



12 South Center Street
Bensenville, IL 60106

Office: 630.350.3404
Fax: 630.350.3438
www.bensenville.il.us

VILLAGE BOARD

May 10, 2022

President
Frank DeSimone

Board of Trustees
Posa Carmona
Ann Franz
Marie T. Frey
McLane Lomax
Nicholas Panicola Jr.
Armando Perez

Village Clerk
Nancy Quinn

Village Manager
Evan K. Summers

Via electronic mail
Ms. Valarie Special
valariedarling@yahoo.com

Re: Freedom of Information Act request

Dear Ms. Special,

I am pleased to help you with your request for information pursuant to the Freedom of Information Act ("FOIA"), 5 ILCS 140/1 *et seq.* Your FOIA request was received by the Village of Bensenville ("Village") on April 18, 2022. You requested copies of the records indicated below:

- 1. All addresses of property owned by the Village and/or Bensenville Park District.*
- 2. All industrial building addresses that are not paying taxes due to being vacant more than 6 months.*
- 3. All communication between Evan Summers and Joe Vallez, Frank DeSimone, all village trustees, Scott Viger and real estate development companies regarding the White Pines Golf Course property since 2016 to date.*

Your FOIA request is hereby granted in part and denied in part as follows. Records responsive to Parts 1 and 3 of your FOIA request are being provided to you at no charge and are available at the following link:
<https://drive.google.com/file/d/1Hs2ETUXC9sGbeSzRT6tFAR9jxIPYGCWN/view?usp=sharing>.

Personal telephone numbers have been withheld as private information exempt from disclosure under Section 7(1)(b) of FOIA. 5 ILCS 140/7(1)(b). The name of a resident has been withheld under Section 7(1)(c), which exempts from inspection and copying personal information contained within public records, the disclosure of which would constitute a clearly unwarranted invasion of personal privacy. 5 ILCS 140/7(1)(c). This information is highly personal, and the subject's right to privacy outweighs any legitimate public interest in obtaining it. Draft documents and portions of records reflecting policy discussions between or among

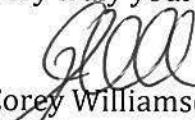
Village officials have been withheld as exempt from disclosure pursuant to Section 7(1)(f) of FOIA, which exempts from inspection and copying preliminary drafts, notes, recommendations, memoranda and other records in which opinions are expressed, or policies or actions are formulated, except that a specific record or relevant portion of a record shall not be exempt when the record is publicly cited and identified by the head of the public body. 5 ILCS 140/7(1)(f). The information in question has not been publicly cited and identified by the Village President. Additionally, portions of email correspondence between the Village and its counsel have been withheld as exempt from disclosure under Section 7(1)(m) of FOIA, which exempts from inspection and copying “[c]ommunications between a public body and an attorney or auditor representing the public body that would not be subject to discovery in litigation, and materials prepared or compiled by or for a public body in anticipation of a criminal, civil or administrative proceeding upon the request of an attorney advising the public body, and materials prepared or compiled with respect to internal audits of public bodies.” 5 ILCS 140/7(1)(m). Finally, please note that the Village has no existing records responsive to Part 2 of your FOIA request.

You have the right to have the partial denial of your FOIA request reviewed by the Public Access Counselor (PAC) at the Office of the Illinois Attorney General. 5 ILCS 140/9.5(a). You may file your Request for Review with the PAC by writing to:

Ms. Sarah Pratt
Public Access Counselor
Office of the Attorney General
500 South 2nd Street
Springfield, Illinois 62706
Fax: 217-782-1396
E-mail: publicaccess@atg.state.il.us

You also have the right to seek judicial review of the partial denial of your FOIA request by filing a lawsuit in the State circuit court. 5 ILCS 140/11.

Very truly yours,


Corey Williamsen
Freedom of Information Officer
Village of Bensenville

From: Valarie Faber <valariedarling@yahoo.com>
Sent: Monday, April 18, 2022 5:15 PM
To: evelyn@bvilleparks.org; FOIA Request
Subject: FOIA request

11110

CAUTION: This email originated from outside of the organization.

Attn: Evelyn Struck
Superintendent of Finance and HR
1000 W. Wood Street
Bensenville, Illinois 60106
(630) 766-7015 (phone)

cc: Mary E. Dickson

BOND, DICKSON & CONWAY

400 S. Knoll Street, Unit C

Wheaton, Illinois 60187

(630) 681-1000

(630) 681-1020 (fax)

Pursuant to the Freedom of Information Act, I request the following information:

1. All addresses of property owned by the Village and/or Bensenville Park District
2. All industrial building addresses that are not paying taxes due to being vacant more than 6 months.
3. All communication between Evan Summers and Joe Vallez, Frank DeSimone, all village trustees, Scott Viger and real estate development companies regarding the White Pines Golf Course property since 2016 to date.

The purpose of this FOIA is not for commercial purposes.

The requested documents may be emailed to: julia.styrczula@gmail.com .

Thank you.

Valarie Special
120 Forestview Dr
Bensenville, IL 60106
773-934-47899

Rec. 4/19/22



BENSENVILLE
VILLAGE CLERK'S OFFICE

12 South Center Street

Bensenville, IL 60106

Office: 630.350.3404

Fax: 630.350.3438

www.bensenville.il.us

VILLAGE BOARD

April 26, 2022

President
Frank DeSimone

Board of Trustees
Rosa Carmona
Ann Franz
Marie T. Frey
McLane Lomax
Nicholas Panicola Jr.
Armando Perez

Village Clerk
Nancy Quinn

Village Manager
Evan K. Summers

Ms. Valarie Special
120 Forestview Drive
Bensenville, Illinois 60106
Email: valariedarling@yahoo.com
Julia.styrczula@gmail.com

Re: Freedom of Information Act Request
Received April 19, 2022

Dear Ms. Special:

I am pleased to help you with your April 18, 2022 Freedom of Information Act ("FOIA"). Your request was received by the Village of Bensenville on April 19, 2022. You requested copies of the items indicated below:

"Pursuant to the Freedom of Information Act, I request the following information:

1. All addresses of property owned by the Village and/or Bensenville Park District
2. All industrial building addresses that are not paying taxes due to being vacant more than 6 months
3. All communications between Even Summers and Joe Vallez, Frank DeSimone, all Village Trustees, Scott Viger and real estate development companies regarding the White Pines Golf Course property since 2016 to date.

The purpose of this FOIA is not for commercial purposes.

The requested documents may be emailed to: Julia.styrczulas@gmail.com"

The Village needs to consult with the Village Attorney to determine whether any of the records you have requested are exempt from disclosure under Section 7 of the FOIA or should be revealed only with appropriate deletions. Therefore, pursuant to Section 3(e)(v) of FOIA, 5 ILCS 140/3(e)(v), the Village is extending the time it has to respond to your request by an additional five (5) business days. The Village will respond to your request on or before May 3, 2022.

Please let me know if you have any questions.

Very truly yours,


Corey Williamsen
Freedom of Information Officer
Village of Bensenville



DU PAGE COUNTY BOARD OF REVIEW
421 N. County Farm Road
Wheaton, Illinois 60187

(630) 407-5888

www.dupageco.org/soa

County of DuPage
Daniel J. Cronin
County Board Chairman

FAX (630) 407-5860

March 29, 2022

Dear Exempt Property Owner:

Enclosed is a Certificate of Status of Exempt Property for the **2022** assessment year which most exempt organizations must file to comply with 35ILCS 200/15-10 through 15-20. This was derived from Illinois Revised Statutes Chapter 120, Paragraph 500, Section 19.

You are required to submit copies of any leases, agreements or contract sales, along with full property description of the parcel for which use has changed since obtaining the original exemption.

Statute further requires the titleholder of exempt property to notify the Supervisor of Assessments, in writing within 30 days, of any change of use, leasehold estate or titleholder. Failure to do so may result in the parcel being assessed.

The status form has been partially completed for you. If a parcel number has been omitted, please enclose a copy of the applicable Department of Revenue Approval form you have received from the State of Illinois.

Complete the remainder of the form, sign it indicating your title, and have the form notarized with the notary signature & seal. Please include the telephone number of the exempt organization you serve.

Retain the yellow copy for your records and return the white copy in the enclosed self-addressed envelope by June 1, 2022.

If you have any questions, please contact Cindy Cruz at 630/407-5848 or cindy.cruz@dupageco.org.

Sincerely,

Helen Krengel

Helen Krengel, CIAO
DuPage County Supervisor of Assessments
/c
enclosure

CERTIFICATE OF STATUS OF TOTAL EXEMPT PROPERTY

In accordance with 35ILCS 200/15- 10 through 15-20, we submit herewith this statement of status. As title holder and/or owner of the beneficial interest of the parcel(s) described below, we hereby declare that as of January 1, **2022**, there has been no change in the ownership or use of said parcel(s) since the time it was granted exemption, except as noted.

BENSENVILLE VILLAGE OF

ATTN: COREY WILLIAMSEN
12 S CENTER ST
BENSENVILLE, IL 60106

03-02-104-006	03-02-104-009	03-02-104-011
03-02-104-013	03-02-207-007	03-11-200-020
03-11-400-026	03-11-403-012	03-13-313-007
03-13-313-010	03-13-313-012	03-13-326-009
03-14-119-013	03-14-209-006	03-14-209-026
03-14-209-027	03-14-209-031	03-14-209-035
03-14-209-036	03-14-210-044	03-14-210-087
03-14-210-088	03-14-210-131	03-14-210-132
03-14-211-002	03-14-211-032	03-14-211-034
03-14-212-029	03-14-215-014	03-14-215-015
03-14-215-019	03-14-216-005	03-14-216-006
03-14-400-060	03-14-402-002	03-14-405-002
03-14-405-003	03-14-405-004	03-14-405-005
03-14-405-006	03-14-405-007	03-14-405-011
03-14-405-012	03-14-405-016	03-14-405-017
03-14-405-018	03-14-406-014	03-14-406-015
03-14-413-002	03-14-413-003	03-23-404-010
03-24-114-023	03-24-115-014	03-24-118-021

Statute requires the title holder of exempt property to notify the Supervisor of Assessments if any portion of an exempt parcel(s) is leased, loaned or otherwise made available for profit. Failure to do so may result in the parcel being assessed.

Nature of change in use, if any _____

Signed by : _____ Address _____

Title: _____

Date _____ Telephone No. _____

Signed and sworn to before me on _____

Notary Public

**FOR MOST EXEMPTIONS, 35 IL CS 200/15-10 REQUIRES THE FILING OF
THIS CERTIFICATE OF STATUS.**

CERTIFICATE OF STATUS OF TOTAL EXEMPT PROPERTY

In accordance with 35ILCS 200/15- 10 through 15-20, we submit herewith this statement of status. As title holder and/or owner of the beneficial interest of the parcel(s) described below, we hereby declare that as of January 1, 2022, there has been no change in the ownership or use of said parcel(s) since the time it was granted exemption, except as noted.

BENSENVILLE VILLAGE OF

ATTN: COREY WILLIAMSEN
12 S CENTER ST
BENSENVILLE, IL 60106

03-24-122-010	03-24-200-010	03-24-200-011
03-24-200-012	03-24-200-017	03-24-202-013
03-24-203-006	03-24-204-004	03-24-205-004
03-24-206-001	03-24-207-003	03-24-207-004
03-24-208-002	03-24-208-003	03-24-208-004
03-24-208-005	03-24-208-006	03-24-208-007
03-24-208-008	03-24-208-009	03-24-208-010
03-24-208-012	03-24-208-013	03-24-209-001
03-24-209-002	03-24-209-003	03-24-209-004
03-24-209-005	03-24-209-011	03-24-209-013
03-24-300-019	03-24-301-021	03-24-301-022
03-24-301-023	03-24-301-082	03-24-400-002
03-24-400-007	03-24-400-008	03-24-400-015
03-24-400-017	03-24-400-026	03-24-403-008
03-24-405-001	03-26-102-030	03-26-201-017

Statute requires the title holder of exempt property to notify the Supervisor of Assessments if any portion of an exempt parcel(s) is leased, loaned or otherwise made available for profit. Failure to do so may result in the parcel being assessed.

Nature of change in use, if any _____

Signed by : _____ Address _____

Title: _____

Date _____ Telephone No. _____

Signed and sworn to before me on _____

Notary Public

**FOR MOST EXEMPTIONS, 35 IL CS 200/15-10 REQUIRES THE FILING OF
THIS CERTIFICATE OF STATUS.**

From: Curran Darling <cdarling@distributionrealty.com>
Sent: Wednesday, March 8, 2017 10:07 AM
To: Evan Summers
Cc: rjohnson@bensenvilleparkdistrict.org;James Love;Michael Augustine
Subject: Re: White Pines Property

Thanks, Evan. It was nice meeting you and we appreciate the introduction to the Park District.

Rich,

Distribution Realty Group is a private owner and developer of industrial real estate with offices in Chicago and Nashville. We currently own about one million square feet of industrial property in Elk Grove Village, have developed a half million square feet in Chicago and are currently underway on a redevelopment in Wood Dale's Chancellory Business Park. We are focused on infill industrial development and have a mutually beneficial idea that we would like to discuss with you regarding the White Pines Golf Course(s).

Do you have time Thursday or Friday morning to jump on a call for an introduction and brief discussion about our idea?

Thanks,

Curran

Curran Darling
Senior Vice President | Acquisitions & Asset Management
Distribution Realty Group LLC
921 Busse Road | Elk Grove Village, IL 60007
C: 913.579.7008
O: 630.317.0773
cdarling@distributionrealty.com
www.distributionrealty.com

On Tue, Mar 7, 2017 at 12:04 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Mr. Darling,

Last week, you inquired about the White Pines golf course and, given that it is governed by a separate taxing body, I was unable to help advise you. I have cc'ed the Bensenville Park District Board President, Rich Johnson, to this email. He would be the more appropriate person to talk to regarding the golf course.

Respectfully,

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Curran Darling <cdarling@distributionrealty.com>
Sent: Monday, March 13, 2017 2:59 PM
To: Evan Summers
Cc: James Love
Subject: FW: DRG White Pines Offer Letter
Attachments: DRG White Pines Offer.pdf

FYI....submitting on ~55 acres along the southern border of the club. This gives us access to Church Rd and York Rd and would line the new park up adjacent to existing industrial. This leaves an 18 hole course, 9 hole course, clubhouse and all amenities so events etc can still be hosted from the club. Let me know if you think we should incorporate any other info in this initial submission.

Thanks!

Curran Darling
Distribution Realty Group
913.579.7008

From: Curran Darling
Sent: Monday, March 13, 2017 2:54 PM
To: 'rjohnson@bensenvilleparkdistrict.org' <rjohnson@bensenvilleparkdistrict.org>
Cc: James Love <jlove@distributionrealty.com>; J. Michael Augustine <maugustine@distributionrealty.com>
Subject: DRG White Pines Offer Letter

Rich,

I have attached Distribution Realty Group's offer letter to acquire a portion of the land within the White Pines Golf Club, owned by the Bensenville Park District. The letter outlines our proposed acquisition, and can be seen as a basis for conversation if the Executive Board deems a sale agreeable under different terms. Please let me know if you would like any additional information prior to submitting to the Board on Wednesday. We look forward to hearing back from you and are excited to work with the City of Bensenville on this project.

Have a great afternoon.

