -022, -023 and -024; 03-11-401-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -022, -024, -025, -026, -027, -028 and -029; 03-14-117-004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -022, -024, -025, -026, -027, -028 and -029; 03-14-118-001, -004 and -017; 03-14-120-012, -013, -014, -015 and -016; 03-14-121-001 and -002; 03-14-122-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015 and -016; 03-14-123-001, -002, -003, -004, -005, -006, -007, -008 and -009; 03-14-124-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034, -035, -036, -037, -038, -039, -040, -041, -042, -043, -044, -045, -046,

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Commonly known as that area generally bounded by Devon Avenue on the North; York Road on the East; Green Street, Fenton High School, Deer Grove Leisure Center and Varble Park on the South; and IL-83 and Pine Lane on the West.

Exhibit A-2
Street Location Map
(see attached)

Proposed Bensenville North Industrial District TIF District

Legend

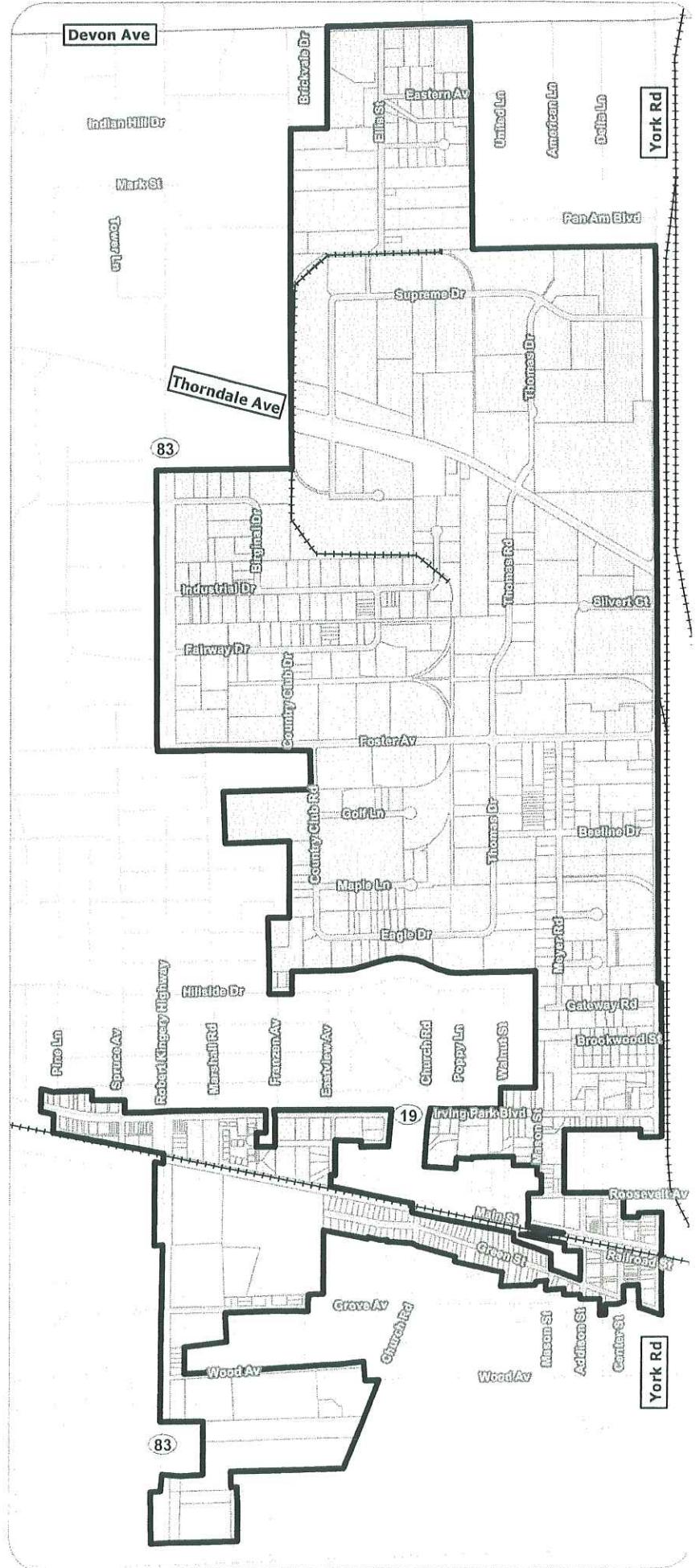


RPA Boundary

0 0.25 0.5 Mile



September 2010



VILLAGE OF BENSENVILLE

TYPE: Ordinance **SUBMITTED BY:** Denise Pieroni **DATE:** 04/14/2011

DESCRIPTION: Ordinance authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, DuPage and Cook Counties, Illinois, in the aggregate principal amount of not to exceed \$19,500,000 for the purpose of financing certain capital redevelopment projects within the North Industrial District TIF Increment Financing District and other adjacent redevelopment project areas, each established by the Village.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

<input checked="" type="checkbox"/> <i>Financially Sound Village</i>	<input type="checkbox"/> <i>Enrich the lives of Residents</i>
<input checked="" type="checkbox"/> <i>Quality Customer Oriented Services</i>	<input checked="" type="checkbox"/> <i>Major Business/Corporate Center</i>
<input checked="" type="checkbox"/> <i>Safe and Beautiful Village</i>	<input checked="" type="checkbox"/> <i>Vibrant Major Corridors</i>

COMMITTEE ACTION: N/A (Continuation of Actions relating to the Proposed Establishment of the North Industrial District TIF District)

DATE: N/A

BACKGROUND: One of the goals of the Village is to develop Bensenville into a major business/ corporate center. Consistent with this goal, the Board has taken various actions to establish a TIF District, to include the North Industrial Park and certain adjacent areas. It is anticipated that the Village Board will take final action on the three ordinances that once approved will serve to officially establish the North Industrial District Tax Increment Financing District (TIF #13). Assuming Board approval of these three (3) Ordinances, Board consideration of the adoption of the Ordinance authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, DuPage and Cook Counties, Illinois, in the aggregate principal amount of not to exceed \$19,500,000 for the purpose of financing infrastructure and other related improvements provided for in the Village of Bensenville North Industrial District TIF District Redevelopment Project and Plan, and adjacent redevelopment project area plans of the Village is also requested. This proposed bond issue will provide the funding for the Village portion of the cost of the work being undertaken within Special Service Areas #3 - #9 including 100% of the cost of the water main improvements proposed in conjunction with those streets that are being reconstructed. The proceeds from this issue will also be used to reimburse the Village for the costs incurred in establishing the North Industrial TIF, capitalized interest through December 2013 and bond issuance costs. The parameters of this alternate revenue bond issue include:

Maximum Interest Rate:	7.5%
Maximum Size of Issuance:	\$19,500,000
Term:	20 Years
Capitalized Interest to:	December 2013
Maximum Annual Levy:	\$4,000,000
Pledged Revenues:	Sales Taxes & TIF Revenues

KEY ISSUES: The projects proposed within SSA #3 - #9 have been bid and contracts will be awarded in either late May or early June. Authority to issue bonds to cover Village portion of the cost of these improvements needs to be secured in advance of the commencement of the construction. As such action on this ordinance is required at this time so that the contractor can be authorized to proceed once the period within which a backdoor referendum petition can be filed has expired (30 days from publication of the ordinance)

RECOMMENDATION: Approve Ordinance authorizing issuance of GO Bonds (Alternate Revenue Source)

BUDGET IMPACT: Capitalized interest included as part of the bond issue. Increment from TIF District to be will used to cover debt service payments commencing in 2014. If incremental revenues are not sufficient to cover debt service payments then sales tax revenues will be loaned to the TIF to fund shortfall.

