

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.

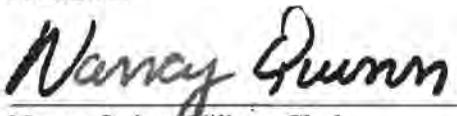
Section 7. All ordinances, resolutions, motions, or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

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: 
Frank DeSimone, Village President

ATTEST:



Nancy Quinn, Village Clerk

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

NAYS: None

ABSENT: None

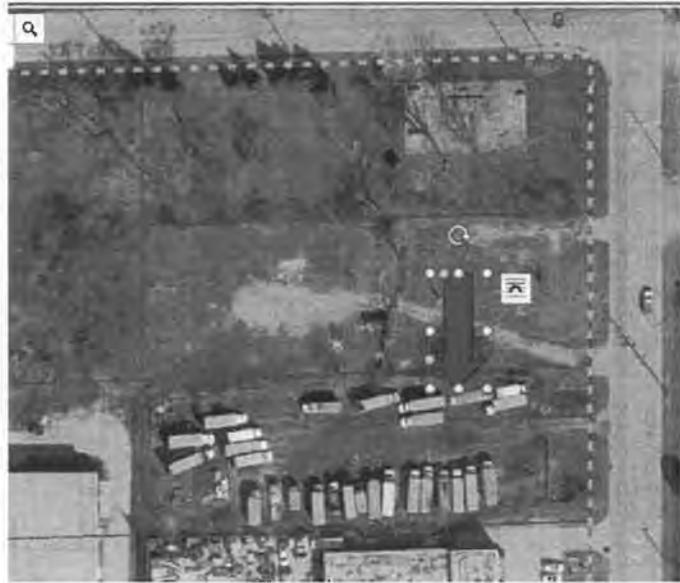
Exhibit A

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

SUBJECT	Property Address: 540 County Line Rd	City: Bensenville	State: IL	Zip Code: 60106																																																																																									
	County: DuPage	Legal Description: See title commitment																																																																																											
ASSIGNMENT	Assessor's Parcel #: 13-24-209-013	Tax Year: 2022	R.E. Taxes: \$ Exempt	Special Assessments: \$																																																																																									
	Market Area Name: Central Bensenville	Map Reference: 16984																																																																																											
	Current Owner of Record: Village of Bensenville	Census Tract: 8407.03																																																																																											
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	Borrower (if applicable):																																																																																											
	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:																																																																																												
MARKET AREA DESCRIPTION	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																																																																																										
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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.																																																																																													