Sincerely,

Curran

Curran Darling
Senior Vice President | Acquisitions & Asset Management
Distribution Realty Group LLC
921 Busse Road | Elk Grove Village, IL 60007
C: 913.579.7008
O: 630.317.0773
cdarling@distributionrealty.com
www.distributionrealty.com



OFFER TO PURCHASE

+/- 55 Acres of the White Pines Golf Club

500 West Jefferson Street

Bensenville, IL 60106

DISTRIBUTION REALTY GROUP, LLC

March 13, 2017



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SECTION I: LETTER OF INTENT

Mr. Rich Johnson
Board President
Bensenville Park District
1000 West Wood Street
Bensenville, IL 60106

RE: +/- 55 acres within the White Pines Golf Course located at 500 West Jackson Street in Bensenville, IL. The land is further known by the DuPage County Property Tax Assessor as Map and Parcel Numbers 0323309001, 0323400001, and 0323400006 (the "Property").

Dear Rich,

Below please find the following offer for your consideration for the acquisition of the fee simple interest in the Property from its current owner of record (the "Seller") by Distribution Realty Group, LLC (the "Purchaser"), or its nominee.

1. Purchase Price: \$30,000,000.00

2. Earnest Money: Within five (5) business days following the full execution and delivery of Purchase and Sale Agreement, Purchaser shall make a refundable Earnest Money deposit of \$50,000 in an interest bearing joint escrow account. The Earnest Money shall become non-fundable upon Purchaser's acceptance of all Inspection Period items at the expiration of the Inspections Period and any extensions thereof, if either Purchaser or Seller has not terminated the Purchase & Sale Agreement.

3. Inspection Period: For a period of Ninety (90) days after the later of (a) execution of the Purchase and Sale Agreement and (b) delivery of all due diligence materials in Seller's possession, Purchaser shall have the right to perform a due diligence inspection of the Property, including, but not limited to, (a) inspect all physical aspects of the Property; (b) investigate all zoning, code and governmental requirements; (c) perform Phase I and Phase II environmental studies; (d) review preliminary title reports and surveys; (e) review copies of leases, rental agreements and service contracts, if any; and, (f) verify financial information from all accounting books and records since the inception of Seller's ownership. After such investigation, if Purchaser, in its sole discretion, determines that the

Property is not satisfactory for purchase or operation by Purchaser, then Purchaser may terminate the Purchase and Sale Agreement and receive a full refund of Earnest Money Deposit. Purchaser shall have the right to extend the Inspection Period for one (1) additional Thirty (30) day period by providing prior written notice to Seller depositing an additional \$25,000 of Earnest Money.

4. Closing: Thirty (30) days following the end of the Inspection Period, or such other day as may be mutually acceptable to Purchaser and Seller.

5. Tax Credit: Real estate taxes allocable to the Property will be prorated on a cash basis. The Purchase Agreement will contain customary provisions regarding proration of rents, utility bills and similar items of income and expense.

6. Purchase and Sale Agreement: Draft of Purchase and Sale Agreement to be provided by Purchaser's counsel within five (5) business days of Fully Executed Letter of Intent.

7. Title and Survey: Seller shall select Title Agent to provide CLTA Title commitments, and shall pay premium for such Title policies. Purchaser shall select Surveyor, and pay cost of ALTA and topographical surveys. The parties shall share equally the cost of any closing escrows including transfer taxes.

8. Exclusive Negotiation Period: In consideration of the time and expenses to be expended by Purchaser in connection with the evaluation of the proposed transaction and the preparation of the PSA, Seller hereby agrees that from the date of Seller's acceptance of this LOI and until such time as either party may terminate negotiations to execute a PSA, neither Seller nor its agents or representatives will continue to market or show the Property to other prospective purchasers or negotiate for, make or accept any offer to purchase the Property or any direct or indirect right, title or interest in the Property or any portion thereof.

9. Non-Binding Nature: Each party acknowledges that this letter is not intended to constitute an agreement to execute the PSA or any other agreement relative to the Property, whether now or in the future; it being the understanding and intention of the parties that the only documents or instruments executed between such parties with respect to the Property which shall constitute a valid and binding obligation with respect thereto shall be a formal, written PSA approved, executed and delivered by Purchaser and Seller subsequent to the date hereof.



10. Time to Return:

If this letter provides an acceptable basis for discussion, we ask that Seller please return a signed counterpart of this letter to James Love on or before 4 p.m. CST a week from receipt of this offer letter; failing which, this letter of intent shall automatically expire and be of no further force or effect.

Sincerely,

PURCHASER

DISTRIBUTION REALTY GROUP, LLC

James Love
Managing Partner
312-765-3456
jlove@distributionrealty.com

Acknowledged and Agreed as of this _____ day of March, 2017.

SELLER

By: _____
Name: _____
Title: _____



SECTION II: PROJECT OVERVIEW



The Property will measure approximately 55 acres across three parcels (0323309001, 0323400001, 032400006) owned as part of White Pines Golf Club by the Bensenville Park District. It is located adjacent to existing Bensenville industrial zoning. White Pines Golf Club measures approximately 250 acres and consists of a clubhouse, driving range, and two 18-hole golf courses. The Property's shaded area above incorporates 9 total golf holes, allowing White Pines Golf Club to maintain a full-length, 18-hole course, a 9-hole course, as well as their other amenities. DRG has plans to develop the Property into a high-image industrial park for users to take advantage of Bensenville's pro-business environment and proximity to the O'Hare International Airport, among other benefits. Consistent with other current DRG developments, the park will uphold and promote Bensenville's residential and economic goals.

SECTION III: COMPARABLE SALES OF INDUSTRIAL LAND

Address	City	Submarket	Buyer	Seller	Sale Date	Site Size (Ac)	Sale Price	Price / Acre	Price / SF
350 N York Rd	Bensenville	ORD	Liberty	All States Logistics	11/21/2016	5.64	\$2,950,000	\$523,050	\$12.01
9555, 9601 Soreng Ave	Schiller Park	ORD	Bridge Development	Hostess Brands	5/1/2016	9.91	\$4,350,000	\$438,951	\$10.08
3400 Wolf Road	Franklin Park	ORD	Panattoni	Castle Metals	12/1/2016	28.56	\$20,100,000	\$703,782	\$16.16
85 NW Pint Blvd	Elk Grove Village	ORD	MC Machinery	BK Equities	12/15/2015	8.00	\$4,201,500	\$525,188	\$12.06
1050 Busse Highway	Elk Grove Village	ORD	Gullo International	Ranieri Partners	9/22/2015	4.15	\$3,000,000	\$722,892	\$16.60
11600 W Grand Ave	Northlake	ORD	Bridge Development	Northern Builders	8/1/2015	12.32	\$8,587,500	\$696,981	\$16.00
11333 Addison Ave	Franklin Park	ORD	Prtzker	MultiGroup Logistics	5/1/2015	10.24	\$4,500,000	\$439,453	\$10.09
555 Northwest Ave	Northlake	ORD	Bridge Development	Safeway	8/1/2014	55.09	\$27,150,500	\$492,839	\$11.31
2200 Arthur Drive	Elk Grove Village	ORD	DCT Industrial	IAC	9/1/2014	6.90	\$3,997,501	\$579,348	\$13.30
333 Howard	Des Plaines	ORD	Liberty Property Trust	Alcon Laboratories	6/30/2014	17.00	\$8,740,000	\$514,118	\$11.80
340 County Line Road	Bensenville	ORD	Hamilton Partners	Ridge Development	3/12/2014	11.50	\$5,050,000	\$439,130	\$10.08
Averages						15.39	\$8,420,636	\$552,339	\$12.68

SECTION IV: ABOUT DISTRIBUTION REALTY GROUP, LLC

Distribution Realty Group, LLC (“DRG”) was founded in 2013 as a private industrial real estate company with offices in Chicago and Nashville. Since its inception, DRG has acquired and developed over 1.3 million square feet of industrial properties with a total market capitalization in excess of \$120 million. In addition, DRG is currently developing roughly 1.8 million square feet. Principals of DRG have bought, sold, and developed over \$1 billion worth of industrial properties since 2007. DRG’s institutional capital partners include AT&T’s Corporate Pension Fund, Exeter Property Group, F. Greek Companies, Crow Holdings Capital Partners, and numerous private family offices.

Principals:

James Love is the Founder and a Managing Partner of DRG. At DRG, Mr. Love has completed and is currently developing over two million square feet of Class A industrial properties and has acquired nearly one million square feet of infill industrial properties. Mr. Love has been involved in the acquisition and development of over \$600 million of industrial properties since 2007. Mr. Love is a member of NAIOP’s National I-Con Industrial Advisory Board, and was named the 2015 NAIOP Developing Leader of the Year for North America.

Michael Augustine is a Managing Partner of DRG. Mr. Augustine was previously at Morgan Stanley and Prologis. Most recently Michael was a Senior Vice President with the Charles Hawkins Company, where he leased and sold over \$150 million of industrial real estate in Nashville, TN. Mr. Augustine holds an SIOR designation, an MBA from Vanderbilt University, and is a member of the NAIOP Developing Leaders Forum.

Curran Darling is a Senior Vice President of DRG in charge of acquisitions and asset management out of the Chicago office. Mr. Darling previously worked at JLL in the industrial capital markets department, where he participated in \$3 billion of transactions. Mr. Darling is a graduate of Villanova University, where he is an active alumni member of the DiLella Center for Real Estate, and is a member of the NAIOP Developing Leaders Forum.

Contact:

Distribution Realty Group – Chicago
921 Busse Road
Elk Grove Village, Illinois 60007
630-317-0788

Distribution Realty Group – Nashville
3200 West End Avenue, Suite 565
Nashville, Tennessee 37203
615-969-8177

www.distributionrealty.com

From: Mary Dickson <marydickson@bond-dickson.com>
Sent: Thursday, April 13, 2017 2:12 PM
To: Evan Summers
Subject: Park District Annexation
Attachments: annexation bullet points.docx

Evan:

Pursuant to our discussion yesterday, attached is the latest list of annexation bullet points the PD had discussed. Remember, the Village wins when it can sing in harmony with the PD!

Mary

--

Mary E. Dickson
BOND, DICKSON & CONWAY
400 S. Knoll Street, Unit C
Wheaton, Illinois 60187
(630) 681-1000
(630) 681-1020 (fax)

White Pines Golf Course Re-Annexation

Benefits:

1. Community

While recognizing the autonomy of each governmental entity, the re-incorporation of White Pines Golf Course Property will emphasize the strong relationship and cooperative spirit between the Park District and the Village, as well as, demonstrate a unified front for the betterment of the community and residents we serve as we move forward.

2. Financial Impacts

Video Gaming: While video gaming is prohibited in the County, it is allowed in the Village. Allowance of video gaming could generate revenue for the District.

Sales Tax: The Village currently imposes an 8.25% sales tax. Annexation of the Property would be premised on an agreement that the Village would rebate 2 percent of the sales tax revenues paid to the District, resulting in increased revenue.

Liquor License Fees: The County charges \$5050 for the liquor licenses for the Property. In comparison, the Village charges _____. The Village would agree in the first year to issue the White Pines liquor license at no cost, or a minimal fee, recognizing that the District has just recently purchased the licensing from the County for \$5050. Thereafter, the fee would be \$2,300 to \$2,500 per year.

Water Fees: The Village would provide water for the pool at the Deer Grove Leisure Center at cost, along with continuing waiver of sewer charges for filling and draining the pool.

Amusement Tax: The Village would not impose any Amusement Tax upon the Park District.

3. Zoning Impacts

The Agreement with the Village would be premised on approval of a Planned Unit Development on the Property, by which the Village would permit all existing uses on the Property.

The proposed Planned Unit Development would also allow the installation of an approved LED Sign on the Property along both York Rd and Jefferson.

Moreover, the immediate benefit of annexation would be a streamlined approval process for the proposed White Pines Event Tent on the Property.

4. Intergovernmental Benefits Proposed

- A. The Parties would acknowledge that this agreement does not affect the White Pines neighborhood's issues or annexation into the Village.
- B. The Village would enact a liquor license which is consistent with the District's license secured through the Count.
- C. Church Road Bike Path: In exchange for allowance of the Bike Path on District Property through easements or otherwise, the Village would construct the bike path as a benefit to the residents of both the District and the Village, as well as pay the cost of purchase and installation of new fencing on Church Road.
- D. The Village would not enter into any competing enterprises with White Pines, i.e. another golf dome or driving range, golf course, etc.
- E. The Village would continue to permit IEPA approved burns on the Property.
- F. The Village agrees that the District could remove the Property from the Village without contest should the agreement be breached by the Village.

From: Joe Montana <jmontana@montanawelch.com>
Sent: Thursday, November 2, 2017 2:36 PM
To: Evan Summers
Subject: [REDACTED]
Attachments: [REDACTED]

[REDACTED]

Please Make Note of Our New Address:

P. Joseph Montana
Montana & Welch, LLC
11950 South Harlem Avenue, Suite 102
Palos Heights, Illinois 60463
jmontana@montanawelch.com
(708) 448-7005
(708) 448-7007 Fax

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Thursday, November 02, 2017 1:57 PM
To: Joe Montana <jmontana@montanawelch.com>
Subject: [REDACTED]

Joe,

[REDACTED]

eks

Evan K. Summers
Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: John Donahue <jdonahue@rmcj.com>
Sent: Tuesday, February 20, 2018 4:39 PM
To: Evan Summers
Cc: Frank DeSimone; John Dalicandro
Subject: [REDACTED]
Attachments: [REDACTED]

Hi Evan:

John Donahue

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Tuesday, February 20, 2018 1:10 PM
To: John Donahue <jdonahue@rmcj.com>
Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; 'John Dalicandro' <jay@westbrookstrategic.com>
Subject: [REDACTED]

Mr. Donahue,

Please let me know if you have

any questions.

Respectfully,

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

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From: John Donahue <jdonahue@rmcj.com>
Sent: Tuesday, February 20, 2018 5:06 PM
To: Evan Summers
Cc: Frank DeSimone;'John Dalicandro'
Subject: [REDACTED]
Attachments: [REDACTED]

[REDACTED]

John Donahue

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Tuesday, February 20, 2018 4:57 PM
To: John Donahue <jdonahue@rmcj.com>
Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; 'John Dalicandro' <jay@westbrookstrategic.com>
Subject: [REDACTED]

Mr. Donahue,

[REDACTED]

Respectfully,

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: John Donahue [mailto:jdonahue@rmcj.com]
Sent: Tuesday, February 20, 2018 4:39 PM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; 'John Dalicandro' <jay@westbrookstrategic.com>
Subject: [REDACTED]

Hi Evan:

John Donahue

From: Evan Summers [<mailto:ESummers@bensenville.il.us>]
Sent: Tuesday, February 20, 2018 1:10 PM
To: John Donahue <donahue@rmcj.com>
Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; 'John Dalicandro' <jay@westbrookstrategic.com>
Subject: [REDACTED]

Mr. Donahue,

[REDACTED]

Respectfully,

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

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From: Scott Viger
Sent: Wednesday, February 21, 2018 1:40 PM
To: Evan Summers
Cc: Mary Ribando
Subject: Park District
Attachments: 02.21.18 WPGC.pdf

Initial thoughts on White Pines Golf Course

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)



From: Scott Viger
Sent: Wednesday, February 21, 2018 2:06 PM
To: Evan Summers
Cc: Mary Ribando
Subject: FW: White Pines Golf Course
Attachments: 40-2000 Special Use Golf Course White Pines Park District 500 W. Jefferson Street.pdf; 29-2001 Amendment to Ordinance No. 40-2000 White Pines Golf Course Park District 500 West Jefferson Street.pdf

Corey located these Ordinances on the zoning of WPGC

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)



From: Corey Williamsen
Sent: Wednesday, February 21, 2018 1:53 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: White Pines Golf Course

Looks like we granted them a special use in 2000 and then amended in 2001.

