

**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**

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**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:   
Frank DeSimon, Village President

ATTEST:

  
Nancy Quinn, Village Clerk

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

NAYS: None

ABSENT: None

Exhibit A

Legal Description

Exhibit B

Appraisal

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

540 County Line Rd  
Bensenville, IL 60106  
See title commitment

### FOR

Village of Bensenville

### AS OF

September 24, 2024

### BY

William Falkanger

847-550-1700  
info@a-appraisals.net

# LAND APPRAISAL REPORT

File No.: PRV24-61

<b>SUBJECT</b>	Property Address: 540 County Line Rd		City: Bensenville		State: IL		Zip Code: 60106																																																																																						
	County: Dupage		Legal Description: See title commitment																																																																																										
<b>ASSIGNMENT</b>	Assessor's Parcel #: 13-24-209-013		Tax Year: 2022		R.E. Taxes: \$ Exempt		Special Assessments: \$																																																																																						
	Market Area Name: Central Bensenville		Map Reference: 16984		Census Tract: 8407.03																																																																																								
	Current Owner of Record: Village of Bensenville		Borrower (if applicable):																																																																																										
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)		HOA: \$		<input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																								
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy:		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																								
If Yes, give a brief description:																																																																																													
<b>MARKET AREA DESCRIPTION</b>	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																												
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																												
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																												
	Intended Use: To estimate market value for making internal business decisions.																																																																																												
	Intended User(s) (by name or type): Kurtis Poszgay, AICP, Director, Community and Economic Development, Bensenville																																																																																												
Client: Village of Bensenville		Address: 12 S. Center St., Bensenville, IL 60106																																																																																											
Appraiser: William Falkanger		Address: 444 West Northwest Highway, Barrington, IL 60010																																																																																											
<b>Characteristics</b> Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		<b>Predominant Occupancy</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		<b>One-Unit Housing</b> PRICE AGE \$(000) (yrs) N/A Low High Pred		<b>Present Land Use</b> One-Unit % 2-4 Unit % Multi-Unit % Comm'l 25 % Industrial 60 % Other 15 %		<b>Change in Land Use</b> <input checked="" type="checkbox"/> Not Likely Likely * <input type="checkbox"/> In Process * * To:																																																																																					
<b>Factors Affecting Marketability</b>																																																																																													
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Market Area Comments: The subject sets in a southeast section of County Line Road which runs along the border of Dupage and Cook County. The subject is on the west side of the road which is Dupage County. Across the street on the east side of County Line Road is Franklin Park in Cook County. The location is to the near south area of Irving Park Road and O'Hare International Airport. The area along Green Street and Franklin Ave to the north along with County Line Road are primarily Industrial uses. Bensenville is located near O'Hare International Airport in Dupage, Illinois. As of 2020, the population was 18,813. Bensenville has a commuter rail station which provides service between Chicago and Elgin.																																																																																													



# LAND APPRAISAL REPORT

File No.: PRV24-61

Dimensions: 120 x 355 Site Area: 42,600 sf  
 Zoning Classification: I-1 Description: Light Industrial District

Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No Improvements

Uses allowed under current zoning: A variety of light industrial uses are permitted under the current zoning.

Are CC&Rs applicable? ☐ Yes ☐ No ☒ Unknown Have the documents been reviewed? ☐ Yes ☐ No Ground Rent (if applicable) \$ /

Comments:

Highest & Best Use as improved: ☒ Present use, or Other use (explain) (Not improved)

Actual Use as of Effective Date: Vacant industrial Use as appraised in this report: Vacant industrial

Summary of Highest & Best Use: It is our opinion, that the highest and best use for the vacant site should be for eventual industrial development. The site is mostly level and rectangular. The current market conditions best support holding the site for future development.