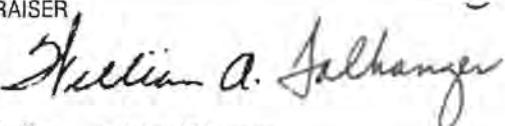
LAND APPRAISAL REPORT

File No.: PRV24-61

Dimensions: 120 x 355	Site Area: 42,600 sf																																																																																					
Zoning Classification: I-1	Description: Light Industrial District																																																																																					
<p>Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements</p> <p>Uses allowed under current zoning: A variety of light industrial uses are permitted under the current zoning.</p>																																																																																						
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No																																																																																					
Comments:																																																																																						
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> 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.																																																																																						
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FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X 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.																																																																																						
<table border="1"> <thead> <tr> <th>FEATURE</th> <th>SUBJECT PROPERTY</th> <th>COMPARABLE NO. 1</th> <th>COMPARABLE NO. 2</th> <th>COMPARABLE NO. 3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td>540 County Line Rd Bensenville, IL 60106</td> <td>740 County Line Rd Bensenville, IL 60106</td> <td>19 W Industrial Rd Addison, IL 60101</td> <td>2504 Mannheim Rd Franklin Park, IL 60131</td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td>0.31 miles S</td> <td>4.06 miles SW</td> <td>2.38 miles SE</td> </tr> <tr> <td>Sale Price</td> <td>\$</td> <td>\$ 380,000</td> <td>\$ 600,000</td> <td>\$ 1,025,000</td> </tr> <tr> <td>Price/</td> <td>\$</td> <td>\$ 8.72</td> <td>\$ 8.83</td> <td>\$ 11.77</td> </tr> <tr> <td>Data Source(s)</td> <td>Inspection</td> <td>Costar</td> <td>Costar</td> <td>Costar</td> </tr> <tr> <td>Verification Source(s)</td> <td>Tax Records</td> <td>Tax Records</td> <td>Tax Records</td> <td>Tax Records</td> </tr> <tr> <td>VALUE ADJUSTMENT</td> <td>DESCRIPTION</td> <td>DESCRIPTION +(-) \$ Adjust</td> <td>DESCRIPTION +(-) \$ Adjust</td> <td>DESCRIPTION +(-) \$ Adjust</td> </tr> <tr> <td>Sales or Financing Concessions</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Date of Sale/Time</td> <td></td> <td>10/26/2023</td> <td>3/20/2023</td> <td>12/22/2022</td> </tr> <tr> <td>Rights Appraised</td> <td>Fee Simple</td> <td>Fee Simple</td> <td>Fee Simple</td> <td>Fee Simple</td> </tr> <tr> <td>Location</td> <td>Average/Interior</td> <td>Average/Corner</td> <td>Average/Interior</td> <td>Superior exposure</td> </tr> <tr> <td>Site Area</td> <td>42,600</td> <td>43,560</td> <td>67,954</td> <td>-4 87,120</td> </tr> <tr> <td>PIN#</td> <td>13-24-209-013</td> <td>03-24-406-067</td> <td>03-33-109-008</td> <td>12-29-418-010,-011 -021,-022</td> </tr> <tr> <td>Net Adjustment (Total, in \$)</td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$</td> <td></td> <td>+ - \$</td> <td>+ <input checked="" type="checkbox"/> - \$ -348,480</td> </tr> <tr> <td>Net Adjustment (Total, in \$ /)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Adjusted Sale Price (in \$ /)</td> <td>\$ 8.72</td> <td></td> <td>\$ 8.83</td> <td>\$ 7.77</td> </tr> </tbody> </table>		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	Site Area	42,600	43,560	67,954	-4 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 \$)	<input type="checkbox"/> + <input type="checkbox"/> - \$		+ - \$	+ <input checked="" type="checkbox"/> - \$ -348,480	Net Adjustment (Total, in \$ /)					Adjusted Sale Price (in \$ /)	\$ 8.72		\$ 8.83	\$ 7.77
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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.		
TRANSFER HISTORY	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.		
	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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: Date: _____ subject for the prior 3- year period. Price: _____ Source(s): _____		
PUD	2nd Prior Subject Sale/Transfer Date: _____ Price: _____ Source(s): _____		
	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.		
	Legal Name of Project: Describe common elements and recreational facilities:		
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ Final Reconciliation The comparables range from \$8.72 to \$9.62 psf and favor Comp. I 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:		
	<p>This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.</p> <p>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.</p> <p>If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.</p> <p>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:</p> <p><input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <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"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Hypothetical Conditions</p>		
ATTACH.	Client Contact: Client Name: Village of Bensenville E-Mail: Address: 12 S. Center St., Bensenville, IL 60106		
	APPRAISER 		
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)		
SIGNATURES	Appraiser Name: William Falkanger Company: Phone: 847-550-1700 Fax: E-Mail: info@a-appraisals.net Date of Report (Signature): 09/27/2024 License or Certification #: 553.000285 State: IL Designation: ASA, IFAS Expiration Date of License or Certification: 09/30/2025 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: September 24, 2024		
	Supervisory or Co-Appraiser Name: Company: Phone: _____ Fax: E-Mail: _____ Date of Report (Signature): License or Certification #: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input checked="" type="checkbox"/> Did Not Inspect Date of Inspection: _____		