Let me know if you need anything else.

Corey Williamsen
Deputy Village Clerk



12 South Center Street, Bensenville, IL 60106
P: 630.350.3404 F: 630.350.3438

**VILLAGE OF BENSENVILLE
700 WEST IRVING PARK ROAD
BENSENVILLE, ILLINOIS 60106**

ORDINANCE NO. 40-2000

**Authorizing 500 W. Jefferson Street, Bensenville
Bensenville Park District
Special Use for Golf Course with Accessory Club House and Banquet Facility,
Variance to Eliminate Required Parking Islands, Site Plan Review
(CDC Case #061200-02)**

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 6TH DAY OF SEPTEMBER, 2000**

**Published in pamphlet form by authority of the President and Board of Trustees
of the Village of Bensenville, DuPage and Cook Counties, Illinois this 7th day of
September, 2000.**

STATE OF ILLINOIS)
) ss
COUNTIES OF COOK)
AND DUPAGE)

CERTIFICATE

I, Lynn D. Hutcherson, certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois.

I further certify that on September 6, 2000, the Corporate Authorities of such municipality passed and approved Ordinance No. 40-2000, entitled, Authorizing 500 W. Jefferson Street, Bensenville, Bensenville Park District, Special Use for Golf Course with Accessory Club House and Banquet Facility, Variance to Eliminate Required Parking Islands, Site Plan review, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 40-2000, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on September 7, 2000 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

Dated at Bensenville, Illinois, this 7th day of September, 2000.



Lynn D. Hutcherson
Deputy Village Clerk

SEAL

ORDINANCE # 40-2000

**AUTHORIZING 500 W. JEFFERSON STREET, BENSENVILLE
BENSENVILLE PARK DISTRICT
SPECIAL USE FOR GOLF COURSE WITH ACCESSORY CLUB HOUSE AND BANQUET
FACILITY
VARIANCE TO ELIMINATE REQUIRED PARKING ISLANDS
SITE PLAN REVIEW
(CDC CASE #061200-02)**

WHEREAS, the proposed addition should not unreasonably increase traffic as an additional 60 seats will be provided in the banquet facility.

WHEREAS, the addition should have no adverse impact on the environment.

WHEREAS, the site has been improved with a golf course and banquet facility for many years. The proposed addition is approximately 1,000 feet from the nearest residential parcel.

WHEREAS, the site currently has Village sewer and water. The proposed addition will not unreasonably increase the demand for same.

WHEREAS, due to the size of the existing banquet facility many potential user groups are unable to utilize it for reunions, weddings or other related functions.

WHEREAS, the proposed addition blends into the existing structure.

WHEREAS, no work is being proposed to the existing parking lot. The request is to bring the parking lot into compliance.

WHEREAS, the parking lot was constructed several years ago under prior code requirements that did not require parking islands. No changes are proposed to the existing parking lot.

WHEREAS, the site has been developed with a golf course and club house for many years. The proposed addition is in keeping with the existing architecture of the building.

WHEREAS, the proposed improvement will not be noticeable from the adjacent properties or from the main entrance into the development.

WHEREAS, the addition will be completed using some of the same architectural features of the existing facility.

AUTHORIZING 500 WEST JEFFERSON SPECIAL USE, VARIANCE, SITE PLAN

WHEREAS, no additional parking is required for the expanded structure.

WHEREAS, the site will utilize the existing curb cut on Jefferson Street, where there is a four way stop.

WHEREAS, sidewalks exist around the building.

WHEREAS, the building sits on a 36 hole golf course.

WHEREAS, the site development must be in accordance with DuPage County and other applicable Village Ordinances.

WHEREAS, the lighting will be similar to that found in the existing development and will not exceed maximum foot-candle requirements.

WHEREAS, additional conditions required herein are deemed and hereby found to be necessary and desirable because of the following:

1. On August 23, 1990, the Bensenville Park District advised the Village that it could be the Fall of 1994 before the paving of the maintenance garage area becomes a reality.

2. Subsequent to a Village inspection of the property located at 855 S. Church Road and on October 5, 1994, the Bensenville Park District requested of the Village an extension of time for the paving of the parking lot and driveway at 855 S. Church Road, advising that it may be very difficult to set aside funds for said project.

3. On October 26, 1994, the Village requested from the Bensenville Park District a specific date by which the Park District would have the property located at 855 S. Church Road brought into compliance with applicable code(s).

4. On June 25, 1997, the Bensenville Park District advised the Village that the hardsurfacing issue at 855 S. Church Road was a serious budgetary consideration based upon available capital improvement dollars, that said item was controlled by the Park Board, and that Park District staff had identified said item as an important budget consideration which the Park Board would consider as capital dollars became available.

5. On April 13, 1998, the Bensenville Park District advised the Village that the outstanding violation of the Village's existing property maintenance code at 855 S. Church Road was an item that was on the District's long term capital improvement list and that there were no funds available at the time for said project.

6. On April 17, 1998, the Bensenville Park District advised that the

hardsurfacing of the still unpaved area at 855 S. Church Road was included in the District's 1998-99 fiscal year budget only as a contingency item should funds be available for same.

7. Notwithstanding these representations, the said unpaved area at 855 S. Church Road remains unpaved as of the date hereof.

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

SECTION ONE: That the Village President is authorized to approve a site development plan as follows:

Building/Materials: The buildings will be constructed of cedar siding with three soldier course brick and with a hand split wood shakes roof. The building will be developed in accordance with plans dated 5/1/00 and prepared by Basso and Associates.

Site Plan: To allow the expansion of the club house/banquet facility with an exterior deck in the RS-1 Zoning District. Site to be developed in accordance with plans dated 8/30/99 and prepared by Basso and Associates.

Signage: New signage was constructed in accordance with sign code.

Refuse: Existing refuse container is screened.

SECTION TWO: That the subject property is legally described as follows:

THAT PART OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF THE NORTH HALF OF SAID SECTION 23, AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 1126.62 FEET; THENCE SOUTH 87 3/4 DEGREES WEST 3638 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID CHURCH ROAD TO A POINT 492.16 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 23 (MEASURED ALONG THE CENTER LINE OF SAID CHURCH ROAD); THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 23 TO AN IRON STAKE LOCATED 492.12 FEET NORTHERLY FROM A POINT IN THE SOUTH LINE OF SECTION 23, 348.43 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION (MEASURED

ALONG A LINE WHICH MAKES AN ANGLE OF 91 DEGREES 22 MINUTES MEASURED FROM WEST TO NORTH WITH THE SOUTH LINE OF SAID SECTION); THENCE SOUTH 492.12 FEET TO AN IRON STAKE IN THE SOUTH LINE OF SAID SECTION 23, 348.43 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 23, 1809 FEET TO A STONE WHICH IS 1235.58 FEET WEST OF THE SOUTH EAST CORNER OF SAID SECTION 23, SAID POINT BEING THE SOUTHEAST CORNER OF CHURCH LANDS; THENCE NORTH ALONG THE EAST LINE OF CHURCH LANDS AND CONTINUING IN THE SAME LINE 1756.6 FEET TO A STONE; THENCE EAST 1244.2 FEET TO A POINT IN THE EAST LINE OF SAID SECTION 1756.6 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 23, 911.08 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACTS: 1) THE NORTH 5-1/3 CHAINS OF THE EAST 11 1/4 CHAINS OF THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 23, LYING SOUTH OF THE NORTH 3.19 CHAINS THEREOF; 2) THE NORTH 210.54 FEET OF THE EAST 330 FEET OF THE SOUTH EAST QUARTER OF SAID SECTION 23; 3) THE SOUTH 53.46 FEET OF THE EAST 330 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23; 4) THAT PART OF THE SOUTHWEST QUARTER OF SAID SECTION 23, BEGINNING AT A POINT IN THE EAST LINE OF CHURCH ROAD AND THE NORTH LINE OF CHURCH LANDS, BEING 826.32 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 23 (MEASURED ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 23); AND RUNNING THENCE EAST ALONG THE NORTH LINE OF CHURCH LANDS 165 FEET; THENCE PARALLEL WITH THE EAST LINE OF THE SOUTH WEST QUARTER OF SAID SECTION 23, 496 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, 134.84 FEET TO THE EAST LINE OF CHURCH ROAD THENCE SOUTHERLY ALONG THE EAST LINE OF CHURCH ROAD 497.8 FEET TO THE PLACE OF BENIGN, IN DUPAGE COUNTY, ILLINOIS. AND

LOT 24 IN CRESTBROOK, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREFOR RECORDED JULY 22, 1955 AS DOCUMENT 766038, IN DUPAGE COUNTY, ILLINOIS..

Common Address: 500 W. Jefferson Street, Bensenville, Illinois 60106.

SECTION THREE: That there is hereby granted a special use for golf course with clubhouse/banquet facilities, and that there is further granted a variance to eliminate required landscape islands, all subject to the following additional conditions specifically made a part of this Ordinance:

1. The Bensenville Park District shall vacate the temporary living quarters at 855 S. Church Road on or before November 15, 2000. Said temporary living quarters shall be posted by the Village as "No Occupancy" on November 15, 2000. After November 15, 2000, said temporary living quarters shall remain vacated and unoccupied until such time as the Bensenville Park District shall BOTH submit to the Village and obtain all required board approvals for the Bensenville Park District's petition to redevelop the said temporary living quarters as a permitted use in accordance with the Village of Bensenville Zoning Ordinance then in force and effect, AND complete the development of said premises in accordance with said approved plan.

2. No temporary occupancy permit shall be issued for any aspect of the subject club house/banquet facility site development until such time as the Bensenville Park District shall present to the Village a complete copy of a contract executed by the Bensenville Park District, with approving resolution, that provides for the hardsurfacing with Village approved materials of the unpaved parking and driveway areas at the White Pines Golf Course maintenance yard on or before a date certain, as part of the Bensenville Park District's current proposed clubhouse development project, and in accordance with applicable Village requirements.

3. No final occupancy permit shall be issued for the subject club house/banquet facility site development until such time as the Bensenville Park District complies with all applicable permitting requirements, specifically including but not limited to the following:

A. The Bensenville Park District shall have BOTH submitted to the Village and obtained all required board approvals for the Bensenville Park District's petition to redevelop the said temporary living quarters as a permitted use in accordance with the Village of Bensenville Zoning Ordinance then in force and effect, AND completed the development of said premises in accordance with said approved plan; and

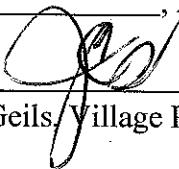
B. The Bensenville Park District shall have hardsurfaced with Village approved materials the unpaved parking and driveway areas at the White Pines Golf Course maintenance yard as part of the Bensenville Park District's current proposed clubhouse development project, and in accordance with applicable Village requirements.

AUTHORIZING 500 WEST JEFFERSON SPECIAL USE, VARIANCE, SITE PLAN

4. All Village-issued licenses and permits held by the Bensenville Park District, as well as this grant of Special Use ordinance, may be subject to review and/or revocation as provided by law in the event of the Bensenville Park District's failure to comply with any one or more of the requirements and/or conditions of this Special Use ordinance.

SECTION FOUR: All ordinances in conflict herewith are repealed to the extent of said conflict. This Ordinance is in full force and effect from and after passage and publication according to law.

PASSED AND APPROVED by the President and Board of Trustees at the Village of Bensenville, this 6th day of September, 2000.


John C. Geils, Village President

ATTEST:


Lynn D. Hutcherson, Deputy Village Clerk

AYES: Kervin, Strandt, Tralewski, Walberg, Wanzung

NAYS: None

ABSTAIN: Basso - recused

ABSENT: _____

Published in Pamphlet Form

I:\common\petero\ordinanc\06120002

**VILLAGE OF BENSENVILLE
700 WEST IRVING PARK ROAD
BENSENVILLE, ILLINOIS 60106**

ORDINANCE NO. 29-2001

**AUTHORIZING AMENDMENT TO ORDINANCE NO. 40-2000
BENSENVILLE PARK DISTRICT
SPECIAL USE FOR GOLF COURSE WITH ACCESSORY CLUB HOUSE AND
BANQUET FACILITY**

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 17TH DAY OF MAY, 2001**

**Published in pamphlet form by authority of the President and Board of Trustees
of the Village of Bensenville, DuPage and Cook Counties, Illinois this 17th day of
May, 2001.**

STATE OF ILLINOIS)
) ss
COUNTIES OF COOK)
AND DUPAGE)

CERTIFICATE

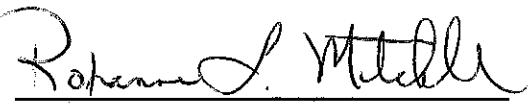
I, Roxanne L. Mitchell, certify that I am the duly appointed Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois.

I further certify that on May 17, 2001, the Corporate Authorities of such municipality passed and approved Ordinance No. 29-2001, entitled, **Authorizing Amendment to Ordinance No. 40-2000, Bensenville Park District, Special Use for Golf Course with Accessory Club House and Banquet Facility**, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 29-2001, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on May 17, 2001 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

Dated at Bensenville, Illinois, this 17th day of May, 2001.

By:


Roxanne L. Mitchell

Village Clerk


Lynn D. Dubman
Deputy Village Clerk

SEAL

ORDINANCE # 29-2001

**AUTHORIZING AMENDMENT TO ORDINANCE NO. 40-2000
BENSENVILLE PARK DISTRICT
SPECIAL USE FOR GOLF COURSE WITH ACCESSORY CLUB HOUSE AND BANQUET
FACILITY**

WHEREAS, a special use for golf course with accessory club house and banquet facility was approved by the Village of Bensenville Board of Trustees under Ordinance No. 40-2000 on September 6, 2000.

WHEREAS, certain portions of the said Ordinance No. 40-2000 (the "Ordinance") imposed various conditions relative a structure owned and maintained by the Bensenville Park District at 855 S. Church Road, Bensenville, Illinois.

WHEREAS, on April 25, 2001 the Bensenville Park District (the "Park District") acknowledged in writing that four individuals had moved into the structure at 855 S. Church Road since the adoption of Ordinance No. 40-2000. While the said structure is once again unoccupied and vacant, the said acknowledgment of April 25, 2001 necessitates the adoption of those clarifications as contained in this Amending Ordinance.

WHEREAS, the Village of Bensenville (the "Village") and the Park District desire to clarify their rights and obligations under the Ordinance and in relation to the said structure at 855 S. Church Road, Bensenville, Illinois (the "Structure").

WHEREAS, the Village and the Park District mutually consent and agree to the adoption of this Amending Ordinance (the "Amending Ordinance") and all terms and conditions herein, and further the Village and the Park District, and each of them, agree to be bound by all terms and conditions of this Amending Ordinance.