SITE DESCRIPTION	Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	120'
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Mostly level
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Width	Estimate 60'			Size	Average for area
	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Surface	Asphalt			Shape	Rectangular
	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate
	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Industrial
	Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
	Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)									
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <input checked="" type="checkbox"/> FEMA Map # 17043C0083J FEMA Map Date 8/1/2019									

Site Comments: The site sets on the west side of County Line Road and is approximately the 3rd site south of Jefferson Street. This area is part of the Elgin O'Hare Western Access Project which sets to the immediate east and north.

SALES COMPARISON APPROACH	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	540 County Line Rd Bensenville, IL 60106	740 County Line Rd Bensenville, IL 60106	19 W Industrial Rd Addison, IL 60101	2504 Mannheim Rd Franklin Park, IL 60131
	Proximity to Subject		0.31 miles S	4.06 miles SW	2.38 miles SE
	Sale Price	\$	\$ 380,000	\$ 600,000	\$ 1,025,000
	Price/	\$	8.72	8.83	11.77
	Data Source(s)	Inspection	Costar	Costar	Costar
	Verification Source(s)	Tax Records	Tax Records	Tax Records	Tax Records
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION + (-) \$ Adjust	DESCRIPTION + (-) \$ Adjust	DESCRIPTION + (-) \$ Adjust
	Sales or Financing Concessions				
	Date of Sale/Time		10/26/2023	3/20/2023	12/22/2022
	Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
	Location	Average/Interior	Average/Corner	Average/Interior	Superior exposure -4
	Site Area	42,600	43,560	67,954	87,120
	PIN#	13-24-209-013	03-24-406-067	03-33-109-008	12-29-418-010,-011,-021,-022
	Net Adjustment (Total, in \$)		+ - \$	+ - \$	+ X - \$ -348,480
	Net Adjustment (Total, in \$ / )				(\$ -4 / )
	Adjusted Sale Price (in \$ / )		\$ 8.72	\$ 8.83	\$ 7.77

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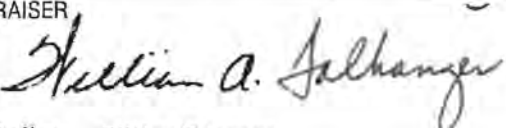


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3/2007

# LAND APPRAISAL REPORT

File No.: PRV24-61

SALES COMPARISON APPROACH	Summary of Sales Comparison Approach     The comparables are all sales of industrial sites in the competing market area.		
	Comparable 1 is a similar size industrial lot which also sets on County Line Road south of the subject. This is a corner parcel.		
	Comparable 2 is a moderately larger industrial site zoned M-2 in Addison. This is a level site which sets just west of Addison Road. 200' on Industrial Road. 147 days on the market.		
	Comparable 3 is an industrial site sale which is part of a redevelopment project. This is a higher exposure location. The site has frontage on three streets.		
TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.		
	Data Source(s): MRED/Tax Records/Assessor		
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:     No recent sales or listing history of the subject for the prior 3- year period.	
	Date: Price: Source(s):		
PUD	2nd Prior Subject Sale/Transfer		
	Date: Price: Source(s):		
	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.		
	Legal Name of Project: Describe common elements and recreational facilities:		
RECONCILIATION	<b>Indicated Value by: Sales Comparison Approach \$</b>		
	Final Reconciliation     The comparables range from \$8.72 to \$9.62 psf and favor Comp. 1 first. All sales are vacant industrial sites. Given the range, \$9.00 psf is applied. Therefore: \$9.00 psf x 42,600 \$383,400 rounded to \$385,000.		
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions:		
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.		
ATTACH.	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 385,000 , as of: September 24, 2024 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.		
	A true and complete copy of this report contains 17 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input type="checkbox"/> Scope of Work		
	<input checked="" type="checkbox"/> Limiting cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Additional Sales		
	<input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Hypothetical Conditions		
SIGNATURES	Client Contact:     Client Name: Village of Bensenville		
	E-Mail:     Address: 12 S. Center St., Bensenville, IL 60106		
	<b>APPRAISER</b>		
			
