

## **NOTICE OF MEETING**

### **BENSENVILLE ROUTE 83/THORNDALE (TIF #6) TAX INCREMENT FINANCING DISTRICT JOINT REVIEW BOARD**

Notice is hereby given to all interested parties that, pursuant to the requirements of 65 ILCS 5/11-74.4-1 *et seq.*, a special meeting of the Joint Review Board for the Bensenville Route 83/Thorndale (TIF #6) Tax Increment Financing District will be held on Tuesday, March 12, 2024, at 3:10 p.m., at the Bensenville Village Hall, First Floor Conference Room, 12 South Center Street, Bensenville, Illinois. Said meeting will be open to the public. A copy of the Agenda for said meeting is attached.

VILLAGE OF BENSENVILLE

By: Nancy Quinn  
Village Clerk

# AGENDA

**JOINT REVIEW BOARD MEETING  
BENSENVILLE ROUTE 83/THORNDALE (TIF #6)  
TAX INCREMENT FINANCING DISTRICT  
TUESDAY, MARCH 12, 2024  
3:10 P.M.**

- I. Call Meeting to Order
- II. Roll Call of Joint Review Board Members

<u>Member</u>	<u>Representative</u>
1. Village of Bensenville (Evan Summers, Chairperson)	_____
2. County of DuPage	_____
3. Addison Township	_____
4. College of DuPage Community College District No. 502	_____
5. Fenton High School District No. 100	_____
6. Bensenville Elementary School District No. 2	_____
7. Bensenville Public Library District	_____
8. Bensenville Fire Protection District No. 2	_____
9. Bensenville Park District	_____
10. Public Member	_____

- III. Approval of the Minutes of the October 18, 2022 Meeting
- IV. Overview of the TIF Annual Report and Activities Within the TIF District by Village Staff
- V. Discussion of TIF close out
- VI. Joint Review Board Question and Answer Period
- VII. Public Comment
- VIII. Adjournment

**Village of Bensenville  
Village Board Room  
12 South Center Street  
Bensenville, Illinois 60106  
Counties of DuPage and Cook**

**MINUTES OF THE JOINT REVIEW BOARD  
BENSENVILLE ROUTE 83/THORNDALE (TIF #6)  
TAX INCREMENT FINANCING DISTRICT MEETING  
October 18, 2022**

**CALL TO ORDER:** The meeting was called to order at 3:25 p.m.

**PRESENT:** Village of Bensenville (Evan Summers, Chairperson)  
College of DuPage Community College District No. 502 (Scott Brady)  
Fenton High School District No. 100 (James Ongtengco)  
Bensenville Elementary School District No. 2 (Paul Novak)  
Bensenville Public Library District (Chris Sloan)  
Bensenville Fire Protection District No. 2 (Dan Halverson)  
Bensenville Park District (Joe Vallez)  
Public Member (Evan Summers)

**Absent:** County of DuPage, Addison Township

**APPROVAL OF MINUTES:** The December 14, 2021 Joint Review Board Minutes were presented.

**Motion:** Bensenville Fire Protection District No. 2 (Dan Halverson) made a motion to approve the minutes as presented. Bensenville Elementary School District No. 2 (Paul Novak) seconded the motion.

All were in favor. Motion carried.

**OVERVIEW OF THE TIF** Village of Bensenville, Evan Summers, Village of Bensenville Senior Planner, Kurtis Pozsgay, and Director of Finance, Julie McManus gave an overview of the Route 83/Thorndale (TIF #6) Tax Increment Financing District and gave the annual report of activity within the TIF District.

There were no questions from the Joint Review Board.

There was no Public Comment.

**Adjournment:** Bensenville Park District (Joe Vallez) made a motion to adjourn the meeting. Fenton High School District No. 100 (James Ongtengco) seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 3:27 p.m.

Corey Williamsen  
Deputy Village Clerk  
Village of Bensenville

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023

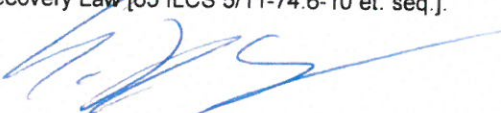
**SUSANA A. MENDOZA**  
ILLINOIS STATE COMPTROLLER


Name of Municipality:	<u>Village of Bensenville</u>	Reporting Fiscal Year:	<b>2022</b>
County:	<u>DuPage</u>	Fiscal Year End:	<b>12/31/2022</b>
Unit Code:	<b>022/015/32</b>		