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

SECTION TWO: That the subject property is legally described as follows:

THAT PART OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF THE NORTH HALF OF SAID SECTION 23, AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 1126.62 FEET; THENCE SOUTH 87 3/4 DEGREES WEST 3638 FEET TO THE CENTER LINE OF CHURCH

ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID CHURCH ROAD TO A POINT 492.16 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 23 (MEASURED ALONG THE CENTER LINE OF SAID CHURCH ROAD); THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 23 TO AN IRON STAKE LOCATED 492.12 FEET NORTHERLY FROM A POINT IN THE SOUTH LINE OF SECTION 23, 348.43 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION (MEASURED ALONG A LINE WHICH MAKES AN ANGLE OF 91 DEGREES 22 MINUTES MEASURED FROM WEST TO NORTH WITH THE SOUTH LINE OF SAID SECTION); THENCE SOUTH 492.12 FEET TO AN IRON STAKE IN THE SOUTH LINE OF SAID SECTION 23, 348.43 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 23, 1809 FEET TO A STONE WHICH IS 1235.58 FEET WEST OF THE SOUTH EAST CORNER OF SAID SECTION 23, SAID POINT BEING THE SOUTHEAST CORNER OF CHURCH LANDS; THENCE NORTH ALONG THE EAST LINE OF CHURCH LANDS AND CONTINUING IN THE SAME LINE 1756.6 FEET TO A STONE; THENCE EAST 1244.2 FEET TO A POINT IN THE EAST LINE OF SAID SECTION 1756.6 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 23, 911.08 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACTS: 1) THE NORTH 5-1/3 CHAINS OF THE EAST 11 1/4 CHAINS OF THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 23, LYING SOUTH OF THE NORTH 3.19 CHAINS THEREOF; 2) THE NORTH 210.54 FEET OF THE EAST 330 FEET OF THE SOUTH EAST QUARTER OF SAID SECTION 23; 3) THE SOUTH 53.46 FEET OF THE EAST 330 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23; 4) THAT PART OF THE SOUTHWEST QUARTER OF SAID SECTION 23, BEGINNING AT A POINT IN THE EAST LINE OF CHURCH ROAD AND THE NORTH LINE OF CHURCH LANDS, BEING 826.32 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 23 (MEASURED ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 23); AND RUNNING THENCE EAST ALONG THE NORTH LINE OF CHURCH LANDS 165 FEET; THENCE PARALLEL WITH THE EAST LINE OF THE SOUTH WEST QUARTER OF SAID SECTION 23, 496 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, 134.84 FEET TO THE EAST LINE OF CHURCH ROAD THENCE SOUTHERLY ALONG THE EAST LINE OF CHURCH ROAD

497.8 FEET TO THE PLACE OF BENIGN, IN DUPAGE COUNTY, ILLINOIS. AND

LOT 24 IN CRESTBROOK, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREFOR RECORDED JULY 22, 1955 AS DOCUMENT 766038, IN DUPAGE COUNTY, ILLINOIS..

Common Address: 500 W. Jefferson Street, Bensenville, Illinois 60106.

SECTION THREE: That in regard to the Structure located at 855 S. Church Road, Bensenville, Illinois, certain of the conditions to the grant of a special use for golf course with accessory clubhouse and banquet facilities as approved under Ordinance No. 40-2000 are clarified by agreement of the Village and the Park District as follows:

1. The Park District shall not now or at any time in the future use or allow the use of the Structure located at 855 S. Church Road, Bensenville, Illinois, or any other structure existing now or to be constructed in the future at the White Pines Golf Course, for housing or other living quarters of any kind or type, temporary or otherwise, or for any other similar use for living purposes. Any future proposed use of the Structure at 855 S. Church Road must be in compliance with the Village of Bensenville Zoning Ordinance then in force and effect at the time of such proposed use.

2. The Park District acknowledges and agrees, and is hereby bound thereby, that, if the residency prohibitions contained in Section Three, Paragraph 1 of this Amending Ordinance are violated or otherwise breached in any way or manner, however brief in time the breach or violation might occur, the grant of special use for golf course with accessory clubhouse and banquet facilities approved under Ordinance No. 40-2000 and as amended by this Amending Ordinance shall be immediately revoked upon written notice by the Village to the Park District, and further that the Park District will not object to such revocation of special use, all as contained in Bensenville Park District Ordinance No. 327, a copy of which is attached hereto as Exhibit A.

SECTION FOUR: That in consideration of the Park District's acknowledgments and agreements as contained in Section Three of this Amending Ordinance, and recognizing that the Park District has commenced and is in the process of completing the hard surfacing of the parking and driveway areas at the White Pines Golf Course maintenance yard, the Village shall tender to the Park District a temporary occupancy permit for the subject club house/banquet facility development project upon the Village's receipt of a copy of Bensenville Park District Ordinance No. 327 duly approved and executed by the Bensenville

AUTHORIZING AMENDMENT TO ORDINANCE NO. 40-2000
BENSENVILLE PARK DISTRICT
SPECIAL USE FOR GOLF COURSE WITH ACCESSORY CLUB HOUSE AND BANQUET FACILITY

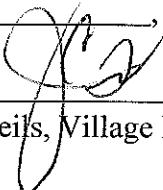
Park District Board of Park Commissioners. Said temporary occupancy permit shall be effective only through July 16, 2001.

SECTION FIVE: That, if the Park District fails to perform all acts necessary for and obtain a final occupancy permit for the subject club house/banquet facility site development by July 16, 2001, the grant of special use for golf course with accessory clubhouse and banquet facilities approved under Ordinance No. 40-2000 and as amended by this Amending Ordinance shall be revoked upon written notice by the Village to the Park District.

SECTION SIX: That this Amending Ordinance amends and clarifies certain provisions of Village of Bensenville Ordinance No. 40-2000. Except as amended and clarified hereby, Village of Bensenville Ordinance No. 40-2000 is hereby confirmed and shall continue in full force and effect.

SECTION SEVEN: All ordinances in conflict herewith are repealed to the extent of said conflict. This Ordinance is in full force and effect from and after passage and publication according to law.

PASSED AND APPROVED by the President and Board of Trustees at the Village of Bensenville, this 17th day of May, 2001.


John C. Geils, Village President

ATTEST:


Roxanne L. Mitchell, Village Clerk

AYES: Caira, Kervin, Mandziara, Walberg

NAYS: None

ABSTAIN: None

ABSENT: Basso

Published in Pamphlet Form

I:\common\petero\ordinanc\pkdist(1

ORDINANCE NO. 327

BENSENVILLE PARK DISTRICT

WHEREAS, the Board of Park Commissioners of the Bensenville Park District has convened to enact this special ordinance in regard to the issue of use of 855 South Church Road, or any other portion of the land commonly known as the White Pines Golf Course for living quarters; and

WHEREAS, "living quarters" is defined as housing, living quarters (temporary or otherwise), habitation, residence, dwellings, or for any other similar uses involving the occupation of persons; and

WHEREAS, the Village of Bensenville has enacted its Ordinance No. 40-2000 regarding authorization at 500 West Jefferson Street for special use for golf course and accessory clubhouse and banquet facility, etc.; and

WHEREAS, the Village of Bensenville desires additional assurances that the Bensenville Park District shall not use the building at 855 South Church Road, or any other building existing now or in the future at White Pines Golf Course, for living quarters; and

WHEREAS, the Bensenville Park District is willing to grant to the Village of Bensenville, via this Ordinance, such assurances that it has no intentions now or in the future to use any portion of the White Pines Golf Course (legal description found at Section 2 of Village Ordinance No. 40-2000); and

NOW, BE IT ORDAINED by the Board of Park Commissioners of the Bensenville Park District as follows:

A. The Bensenville Park District hereby determines that it shall not, now or in the future, use the premises located at 855 South Church Road (referred to as "said temporary living quarters" in Village Ordinance No. 40-2000), or any other structure, existing now or to be constructed in the future at White Pines Golf Course, as living quarters, as defined more specifically and more explicitly above. If the Park District should use any portion of the White Pines Golf Course as living quarters without first receiving the express written permission of the Bensenville Village Board, the Park District agrees that the special use for golf course and accessory club house and banquet facility, as permitted in Village Ordinance #40-2000, as amended, shall be revoked.

B. If, at any time in the future, the Bensenville Park District should, by official act, deem that it is desirable to use any portion of the White Pines Golf Course as living quarters, the Bensenville Park District shall first petition, apply or otherwise submit to the land use and zoning requirements of the Village of Bensenville before any such use or endeavor. Furthermore, the Bensenville Park District agrees that it shall not conduct any use of any portion of the White Pines Golf Course as living quarters until such time as the proper requirements, under law, have been obtained from the Village of Bensenville.

PASSED this 16 day of May, 2001.

AYES 1

NAYS 1

ABSTAIN _____

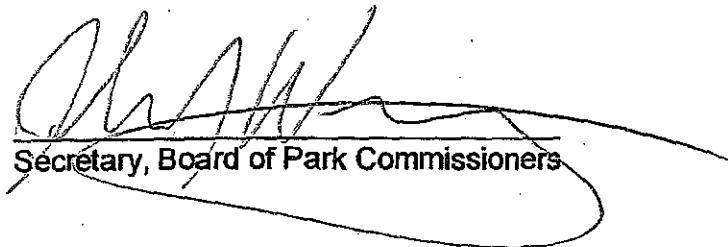
APPROVED:

BENSENVILLE PARK DISTRICT,

By:

Susan Jaworski
President, Board of Park Commissioners

ATTEST:


Secretary, Board of Park Commissioners

From: John Donahue <jdonahue@rmcj.com>
Sent: Wednesday, February 21, 2018 3:56 PM
To: Evan Summers
Cc: 'John Dalicandro'; Mary Ribando
Subject: [REDACTED]
Attachments: [REDACTED]

Evan:

[REDACTED]

John Donahue

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Wednesday, February 21, 2018 2:10 PM
To: John Donahue <jdonahue@rmcj.com>
Cc: 'John Dalicandro' <jay@westbrookstrategic.com>; Mary Ribando <MRibando@bensenville.il.us>
Subject: [REDACTED]

Mr. Donahue,

[REDACTED]

Respectfully,

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: John Donahue [<mailto:donahue@rmcj.com>]
Sent: Tuesday, February 20, 2018 5:06 PM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; 'John Dalicandro' <jay@westbrookstrategic.com>
Subject: [REDACTED]

[REDACTED]

John Donahue

From: Evan Summers [<mailto:ESummers@bensenville.il.us>]
Sent: Tuesday, February 20, 2018 4:57 PM
To: John Donahue <donahue@rmcj.com>
Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; 'John Dalicandro' <jay@westbrookstrategic.com>
Subject: RE: Annexation of White Pines Golf Course

Mr. Donahue,

[REDACTED]

Respectfully,

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: John Donahue [<mailto:donahue@rmcj.com>]
Sent: Tuesday, February 20, 2018 4:39 PM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; 'John Dalicandro' <jay@westbrookstrategic.com>
Subject: [REDACTED]

Hi Evan:

John Donahue

From: Evan Summers [<mailto:ESummers@bensenville.il.us>]
Sent: Tuesday, February 20, 2018 1:10 PM
To: John Donahue <jdonahue@rmcj.com>
Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; 'John Dalicandro' <jay@westbrookstrategic.com>
Subject: [REDACTED]

Mr. Donahue,

[REDACTED]

Respectfully,

eks

Evan K. Summers
Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

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communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please reply to the sender and destroy all copies of the message.

ROSENTHAL, MURPHEY, COBLENTZ & DONAHUE

LAW OFFICES

30 NORTH LA SALLE STREET

SUITE 1624

CHICAGO, ILLINOIS 60602

(312) 541-1070

FAX (312) 541-9191

PETER D. COBLENTZ

JOHN F. DONAHUE

JUDITH N. KOLMAN

JOHN B. MURPHEY

MATTHEW D. ROSE

PETER M. ROSENTHAL
(1950-2010)

February 21, 2018

WRITER'S DIRECT LINE

(312) 541-1075

AMBER M. SAMUELSON

Via E-mail: Esummers@bensenville.il.us

Evan K. Summers
Village Manager
Village of Bensenville
12 South Center St.
Bensenville, Il. 60106

Re: Legal Counsel Engagement

Dear Mr. Summers:

This letter will follow up our prior conversation concerning my providing legal assistance as special counsel to the Village of Bensenville on matters that may from time to time be assigned by the Village and its agents. This letter will address our proposed terms for providing these legal services.

I will be primarily responsible to provide legal assistance on this matter. Assistance may be provided to me from time to time by my partners and our firms associates and paralegal as needed. The hourly attorney billing rate proposed for this service will be \$190.00 per hour. Paralegal services are billed at \$115.00 per hour. Copying done in-house is charged back to the client at \$0.15 per copy. Services provided by outside vendors, including postage, United Parcel Service, Federal Express, copying, binding and delivery services, and Westlaw computerized legal research costs are charged back at cost with any discounts we may receive being passed through to our clients. We do not bill expenses for mileage, parking, or other local transportation costs. We also do not charge separately for secretarial services or any other general overhead expenses. Our fees, costs and expenses are billed monthly with payment due within 30 days of billing.

As you know, this firm serves as counsel to a number of Illinois municipalities and other Illinois public entities. To the best of my knowledge, services provided to Bensenville would not involve an actual or potential conflict of interest with any other clients that this firm serves. In the event future circumstances should arise that might change this belief, I will immediately bring such matter to your attention.

ROSENTHAL, MURPHEY, COBLENTZ & DONAHUE
LAW OFFICES

February 21, 2018

Page 2

In the event the Village of Bensenville finds the forgoing terms acceptable, please sign and return a copy of this letter. I look forward to working with you and the Village Attorney to assist the Village of Bensenville on any assigned matters.

Very truly yours,


John F. Donahue

Accepted

Frank DeSimone
Village President
Village of Bensenville

Date: _____, 2018

From: Justin Roach <justin@discoverdupage.com>
Sent: Wednesday, February 21, 2018 5:05 PM
To: Evan Summers
Subject: RE: Thanks, Evan.

Will do.

On Feb 21, 2018 4:59 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Give me a call at 9am.

eks

Evan K. Summers
Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Justin Roach [mailto:justin@discoverdupage.com]
Sent: Wednesday, February 21, 2018 4:28 PM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: RE: Thanks, Evan.

Open. 830 or 9 work?

On Feb 21, 2018 4:19 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

What does your schedule look like tomorrow morning?

From: Justin Roach [<mailto:justin@discoverdupage.com>]
Sent: Wednesday, February 21, 2018 4:08 PM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: RE: Thanks, Evan.

Evan,

I just had an extremely interesting conversation with Joe about White Pines. Have time for a call this week or next?

-Justin

On Feb 1, 2018 12:00 PM, Justin Roach <justin@discoverdupage.com> wrote:

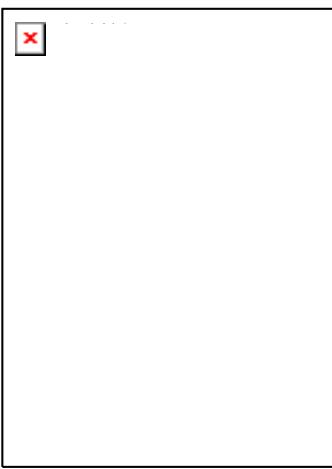
Hi Evan,

Thanks for the note! I'll definitely approach Joe about the subject and see where it goes. Will be sure to keep you in the loop.

Justin Roach

Director of Business Development
DuPage Convention & Visitors Bureau
E justin@discoverdupage.com
P 630.575.8070, EXT. 207
WWW.DISCOVERDUPAGE.COM

DuMore in DuPage.