		<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>	
Appraiser Name: William Falkanger		Supervisory or Co-Appraiser Name:	
Company:		Company:	
Phone: 847-550-1700     Fax:		Phone:     Fax:	
E-Mail: info@a-appraisals.net		E-Mail:	
Date of Report (Signature): 09/27/2024		Date of Report (Signature):	
License or Certification #: 553.000285     State: IL		License or Certification #:     State:	
Designation: ASA, IFAS		Designation:	
Expiration Date of License or Certification: 09/30/2025		Expiration Date of License or Certification:	
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)		Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect	
Date of Inspection: September 24, 2024		Date of Inspection:	

## File No.: PRV24-61

## SALES COMPARISON APPROACH

This space sets on Busse Road which carries heavier traffic and considered superior exposure location.

## Subject Photo Page

Borrower						
Property Address	540 County Line Rd					
City	Bensenville	County	Dupage	State	IL	Zip Code 60106
Lender/Client	Village of Bensenville					

### Subject Front

540 County Line Rd  
Sales Price  
G.L.A.  
Tot. Rooms  
Tot. Bedrms.  
Tot. Bathrms.  
Location Average/Interior  
View  
Site 42,600  
Quality  
Age



### Street View to the South



### Subject Street View to North



## Comparable Photo Page

Borrower							
Property Address	540 County Line Rd						
City	Bensenville	County	Dupage	State	IL	Zip Code	60106
Lender/Client	Village of Bensenville						



### Comparable 1

740 County Line Rd  
 Proximity 0.31 miles S  
 Sale Price 380,000  
 GLA  
 Total Rooms  
 Total Bedrms  
 Total Bathrms  
 Location Average/Corner  
 View  
 Site 43,560  
 Quality  
 Age



### Comparable 2

19 W Industrial Rd  
 Proximity 4.06 miles SW  
 Sale Price 600,000  
 GLA  
 Total Rooms  
 Total Bedrms  
 Total Bathrms  
 Location Average/Interior  
 View  
 Site 67,954  
 Quality  
 Age

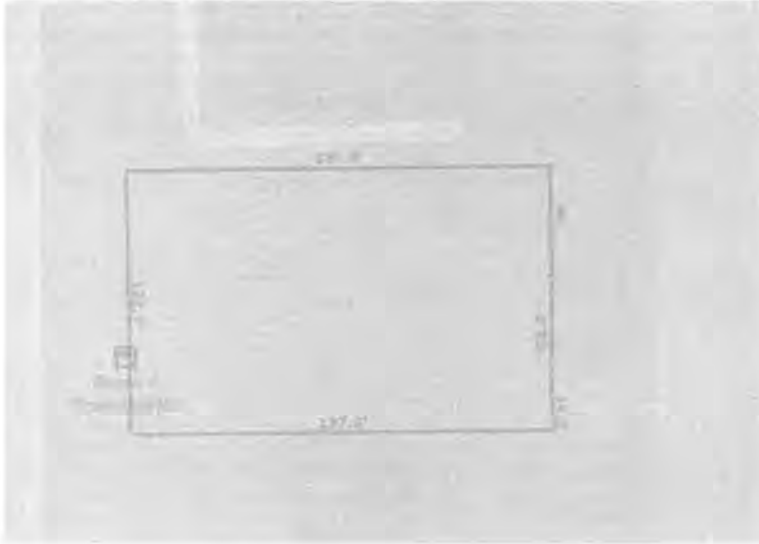


### Comparable 3

2504 Mannheim Rd  
 Proximity 2.38 miles SE  
 Sale Price 1,025,000  
 GLA  
 Total Rooms  
 Total Bedrms  
 Total Bathrms  
 Location Superior exposure  
 View  
 Site 87,120  
 Quality  
 Age