**FY 2022 TIF Administrator Contact Information-Required**

First Name:	<b>Evan</b>	Last Name:	<b>Summers</b>
Address:	<b>12 S Center</b>	Title:	<b>Village Manager</b>
Telephone:	<b>630-350-3420</b>	City:	<b>Bensenville</b>
E-mail:	<b>esummers@bensenville.il.us</b>	Zip:	<b>60106</b>

I attest to the best of my knowledge, that this FY 2022 report of the redevelopment project area(s)  
in the **City/Village** of: **Bensenville**  
is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs  
Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

  
Written signature of TIF Administrator

  
Date

**Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)\***

## FILL OUT ONE FOR EACH TIF DISTRICT

[illegible]

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]



**SECTION 2** [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

**FY 2022**

**Name of Redevelopment Project Area:**

**TIF 6 Rte 83 and Thorndale Redevelopment Area**

**Primary Use of Redevelopment Project Area\*:**

\*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types:

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act ☒

Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	X	
For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b>		
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <u>and actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. <b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</b>	X	

**SECTION 3.1** [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]**FY 2022****Name of Redevelopment Project Area:****TIF 6 Rte 83 and Thorndale Redevelopment Area****Provide an analysis of the special tax allocation fund.**Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 15,365

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 477,953	\$ 4,647,240	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 6,751	\$ 12,450	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 484,704Cumulative Total Revenues/Cash Receipts \$ 4,659,690 100%Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 490,000Transfers to Municipal Sources \$ -Distribution of Surplus Total Expenditures/Disbursements \$ 490,000Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (5,296)Previous Year Adjustment (Explain Below) FUND BALANCE, END OF REPORTING PERIOD\* \$ 10,069

\* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

**Previous Year Explanation:**



## FY 2022

**TIF 6 Rte 83 and Thorndale Redevelopment Area**

**PAGE 1**

[illegible]

**PAGE 2**

PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		\$ -
8. Cost of job training and retraining projects.		\$ -
9. Financing costs.		\$ -
US Cellular Note - Interest and fees	399,579	
US Cellular Note - Principle	90,421	
		\$ 490,000
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -



**SECTION 3.2 A**  
**PAGE 3**

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 490,000</b>

**Section 3.2 B** [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2022

**Name of Redevelopment Project Area:**

**TIF 6 Rte 83 and Thorndale Redevelopment Area**

**List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.**

[illegible]

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2022

Name of Redevelopment Project Area:

TIF 6 Rte 83 and Thorndale Redevelopment Area

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE

\$	10,069
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Notes Payable - US Cellular	\$ 2,000,000	\$ 632,236
Notes Payable - Real Estate Opportunity Corp	\$ 1,000,000	\$ 1,000,000
Total Amount Designated for Obligations	\$ 3,000,000	\$ 1,632,236

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Total Amount Designated for Project Costs		\$ -

TOTAL AMOUNT DESIGNATED	\$ 1,632,236
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SURPLUS/(DEFICIT)	\$ (1,622,167)
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**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2022**

**Name of Redevelopment Project Area:**

**TIF 6 Rte 83 and Thorndale Redevelopment Area**

**Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.**

X
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Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	



**SECTION 5 [20 ILCS 620/4.7 (7)(F)]**

**FY 2022**

**Name of Redevelopment Project Area:**

**TIF 6 Rte 83 and Thorndale Redevelopment Area**

**PAGE 1**

**Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.**

**Select ONE of the following by indicating an 'X':**

<b>1. NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
<b>2.</b> The Municipality <b><u>DID</u></b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
<b>2a.</b> The total number of <b><u>ALL</u></b> activities undertaken in furtherance of the objectives of the redevelopment plan:	16

**LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:**

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 6,776,207	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 1 Name: 1000/1100/1101 Tower Lane Commercial Property Construction/Signage/Bus Shelter&Walk/Concrete Stairs//**

Private Investment Undertaken (See Instructions)	\$ 3,336,521		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 2 Name: 1114 Tower Lane Commercial Property Fire Alarm/Icable Line Install**

Private Investment Undertaken (See Instructions)	\$ 26,057		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 3 Name: 1116 Tower Lane Commercial Property /Demo Walls**

Private Investment Undertaken (See Instructions)	\$ 4,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 4 Name: 1134 Tower Lane Commercial Property/Fire Alarm**

Private Investment Undertaken (See Instructions)	\$ 1,546		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 5 Name: 1140 Tower Lane Reroof/Rplc. Concrete/Paving/Install Fire Alarm**