ADDITIONAL COMPARABLE SALES

File No.: PRV24-61

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Address	540 County Line Rd Bensenville, IL 60106	1461 Busse Rd Elk Grove Village, IL 60007		
Proximity to Subject		4.56 miles NW		
Sale Price	\$	\$ 350,000	\$	\$
Price/	\$	\$ 13.62	\$	\$
Data Source(s)	Inspection	Costar		
Verification Source(s)	Tax Records	Tax Records		
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION +(-) \$ Adjust	DESCRIPTION +(-) \$ Adjust	DESCRIPTION +(-) \$ Adjust
Sales or Financing				
Concessions				
Date of Sale/Time		8/17/2023		
Rights Appraised	Fee Simple	Fee Simple		
Location	Average/Interior	Traffic exposure -4		
Site Area	42,600	25,700		
PIN#	13-24-209-013	08-35-100-013		
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -102,800	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Net Adjustment (Total, in \$ /)			<input type="checkbox"/> (\$ -4 /)	
Adjusted Sale Price (in \$ /)		\$ 9.62	\$	\$

Summary of Sales Comparison Approach Comparable 4 is a sale of an industrial site which sets in Elk Grove Village to the north of the subject.
This space sets on Busse Road which carries heavier traffic and considered superior exposure location.

SALES COMPARISON APPROACH

Subject Photo Page

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

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.		County	Dupage	State	IL	Zip Code	60106
City	Bensenville							
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

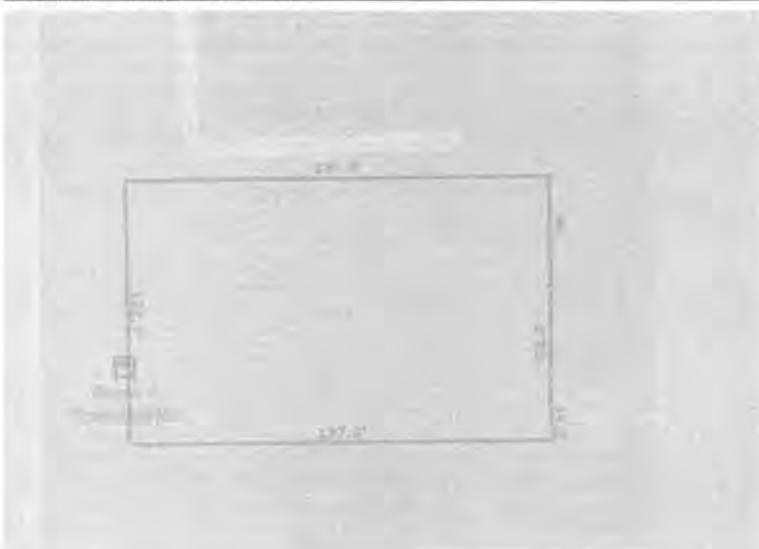


Comparable 3

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
City	Bensenville	State	IL
Lender/Client	Village of Bensenville	Zip Code	60106