## Comparable Photo Page

Borrower						
Property Address	540 County Line Rd	County	Dupage	State	IL	Zip Code
City	Bensenville					60106
Lender/Client	Village of Bensenville					



### Comparable 4

1461 Busse Rd  
Proximity 4.56 miles NW  
Sale Price 350,000  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location Traffic exposure  
View  
Site 25,700  
Quality  
Age

### Comparable 5

Proximity  
Sale Price  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location  
View  
Site  
Quality  
Age

### Comparable 6

Proximity  
Sale Price  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location  
View  
Site  
Quality  
Age



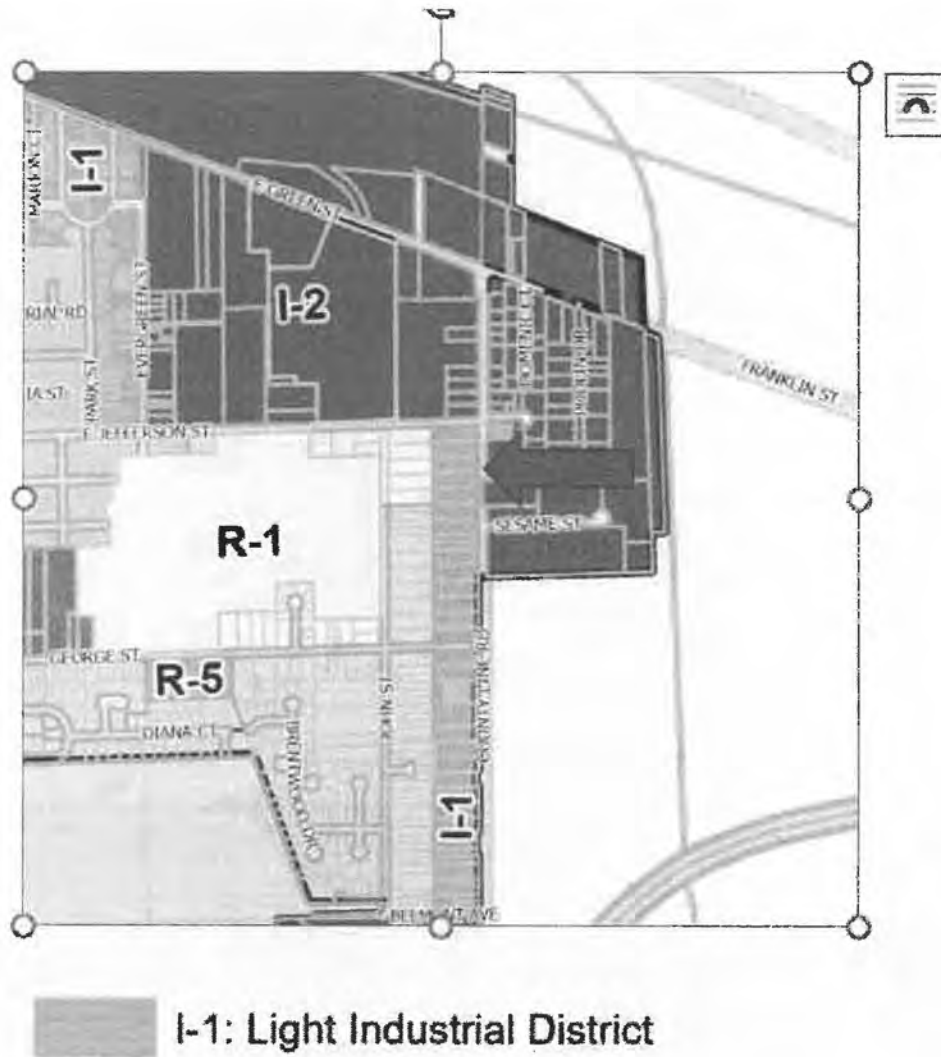
## Location Map

Borrower					
Property Address	540 County Line Rd	County	Dupage	State	IL
City	Bensenville			Zip Code	60106
Lender/Client	Village of Bensenville				