ACTION REQUIRED: By motion of the Board, pass the Ordinance.

ORDINANCE NUMBER _____

AN ORDINANCE authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, DuPage and Cook Counties, Illinois, in the aggregate principal amount of not to exceed \$19,500,000 for the purpose of financing certain capital redevelopment projects within the North Industrial District Tax Increment Financing District and other adjacent redevelopment project areas, each established by the Village.

PREAMBLES

WHEREAS:

A. The Village of Bensenville, DuPage and Cook Counties, Illinois (the "*Village*"), is a duly organized and existing municipality and unit of local government of the State of Illinois, and is operating under and pursuant to the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto (the "*Code*"), including within the Code the specific provisions of the Tax Increment Allocation Redevelopment Act (the "*TIF Act*").

B. The President and Board of Trustees of the Village (the "*Corporate Authorities*") have heretofore determined and do hereby determine that, in furtherance of the redevelopment objectives of the North Industrial District Tax Increment Financing District (the "*North Industrial TIF*") and other adjacent redevelopment project areas of the Village (the "*Adjacent TIFs*" and, together with the North Industrial TIF, the "*TIF Areas*") it is advisable, necessary, and in the best interests of the public health, safety, and welfare to undertake certain capital projects within the TIF Areas, including but not limited to, street and intersection improvements, street lighting and other streetscape improvements and related facilities, public parking lot construction and/or rehabilitation, sanitary sewer system improvements, water system improvements, stormwater detention/retention, treatment and conveyance systems improvements, streambank stabilization and other eligible capital improvements under the TIF Act to the TIF Areas and to facilities of other taxing bodies located within the boundaries of the TIF Areas; and

including, in connection with said works, acquisition of all land or rights in land, engineering, planning, architectural, mechanical, electrical, and other services necessary, useful, or advisable thereto and, incidental to said works, to pay bond discount, bond interest, bond reserve account funding, legal, financing, and administrative expense (all of which said acquisition, construction, services, and incidental expenses may be referred to as the "*Project*"), all in accordance with the Redevelopment Plan of the North Industrial TIF and the Redevelopment Plans of the Adjacent TIFs, which plans have been prepared by consultants on behalf of the Village and have been approved by the Corporate Authorities and are now on file in the office of the Village Clerk for public inspection.

C. The total estimated costs of the Project, as defined, are \$19,500,000.

D. There are insufficient funds of the Village on hand and lawfully available to pay costs of the Project.

E. Costs of the Project may be paid by borrowing money and issuing bonds pursuant to the provisions of the Local Government Debt Reform Act of the State of Illinois, as amended (the "*Reform Act*") payable from (i) (a) a portion of the incremental property taxes, if, as and when received, to be derived from the North Industrial TIF and to be received by the Village; (b) moneys on deposit in and to the credit of the various accounts of the special tax allocation fund heretofore created for the North Industrial TIF; and (c) a portion of the collections distributed to the Village from those taxes imposed pursuant to the Use Tax Act, the Service Use Tax Act, the Service Occupation Tax Act and the Retailers' Occupation Tax Act, or substitute taxes as may be provided in the future (collectively, the "*Pledged Revenues*"); and (ii) the levy and collection of ad valorem property taxes upon all taxable property in the Village without limitation as to rate or amount, if the Pledged Revenues shall be insufficient to pay such bonds.

F. The Pledged Revenues are a source of funds, other than enterprise revenues, received or available to be received by the Village and available for any one or more of its corporate purposes, and, as provided in the Reform Act, the Village is authorized to issue its alternate bonds payable from the Pledged Revenues to pay the costs of the Project.

G. It is necessary and for the best interests of the Village that the Project be undertaken, and in order to raise the funds required for such purpose, it will be necessary for the Village to borrow an amount not to exceed \$19,500,000 and in evidence thereof to issue alternate bonds, all as provided by the Reform Act, in an aggregate principal amount not to exceed \$19,500,000 with a maximum interest rate not to exceed seven and one-half (7-1/2%) per annum, subject to the right of backdoor referendum as herein provided.

NOW THEREFORE Be It And It Is Hereby Ordained by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, as follows:

Section 1. Incorporation of Preambles. The Corporate Authorities hereby find that all of the recitals contained in the preambles to this Ordinance are true, correct, and complete and do incorporate them into this Ordinance by this reference.

Section 2. Determination to Issue Bonds. It is necessary and in the best interests of the Village to undertake the Project for the public health, safety and welfare, all as described above, and that for the purpose of paying the costs of the Project, there are hereby authorized to be issued and sold General Obligation Bonds (Alternate Revenue Source) (the “*Alternate Bonds*”) in the aggregate principal amount not to exceed \$19,500,000 with a maximum interest rate not to exceed seven and one-half (7-1/2%) per annum.

Section 3. Publication. This Ordinance, including the notice in statutory form set forth herein in Section 4 (the “*Notice*”), shall be published by the Corporate Authorities in the *Daily Herald*, being a newspaper of general circulation in the Village. Electors numbering 554 electors

(being equal to the greater of (i) 7.5% of the number of registered voters of the Village or (ii) 200 of those registered voters or 15% of those registered voters, whichever is less) shall have the right to petition that the question of issuing the Alternate Bonds be submitted to referendum. The time for filing of any of such petition with the Village Clerk is within thirty (30) days after the date of the publication of this Ordinance and the Notice. If no such petition is filed with respect to the Alternate Bonds, then such bonds shall be authorized to be issued, sold, and delivered by the Village. Petition forms shall be provided by the Village Clerk to any individual requesting one.

Section 4. Notice. The Corporate Authorities hereby determine that the Notice is in the proper statutory form and is made a part hereof and notice is hereby given as follows:

**NOTICE OF INTENT TO ISSUE GENERAL OBLIGATION BONDS
(ALTERNATE REVENUE SOURCE)
AND RIGHT TO FILE PETITIONS**

NOTICE IS HEREBY GIVEN that pursuant to an Ordinance, numbered _____ (the “*Alternate Bond Ordinance*”), and duly adopted by the President and Board of Trustees on the 19th day of April 2011, the Village of Bensenville, DuPage and Cook Counties, Illinois (the “*Village*”), intends to issue alternate bonds, designated General Obligation Bonds (Alternate Revenue Source) (the “*Alternate Bonds*”) in the aggregate principal amount of not to exceed \$19,500,000, for the purpose of financing certain capital projects within the North Industrial District Tax Increment Financing District (the “*North Industrial TIF*”) and other adjacent redevelopment project areas of the Village (together with the North Industrial TIF, the “*TIF Areas*”), including but not limited to, street and intersection improvements, street lighting and other streetscape improvements and related facilities, public parking lot construction and/or rehabilitation, sanitary sewer system improvements, water system improvements, stormwater detention/retention, treatment and conveyance systems improvements, streambank stabilization

and other eligible capital improvements under the Tax Increment Redevelopment Act of the Illinois Municipal Code to the TIF Areas and to facilities of other taxing bodies located within the boundaries of the TIF Areas; and including, in connection with said works, acquisition of all land or rights in land, engineering, planning, architectural, mechanical, electrical, and other services necessary, useful, or advisable thereto and, incidental to said works, to pay bond discount, bond interest, bond reserve account funding, legal, financing, and administrative expense.

