

**PUBLIC NOTICE OF SALE OF SURPLUS REAL PROPERTY AT  
540 COUNTY LINE ROAD OWNED BY THE VILLAGE OF BENSENVILLE**

PLEASE TAKE NOTICE that the Village of Bensenville (the “Village”) adopted Resolution No. R-36-2025 declaring a vacant parcel of real property located at 540 County Line Road, Bensenville, Illinois (the “Property”) as surplus property and is authorizing its sale. A copy of Resolution No. R-36-2025 is printed below. A copy of the Appraisal, identified as Exhibit B of Resolution No. R-36-2025 is available in the office of the Village Clerk at 12 South Center Street, Bensenville, Illinois 60106 and on the Village’s website at [www.bensenville.il.us](http://www.bensenville.il.us). The appraised value of the Property is \$385,000.00. The Village will contemplate the sale of the Property based on the proposed use and development plan for the Property in accordance with the Village of Bensenville Zoning Ordinance. Sale of the Property will require the execution of a purchase and sale agreement with the Village. Written proposals for the sale and development of the Property must be submitted to Ron Herff, Deputy Director of Community and Economic Development at 12 South Center Street, Bensenville, Illinois 60106. Written proposals will be reviewed as submitted. Further information can be obtained from the Department of Community and Economic Development at (630) 594-1009.

**RESOLUTION NUMBER R-36-2025**

**A RESOLUTION OF THE VILLAGE OF BENSENVILLE, DUPAGE AND COOK COUNTIES, ILLINOIS DECLARING THE VILLAGE OWNED VACANT PARCEL OF REAL PROPERTY AT 540 COUNTY LINE ROAD AS SURPLUS PROPERTY AND AUTHORIZE VILLAGE STAFF TO OBTAIN PROPOSALS FOR ITS SALE AND DISPOSITION AND DIRECT THE VILLAGE CLERK TO MAKE COPIES OF THE APPRAISAL AVAILABLE TO ANY PARTY**

WHEREAS, the Village of Bensenville, DuPage and Cook Counties, Illinois (the “Village”) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the Village is the owner of a parcel of vacant property in Bensenville, Illinois, commonly known as 540 County Line Road, identified by PIN 03-24-209-013-0000, that is approximately a 120 x 355 vacant lot that is 42,600 square feet in size (the “Property”), which is legally described on Exhibit A, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Property is located in the I-1 Light Industrial District, as identified and described in the Village of Bensenville Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees of the Village of Bensenville (the “Corporate Authorities”) find that the Property is no longer necessary, appropriate, required for the use of, profitable to or serve any viable use to the Village and that the sale of the Property will eliminate burdensome maintenance cost, provide needed funds and generate tax revenue in the future for use in the general fund of the Village; and

WHEREAS, the Corporate Authorities further find that the Property serves no public use to the residents of the Village and is in the best interest of the health, safety, and welfare of Village residents to sell the Property; and

WHEREAS, 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code sets forth a procedure for the sale of municipal-owned surplus real property conducted by the staff of the Village after

ascertaining the value of the surplus real estate by written appraisal and making said appraisal available for public inspection; and

WHEREAS, the Corporate Authorities have determined it is in the best interests of the Village to sell the Property pursuant to 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code; and

WHEREAS, the Village ascertained a written appraisal of real property on the Property, dated September 24, 2024, which was prepared by William Falkanger of A-Appraisals, 444 W. Northwest Highway, Barrington, Illinois 60010 (the "Appraisal"), a copy of which is attached hereto and made a part hereof, as Exhibit B; and

WHEREAS, the Appraisal found that the appraised value of the Property is \$385,000.00; and

WHEREAS, the Appraisal shall be made available for inspection or copying in the office of the Village Clerk of the Village of Bensenville to any interested party to allow for the review, analysis, and submission of a proposal for the acquisition of the Property; and

WHEREAS, the Village Manager and Deputy Director of Community & Economic Development are hereby authorized to ascertain, review, and recommend a proposal for the purchase of the Property for its future development that will provide for the construction of an industrial use on the Property.

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

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Property, as herein described, is hereby determined and declared to be surplus real estate of the Village.

Section 3. The Village Manager or Director of Community & Economic Development are hereby authorized and directed to ascertain and review proposals for the sale of the Property and further recommend and present a proposal to the Corporate Authorities that is in the best interest of the Village for the sale and disposition of the Property in accordance with this Resolution and pursuant to 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code.

Section 4. The officials, officers, employees, and attorneys of the Village are hereby authorized to undertake the necessary steps to present a proposal and final agreement for the sale of the Property to the Corporate Authorities, as contemplated herein.

Section 5. The Village Clerk is hereby authorized and directed to publish a copy of this Resolution at the first opportunity following its passage in a newspaper published within the Village and to make available a copy of the Appraisal for public inspection by any interested party.

Section 6. If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 7. All ordinances, resolutions, motions, or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall be in full force and effect immediately after its passage and publication as required by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 25th day of March 2025.

APPROVED:  
/s/ Frank DeSimone

Frank DeSimone, Village President

ATTEST:

/s/ Nancy Quinn

Nancy Quinn, Village Clerk

AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

ABSENT: None

Exhibit A  
Legal Description

LOT 3 IN BLOCK 4 IN BENSENVILLE FARMS BEING A SUBDIVISION IN SECTION 24,  
TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923 AS DOCUMENT  
171311 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 540 County Line Road, Bensenville, Illinois 60106

Permanent Index Number 03-24-209-013-0000