## Zoning Map

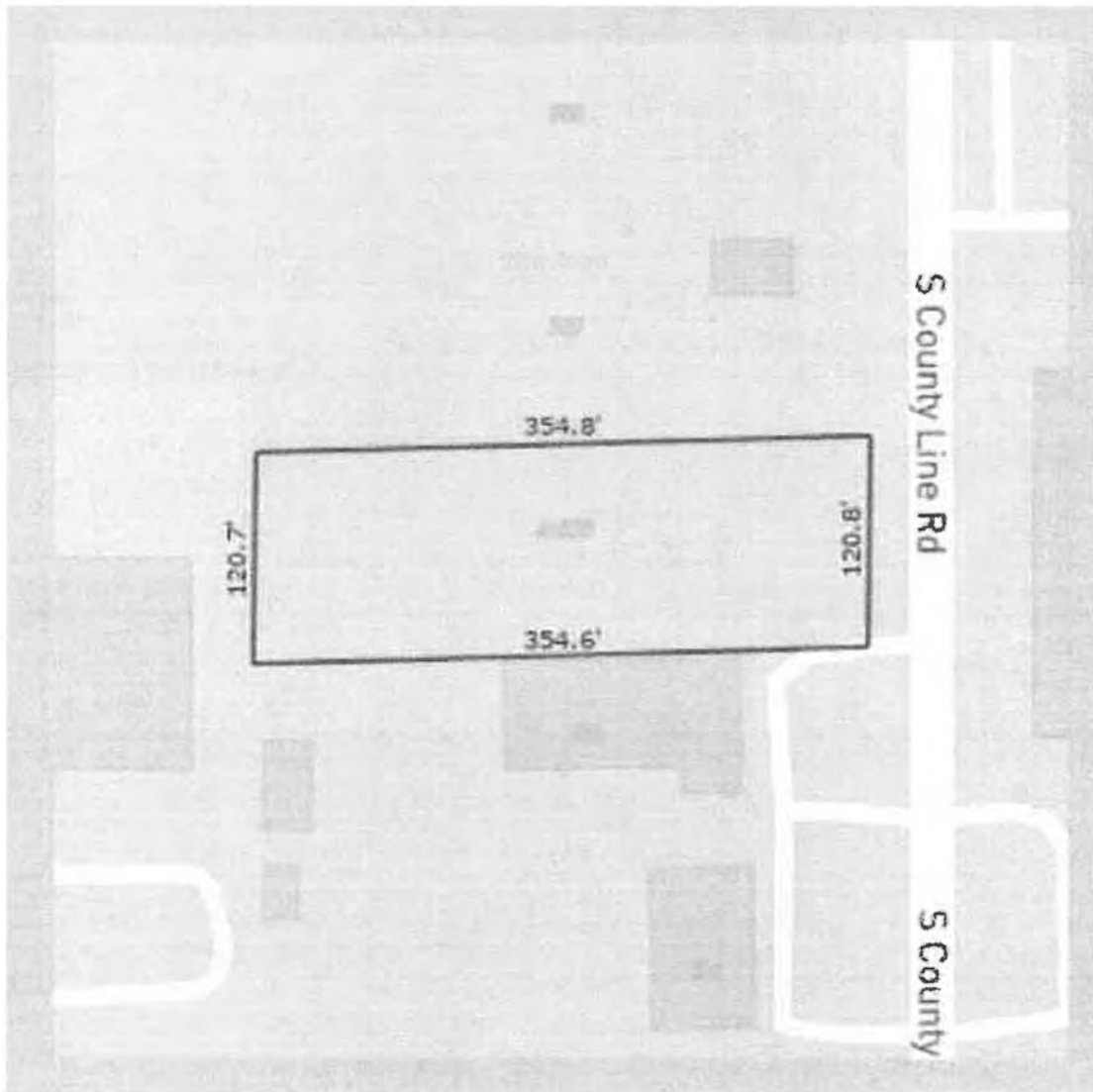
Borrower					
Property Address	540 County Line Rd	County	Dupage	State	IL
City	Bensenville			Zip Code	60106
Lender/Client	Village of Bensenville				