The Alternate Bonds shall have as the revenue source pledged to the payment of the principal of and interest on the Alternate Bonds therefor (i) (a) a portion of the incremental property taxes, if, as and when received, to be derived from the North Industrial TIF and to be received by the Village; (b) moneys on deposit in and to the credit of the various accounts of the special tax allocation fund heretofore created for the North Industrial TIF; and (c) a portion of the collections distributed to the Village from those taxes imposed pursuant to the Use Tax Act, the Service Use Tax Act, the Service Occupation Tax Act and the Retailers' Occupation Tax Act, or substitute taxes as may be provided in the future; *provided, however,* that if such revenue sources shall be insufficient to pay the Alternate Bonds, ad valorem property taxes upon all taxable property in the Village without limitation as to rate or amount are authorized to be levied and extended to pay the principal of and interest on the Alternate Bonds. The Alternate Bonds shall bear interest at a rate or rates per annum not to exceed 7.5%.

NOTICE IS HEREBY FURTHER GIVEN that any 554 or more electors of the Village (being equal to the greater of (i) 7.5% of the number of registered voters of the Village or (ii) 200 of those registered voters or 15% of those registered voters, whichever is less) shall have the right to petition that the question of issuing the Alternate Bonds be submitted to referendum. The time for the filing of any of such petitions with the Village Clerk is within thirty (30) days after the

date of publication of the Ordinance and this notice. If any such petition is so filed within thirty (30) days after the date of publication of this notice, the question of the issuance of the bonds as set forth in said petition shall be submitted to the electors of the Village at the general primary election to be held on the 20th day of March 2012 (unless the electors of the Village are not scheduled to cast votes for any candidates for nomination for, election to or retention in public office at such election, in which case said question shall be submitted to the electors of the Village at the next succeeding election at which electors of the Village are scheduled to cast votes for candidates for nomination for, election to or retention in public office).

A form of petition for such purpose is available to any individual requesting one from the office of the Village Clerk.

Dated this 19th day of April 2011.

/s/ JoEllen Ridder
Village Clerk
Village of Bensenville
DuPage and Cook Counties, Illinois

Section 5. Additional Ordinances. If no petition meeting the requirements of applicable law is filed during the petition period hereinabove referred to, then the Corporate Authorities may adopt additional ordinances or proceedings supplementing or amending this ordinance providing for the issuance and sale of the Alternate Bonds, and prescribing all the details of such bonds, so long as the maximum aggregate principal amount of the Alternate Bonds as set forth in this Ordinance is not exceeded, there is no material change in the Project, and as further provided in the Reform Act. Such additional ordinances or proceedings shall in all instances become effective in accordance with law. This Ordinance, together with such additional ordinances or proceedings, shall constitute complete authority for the Village to issue the Alternate Bonds in accordance with applicable law.

Section 6. Severability. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

Section 7. Superseder and Effective Date. All ordinances, resolutions, or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby superseded, and this Ordinance shall be in full force and effect forthwith upon its adoption and approval, as provided by law.

AYES: _____

NAYS: _____

Adopted on the 19th day of April 2011.

Approved April 19, 2011.

President
Village of Bensenville
DuPage and Cook Counties, Illinois

PUBLISHED in the *Daily Herald* on April __, 2011.

RECORDED in the Village Records on April 19, 2011.

ATTEST:

Village Clerk
Village of Bensenville
DuPage and Cook Counties, Illinois

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFICATION OF AGENDA, ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois (the “*Village*”), and as such officer I am the keeper of the books, records, files, and journal of proceedings of the Village and of the President and Board of Trustees thereof (the “*Corporate Authorities*”).

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the legally convened meeting (the "*Meeting*") of the Corporate Authorities held on the 19th day of April 2011 insofar as same relates to the adoption of Ordinance Number entitled:

AN ORDINANCE authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, DuPage and Cook Counties, Illinois, in the aggregate principal amount of not to exceed \$19,500,000 for the purpose of financing certain capital redevelopment projects within the North Industrial District Tax Increment Financing District and other adjacent redevelopment project areas, each established by the Village.

(the "Ordinance") a true, correct, and complete copy of which Ordinance as adopted at the Meeting appears in the foregoing transcript of the minutes of the Meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the Ordinance were taken openly; that the vote on the adoption of the Ordinance was taken openly; that the Meeting was held at a specified time and place convenient to the public; that notice of the Meeting was duly given to all newspapers, radio or television stations and other news media requesting such notice; that an agenda (the "*Agenda*") for the Meeting, which Agenda contained a separate specific item concerning the proposed adoption of the Ordinance, was posted at the location where said meeting was held and at the principal office of the

Corporate Authorities (being one and the same place) from at least 48 hours in advance of the holding of the Meeting and also not later than 5:00 p.m. on the Friday before the Meeting and remained continuously so posted until adjournment of the Meeting; that *attached hereto is a true, correct and complete copy of the Agenda*; and that the Meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities in the adoption of the Ordinance.

IN WITNESS WHEREOF I have hereunto affixed my official signature and the seal of the Village this 19th day of April 2011.

Village Clerk
Village of Bensenville
DuPage and Cook Counties, Illinois

[SEAL]

[ATTACH: AGENDA, ORDINANCE AND EXTRACT OF MINUTES]

STATE OF ILLINOIS)
)
)
COUNTY OF DUPAGE)

**GENERAL OBLIGATION BONDS
(ALTERNATE REVENUE SOURCE)
NO PETITION CERTIFICATE**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois (the “*Village*”), and as such officer I am the keeper of the books, records, files, and journal of proceedings of the Village and of the President and Board of Trustees of the Village.

I do further certify that Ordinance Number _____, being the ordinance entitled:

AN ORDINANCE authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, DuPage and Cook Counties, Illinois, in the aggregate principal amount of not to exceed \$19,500,000 for the purpose of financing certain capital redevelopment projects within the North Industrial District Tax Increment Financing District and other adjacent redevelopment project areas, each established by the Village.

(the “*Ordinance*”) was presented to and passed by the President and Board of Trustees of the Village at its legally convened meeting held on the 19th day of April 2011.

I do further certify that the Ordinance was duly and properly published in the *Daily Herald*, a newspaper of general circulation within the Village, on the _____ day of April 2011.