Private Investment Undertaken (See Instructions)	\$ 328,153		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 6 Name: 1141 Tower Lane Commercial Property/Build out (1141-1171 Tower)**

Private Investment Undertaken (See Instructions)	\$ 200,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**PAGE 2    \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\***

**Project 7 Name: 1144 Tower Lane Demo Offices/Add Dock Leveler/Remodel/Sec.Sys.**

Private Investment Undertaken (See Instructions)	\$	11,601		
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

**Project 8 Name: 1158 Tower Lane Demo & Build Riser Rm/Off.Remodel/Sprnkl/Rack Instill.Signage**

Private Investment Undertaken (See Instructions)	\$	160,500		
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

**Project 9 Name: 1171 Tower Lane Commercial Property/Vestibule Interior Build-out/Roof**

Private Investment Undertaken (See Instructions)	\$	68,530		
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

**Project 10 Name: 1000-1050 Thorndale Ave. Parking Lot/Loading Area/Fire Alarm/Sprinkler Remodeling/Re-Roof/RR Water Ma**

Private Investment Undertaken (See Instructions)	\$	235,635		
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

**Project 11 Name: 951-961 Thorndale Ave. Demoltin/Off.Remodel/Roof Replcmt./Sprinkler & Alarm Sys/New Office Buildout/Fir**

Private Investment Undertaken (See Instructions)	\$	1,555,530		
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

**Project 12 Name: 951 Thorndale Ave Resurface Pavement/Parking Lot/Signage/Misc.Int&Ext.Work**

Private Investment Undertaken (See Instructions)	\$	32,912		
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

**Project 13 Name: 1050 Rte. 83 Demo/Comm.Area/Remodel/Sign/Electrical/Sprinkler/Phone Sys./Fence/Concrete/Reface sign/F**

Private Investment Undertaken (See Instructions)	\$	439,245		
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

**Project 14 Name: 902 Rte. 83 San.Insp./Manhole Install/Concrete Work/Concrete Slab**

Private Investment Undertaken (See Instructions)	\$	254,865		
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

**Project 15 Name: 951 Thorndale Demo Wall/HVAC/Signage/Int&Ext. work**

Private Investment Undertaken (See Instructions)	\$	8,912		
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

**PAGE 3 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\***

**Project 16 Name: 1050-1138 Tower Lane Re-Roof**

Private Investment Undertaken (See Instructions)	\$	112,200	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

**Project 17 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

**Project 18 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

**Project 19 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

**Project 20 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

**Project 21 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

**Project 22 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

**Project 23 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

**Project 24 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

**Project 25 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0



SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

**Name of Redevelopment Project Area:**

**TIF 6 Rte 83 and Thorndale Redevelopment Area**

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			\$ -

[illegible]

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

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**SECTION 7** [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

**FY 2022**

**Name of Redevelopment Project Area:**

**TIF 6 Rte 83 and Thorndale Redevelopment Area**

**Provide a general description of the redevelopment project area using only major boundaries.**

Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

## FY 2022

**TIF 6 Rte 83 and Thorndale Redevelopment Area**

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2001	15,004,340	21,109,840

☐ Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

[illegible]

**ATTACHMENT B**  
**THE COMPLIANCE CERTIFICATE**

**RE: Village of Bensenville**  
**Rte. 83 and Thorndale Redevelopment Area (TIF 6)**

I, Frank DeSimone, do hereby certify that I am the duly qualified and acting President of the Board of Trustees of the Village of Bensenville, DuPage and Cook County, Illinois and as such official, do further hereby certify, according to the records of the Village in my possession, that the Village has complied with all the requirements of the Tax Increment Allocation Redevelopment Act (65 ILLCS 5/11-74.4-4 et seq.) during the preceding year.

IN WITNESS WHEREOF, I have hereunto affixed my official signature at Bensenville, Illinois on the 23rd day of October 2023.

A handwritten signature in black ink, appearing to be 'D.S.' with a horizontal line extending to the right.

---

Frank DeSimone, President  
Village of Bensenville



MONTANA  
WELCH LLC

P. Joseph Montana, Partner  
[jmontana@montanawelch.com](mailto:jmontana@montanawelch.com)  
Elmhurst office

February 13, 2024

Office of the Illinois Comptroller  
Local Government Division  
555 West Monroe Street, Suite 1400S-A  
Chicago, Illinois 60661

RE: Village of Bensenville Annual Certificate of Compliance  
Fiscal Year Ending December 31, 2022  
Route 83/Thorndale (TIF 6) Tax Increment Redevelopment Project Area

To Whom It May Concern:

This firm serves as Village Counsel for the Village of Bensenville, DuPage and Cook Counties, Illinois, in connection with the administration of the Tax Increment Financing District identified above. This opinion is delivered pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the "Act"), and, specifically, 65 ILCS 5/11-74.4-5(d)(4).