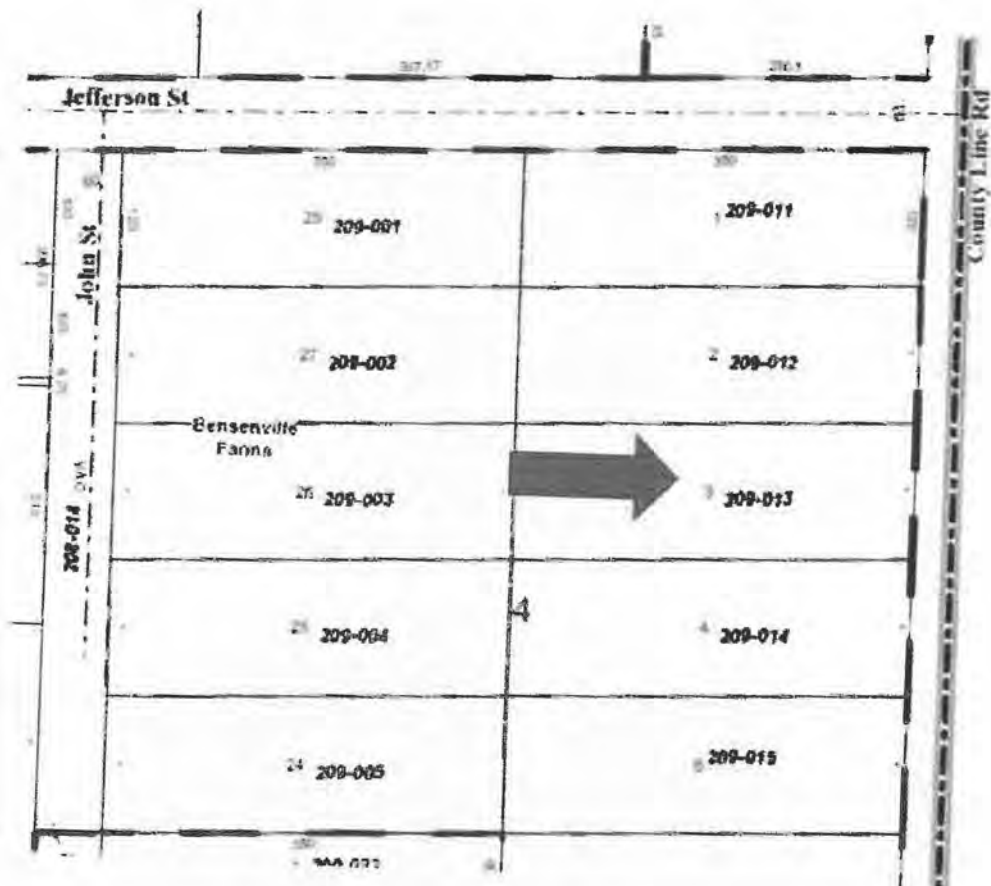
## Site Map

Borrower						
Property Address	540 County Line Rd					
City	Bensenville	County	Dupage	State	IL	Zip Code 60106
Lender/Client	Village of Bensenville					