I do further certify that included within the Ordinance was a notice of (1) the specific number of voters required to sign any petition requesting that the question of the issuance of alternate bonds, being general obligation bonds payable from any revenue source (the “*Bonds*”), be submitted to referendum; (2) the time in which such petition must have been filed; (3) the date of the prospective referendum; and (4) a statement identifying any revenue source that will be used to pay the principal of and interest on the Bonds.

I do further certify that I did make available and provide to anyone so requesting a petition form, in the form as attached hereto, which petition form provided for submission to the electors of the Village of the question as set forth therein. Such petition forms were available from me continuously from April __, 2011 (starting from the publication date), up to and including May __, 2011 (which is at least 30 days from the publication date).

I do further certify that no petition has been filed in my office within thirty (30) days after publication of the Ordinance and said Notice or as of the time of the signing hereof as provided by statute requesting that the question of the issuance of the Bonds be submitted to referendum.

IN WITNESS WHEREOF I have hereunto affixed my official signature and the corporate seal of the Village of Bensenville, DuPage and Cook Counties, Illinois, this ____ day of May 2011.

Village Clerk
Village of Bensenville
DuPage and Cook Counties, Illinois

[SEAL]

[ATTACH PETITION FORM]

PETITION

To the Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois:

We, the undersigned, being registered voters of the Village of Bensenville, DuPage and Cook Counties, Illinois, do hereby petition you to cause the following question to be certified to the Board of Election Commissioners of The County of DuPage, Illinois, and to the County Clerk of The County of Cook, Illinois, and submitted to the electors of said Village at the general primary election to be held on the 20th day of March 2012, *provided* that electors of the Village are scheduled to cast votes for any candidates for nomination for, election to or retention in public office at such election:

Shall the Village of Bensenville, DuPage and Cook Counties, Illinois, pay the costs of financing certain capital projects within the North Industrial District Tax Increment Financing District (the "North Industrial TIF") of the Village, including but not limited to, street and intersection improvements, street lighting and other streetscape improvements and related facilities, public parking lot construction and/or rehabilitation, sanitary sewer system improvements, water system improvements, stormwater detention/retention, treatment and conveyance systems improvements, streambank stabilization and eligible improvements under the Tax Increment Allocation Redevelopment Act of the Illinois Municipal Code to facilities of other taxing bodies located within the boundaries of the North Industrial TIF; and including, in connection with said works, acquisition of all land or rights in land, engineering, planning, architectural, mechanical, electrical, and other services necessary, useful, or advisable thereto and, incidental to said works, to pay bond discount, bond interest, bond reserve account funding, legal, financing, and administrative expense, and issue its general obligation alternate bonds to the amount of not to exceed \$19,500,000 and bearing interest at not to exceed 7.5% per annum, said bonds being general obligation bonds intended to be paid from (a) a portion of the incremental property taxes, if, as and when received, to be derived from the North Industrial TIF and to be received by the Village; (b) moneys on deposit in and to the credit of the various accounts of the special tax allocation fund heretofore created for the North Industrial TIF; and (c) a portion of the collections distributed to the Village from those taxes imposed pursuant to the Use Tax Act, the Service Use Tax Act, the Service Occupation Tax Act and the Retailers' Occupation Tax Act, or substitute taxes as may be provided in the future, but for which ad valorem property taxes, unlimited as to rate or amount, may be levied and extended if such revenues are insufficient, for the purpose of paying the costs thereof?

SIGNATURE	STREET ADDRESS OR RURAL ROUTE NUMBER	COUNTY
_____	_____ Bensenville, _____	County, Illinois
_____	_____ Bensenville, _____	County, Illinois
_____	_____ Bensenville, _____	County, Illinois
_____	_____ Bensenville, _____	County, Illinois

The undersigned, being first duly sworn, deposes and certifies that he/she is a United States citizen 18 years of age or older, that his/her residence address is _____ (Street Address), _____ (City, Village or Town), _____ County, _____ (State), that the signatures on the foregoing petition were signed in his/her presence and are genuine, that to the best of his/her knowledge and belief the persons so signing were at the time of signing said petition registered voters of said Village and that their respective residences are correctly stated therein.

Signed and sworn to before me this _____
day of _____ 2011.

Notary Public

My commission expires _____

[NOTARY SEAL]

EXTRACT OF MINUTES of the regular public meeting of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, held at the Village Hall, 12 South Center Street, in said Village at _____ p.m., on the 19th day of April 2011.

The President called the meeting to order and directed the Village Clerk to call the roll.

Upon the roll being called, the President, being physically present at such time and place, and the following Trustees, being physically present at such time and place, answered present: _____

The following Trustees were allowed by a majority of the Trustees of the Village Board in accordance with and to the extent allowed by rules adopted by the Village Board to attend the meeting by video or audio conference: _____

No Trustee was denied permission to attend the meeting by video or audio conference.

The following Trustees were absent and did not participate in the meeting in any manner or to any extent whatsoever: _____

The President and Board of Trustees then discussed the status of the proposed project for certain improvements to the North Industrial District Tax Increment Financing District in the Village.

Financing for the project were discussed.

Thereupon, Trustee _____ presented an ordinance entitled:

AN ORDINANCE authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, DuPage and Cook Counties, Illinois, in the aggregate principal amount of not to exceed \$19,500,000 for the purpose of financing certain capital redevelopment projects within the North Industrial District Tax Increment Financing District and other adjacent redevelopment project areas, each established by the Village.

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read be adopted.

During discussion, _____, the _____, gave a brief public recital of the nature of the ordinance before the Board, including a public reading of its title and a brief review.

After a full discussion thereof, the President directed that the roll be called for a vote upon the motion to adopt the ordinance as read.

Upon the roll being called, the following Trustees voted:

AYE: _____

NAY: _____

ABSENT: _____

WHEREUPON the President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Village Clerk to record the same in full in the records of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois.

Other business not pertinent to the preceding ordinance was duly transacted at said meeting.

Upon motion duly made and seconded, the meeting adjourned.

Village Clerk

VILLAGE OF BENSENVILLE

TYPE: Resolution SUBMITTED BY: Denise Pieroni DATE: 04/14/2011

DESCRIPTION: Resolution expressing official intent regarding certain capital expenditures to be reimbursed from proceeds of an obligation to be issued by the Village of Bensenville, DuPage and Cook Counties, Illinois.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

<input checked="" type="checkbox"/>	Financially Sound Village
<input checked="" type="checkbox"/>	Quality Customer Oriented Services
<input checked="" type="checkbox"/>	Safe and Beautiful Village

<input type="checkbox"/>	Enrich the lives of Residents
<input checked="" type="checkbox"/>	Major Business/Corporate Center
<input checked="" type="checkbox"/>	Vibrant Major Corridors

COMMITTEE ACTION: N/A (Continuation of Actions relating to the Proposed Establishment of the North Industrial District TIF District)

DATE: N/A

BACKGROUND: Under regulations released by the Internal Revenue Service, the Village must declare its intent to use future bond proceeds to reimburse expenditures made in advance of the issuance of the bonds. The Village approved a Resolution of Intent in June 2010. Bond Counsel has recommended that a new resolution specifically referencing the Village's intent to reimburse for certain capital improvements to the North Industrial District Tax Increment Financing District be approved at this time. A copy of this Resolution is attached. Also attached for your information is a summary prepared by Chapman and Cutler on the July, 1993 Final Regulations – Reimbursement Rules – as revised by May, 1997 Regulations.