It is our opinion, based upon all information provided to the firm and to the best of our knowledge and belief that the Village of Bensenville has complied with all of the applicable provisions of the Tax Increment Allocation Redevelopment Act for the fiscal year January 1, 2022 through December 31, 2022.

Very truly yours,

MONTANA & WELCH, LLC

P. JOSEPH MONTANA



## Attachment H

Village of Bensenville  
Village Board Room  
12 South Center Street  
Bensenville, Illinois 60106  
Counties of DuPage and Cook

**MINUTES OF THE JOINT REVIEW BOARD**  
**BENSENVILLE ROUTE 83/THORNDALE (TIF #6)**  
**TAX INCREMENT FINANCING DISTRICT MEETING**  
**December 14, 2021**

**CALL TO ORDER:** The meeting was called to order at 3:13 p.m.

**PRESENT:** Village of Bensenville (Evan Summers, Chairperson)  
Bensenville Fire Protection District No. 2 (Scott Walker)  
Bensenville Public Library (Dave Sieffert)  
Public Member (Bill Belmonte)

**Absent:** County of DuPage, Addison Township, College of DuPage Community College  
District No. 502, Fenton High School District No. 100, Bensenville Elementary School  
District No. 2, Bensenville Park District

**APPROVAL OF MINUTES:** The December 20, 2020 Joint Review Board Minutes were presented.

**Motion:** Public Member (Bill Belmonte) made a motion to approve the minutes as presented.  
Bensenville Fire Protection District No. 2 (Scott Walker) seconded the motion.

All were in favor. Motion carried.

**OVERVIEW OF THE TIF** Village of Bensenville, Evan Summers, and Village of Bensenville Senior Planner, Kurtis Pozsgay gave an overview of the Route 83/Thorndale (TIF #6) Tax Increment Financing District and gave the annual report of activity within the TIF District.


There were no questions from the Joint Review Board.

There was no Public Comment.

**Adjournment:** Bensenville Fire Protection District No. 2 (Scott Walker) made a motion to adjourn the meeting. Bensenville Public Library (Dave Sieffert) seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 3:16 p.m.

  
Corey Williamsen  
Deputy Village Clerk  
Village of Bensenville

**PASSED AND APPROVED** this 18th day of October 2022

## VILLAGE OF BENSENVILLE, ILLINOIS

ROUTE 83/THORNDALE  
TAX INCREMENT FINANCING DISTRICTSCHEDULE OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE

FOR THE YEAR ENDED DECEMBER 31, 2022

**Revenues**

## Taxes

Property

\$ 477,953

Investment income

6,752

Total revenues

484,705**Expenditures**

## Debt service

Principal retirement

399,579

Interest and fiscal charges

90,421

Total expenditures

490,000**Net Change in Fund Balance**(5,295)**Fund Balance January 1, 2022**15,364**Fund Balance December 31, 2022**\$ 10,069



GW & ASSOCIATES, PC  
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT ACCOUNTANT'S REPORT ON  
MANAGEMENT'S ASSERTION OF COMPLIANCE

The Honorable Village President  
Members of the Board of Trustees  
Village of Bensenville, Illinois

We have examined management's assertion, included in its representation letter dated October 23, 2023, that the Village of Bensenville complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the Route 83/Thorndale Tax Increment Financing (TIF) District during the year ended December 31, 2022. Management is responsible for the Village's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village's compliance with statutory requirements.

In our opinion, management's assertion that the Village of Bensenville complied with the aforementioned requirements for the year ended December 31, 2022 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Village President, the Board of Trustees, management of the Village, Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

*GW & Associates, P.C.*

Hillside, Illinois  
October 23, 2023



GW & ASSOCIATES, PC  
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT  
ON SUPPLEMENTARY INFORMATION

The Honorable Village President  
Members of the Board of Trustees  
Village of Bensenville, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Bensenville, Illinois as of and for the year ended December 31, 2022, which collectively comprise the basic financial statements of the Village of Bensenville, and have issued our report thereon dated October 23, 2023, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information (schedule of revenues, expenditures, and changes in fund balance) for the Route 83/Thorndale Tax Increment Financing (TIF) District is presented for purpose of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

*GW & Associates, P.C.*

Hillside, Illinois  
October 23, 2023