*Serving the 38 communities of DuPage
County in Chicago's western suburbs!*

From: Evan Summers [<mailto:ESummers@bensenville.il.us>]
Sent: Wednesday, January 31, 2018 1:50 PM
To: Justin Roach <justin@discoverdupage.com>
Subject: RE: Thanks, Evan.

Justin,

Thanks for the follow up. I'm excited for the progression of the sports committee.

I think, on behalf of the community of Bensenville, the idea of elevating the White Pines Golf Course to the highest and best land use is on a lot of people's minds right now. Unfortunately, the golf course is technically in unincorporated Bensenville and I don't have jurisdiction there. I believe that you have met with Joe Vallez, Interim Director for the Bensenville Park District. He is very pro-soccer and I think you could find a likely ally in him. Mr. Vallez and I go back several years so if I can help effectuate the conversation, please let me know.

Respectfully,

ek

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Justin Roach [<mailto:justin@discoverdupage.com>]

Sent: Wednesday, January 31, 2018 1:09 PM

To: Evan Summers <ESummers@bensenville.il.u>

Subject: Thanks, Evan.

Evan,

Just wanted to send a note and say thank you for joining us last week and being part of our sports committee.

Both you and Todd's input will be extremely valuable and we look forward to finding new ways to bring new events to Bensenville. We're targeting our next meeting to be sometime between April 18-20 and will be in touch soon with a definitive date.

At one point we briefly discussed the idea of White Pines land being used to develop long fields/soccer fields, if you have any interest in continuing that discussion and utilizing our consultants to put some data behind the ROI, we'd be happy to integrate that into the scope of the project. We currently have several communities involved that are evaluating the development of facilities that support sports tourism, and would be happy to include Bensenville if there is an opportunity.

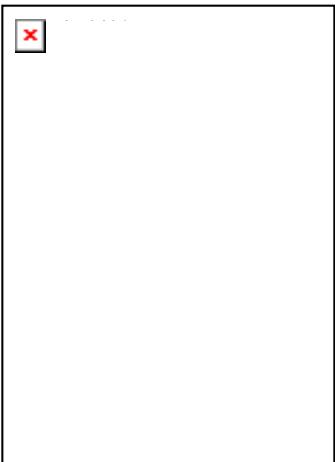
Thanks again, Evan. Let me know if you have any questions.

Justin Roach

Director of Business Development
DuPage Convention & Visitors Bureau
E

justin@discoverdupage.com
P 630.575.8070, EXT. 207
WWW.DISCOVERDUPAGE.COM

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Serving the 38 communities of DuPage

County in Chicago's western suburbs!

From: John Donahue <jdonahue@rmcj.com>
Sent: Thursday, February 22, 2018 3:48 PM
To: Evan Summers
Subject: [REDACTED]
Attachments: [REDACTED]

Evan:

[REDACTED]

John Donahue

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Wednesday, February 21, 2018 4:04 PM
To: Mary Ribando <MRibando@bensenville.il.us>
Cc: John Donahue <jdonahue@rmcj.com>
Subject: [REDACTED]

Mary,

Please prepare the attached engagement letter for the Mayor's signature and remit back to Mr. Donahue when executed.

Respectfully,

eks

Evan K. Summers
Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: John Donahue [mailto:jdonahue@rmcj.com]
Sent: Wednesday, February 21, 2018 3:56 PM

To: Evan Summers <ESummers@bensenville.il.us>
Cc: 'John Dalicandro' <jay@westbrookstrategic.com>; Mary Ribando <MRibando@bensenville.il.us>
Subject: [REDACTED]

Evan:

[REDACTED]

John Donahue

From: Evan Summers [<mailto:ESummers@bensenville.il.us>]
Sent: Wednesday, February 21, 2018 2:10 PM
To: John Donahue <jdonahue@rmcj.com>
Cc: 'John Dalicandro' <jay@westbrookstrategic.com>; Mary Ribando <MRibando@bensenville.il.us>
Subject: [REDACTED]

Mr. Donahue,

[REDACTED]

Respectfully,

eks

Evan K. Summers
Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: John Donahue [<mailto:jdonahue@rmcj.com>]
Sent: Tuesday, February 20, 2018 5:06 PM
To: Evan Summers <ESummers@bensenville.il.us>

Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; 'John Dalicandro' <jay@westbrookstrategic.com>

Subject: RE: Annexation of White Pines Golf Course



John Donahue

From: Evan Summers [<mailto:ESummers@bensenville.il.us>]

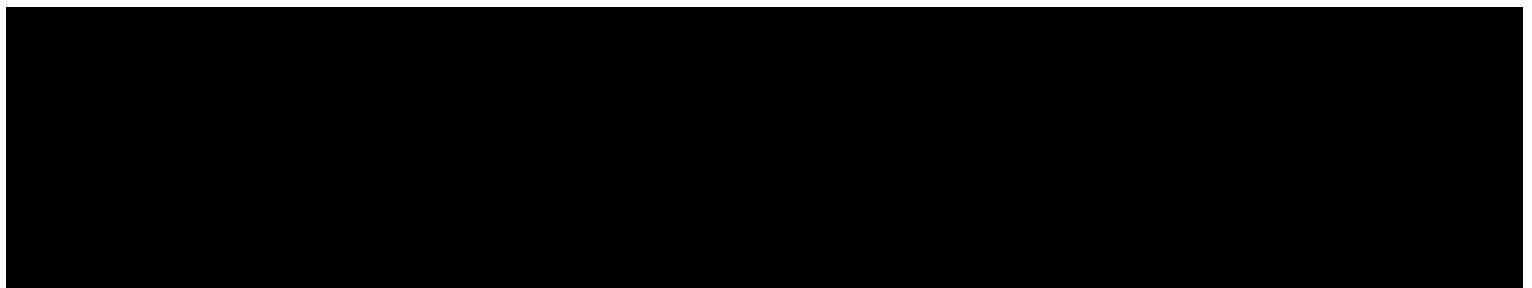
Sent: Tuesday, February 20, 2018 4:57 PM

To: John Donahue <donahue@rmcj.com>

Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; 'John Dalicandro' <jay@westbrookstrategic.com>

Subject: RE: Annexation of White Pines Golf Course

Mr. Donahue,



Respectfully,

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106

P: 630.350.3420 F: 630.350.1105

From: John Donahue [<mailto:donahue@rmcj.com>]

Sent: Tuesday, February 20, 2018 4:39 PM

To: Evan Summers <ESummers@bensenville.il.us>

Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; 'John Dalicandro' <jay@westbrookstrategic.com>

Subject: [Redacted]

Hi Evan:



John Donahue

From: Evan Summers [<mailto:ESummers@bensenville.il.us>]
Sent: Tuesday, February 20, 2018 1:10 PM
To: John Donahue <jdonahue@rmcj.com>
Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; 'John Dalicandro' <jay@westbrookstrategic.com>
Subject: [REDACTED]

Mr. Donahue,

[REDACTED]

Respectfully,

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106

P: 630.350.3420 F: 630.350.1105

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communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please reply to the sender and destroy all copies of the message.

From: John Donahue <jdonahue@rmcj.com>
Sent: Monday, February 26, 2018 12:50 PM
To: Evan Summers
Subject: [REDACTED]
Attachments: [REDACTED]

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Evan:

[REDACTED]

John Donahue

The information contained in this email may be confidential and/or legally privileged. It has been sent for the sole use of the intended recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please reply to the sender and destroy all copies of the message.

From: Joseph Caracci
Sent: Thursday, March 1, 2018 7:59 PM
To: Evan Summers
Cc: Amit Thakkar;John Dalicandro
Subject: [REDACTED]

[REDACTED]

Sent from my iPhone

On Mar 1, 2018, at 7:05 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Joe & Amit,

[REDACTED]

eks

Evan K. Summers
Village Manager
<image001.jpg>
12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

[REDACTED] >

From: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Sent: Thursday, March 1, 2018 10:22 PM
To: Evan Summers
Subject: Re: Petition for Voluntary Annexation DRAFT

I'll get back to you.

Sent from my iPhone

On Mar 1, 2018, at 7:04 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Good Evening Joe,

I had my attorney draft up the attached petition for voluntary annexation for you. It seems pretty straight forward and it will be followed up by an annexation agreement that I'm currently working on. The annexation agreement is slightly more involved as I have to sort out some zoning issues. One quick question: Does anyone live on the White Pines Golf Course property? Someone mentioned that there may be some staff that reside there. Let me know either way and I'll work with it.

Let me know if you have any questions. Let's touch base soon,

eks

Evan K. Summers

Village Manager

<image001.jpg>

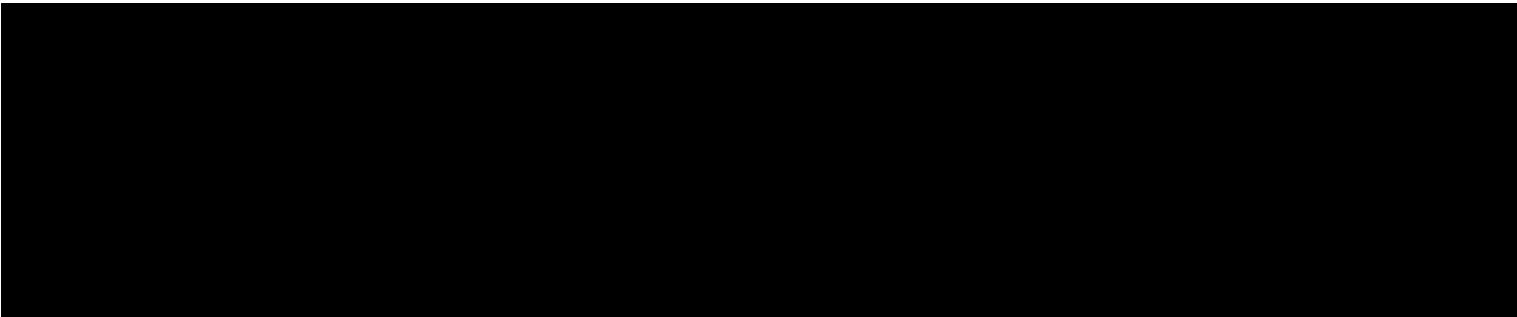
12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

<2018.02.22 PETITION FOR VOLUNTARY ANNEXATION.doc>

From: Joseph Caracci
Sent: Friday, March 2, 2018 12:56 PM
To: Evan Summers
Cc: Amit Thakkar;John Dalicandro
Subject: RE: White Pines Golf Course Annexation Agreement DRAFT



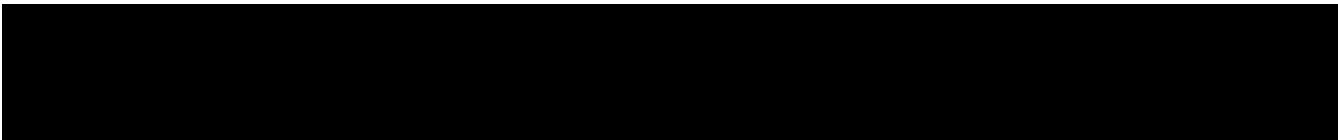
From: Joseph Caracci
Sent: Thursday, March 01, 2018 7:59 PM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Amit Thakkar <ATHakkar@bensenville.il.us>; John Dalicandro <jay@westbrookstrategic.com>
Subject: Re: White Pines Golf Course Annexation Agreement DRAFT



Sent from my iPhone

On Mar 1, 2018, at 7:05 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Joe & Amit,



eks

Evan K. Summers
Village Manager
<image001.jpg>
12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

<2018.02.26 DRAFT Annexation Agreement 2-26-2018.doc>

From: Joseph Caracci
Sent: Friday, March 2, 2018 1:22 PM
To: Evan Summers
Cc: Amit Thakkar;John Dalicandro
Subject: RE: White Pines Golf Course Annexation Agreement DRAFT

From: Evan Summers
Sent: Friday, March 02, 2018 1:18 PM
To: Joseph Caracci <JCaracci@bensenville.il.us>
Cc: Amit Thakkar <ATHakkar@bensenville.il.us>; John Dalicandro <jay@westbrookstrategic.com>
Subject: RE: White Pines Golf Course Annexation Agreement DRAFT

Evan K. Summers
Village Manager

 BENSENVILLE
GATEWAY TO OPPORTUNITY

12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Joseph Caracci
Sent: Friday, March 2, 2018 12:56 PM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Amit Thakkar <ATHakkar@bensenville.il.us>; John Dalicandro <jay@westbrookstrategic.com>
Subject: RE: White Pines Golf Course Annexation Agreement DRAFT

From: Joseph Caracci
Sent: Thursday, March 01, 2018 7:59 PM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Amit Thakkar <ATHakkar@bensenville.il.us>; John Dalicandro <jay@westbrookstrategic.com>
Subject: Re: White Pines Golf Course Annexation Agreement DRAFT

[REDACTED]

Sent from my iPhone

On Mar 1, 2018, at 7:05 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Joe & Amit,

[REDACTED]

eks

Evan K. Summers

Village Manager

<image001.jpg>

12 South Center Street, Bensenville, IL 60106

P: 630.350.3420 F: 630.350.1105

<2018.02.26 DRAFT Annexation Agreement 2-26-2018.doc>

From: Amit Thakkar
Sent: Friday, March 2, 2018 5:50 PM
To: Evan Summers
Cc: Joseph Caracci;John Dalicandro
Subject: Re: White Pines Golf Course Annexation Agreement DRAFT

Regards,
Amit

Sent from my iPhone

On Mar 2, 2018, at 2:17 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Evan K. Summers
Village Manager
<image001.jpg>
12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Joseph Caracci
Sent: Friday, March 2, 2018 12:56 PM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Amit Thakkar <ATHakkar@bensenville.il.us>; John Dalicandro <jay@westbrookstrategic.com>
Subject: RE: White Pines Golf Course Annexation Agreement DRAFT

From: Joseph Caracci
Sent: Thursday, March 01, 2018 7:59 PM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Amit Thakkar <ATHakkar@bensenville.il.us>; John Dalicandro <jay@westbrookstrategic.com>
Subject: Re: White Pines Golf Course Annexation Agreement DRAFT

[REDACTED]

Sent from my iPhone

On Mar 1, 2018, at 7:05 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Joe & Amit,

[REDACTED]

eks

Evan K. Summers

Village Manager

<image001.jpg>

12 South Center Street, Bensenville, IL 60106

P: 630.350.3420 F: 630.350.1105

<2018.02.26 DRAFT Annexation Agreement 2-26-2018.doc>

From: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Sent: Thursday, March 8, 2018 1:25 AM
To: Evan Summers
Subject: Re: Petition for Voluntary Annexation DRAFT

Evan
We do have staff living in homes on the course.
JCV

Sent from my iPhone

On Mar 1, 2018, at 7:04 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Good Evening Joe,

I had my attorney draft up the attached petition for voluntary annexation for you. It seems pretty straight forward and it will be followed up by an annexation agreement that I'm currently working on. The annexation agreement is slightly more involved as I have to sort out some zoning issues. One quick question: Does anyone live on the White Pines Golf Course property? Someone mentioned that there may be some staff that reside there. Let me know either way and I'll work with it.