KEY ISSUES: The projects within SSA #3 - #8 and possibly SSA #9 are scheduled to commence prior to the issuance of the bonds. As such, staff wants to make sure we have no issues with the reimbursement of costs paid in advance of the sale of the bonds.

RECOMMENDATION: Approve Resolution expressing official intent to be reimbursed from bond proceeds.

BUDGET IMPACT: Insures the payment from bond proceeds of certain project costs as contemplated in the 2011 budget.

ACTION REQUIRED: By motion of the Board, approve the Resolution.

RESOLUTION No: _____

RESOLUTION expressing official intent regarding certain capital expenditures to be reimbursed from proceeds of an obligation to be issued by the Village of Bensenville, DuPage and Cook Counties, Illinois.

* * *

WHEREAS

A. The President and Board of Trustees (the "*Corporate Authorities*") of the Village of Bensenville, DuPage and Cook Counties, Illinois (the "*Village*"), has developed a list of capital projects described in *Exhibit A* hereto (the "*Projects*").

B. All or a portion of the expenditures relating to the Projects (the "*Expenditures*") (i) have been paid within the 60 days prior to the passage of this Resolution or (ii) will be paid on or after the passage of this Resolution.

C. The Village reasonably expects to reimburse itself for the Expenditures with the proceeds of an obligation.

NOW THEREFORE It Is Hereby Resolved by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, as follows:

Section 1. Incorporation of Preambles. The Corporate Authorities hereby find that all of the recitals contained in the preambles to this Resolution are full, true and correct and do incorporate them into this Resolution by this reference.

Section 2. Intent to Reimburse. The Village reasonably expects to reimburse the Expenditures with proceeds of an obligation.

Section 3. Maximum Amount. The maximum principal amount of the obligation expected to be issued for the Projects is \$19,500,000.

Section 4. Ratification. All actions of the officers, agents and employees of the Village that are in conformity with the purposes and intent of this Resolution, whether taken before or after the adoption hereof, are hereby ratified, confirmed and approved.

Section 5. Authorization. This Resolution is made pursuant to Treasury Regulations Section 1.150-2.

Section 6. Severability. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. Repeal. All resolutions or parts thereof in conflict herewith be and the same are hereby repealed and this Resolution shall be in full force and effect forthwith upon its adoption.

Section 8. Filing. This Resolution shall be filed immediately in the office of the Village Clerk.

AYES: _____

NAYS: _____

Adopted on the 19th day of April 2011.

Approved April 19, 2011.

Frank Soto, Village President
Village of Bensenville
DuPage and Cook Counties, Illinois

RECORDED in the Village Records on April 19, 2011.

ATTEST:

JoEllen Ridder, Village Clerk
Village of Bensenville
DuPage and Cook Counties, Illinois

[SEAL]

EXHIBIT A

DESCRIPTION OF CAPITAL PROJECTS

Certain capital improvements to the North Industrial District Tax Increment Financing District of the Village and other adjacent redevelopment project areas of the Village

June 2, 1997

RE: July, 1993 Final Regulations—Reimbursement Rules —
As Revised by May, 1997 Regulations

On June 14, 1993, the Internal Revenue Service (the “*Service*”) released final regulations relating to arbitrage (both yield restriction and rebate) and related matters, hedge bonds, and the reimbursement of prior expenditures with the proceeds of tax-exempt bonds and other obligations (such as notes and financing leases). The final regulations represent the Service’s attempt to provide greater coordination of the rules applicable to tax-exempt bonds and to provide new guidance on various topics. On May 8, 1997, the Internal Revenue Service released various revisions to the final regulations, including revisions to the requirements relating to reimbursement in the case of exempt facility or small issue bonds.

This memorandum addresses the rules contained in the final regulations relating to reimbursement bonds. Unlike the existing reimbursement regulations, which generally apply only to governmental use bonds (*i.e.*, non-private activity bonds), qualified 501(c)(3) bonds and exempt facility bonds where the bond-financed property is owned by a governmental unit, the final regulations apply to all tax-exempt bonds and other obligations, including exempt facility bonds and small issue bonds. Although for most types of bonds the final regulations liberalize the prior requirements that must be satisfied before bond proceeds can be used to reimburse an issuer (or a borrower in a conduit financing), the final regulations significantly change the rules applicable to those bonds that, in the past, were subject only to the SOSOA provisions in Treas. Reg. Section 1.103-8(a)(5) (*i.e.*, exempt facility and small issue bonds other than those used for governmentally owned projects). In general, the final regulations apply to all obligations issued after June 30, 1993. The only two exceptions to this effective date relate to the form of official intent and the application of the regulations to exempt facility or small issue bonds. A separate memorandum discussing the application of the regulations to exempt facility or small issue bonds is available.

DEFINITION OF A REIMBURSEMENT BOND

These rules apply for all purposes of the tax-exempt bond provisions of the Internal Revenue Code of 1986, as amended (the “*Code*”). A reimbursement bond is the portion of an issue used to pay for an expenditure that was paid prior to the date the bond or other obligation was issued. The final regulations contain rules similar to those in the prior regulations regarding the application of the reimbursement rules to refundings. The final regulations do not apply to refundings. However, in determining whether proceeds of a prior issue are treated as unspent proceeds, the final regulations continue the rule that proceeds of the prior issue used for reimbursement must have satisfied the law applicable to reimbursed expenditures on the issue date of the prior issue.

OFFICIAL INTENT

The final regulations require the issuer to declare an official intent to reimburse an expenditure. Under the final regulations, for all private activity bonds (other than qualified 501(c)(3) bonds, qualified student loan bonds, qualified mortgage bonds and qualified veterans' mortgage bonds), the term "issuer" means only the actual issuer; while, for all other types of financings, the "issuer" is defined as either the actual issuer or, in addition, in a conduit financing, the conduit borrower. The final regulations continue to allow an issuer to authorize or designate a person or entity to declare official intent on its behalf. The final regulations also specifically allow an official intent to be provided in the form of a specific legislative authorization for the issuance of bonds for a particular project. Finally, unlike the prior regulations, the final regulations provide an exception to the official intent and reimbursement timing requirements of the final regulations for a de minimis amount of bond proceeds (*i.e.*, an amount not in excess of the lesser of \$100,000 or five percent of the proceeds of the issue) used to reimburse an expenditure.

Under the final regulations, the official intent must:

- (i) generally describe the project for which the expenditure to be reimbursed is paid (*e.g.*, "highway capital improvement program" or "hospital equipment acquisition") or identify by name and functional purpose of the fund or account from which the expenditure is to be paid (*e.g.*, "parks and recreation fund—recreational facility capital improvement program")—deviations between a project described in an official intent and the actual project financed with reimbursement bonds do not invalidate the official intent to the extent that the actual project is reasonably related in function to the described project; and
- (ii) state the maximum principal amount of obligations expected to be issued for the project (as opposed to the maximum principal amount expected to be issued for reimbursement purposes). Thus, under the final regulations, an issuer can simply list the total estimated cost of the project instead of listing the amount expected to be issued for reimbursement purposes as was required under the prior regulations.