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

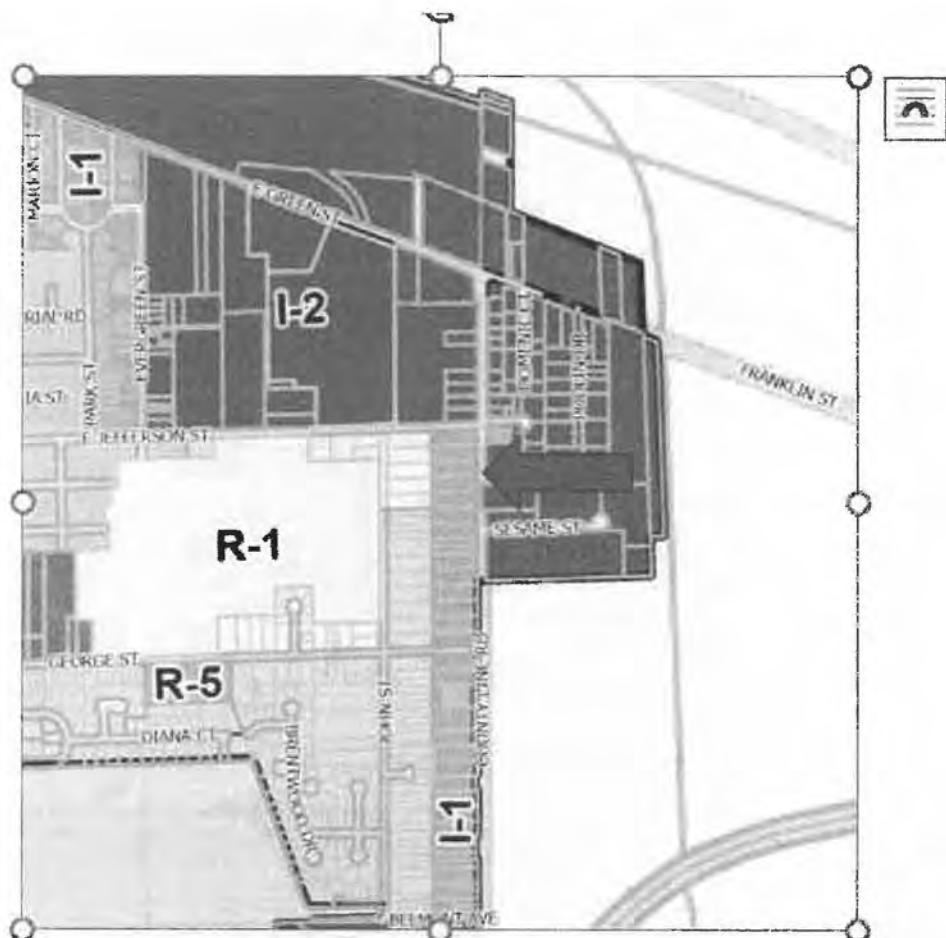
Location Map

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



Zoning Map