Let me know if you have any questions. Let's touch base soon,

eks

Evan K. Summers

Village Manager

<image001.jpg>

12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

<2018.02.22 PETITION FOR VOLUNTARY ANNEXATION.doc>

From: John Donahue <jdonahue@rmcj.com>
Sent: Thursday, March 8, 2018 9:01 AM
To: Evan Summers
Subject: [REDACTED]

Hi Evan:

[REDACTED]

John Donahue

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Thursday, March 8, 2018 8:37 AM
To: John Donahue <jdonahue@rmcj.com>
Cc: John Dalicandro <jay@westbrookstrategic.com>
Subject: [REDACTED]

Mr. Donahue,

[REDACTED]

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Joseph Vallez [mailto:jvallez@bensenvilleparkdistrict.org]
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From: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Sent: Tuesday, March 20, 2018 12:35 PM
To: Evan Summers
Subject: RE: Petition for Voluntary Annexation DRAFT

Evan

Looking into the staff living on the course I thought we were talking about our superintendents of the golf course. I recently discover our seasonal staff that were housed at building #5 and believe this is what you were referring to, we have stopped that arrangement immediately for many obvious reasons.

JCV

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Evan K. Summers
Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: John Donahue <jdonahue@rmcj.com>
Sent: Thursday, March 22, 2018 6:44 PM
To: Evan Summers;Joseph Vallez
Cc: Frank DeSimone
Subject: [REDACTED]

Hi Evan:

[REDACTED]

John Donahue

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Tuesday, March 20, 2018 1:21 PM
To: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Cc: John Donahue <jdonahue@rmcj.com>; Frank DeSimone <FDeSimone@bensenville.il.us>
Subject: RE: Petition for Voluntary Annexation DRAFT

Joe,

Thanks for that info, it is helpful. I'm trying to pull data from DuPage County Elections to find out if any of the seasonal staff were registered to vote at that address. Obviously the election commission is a little busy with the primaries so I haven't heard back. If they are registered as voters there, that may be a small wrinkle that I will need to overcome but it shouldn't be a huge issue.

As far as the petition looks otherwise, do you see any issues? My understanding is that Mayor DeSimone and Rich Johnson have had a couple of discussions regarding the annexation and they both seem to be on the same page as us as far as expectations and mechanics.

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
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From: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Sent: Wednesday, April 4, 2018 2:40 AM
To: Evan Summers
Subject: Fwd: Annexation bullet points
Attachments: Annexation bullet points .docx; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: Richard Johnson <rjohnson243@yahoo.com>
Date: April 3, 2018 at 11:07:01 PM CDT
To: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Subject: Annexation bullet points

Hi Joe,

See annexation bullet points attached.

Rich

White Pines Golf Course Re-Annexation

Benefits:

1. Community

While recognizing the autonomy of each governmental entity, the re-incorporation of White Pines Golf Course Property will emphasize the strong relationship and cooperative spirit between the Park District and the Village, as well as, demonstrate a unified front for the betterment of the community and residents we serve as we move forward.

2. Financial Impacts

Video Gaming: While video gaming is prohibited in the County, it is allowed in the Village. Village will rebate the municipality share of the VGT tax distribution up to 500K

Sales Tax: The Village currently imposes an 8.25% sales tax. Annexation of the Property would be premised on an agreement that the Village would rebate 2 percent of the sales tax revenues paid to the District, resulting in increased revenue.

Liquor License Fees: The County charges \$5050 for the liquor licenses for the Property. In comparison, the Village charges _____. The Village would agree in the first year to issue the White Pines liquor license at no cost, or a minimal fee, recognizing that the District has just recently purchased the licensing from the County for \$5050. Thereafter, the fee would be \$2,300 to \$2,500 per year.

Water Fees: The Village would provide water for the pool at the Deer Grove Leisure Center at cost, along with continuing waiver of sewer charges for filling and draining the pool.

Amusement Tax: The Village would rebate the Amusement Tax back the Park District.

Water & Sewer to Fischer Farm:

3. Zoning Impacts

The Agreement with the Village would be premised on approval of a Planned Unit Development on the Property, by which the Village would permit all existing uses on the Property.

The proposed Planned Unit Development would also allow the installation of an approved LED Sign on the Property along both York Rd and Jefferson.

Moreover, the immediate benefit of annexation would be a streamlined approval process for the proposed White Pines Event Tent on the Property.

4. Intergovernmental Benefits Proposed

- A. The Parties would acknowledge that this agreement does not affect the White Pines neighborhood's issues or annexation into the Village.
- B. The Village would enact a liquor license which is consistent with the District's license secured through the County.
- C. The Village would not enter into any competing enterprises with White Pines, i.e. another golf dome or driving range, golf course, etc.
- D. The Village would continue to permit IEPA approved burns on the Property.
- E. The Village agrees that the District could remove the Property from the Village without contest should the agreement be breached by the Village. Unless the Park District sells a portion of the property.

From: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Sent: Friday, April 13, 2018 8:08 AM
To: Evan Summers
Cc: Frank DeSimone
Subject: Re: White Pines Golf Course Re-Annexation Term Sheet

Ok
We have a board meeting Wednesday.
JCV

Sent from my iPhone

On Apr 12, 2018, at 5:47 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Joe,

With respect to our conversation and negotiations yesterday, I have put our ideas down in the attached terms sheet. Please review the term sheet with your Board President to ensure that I have included all of the topics that were discussed. Once you give me the ok, I will have our annexation attorney take these terms and begin drafting up the appropriate voluntary annexation agreement for your Board to consider at a later date.

Please let me know if you have any questions or comments.

Respectfully,

eks

Evan K. Summers

Village Manager

<image001.jpg>

12 South Center Street, Bensenville, IL 60106

P: 630.350.3420 F: 630.350.1105

<2018.04.12 White Pines Golf Course Re-Annexation Terms Sheet.pdf>

From: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Sent: Friday, April 13, 2018 4:07 PM
To: Evan Summers
Cc: Frank DeSimone;Rich Johnson
Subject: Re: White Pines Golf Course Re-Annexation Term Sheet

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<2018.04.12 White Pines Golf Course Re-Annexation Terms Sheet.pdf>

From: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Sent: Monday, April 23, 2018 10:19 AM
To: Evan Summers
Subject: Re: White Pines Golf Course Re-Annexation Term Sheet

May 2

Sent from my iPhone

On Apr 23, 2018, at 10:08 AM, Evan Summers <ESummers@bensenville.il.us> wrote:

Joe,

I'd like to wrap the annexation up in the next month. When are you back from vacation so we can discuss?

eks

From: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Sent: Friday, April 13, 2018 4:07 PM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Frank DeSimone <FDeSimone@bensenville.il.us>; Rich Johnson <rjohnson@bensenvilleparkdistrict.org>
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Village Manager

<image001.jpg>

12 South Center Street, Bensenville, IL 60106

P: 630.350.3420 F: 630.350.1105

<2018.04.12 White Pines Golf Course Re-Annexation Terms Sheet.pdf>

From: James Love <jlove@distributionrealty.com>
Sent: Thursday, May 10, 2018 7:19 PM
To: Evan Summers
Cc: Curran Darling
Subject: Re: 220 Aerials

After you and Curran talked we had a different and probably better idea. Give us another day or so to try something different. Thinking about leaving 18 holes around the entire perimeter so I don't build a warehouse in someone's back yard. Basically surround a little industrial park with a golf course.

Jimmy Love
615-913-8958

Sent from my iPhone

On May 10, 2018, at 12:14 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Gorgeous. I love the smell of site prep in the morning.

From: James Love <jlove@distributionrealty.com>
Sent: Thursday, May 10, 2018 10:01 AM
To: Evan Summers <ESummers@bensenville.il.us>
Cc: Curran Darling <cdarling@distributionrealty.com>
Subject: 220 Aerials

Looking like a nice warehouse site!

<https://arcomurray.app.box.com/s/w3d68i2aq0s2ydyaw6pppmhot5lm3o2/folder/49135918144>

We're working on our White Pines plan – should have it over today.

James M. Love
Managing Partner
Distribution Realty Group LLC
1817 Patterson Street, St 200 | Nashville, TN 37203
921 Busse Road | Elk Grove Village, IL 60007
O: 615-913-8958
M: 312-765-3456
jlove@distributionrealty.com
www.distributionrealty.com

From: Mary Dickson <marydickson@bond-dickson.com>
Sent: Friday, May 11, 2018 1:39 PM
To: Evan Summers
Subject: Bensenville Park District

Evan:

Greetings on this chilly Friday! Park Board President Rich Johnson has asked that I discuss with you the annexation of White Pines Golf Course to the Village, and the (a) terms therefore, and (b) procedure for and timing of such action. I understand from Mary Ribando that your afternoon is filled with meetings, and, therefore, wonder if you might have time for a telephone conference on Monday morning to discuss this? Knowing your thoughts will allow the Park District to effectively plan its schedule.

Thanks for your time! I look forward to working with you and the Village on this.

Mary

--

Mary E. Dickson
BOND, DICKSON & CONWAY
400 S. Knoll Street, Unit C
Wheaton, Illinois 60187
(630) 681-1000
(630) 681-1020 (fax)

From: John Donahue <jdonahue@rmcj.com>
Sent: Friday, May 11, 2018 4:06 PM
To: Evan Summers
Subject: [REDACTED]
Attachments: [REDACTED]

Evan:

[REDACTED]

Have a great weekend.

John Donahue

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From: marydickson@bond-dickson.com
Sent: Friday, May 11, 2018 4:31 PM
To: Evan Summers
Subject: Re: Bensenville Park District

Thanks! I don't need a petition. In fact someone already provided one. Let's talk Monday give me an open time?

Sent from my iPhone

On May 11, 2018, at 3:42 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Mary,

Great. Let's talk Monday. I should be available most of the afternoon on the 14th. I was hoping to get you a draft of the Voluntary Annexation Petition from the Village's Special Counsel at Rosenthal, Murphey, Coblenz & Donahue yet today; however, seeing as the day is winding to a close, this may get pushed to Monday as well.

Respectfully,

eks

Evan K. Summers

Village Manager

<image001.jpg>

12 South Center Street, Bensenville, IL 60106

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Mary E. Dickson
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400 S. Knoll Street, Unit C
Wheaton, Illinois 60187
(630) 681-1000
(630) 681-1020 (fax)

From: marydickson@bond-dickson.com
Sent: Friday, May 11, 2018 10:06 PM
To: Evan Summers
Subject: Re: Bensenville Park District

Follow Up Flag: Flag for follow up
Flag Status: Completed

Perfect I will call you.

Sent from my iPhone

On May 11, 2018, at 5:58 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

10am?

From: marydickson@bond-dickson.com <marydickson@bond-dickson.com>
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400 S. Knoll Street, Unit C
Wheaton, Illinois 60187
(630) 681-1000
(630) 681-1020 (fax)

From: Scott Viger
Sent: Monday, May 14, 2018 9:36 AM
To: Evan Summers
Cc: Mary Ribando
Subject: WPGC
Attachments: White Pines Golf Course PUD_LEGAL.doc

Here is a very rough draft of a Legal Notice dating from 2015

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)



From: Curran Darling <cdarling@distributionrealty.com>
Sent: Monday, May 14, 2018 6:24 PM
To: 'rjohnson@bensenvilleparkdistrict.org'
Cc: jvallez@bensenvilleparkdistrict.org;Evan Summers;James Love;J. Michael Augustine
Subject: DRG - White Pines Golf Club Offer
Attachments: White Pines Offer - DRG.pdf; DRG - White Pines Redevelopment Site Plan.pdf

Rich,

On behalf of Distribution Realty Group, I am pleased to present our Letter of Intent to purchase a portion of the White Pines Golf Club. In addition to the terms of our offer, I have also attached our redevelopment site plan for your review (it is black and white in the interest of time, a color copy should be finished in a few days). We plan to acquire and redevelop the interior of the golf course, while maintaining the integrity of the clubhouse, parking, driving range and a full 18 hole course on the perimeter of the existing site. We hope that the proposed golf course and building layouts will be well received from the Park District and residents of Bensenville alike, allowing for a successful project.

Our firm has enjoyed a positive business relationship with the Village of Bensenville and we eager to partner with you all again. Please let us know if you would like to schedule a time to sit down and discuss our offer/site plan in greater detail.

Regards,

Curran

Curran Darling
Senior Vice President | Acquisitions & Asset Management
Distribution Realty Group LLC
921 Busse Road | Elk Grove Village, IL 60007
C: 913.579.7008
cdarling@distributionrealty.com
www.distributionrealty.com



May 14, 2018

Mr. Rich Johnson
Board President
Bensenville Park District
1000 West Wood Street
Bensenville, IL 60106
Via email

Re: Letter of Intent to purchase approximately 92.3 net usable acres located at 500 West Jackson Street, Bensenville, IL in what is commonly known as White Pines Golf Course (the "Property"). The Property consists of portions of PIN 0323309001, 0323400001, and 0323400006 in DuPage County.

Dear Mr. Johnson,

Distribution Realty Group LLC (the "Purchaser") is pleased to provide this letter of intent ("LOI") outlining certain terms under which Purchaser intends to negotiate a mutually acceptable Purchase and Sale Agreement ("PSA") for the acquisition of the fee simple interest in the Property from their current owner of record ("Seller").

Purchase Price: \$64,400,000

Earnest Money Deposit: Within five (5) business days following the full execution and delivery of Purchase and Sale Agreement, Purchaser shall make a refundable Earnest Money deposit of \$250,000 in an interest bearing joint escrow account. The Earnest Money shall become non-refundable upon Purchaser's acceptance of all Inspection Period items at the expiration of the Inspections Period, if either Purchaser or Seller has not terminated the Purchase & Sale Agreement.

Inspection Period: For a period of Ninety (90) days after the later of (a) execution of the Purchase and Sale Agreement and/or (b) delivery of all due diligence materials in Seller's possession, Purchaser shall have the right, but not the obligation, to perform a due diligence inspection of the Property, including, but not limited to, (a) inspect all physical aspects of the Property; (b) investigate all zoning, code and governmental requirements; (c) perform Phase I and Phase II environmental studies; (d) review preliminary title reports and surveys; (e) review copies of leases, rental agreements and service contracts; and, (f) verify financial information from all accounting books and records since the inception of Seller's ownership. After such investigation, if Purchaser, in its sole discretion, determines that the Property is not satisfactory for purchase or operation by Purchaser, then Purchaser may terminate the Purchase and Sale Agreement and receive a full refund of Earnest Money Deposit.

Closing: Thirty (30) days following the close of the Inspection Period, or such other day as may be mutually acceptable to Purchaser and Seller.

Tax Credit: Real estate taxes allocable to the Property will be prorated on a cash basis. The Purchase Agreement will contain customary provisions regarding proration of rents, utility bills and similar items of income and expense.

Purchase and Sale Agreement: Draft of Purchase and Sale Agreement to be provided by Purchaser's counsel within five (5) business days of Fully Executed Letter of Intent.

Title and Survey: Purchaser shall select Title Agent to provide CLTA title commitments, and Seller shall pay premium for such title policies. Purchaser shall select Surveyor, and pay cost of ALTA surveys. The parties shall share equally the cost of any closing escrows.

Property Condition: For purposes of this letter of intent, Purchaser assumes that the Property is (a) in good condition; (b) free from environmental, physical, and other defects; (c) meets all current building and zoning codes; and (d) have no life safety or health department code violations or issues outstanding.

Exclusive Negotiation Period: In consideration of the time and expenses to be expended by Purchaser in connection with the evaluation of the proposed transaction and the preparation of the PSA, Seller hereby agrees that from the date of Seller's acceptance of this LOI and until such time as either party may terminate negotiations to execute a PSA, neither Seller nor its agents or representatives will continue to market or show the Property to other prospective purchasers or negotiate for, make or accept any offer to purchase the Property or any direct or indirect right, title or interest in the Property or any portion thereof.