The final regulations delete the provision in the prior regulations requiring the statement of official intent to contain a specific statement that it is a declaration of official intent under the prior regulations.

Unlike the prior regulations, the final regulations do not require that a declaration of official intent be reasonably available for public inspection. In addition, the final regulations provide more general rules for determining whether an official intent is reasonable. The final regulations delete the requirement that an official intent must be consistent with an issuer's budgetary and financial circumstances. This requirement essentially meant that, at the time an expenditure was paid, no funds or other moneys could be reserved, allocated on a long-term basis or otherwise set aside by the issuer for such expenditures. However, this requirement is still embodied in the new anti-abuse rule discussed later in this memorandum. The final regulations continue to provide that (i) an issuer reasonably must expect to reimburse the

expenditures covered by the official intent with the proceeds of a debt obligation, (ii) official intents declared as a matter of course or in amounts substantially in excess of the amounts expected to be necessary for the project are not reasonable and (iii) a pattern of failing to reimburse expenditures covered by official intents is evidence of unreasonableness absent extraordinary circumstances.

The final regulations contain a transition rule to the general effective date of the regulations, which states that an official intent will be treated as meeting the official intent requirements of the final regulations if the declaration satisfies the provisions of Treas. Reg. Section 1.103-18 and the declaration was made between January 27, 1992 and June 30, 1993. For purposes of satisfying the official intent requirements in the final regulations, if a declaration satisfies the official intent requirements of the final regulations, it does not matter when the declaration was made.

The prior regulations contained a transition rule providing that the official intent and timing requirements did not apply to expenditures originally paid by an issuer after September 8, 1989 and before March 3, 1992 so long as there was objective evidence that, at the time the expenditure was paid, the issuer expected to reimburse itself for the expenditure from the proceeds of a taxable or tax-exempt borrowing and such expectation was reasonable. The final regulations delete this transition rule and, thus, require that an official intent (as opposed to objective evidence) that satisfies the final regulation must have been declared with respect to expenditures between those dates, unless the de minimis exception is satisfied.

TIMING REQUIREMENTS REGARDING OFFICIAL INTENT

The final regulations liberalize the timing requirements by allowing an official intent to be declared not later than sixty days after payment of the original expenditure (although the provision in the prior regulations relating to unforeseen expenditures has been deleted). Under the prior regulations, the official intent must have been declared on or before the payment of the original expenditure except in the case of certain unforeseen or preliminary expenditures. However, under the final regulations, unlike the proposed form of the final regulations, the exception to the official intent requirement for preliminary expenditures has been retained. Under this provision, it is not necessary to declare official intent (or to satisfy the timing requirement discussed in the next section of this memorandum) to reimburse preliminary expenditures in an amount not in excess of twenty percent of the issue price of the issue or issues that finance the facilities relating to such preliminary expenditures. Preliminary expenditures include architectural, engineering, surveying, soil testing, bond issuance costs and similar costs incurred prior to commencement of construction, rehabilitation or acquisition of the facilities, but do not include land acquisition or site preparation costs and similar costs that were incurred prior to commencement of construction, rehabilitation or acquisition of facilities. This exception for preliminary expenditures is in addition to the de minimis exception mentioned earlier in this memorandum.

PERIOD WITHIN WHICH REIMBURSEMENT MUST BE MADE

In general, the final regulations require that an issuer must reimburse itself from bond proceeds within eighteen months (as opposed to one year under the prior regulations) after the later of (i) the date on which the expenditure to be reimbursed was paid or (ii) the date on which the property financed with such expenditure was placed in service (as defined below), but in no event more than three years after the original expenditure is paid. For certain long-term construction projects, this three-year period is increased to five years with certain certificates from both the issuer and a licensed architect or engineer. In addition, the final regulations provide a special reimbursement period rule for issuers that qualify for the small issuer exception to rebate (generally, certain issuers with general taxing powers that issue no more than \$5,000,000 in non-private activity bonds during a given calendar year). For these small issuers, the eighteen-month reimbursement period is lengthened to three years and the three-year limitation applicable to other issuers is disregarded.

Under the final regulations, a facility is placed in service on the date on which, based on all the facts and circumstances, the facility has reached a degree of completion that would permit its operation at substantially its design level and the facility is, in fact, in operation at such level.

As under the prior regulations, the use of bond proceeds for reimbursement must be allocated to expenditures in writing on the books or records of the issuer. The final regulations do, however, contain a new provision that allows allocations made within thirty days of the issue date to be treated as made on the issue date.

NATURE OF EXPENDITURE LIMITATION

Under the final regulations, the reimbursed expenditure must be one that would be chargeable to a capital account under general federal income tax principles, a cost of issuing a bond, certain extraordinary, nonrecurring working capital expenditures (such as casualty losses or extraordinary legal judgments in excess of reasonable insurance coverage), a grant, a qualified student loan, a qualified mortgage loan or a qualified veterans' mortgage loan.

The final regulations contain an expanded general anti-abuse rule prohibiting the use of an abusive device to avoid arbitrage restrictions or to avoid the restrictions under Sections 142 through 147 of the Code. In general, an abusive device to avoid arbitrage restrictions is any action or series of actions not expressly permitted by the Code that permits one to obtain a material financial advantage based on the difference between taxable and tax-exempt rates and overburdens the tax-exempt market. The final regulations consolidate the specific anti-abuse rules under the prior regulations into a single rule that essentially provides that bond proceeds will not be treated as spent and will continue to be subject to, among other things, rebate and yield limitations if, within one year after a reimbursement allocation, bond proceeds received as reimbursement are used in a manner that results in the creation of replacement proceeds of the reimbursement issue or another issue. In general, replacement proceeds are defined in the final regulations to include so-called "sinking funds," "pledged funds," and other amounts that have a nexus to the governmental purpose of an issue. This rule does not apply to moneys deposited, in

general, in a fund or account to be used to pay principal or interest on an issue within twelve months from its date of deposit in such fund or account.

If you have any questions with respect to the regulations, please call your regular contact person at Chapman and Cutler LLP.

TYPE: Ordinance SUBMITTED BY: Denise Pieroni DATE: 04/13/11

DESCRIPTION: Ordinance Approving the 1st Amendment to the Village of Bensenville Fiscal Year 2011 Budget

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

Financially Sound Village
 Quality Customer Oriented Services
 Safe and Beautiful Village

Enrich the lives of Residents
 Major Business/Corporate Center
 Vibrant Major Corridors

COMMITTEE ACTION: N/A

DATE: N/A

BACKGROUND: The 2011 Budget includes the compensations schedules for regular full and part-time employees. Changes in number of authorized position, pay ranges and position classification require Board approval through the budget amendment process. Presented for your consideration at this time are revised compensation schedules. Schedule II has been revised to reflect a reduction of one (1) full-time and an increase of three (3) part-time Code Compliance Inspector positions and to also provide for the classification of Assistant Village Manager and to authorize one (1) full-time position within this classification. As advised in the Village Manager Confidential Memorandum to the Board dated April 8, 2011, the Village, in lieu of filling the vacant full-time position, is hiring three part-time Code Compliance Inspectors with each inspector to be scheduled to work 16 per week. This restructuring will result in an annualized savings of over \$24,000 and increased coverage by over 500 hours a year. The cost of the Assistant Village Manager will be covered with the reduction in the cost in contractual project management services resulting from the cancellation of the agreement with Organizational Strategies Inc. The net result of these changes will be no change in the authorized number of full-time positions and an increase of three (3) in the number of authorized part-time positions

KEY ISSUES: Adjustments to the Official Compensation Plan need to be made to formally effectuate the changes in the Community and Economic Development Department and to provide for the Assistant Village Manager position.