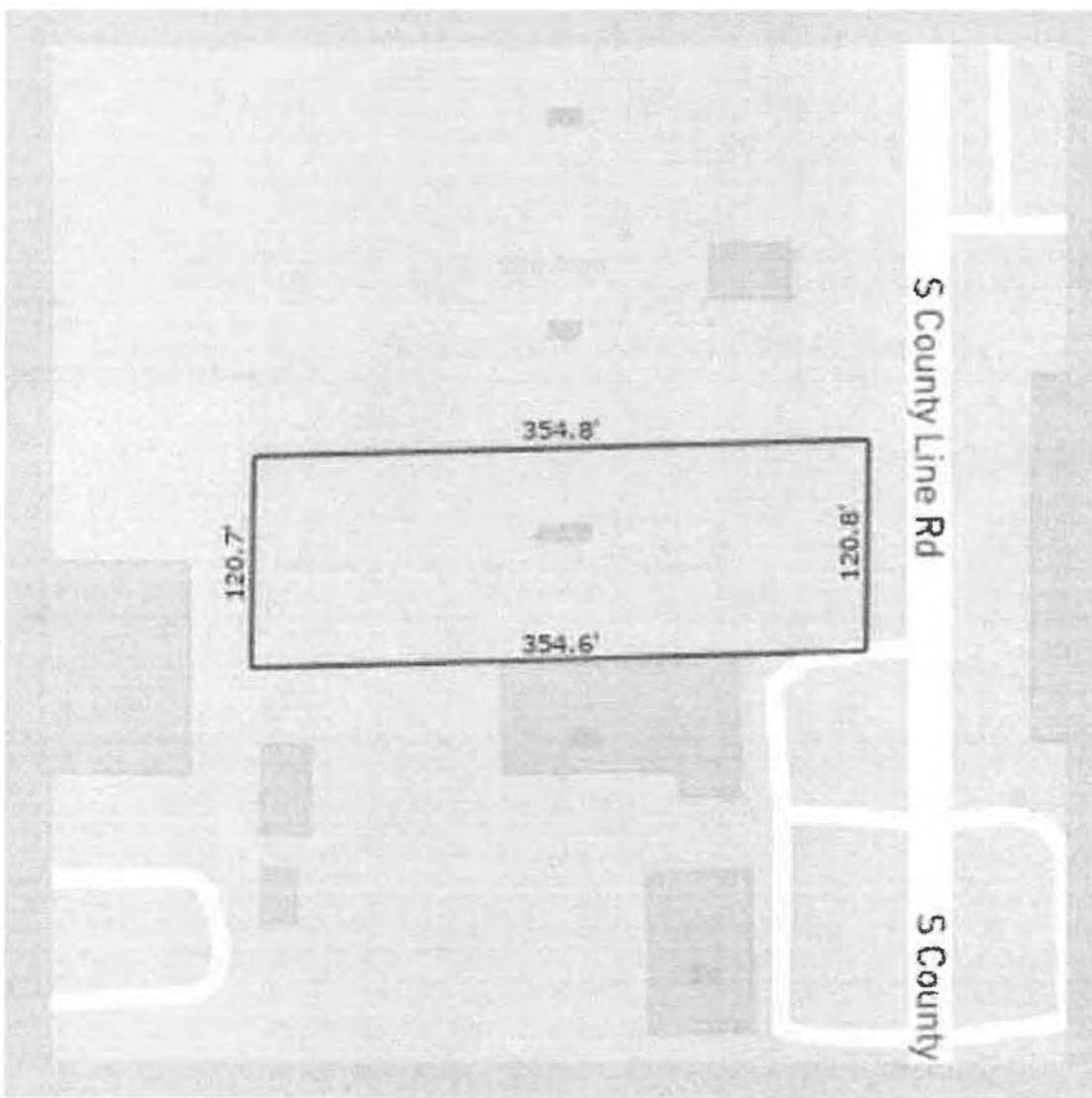
Borrower			
Property Address	540 County Line Rd	County	Dupage
City	Bensenville	State	IL
Lender/Client	Village of Bensenville	Zip Code	60106