Non-Binding Nature: Each party acknowledges that this letter is not intended to constitute an agreement to execute the PSA or any other agreement relative to the Property, whether now or in the future; it being the understanding and intention of the parties that the only documents or instruments executed between such parties with respect to the Property which shall constitute a valid and binding obligation with respect thereto shall be a formal, written PSA approved, executed and delivered by Purchaser and Seller subsequent to the date hereof.

Brokerage: The Purchaser is not being represented by any brokers in this transaction.

Time to Return: If this letter provides an acceptable basis for discussion, we ask that Seller please return a signed counterpart of this letter to Curran Darling or before 4 p.m. CST one week from the date of this letter; failing which, this letter of intent shall automatically expire and be of no further force or effect.

About DRG: Distribution Realty Group LLC is a private industrial real estate firm which has acquired and developed over \$300 million worth of industrial properties since its inception in 2013 and is actively developing projects in Chicago, Indianapolis, Nashville, Memphis, and Savannah. For more information, please visit www.distributionrealty.com.

Sincerely,

PURCHASER

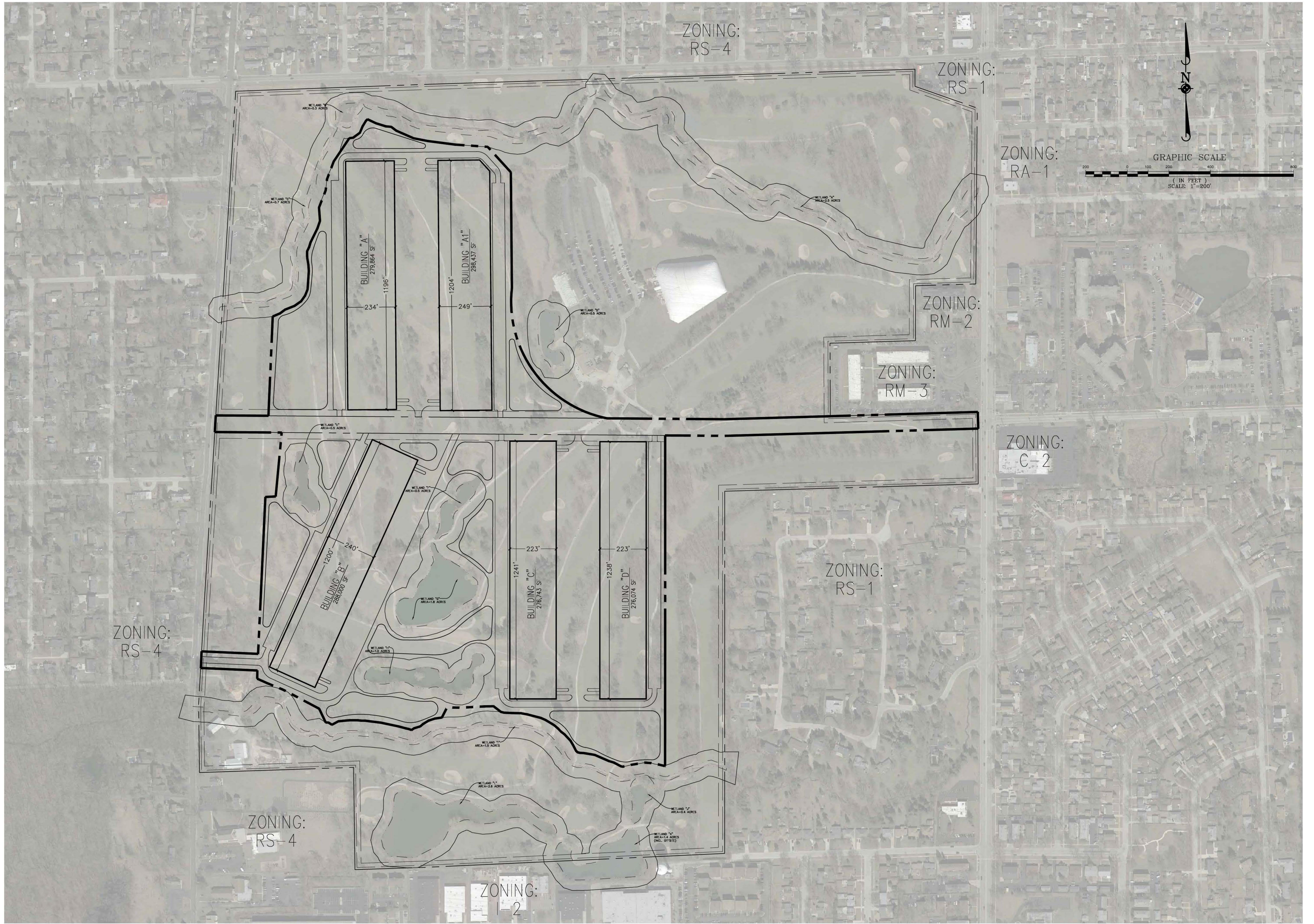
DISTRIBUTION REALTY GROUP LLC

By: _____
Name: Curran Darling
Title: Senior Vice President

Acknowledged and Agreed as of this _____ day of _____, 2018.

SELLER

By: _____
Name: _____
Title: _____



title block - Standard\Logos\name_logo.jpg

The logo for ARCO MURRAY DESIGN BUILD. It features the word "ARCO" in a large, bold, blue sans-serif font. Below "ARCO" is the word "MURRAY" in a smaller, gray sans-serif font. At the bottom of the logo is a horizontal line with the words "DESIGN BUILD" in a gray sans-serif font.

110 WOODCREEK DRIVE
OWNERS GROVE, IL 60515
(P) 331-251-2726 (F) 331-251-2727
WWW.ARCOMURRAY.COM

WHITE PINES GOLF CLUB

WHITE PI

11

JOB NO:

SB NO. 1000

RWN.

HKR: —

DATE: 05

SCALE

$$1'' = 200'$$

SHEET TITLE

SITE PLAN DRAWINGS

OPTION 7

CLIEFT NUMBER

STREET NUMBER

From: Scott Viger
Sent: Tuesday, May 22, 2018 9:16 AM
To: Evan Summers
Subject: WPGC

[REDACTED]

[REDACTED]

[REDACTED]

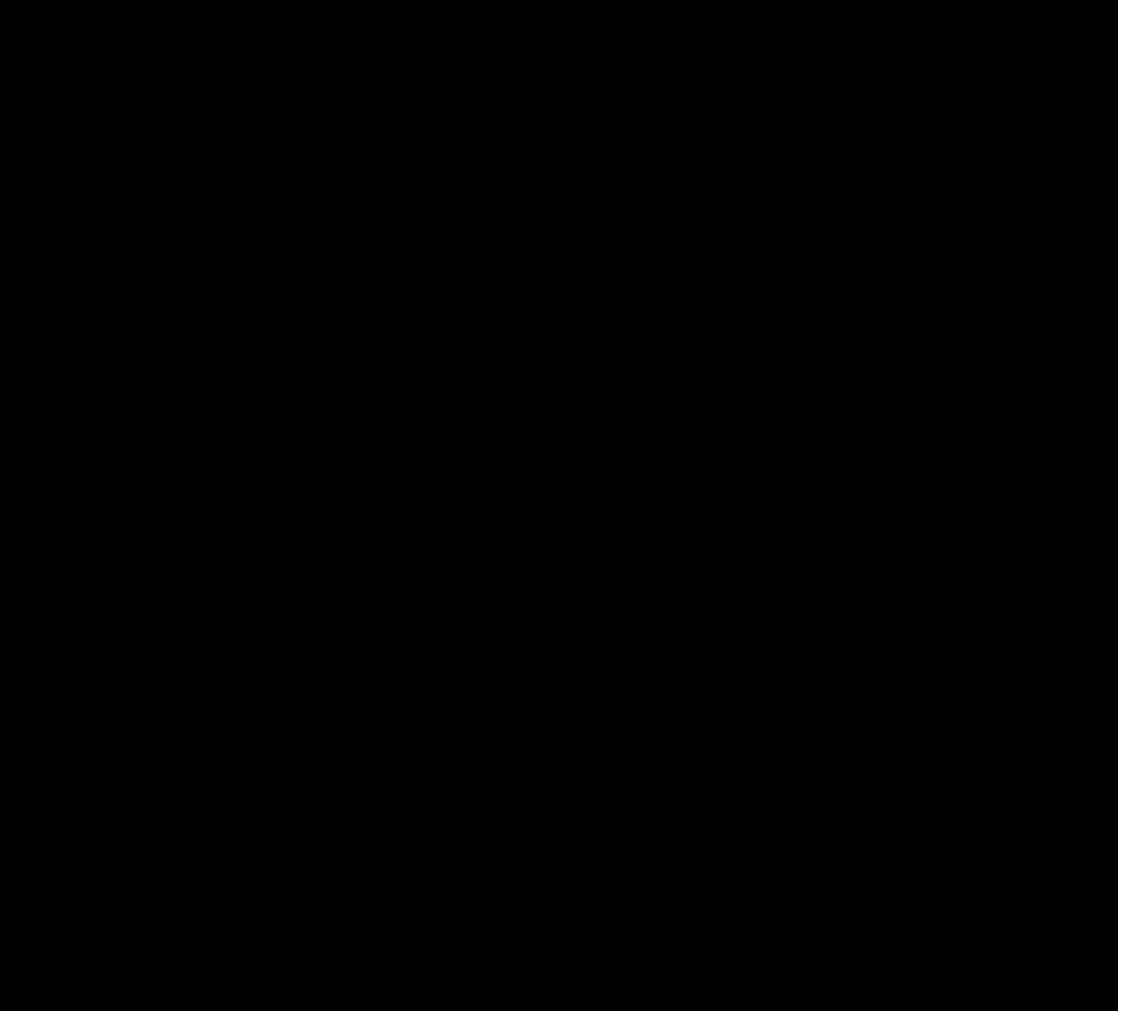
Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)



From: John Donahue <jdonahue@rmcj.com>
Sent: Friday, May 25, 2018 1:27 PM
To: Evan Summers
Subject: [REDACTED]
Attachments: [REDACTED]

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hi Evan:

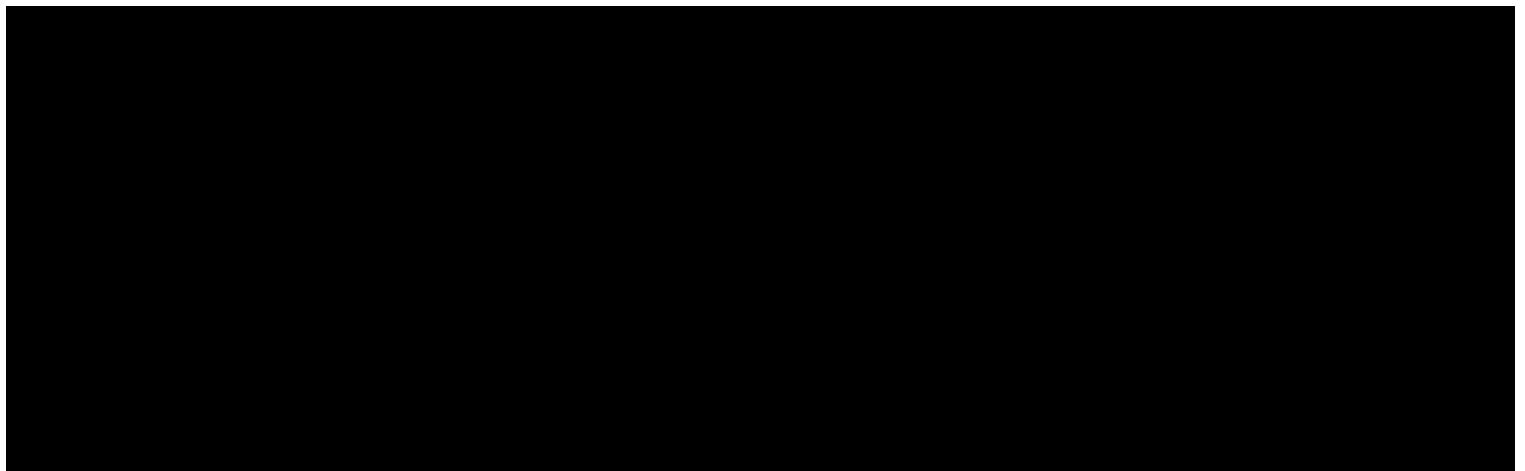


Have a great weekend.

John Donahue

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Thursday, May 24, 2018 10:22 AM
To: John Donahue <jdonahue@rmcj.com>
Cc: John Dalicandro <jay@westbrookstrategic.com>
Subject: Zoning Language

Mr. Donahue,



Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

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From: Mary Dickson <marydickson@bond-dickson.com>
Sent: Monday, June 18, 2018 11:01 AM
To: Evan Summers
Subject: Annexation Agreement
Attachments: Annexation Agreement.redline changes.doc

Evan:

Pres. Johnson informs me he wants an Annexation Agreement on the agenda for 6/20. The PD is not ready to seek Village zoning, therefore, I have revised the Annexation Agreement I received from you to show that. When we talked about this one time, you suggested you could recommend the no-zoning option. Please review the attached red line version of your annexation agreement and let me know if this is something the Village could support.

Thanks!

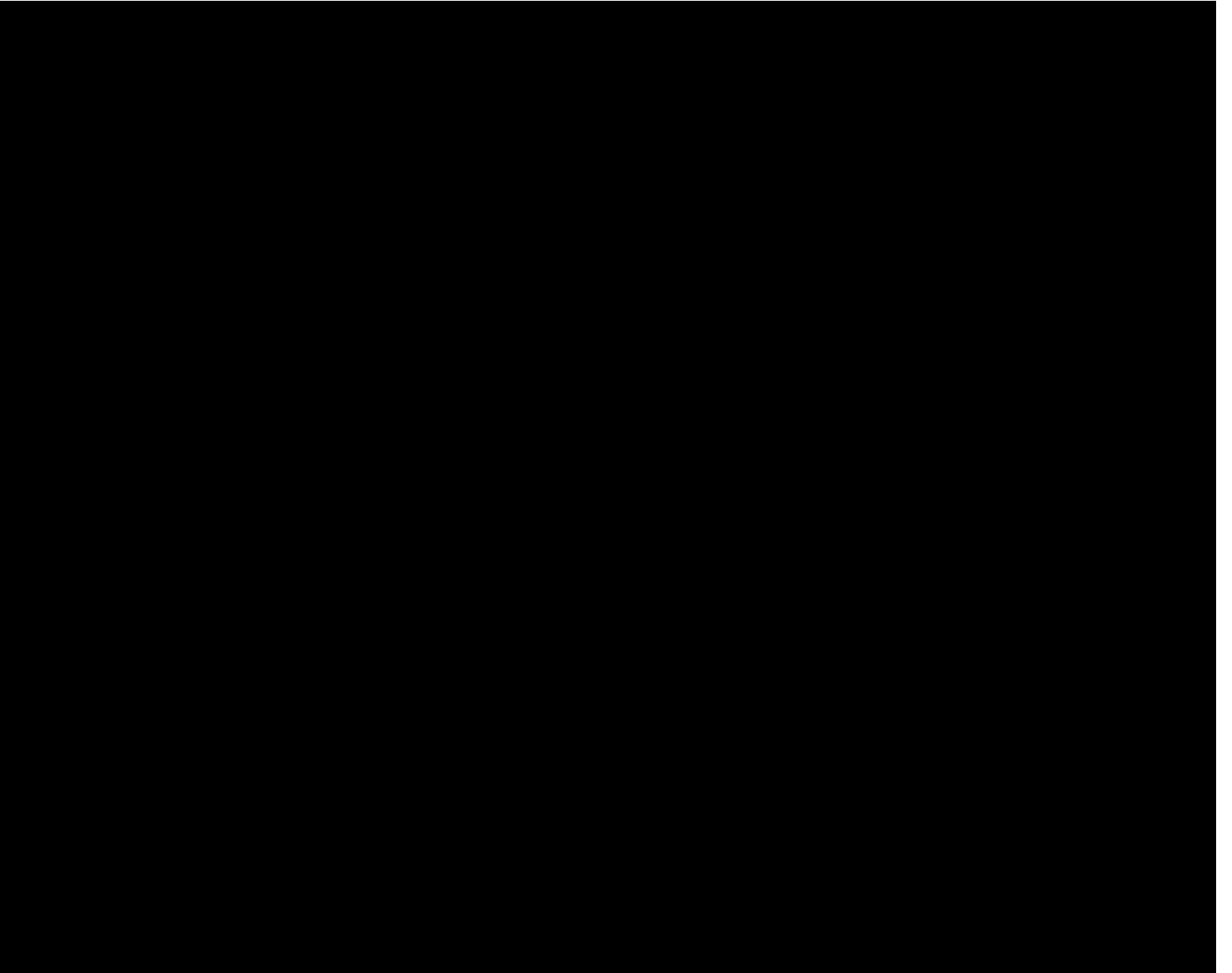
This version will go live this afternoon, so it would be great to get your OK before then. However, if that is not possible, the Ordinance approving it will contain language to state non-material changes can be made, so no harm no foul if not.