ALTERNATIVES:

- Discretion of Board

RECOMMENDATION: Approve the amendment to the Budget incorporating these changes into the Official Compensation Plan for FY 2011.

BUDGET IMPACT: Annualized reduction in overall costs of over \$24,000 in the Community and Economic Development and due to the elimination of a professional services contract, no change in the annual cost for the Village Manager's Office.

ACTION REQUIRED: Adopt Ordinance providing for the 1st amendment to the 2011 Budget to provide for the revised compensation schedules.

VILLAGE OF BENSENVILLE
OFFICIAL COMPENSATION PLAN
AUTHORIZED POSITIONS EFFECTIVE 1/1/2011
STEP ADJUSTMENTS EFFECTIVE 5/1/2011
SCHEDULE I: MERIT-STEP POSITIONS

<u>Merit Step Positions⁽¹⁾⁽⁵⁾</u>		Authorized Positions										
		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	
AFSCME Pay Grade 1 (Includes the following positions: Switchboard Operator, Receptionist/ Account Clerk I)	Annual	30,685	31,677	32,668	33,656	34,645	35,636	36,623	37,612	38,606	39,764	3 0
	Bi-Weekly	1,180	1,218	1,256	1,294	1,333	1,371	1,409	1,447	1,485	1,529	
	Hourly	14.75	15.23	15.71	16.18	16.66	17.13	17.61	18.08	18.56	19.12	
AFSCME Pay Grade 2 (Includes the following positions: Custodian)	Annual	33,205	34,277	35,346	36,420	37,489	38,562	39,633	40,705	41,776	43,029	0 1
	Bi-Weekly	1,277	1,318	1,359	1,401	1,442	1,483	1,524	1,566	1,607	1,655	
	Hourly	15.96	16.48	16.99	17.51	18.02	18.54	19.05	19.57	20.08	20.69	
AFSCME Pay Grade 3 (Includes the following positions: Billing Clerk III, Secretary III)	Annual	35,874	37,031	38,187	39,347	40,506	41,664	42,820	43,981	45,137	46,491	2 1
	Bi-Weekly	1,380	1,424	1,469	1,513	1,558	1,602	1,647	1,692	1,736	1,788	
	Hourly	17.25	17.80	18.36	18.92	19.47	20.03	20.59	21.14	21.70	22.35	
AFSCME Pay Grade 4 (Includes the following positions: Billing Clerk IV, Account Clerk IV, Secretary IV)	Annual	38,140	39,368	40,597	41,827	43,057	44,289	45,519	46,746	47,979	49,419	4 0
	Bi-Weekly	1,467	1,514	1,561	1,609	1,656	1,703	1,751	1,798	1,845	1,901	
	Hourly	18.34	18.93	19.52	20.11	20.70	21.29	21.88	22.47	23.07	23.76	
AFSCME Pay Grade 5 (Includes the following positions: Technician I, Mechanic I)	Annual	42,111	43,613	45,112	46,614	48,115	49,615	51,114	52,617	54,117	55,741	2 0
	Bi-Weekly	1,620	1,677	1,735	1,793	1,851	1,908	1,966	2,024	2,081	2,144	
	Hourly	20.25	20.97	21.69	22.41	23.13	23.85	24.57	25.30	26.02	26.80	
AFSCME Pay Grade 5 W (Includes the following positions: Technician I assigned to Utility)	Annual	44,140	45,641	47,140	48,642	50,143	51,644	53,142	54,645	56,146	57,830	3 0
	Bi-Weekly	1,698	1,755	1,813	1,871	1,929	1,986	2,044	2,102	2,159	2,224	
	Hourly	21.22	21.94	22.66	23.39	24.11	24.83	25.55	26.27	26.99	27.80	
AFSCME Pay Grade 6 (Includes the following positions: Special Clerical Assistant)	Annual	44,973	46,584	48,195	49,803	51,411	53,023	54,631	56,239	57,847	59,582	1 0
	Bi-Weekly	1,730	1,792	1,854	1,915	1,977	2,039	2,101	2,163	2,225	2,292	
	Hourly	21.62	22.40	23.17	23.94	24.72	25.49	26.26	27.04	27.81	28.65	
AFSCME Pay Grade 7 ⁽³⁾ (Includes the following positions: Technician II, Mechanic II)	Annual	47,476	49,179	50,885	52,588	54,294	55,996	57,702	59,407	61,113	62,947	9 0
	Bi-Weekly	1,826	1,891	1,957	2,023	2,088	2,154	2,219	2,285	2,351	2,421	
	Hourly	22.82	23.64	24.46	25.28	26.10	26.92	27.74	28.56	29.38	30.26	
AFSCME Pay Grade 7 W ⁽³⁾ (Includes the following positions: Technician II assigned to Utility)	Annual	49,504	51,207	52,913	54,616	56,322	58,024	59,730	61,436	63,142	65,036	6 0
	Bi-Weekly	1,904	1,969	2,035	2,101	2,166	2,232	2,297	2,363	2,429	2,501	
	Hourly	23.80	24.62	25.44	26.26	27.08	27.90	28.72	29.54	30.36	31.27	
Police Officer ⁽⁴⁾	Annual	55,686	57,797	60,949	63,349	66,565	71,844	78,033				26 0
	Bi-Weekly	2,142	2,223	2,344	2,437	2,560	2,763	3,001				
	Hourly	26.77	27.79	29.30	30.46	32.00	34.54	37.52				
Sergeants	Annual	80,670	83,547	84,331	90,180	--	--	--				5 0
	Bi-Weekly	3,103	3,213	3,244	3,468	--	--	--				
	Hourly	29.27	30.31	30.60	32.72	--	--	--				

SUB-TOTAL MERIT-STEP POSITIONS:

61 2

NOTES

(1) Movement through merit-steps occur at 1 year intervals with satisfactory job performance evaluation.

(2) Each position represents full-time equivalent hours of 2080, unless otherwise noted. "Job sharing" is permitted as long as total hours paid do not exceed the amount budgeted for the positions. The number of full-time equivalent positions shall not be increased. Additionally, the allocation of positions between Technician I & II may vary as long as total number of Technician positions is not increased.

(3) Crew Leaders compensation is equal to a 5% increase above Step 10 (J)

(4) Specialty Compensation for Detective equals \$300 per year

(5) AFSCME Contract expires April 30, 2011. Police Officer contract expires April 30, 2012. Sergeant contract expires April 30, 2012.