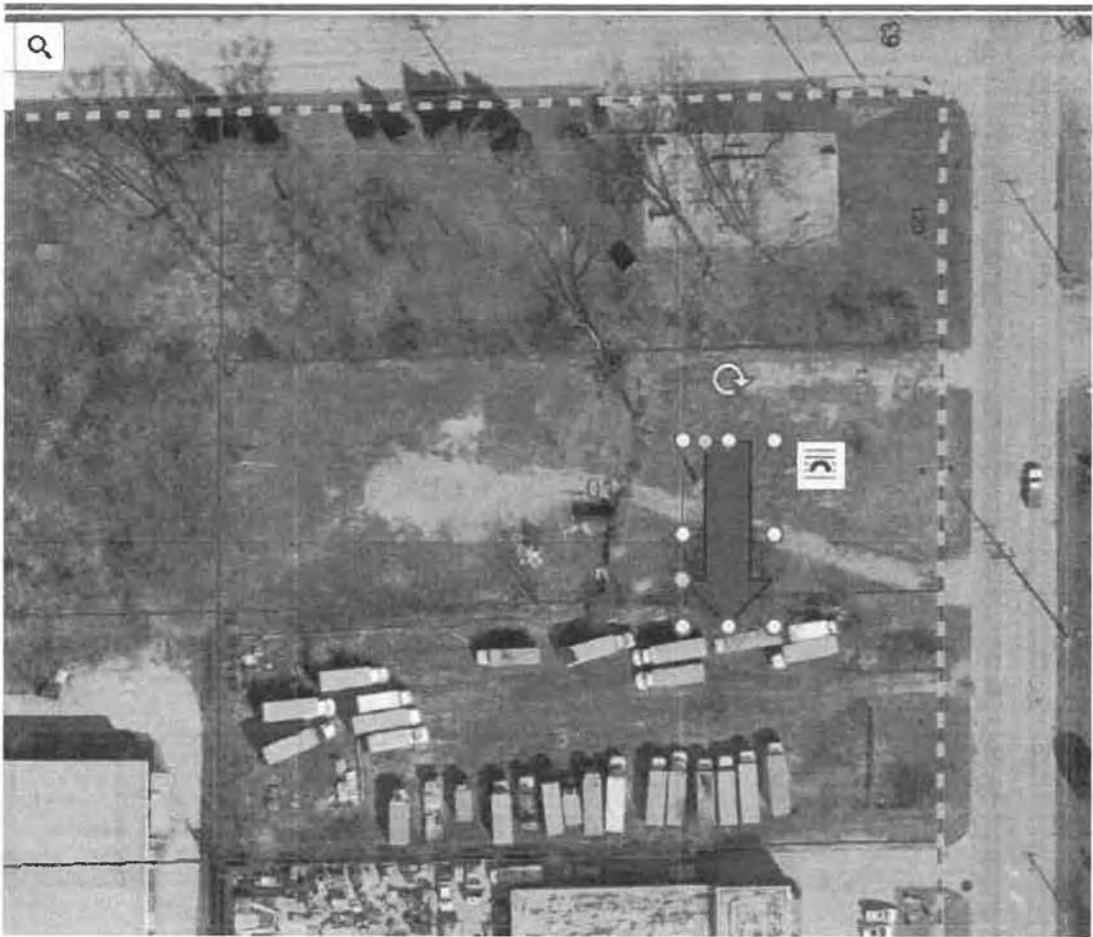
# Deed Plot Map

Borrower					
Property Address	540 County Line Rd				
City	Bensenville				
Lender/Client	Village of Bensenville	County	Dupage	State	IL
				Zip Code	60106



Aerial Map

Borrower					
Property Address	540 County Line Rd				
City	Bensenville	County	Dupage	State	IL Zip Code 60106
Lender/Client	Village of Bensenville				



## Location Map

Borrower				
Property Address	540 County Line Rd			
City	Bensenville	County	Dupage	State IL Zip Code 60106
Lender/Client	Village of Bensenville			



## Supplemental Addendum

File No: PRV24-61

Borrower						
Property Address	540 County Line Rd					
City	Bensenville	County	DuPage	State	IL	Zip Code: 60106
Lender/Client	Village of Bensenville					

### A-APPRAISALS

444 West Northwest Highway, Barrington, IL 60010  
(847) 550-1700

E-mail: [info@a-appraisals.net](mailto:info@a-appraisals.net)