I-1: Light Industrial District

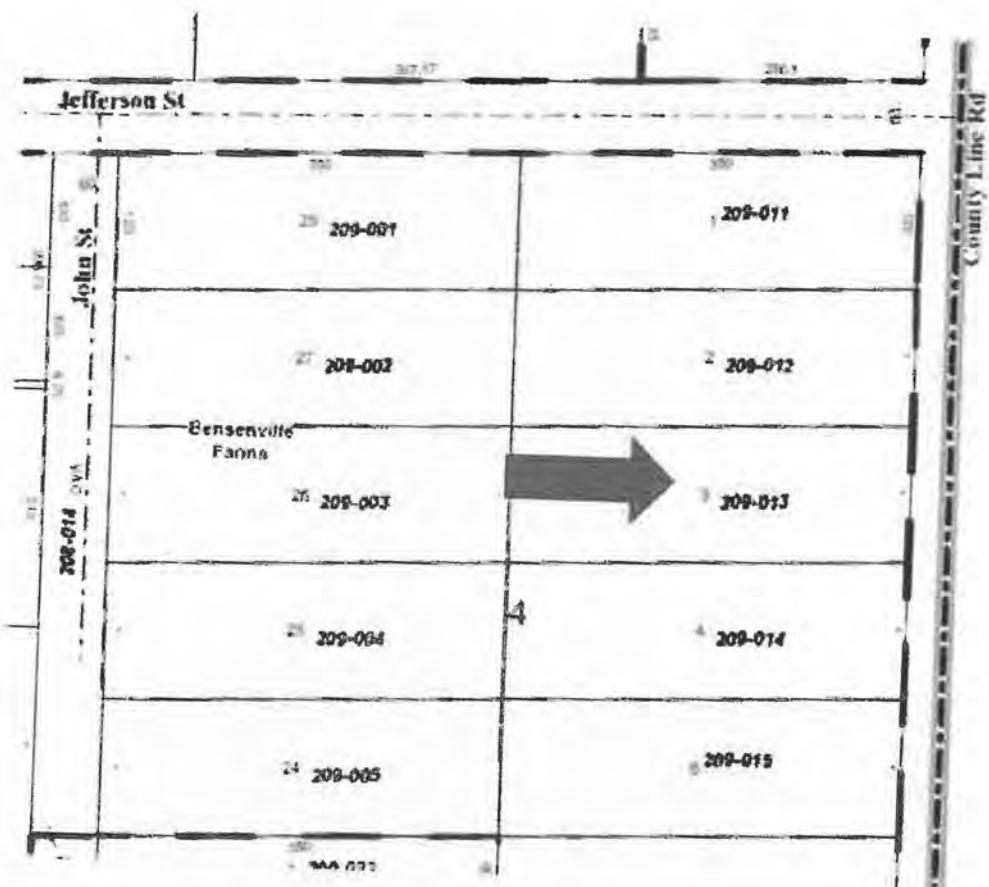
Site Map

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



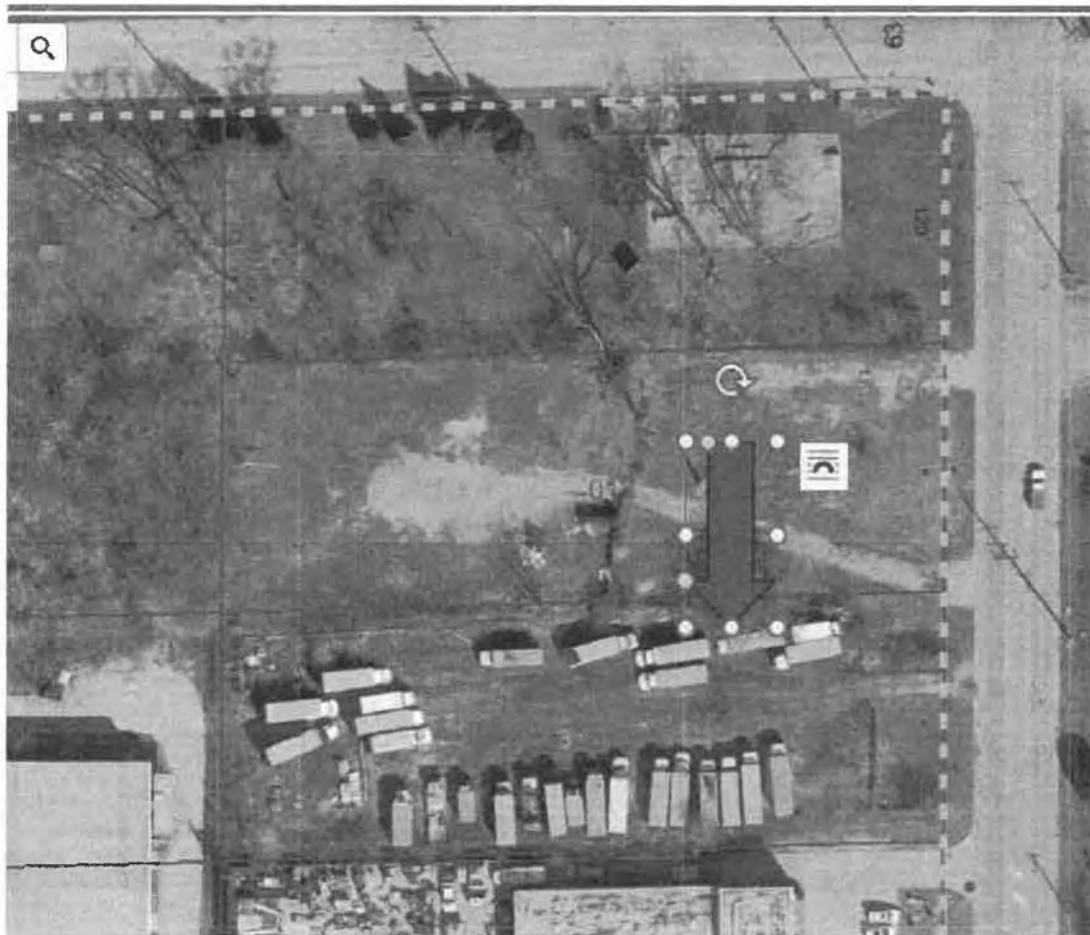
Deed Plot Map

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	County	Dupage	State	IL	Zip Code	60106
City	Bensenville						
Lender/Client	Village of Bensenville						



Location Map

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



Supplemental Addendum

File No. PRV24-61

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

444 West Northwest Highway, Barrington, IL 60010

(847) 550-1700

E-mail: 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 (Csc 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 Property Address City Lender/Client	540 County Line Rd Bensenville Village of Bensenville	County DuPage	State IL	Zip Code 60106
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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 City	540 County Line Rd Bensenville	County	Dupage	State	IL	Zip Code	60106
Lender/Clien	Village of Bensenville						

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)