**VILLAGE OF BENSENVILLE
OFFICIAL COMPENSATION PLAN
AUTHORIZED POSITIONS EFFECTIVE 1/1/2011
RANGE ADJUSTMENTS EFFECTIVE 1/1/2011
SCHEDULE II: MERIT PERFORMANCE POSITIONS**

Merit-Performance Positions	ANNUAL		BI-WEEKLY		HOURLY		F/T⁽¹⁾	P/T⁽²⁾
	MIN	MAX	MIN	MAX	MIN	MAX		
PT PW & Authorized Hour Position ⁽³⁾ Plumbing & Electrical PT Inspectors	17,680	41,415	680	1,593	8.50	19.91	0	2
					10.00	15.00	0	0
Office Assistant/Investigative Aide	23,500	33,500	904	1,288	11.30	16.11	0	1
Records Clerk	23,500	33,500	904	1,288	11.30	16.11	3	0
Front Desk Clerks (Edge - authorized hours)	23,500	33,500	904	1,288	11.30	16.11	0	0
Office Manager (Edge)	23,500	33,500	904	1,288	11.30	16.11	0	0
Janitorial Services Manager (Edge)	25,500	35,500	981	1,365	12.26	17.07	1	0
Front Desk Operations Manager (Edge)	31,605	38,145	1,216	1,467	15.19	18.34	1	0
Aquatic Facilities & Programs Manager	27,245	38,145	1,048	1,467	13.10	18.34	1	0
Redmond Facilities & Programs Manager	30,515	46,860	1,174	1,802	14.67	22.53	1	0
Concessions Manager	30,515	46,860	1,174	1,802	14.67	22.53	1	0
Administrative Assistant/Administrative Aide	29,040	49,040	1,117	1,886	13.96	23.58	3	0
Deputy Village Clerk	29,040	49,050	1,117	1,887	13.96	23.58	1	0
Police Dispatcher	32,000	50,000	1,231	1,923	15.38	24.04	5	2
Marketing/Business Development Administrator	33,645	54,900	1,294	2,112	16.18	26.39	1	0
Engineering/GIS Coordinator	33,645	54,900	1,294	2,112	16.18	26.39	1	0
Payroll Administrator/Staff Accountant	43,590	58,850	1,677	2,263	20.96	28.29	1	0
Accounts Payable Administrator	43,590	58,850	1,677	2,263	20.96	28.29	1	0
Community Liaison	43,590	58,850	1,677	2,263	20.96	28.29	1	0
Civilian Code Enforcement Officer	40,845	61,105	1,571	2,350	19.64	29.38	1	0
Civilian Evidence Custodian	40,845	61,105	1,571	2,350	19.64	29.38	1	0
Code Compliance Inspector	40,845	61,105	1,571	2,350	19.64	29.38	2	3
Executive Assistant ⁽⁴⁾	32,695	65,000	1,258	2,500	15.72	31.25	1	0
Plan Reviewer - Inspectional Services	43,515	65,230	1,674	2,509	20.92	31.36	1	0
Plan Reviewer - Permitting	43,515	65,230	1,674	2,509	20.92	31.36	1	0
Facilities Operation Manager	45,000	65,000	1,731	2,500	21.63	31.25	1	0
Assistant to Director	35,000	70,790	1,346	2,723	16.83	34.03	2	0
Emergency Management Coordinator ⁽⁵⁾	50,000	70,790	1,923	2,723	24.04	34.03	1	0
Cable Director	52,205	70,790	2,008	2,723	25.10	34.03	1	0
Assistant PW Supervisor/Fleet Manager	50,715	76,117	1,951	2,928	24.38	36.59	1	0
Public Works Supervisor	56,350	84,575	2,167	3,253	27.09	40.66	1	0
Utility Supervisor	56,350	84,575	2,167	3,253	27.09	40.66	1	0
Assistant Director of Finance	47,900	84,575	1,842	3,253	23.03	40.66	1	0
Figure Skating Director	45,000	84,575	1,731	3,253	21.63	40.66	1	0
Hockey Director/Coach	60,000	95,940	2,308	3,690	28.85	46.13	1	0
Director of HR & Risk Management	63,250	95,940	2,433	3,690	30.41	46.13	1	0
Programming Manager/Hockey Director	60,000	99,500	2,308	3,827	28.85	47.84	1	0
Deputy Chief	66,335	99,500	2,551	3,827	31.89	47.84	1	0
Assistant Village Manager	80,000	115,000	3,077	4,423	38.46	55.29	1	0
Directors:								
Finance	63,250	125,000	2,433	4,808	30.41	60.10	1	0
Community & Economic Development	63,250	125,000	2,433	4,808	30.41	60.10	1	0
Recreation & Community Programming	76,285	125,000	2,934	4,808	36.68	60.10	1	0
Public Works	76,285	125,000	2,934	4,808	36.68	60.10	1	0
Chief of Police	76,285	125,000	2,934	4,808	36.68	60.10	1	0
Deputy Village Manager	87,725	131,590	3,374	5,061	42.18	63.26	0	0
Village Manager							1	0
	Village Manager Compensation Set by Village Board							
	SUB-TOTAL MERIT PERFORMANCE POSITIONS:							
	GRAND TOTAL ALL POSITIONS:							
NOTES								
(1) Each position represents full-time equivalent hours of 2080, unless otherwise noted. "Job sharing" is permitted as long as total hours paid do not exceed the amount budgeted for the positions. The number of full-time equivalent positions shall not be increased.								
(2) Part-Time non-exempt positions will be compensated at the hourly equivalent within their range.								
(3) Authorized Positions Column does not include those positions for which total authorized hours are established.								
(4) Position paid an additional stipend of \$5,290 for serving as Recording Secretary for Board of Police Commissioners (BOPC)								
(5) Position paid annual stipend of approximately \$8,000								

(1) Each position represents full-time equivalent hours of 2080, unless otherwise noted. "Job sharing" is permitted as long as total hours paid do not exceed the amount budgeted for the positions. The number of full-time equivalent positions shall not be increased.

(2) Part-Time non-exempt positions will be compensated at the hourly equivalent within their range.

(3) Authorized Positions Column does not include those positions for which total authorized hours are established.

(4) Position paid an additional stipend of \$5,290 for serving as Recording Secretary for Board of Police Commissioners (BOPC)

(5) Position paid annual stipend of approximately \$8,000

RESOLUTION NO.

**A RESOLUTION TO AUTHORIZE THE EXECUTION OF AN AGREEMENT WITH
BENSENVILLE ASSOCIATES LIMITED PARTNERSHIP FOR THE SALE OF A
SECOND MORTGAGE NOTE AND LIMITED PARTNERSHIP INTEREST BY THE
VILLAGE OF BENSENVILLE, ILLINOIS**

NOW THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, that the Village staff be, and the same is, hereby authorized the execution of the Agreement with Bensenville Associates Limited Partnership for the Sale of a Second Mortgage Note and Limited Partnership Interest by the Village of Bensenville, Illinois.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois this 19th day of April 2011.

APPROVED:

Frank Soto
President

ATTEST:

Jo Ellen Ridder, Village Clerk

Ayes: _____

Nays: _____

Absent: _____