### QUALIFICATIONS FOR APPRAISER WILLIAM A. FALKANGER

#### APPRAISAL EDUCATION

Society of Real Estate Appraisers (now the Appraisal Institute)

Course 101 – Introduction to Real Estate Appraising – 1978  
Course 201 – Principles of Income Property Appraising – 1980  
R2 (Cse 102) – Seminar and Exam, Narrative Report Writing – 1979  
Course 202 – Applied Income Property Valuation – 1983  
Ethics and Professional Practice SREA – 1989

National Association of Independent Fee Appraisers

Marshall and Swift Cost Seminar – 1980  
Introduction to Income Property – 1991  
Uniform Standards of Professional Practice – 1991 thru 9/30/2025

ERC – Relocation Appraisal Training Program – 12/2010

USPAP – Uniform Standards of Professional Appraisal Practice – thru 9/30/2025

United States Department of Housing and Urban Development Federal Housing Administration.

Examination passed 1/4/2000. (FHA Approved)

Supervisor/Trainee Seminar 12/2014

VA Approved Appraiser

#### MEMBERSHIPS AND DESIGNATIONS

2006 through 2018 Board of Directors Chicago Chapter – NAIFA

2019 through 2022 Board of Directors ASA Real Property Chicago

1993-94, 1994-95 NAIFA President – DuPage Chapter

I.F.A.S. # 14423 Senior Designation – National Association of Independent Fee Appraisers

ASA Accredited Senior Appraiser - American Society of Appraisers

Certified General Real Estate Appraiser – State of Illinois

License # 553.000285 (Expiration 9/30/2025)

Illinois Coalition of Appraisal Professionals – Member

ERC – Employee Relocation Council – Member

#### MISCELLANEOUS

Owner and President of A-Appraisals.

Member of the Palatine Rotary Club 1998 – 2010. Paul Harris Fellowship Award.

B.S. School of Education 1977 – Southern Illinois University, Carbondale, Illinois

Expert Appraisal Witness – Testified in:

Cook County Circuit Court

Lake County Court

Lake County – Board of Review

McHenry County – Board of Review

Kane County – Board of Review

Property Tax Appeal Board – State of Illinois (PTAB)

## Supplemental Addendum

File No. PRV24-61

Borrower				PRV24-01	
Property Address	540 County Line Rd				
City	Bensenville	County	DuPage	State	IL
Lender/Client	Village of Bensenville			Zip Code	60106

### EXPERIENCE

Appraised and analyzed a variety of real estate throughout the Chicago Metropolitan area including Cook, DuPage, Lake, Will, McHenry, and Kane Counties for purposes of estimating market value, replacement cost value, and partial interest valuation. Work experience dates from 1977 to present.

Typical property valuations include:

Apartment buildings and complexes

Automatic car washes

Condominium and townhouse complexes

Fast food restaurants

Industrial buildings

Multi-tenant industrial buildings

Office buildings

Single family residential

Store and apartment (mixed use) buildings

Strip centers

Vacant land

**Supplemental Addendum**

File No. PRV24-61

Borrower					
Property Address	540 County Line Rd				
City	Bensenville	County	Dupage	State	IL
Lender/Client	Village of Bensenville	Zip Code	60106		

**PARTIAL LIST OF CLIENTS**

Cornerstone National Bank and Trust

Harris Bank

American Community Bank and Trust

Millennium Bank, Des Plaines

Barrington Bank and Trust, Barrington, IL

Home State Bank

American Heartland Bank and Trust

North Shore Bank

Prairie Community Bank

CenTrust Bank, N.A.- Northbrook

Associated Bank

Ridgestone Bank

US Bank

Harvard State Bank

Village of Palatine

Village of Hoffman Estates

Village of Lake Zurich

Village of Bensenville

Various Relocation Companies (ERC Member)