Mary

--

Mary E. Dickson
BOND, DICKSON & CONWAY
400 S. Knoll Street, Unit C
Wheaton, Illinois 60187
(630) 681-1000
(630) 681-1020 (fax)

From: Scott Viger
Sent: Monday, June 18, 2018 12:51 PM
To: Evan Summers
Cc: Kurtis Pozsgay
Subject: RE: Annexation Agreement



Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)



From: Evan Summers
Sent: Monday, June 18, 2018 11:45 AM
To: Scott Viger <SViger@bensenville.il.us>
Cc: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: FW: Annexation Agreement

[REDACTED]

eks

From: Mary Dickson <marydickson@bond-dickson.com>
Sent: Monday, June 18, 2018 11:01 AM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: Annexation Agreement

Evan:

Pres. Johnson informs me he wants an Annexation Agreement on the agenda for 6/20. The PD is not ready to seek Village zoning, therefore, I have revised the Annexation Agreement I received from you to show that. When we talked about this one time, you suggested you could recommend the no-zoning option. Please review the attached red line version of your annexation agreement and let me know if this is something the Village could support.

Thanks!

This version will go live this afternoon, so it would be great to get your OK before then. However, if that is not possible. the Ordinance approving it will contain language to state non-material changes can be made, so no harm no foul if not.

Mary

--

Mary E. Dickson
BOND, DICKSON & CONWAY
400 S. Knoll Street, Unit C
Wheaton, Illinois 60187
(630) 681-1000
(630) 681-1020 (fax)

From: John Donahue <jdonahue@rmcj.com>
Sent: Thursday, June 21, 2018 10:40 AM
To: Evan Summers
Subject: [REDACTED]

[REDACTED]

John Donahue

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Thursday, June 21, 2018 10:13 AM
To: Scott Viger <SViger@bensenville.il.us>
Cc: Kurtis Pozsgay <KPozsgay@bensenville.il.us>; John Donahue <jdonahue@rmcj.com>; John Dalicandro <jay@westbrookstrategic.com>; Mary Ribando <MRibando@bensenville.il.us>
Subject: White Pines Golf Course

FYI: The park district passed the annexation agreement 5-0 last night.

They passed it without zoning so that'll get a little sticky; once I get an executed copy I'll send it over to the team.

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

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From: Mary Dickson <marydickson@bond-dickson.com>
Sent: Thursday, June 21, 2018 12:20 PM
To: Sanchez, Bob;Joseph Vallez;Evan Summers
Subject: Bensenville Park District Annexation Agreement
Attachments: 2018.06.18 Annexation Agreement approved.docx

Bob:

Attached is the annexation agreement approved last night by the Bensenville Park District. It still states "draft" as it has not yet been reviewed and approved by the Village of Bensenville.

I copy Village Manager Summers on this e-mail so that he has a copy of the document for his files as well.

Mary

--

Mary E. Dickson
BOND, DICKSON & CONWAY
400 S. Knoll Street, Unit C
Wheaton, Illinois 60187
(630) 681-1000
(630) 681-1020 (fax)

From: Scott Viger
Sent: Tuesday, July 17, 2018 10:30 AM
To: Evan Summers
Cc: Mary Ribando
Subject: Draft WPCC Annexation Agreement Legal Notice
Attachments: White Pines Golf Course Annexation Agreement LEGAL SRV Draft.doc

I have also sent this first draft over to the District's attorney.

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)



From: Scott Viger
Sent: Wednesday, July 18, 2018 11:18 AM
To: Evan Summers;Mehul Patel;Mary Ribando
Subject: WPGC Annexation Plat located!
Attachments: White Pines Plat of Annexation.pdf

Ok so as I thought WM&A did the Plat. So I assume that we (PW) can contact them etc.

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)



From: Patrick Bond <patrickbond@bond-dickson.com>
Sent: Wednesday, July 18, 2018 10:49 AM
To: Scott Viger <SViger@bensenville.il.us>
Subject: Re: White Pines Golf Course

Scott:

We looked through our files for the Plat of Annexation in connection with the White Pines Golf Course. I am not sure what you are looking for, however, we were able to locate a Plat from 3/8/2018.

I have attached hereto said Plat of Annexation. If you require us to search our records any further or have any questions regarding this matter, please feel free to contact me. I am responding since your "favorite" BDC Lawyer is out of the Country. I will make myself available if you require anything further.

Regards,

Pat Bond

Patrick K. Bond
Bond, Dickson & Conway
400 S. Knoll Street, Unit C
Wheaton, IL 60187
Ph: (630) 681-1000
Fax: (630) 681-1020

On Wed, Jul 18, 2018 at 9:08 AM, Scott Viger <SViger@bensenville.il.us> wrote:

Top of the morning Pat –

I am hoping that you can point me in the right direction.

I know that M. Dickson is out of the office etc.

She tells me that the Village had a Plat of Annexation for the Bensenville Park District's White Pines Golf Course (back in 2015?). We can't locate it nor do we know who actually prepared it.

We (M. Ribando) does have an email that says that Bond Dickson had the Plat prepared. Any ideas? I seem to recall that you use Webster, McGrath & Ahlberg, so I had Finance check for old invoices and they believe that WM& A did the former Legends of Bensenville site, not White Pines.

Scott R. Viger A.I.C.P.

Director

630.350.3411

630.670.3206 (M)



From: Mehul Patel
Sent: Monday, August 6, 2018 12:19 PM
To: Scott Viger
Cc: Evan Summers;Joseph Caracci
Subject: WPGC - Plat of Annexation
Attachments: 29401 Village of Bensenville.pdf; 40938 ANNEXATION PLAT 8-6-2018.pdf

Scott,

We had to make some minor tweaks to the annexation plat for the WPGC. Attached is the latest version. I've also attached the invoice from the surveyor, not sure if the invoice is being processed through VMO, PW or CED? Please advise. Thanks.

Mehul T. Patel - P.E., CFM
Assistant Director of Public Works



717 East Jefferson Street, Bensenville, Illinois 60106
Phone: (630) 594-1196 Fax: (630) 594-1148
Email: mpatel@bensenville.il.us

Village of Bensenville
 Mehul Patel
 12 S Center St
 Bensenville, IL 60106

Invoice number 29401
 Date 08/06/2018
 Project **40938 White Pines Golf Course - Bensenville, IL**

Description	Contract Amount	Total Billed	Remaining	Current Billed
Revise Plat of Annexation as needed for August 10 meeting of the Village Board.	652.50	652.50	0.00	652.50
Total	652.50	652.50	0.00	652.50

Invoice total **652.50**

PAYMENT DUE UPON RECEIPT (NET 30 DAYS)
 1.5% per month charged on unpaid invoice after 30 days

REMIT PAYMENT TO:
 WEBSTER, MCGRATH & AHLBERG, LTD.
 207 S. NAPERVILLE ROAD
 WHEATON, IL 60187

From: Scott Viger
Sent: Monday, August 6, 2018 1:21 PM
To: Evan Summers
Cc: Mary Ribando
Subject: Annexation of White Pines Golf Course

Do you have a preference on which account should cover the cost of the Plat of Annexation?
The revisions are about \$652.50

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)



From: Mary Dickson <marydickson@bond-dickson.com>
Sent: Wednesday, August 8, 2018 4:45 PM
To: Evan Summers
Subject: Bensenville PD Annexation

Evan:

President Johnson brought to my attention today a possible incorrect provision in the annexation agreement the PD signed:



I can recall our discussion on this point, but, other than knowing this section came as drafted by your attorneys, I cannot state with certainty what the Village's position is on this issue.

Could you call me to discuss this when you have time available?

Thanks,

Mary

--

Mary E. Dickson
BOND, DICKSON & CONWAY
400 S. Knoll Street, Unit C
Wheaton, Illinois 60187
(630) 681-1000
(630) 681-1020 (fax)

From: Mary Dickson <marydickson@bond-dickson.com>
Sent: Wednesday, August 8, 2018 5:38 PM
To: Evan Summers;Richard Johnson
Subject: revised annexation agreement
Attachments: annexationagreement882018.docx

Evan/Rich: See attached. The only change is to section 7.0. Rich, please review the new 7.0 and ensure it now says what you want. If not, call me immediately as this document is going in the Village packet tomorrow. Mary

--

Mary E. Dickson
BOND, DICKSON & CONWAY
400 S. Knoll Street, Unit C
Wheaton, Illinois 60187
(630) 681-1000
(630) 681-1020 (fax)

From: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Sent: Wednesday, August 15, 2018 8:46 PM
To: Evan Summers
Cc: Mary Dickson; Mary Ribando; Corey Williamsen
Subject: Re: Ordinances: White Pines Golf Course Annexation
Attachments: image001.jpg; image002.jpg

Ok

Sent from my iPhone

> On Aug 15, 2018, at 9:45 AM, Evan Summers <ESummers@bensenville.il.us> wrote:
>
> Joe,
>
> Attached are the ordinances and agreement that were approved by the Village Board last night as they pertain to the annexation of the White Pines Golf Course. Once your Park Board executes the agreement, please provide us with a copy for our records.
>
> Respectfully,
>
> eks
>
> Evan K. Summers
> Village Manager
> [BVILLE_HorizontalLogo_GatewaySIG]
> 12 South Center Street, Bensenville, IL 60106
> P: 630.350.3420 F: 630.350.1105
>
>
>
> From: Corey Williamsen
> Sent: Wednesday, August 15, 2018 9:42 AM
> To: Evan Summers <ESummers@bensenville.il.us>; Mary Ribando <MRibando@bensenville.il.us>; Scott Viger <SViger@bensenville.il.us>
> Subject: RE: Ordinances: White Pines Golf Course Annexation
>
> Here you go.
>
> Corey Williamsen
> Deputy Village Clerk
> [BVILLE_HorizontalLogo_GatewaySIG]
> 12 South Center Street, Bensenville. IL 60106
> P: 630.350.3404 F: 630.350.3438
>
> From: Evan Summers
> Sent: Wednesday, August 15, 2018 9:39 AM
> To: Corey Williamsen <CWilliamsen@bensenville.il.us<mailto:CWilliamsen@bensenville.il.us>>; Mary Ribando <MRibando@bensenville.il.us<mailto:MRibando@bensenville.il.us>>; Scott Viger <SViger@bensenville.il.us<mailto:SViger@bensenville.il.us>>

> Subject: RE: Ordinances: White Pines Golf Course Annexation
>
> Can you provide me a digital copy of the annexation agreement as well?
>
> From: Corey Williamsen
> Sent: Wednesday, August 15, 2018 8:25 AM
> To: Evan Summers <ESummers@bensenville.il.us<mailto:ESummers@bensenville.il.us>>; Mary Ribando <MRibando@bensenville.il.us<mailto:MRibando@bensenville.il.us>>; Scott Viger <SViger@bensenville.il.us<mailto:SViger@bensenville.il.us>>
> Subject: Ordinances: White Pines Golf Course Annexation
>
> Evan,
>
> I will provide you with the two original agreements for the Park District's execution.
>
> Thanks,
>
> Corey Williamsen
> Deputy Village Clerk
> [BVILLE_HorizontalLogo_GatewaySIG]
> 12 South Center Street, Bensenville, IL 60106
> P: 630.350.3404 F: 630.350.3438
>
> <image001.jpg>
> <image002.jpg>
> <O-31-2018 Bensenville Park District Annexation Agreement White Pines Gol....pdf>
> <2018.08.14 White Pines Golf Course Annexation Agreement.pdf>
> <O-32-2018 Annexation of White Pines Golf Course.pdf>

From: Beth Marchetti <beth@discoverdupage.com>
Sent: Wednesday, August 29, 2018 3:48 PM
To: Evan Summers
Cc: Justin Roach
Subject: RE: Re: Perfect Game Corporate Relocation

Terrific, Evan. Glad you and Justin could connect. I agree, this could be a gamechanger indeed.

From: Evan Summers <ESummers@bensenville.il.us>
Sent: Wednesday, August 29, 2018 3:34 PM
To: Beth Marchetti <beth@discoverdupage.com>
Cc: Justin Roach <justin@discoverdupage.com>
Subject: RE: Re: Perfect Game Corporate Relocation

Beth,

Justin and I discussed this and, on the Village's end, we would be very interested. I think this could prove to be a viable alternative for the Bensenville Park District to consider for White Pines Golf Course. Anyone who lands this would instantly be put on the map. We look forward to working through this with DCVB's help.

Respectfully,

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Beth Marchetti <beth@discoverdupage.com>
Sent: Monday, August 20, 2018 5:31 PM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: FW: Re: Perfect Game Corporate Relocation

Evan:

I didn't know if you saw the original overview, but here is a revised with a bit more detail. If you think Bensenville has an interest, please send an email to Justin and myself expressing interest.

Have a good week.

From: Beth Marchetti
Sent: Monday, August 20, 2018 10:15 AM

To: Tiffany Lutka <tiffany@discoverdupage.com>
Subject: FW: Re: Perfect Game Corporate Relocation

From: Justin Roach
Sent: Tuesday, August 14, 2018 8:19 AM
To: Beth Marchetti <beth@discoverdupage.com>
Subject: Fwd: Re: Perfect Game Corporate Relocation

Revised rfp with more detail.

----- Forwarded message -----

From: Gary Smallshaw <gsmallshaw@sportadvisory.com>

Date: Aug 14, 2018 7:01 AM

Subject: Re: Perfect Game Corporate Relocation

To: Justin Roach <justin@discoverdupage.com>

Cc:

Justin,

Please find attached a copy of the Project Information Overview for Perfect Game's Corporate Relocation.

Let me know if you have any questions.

Gary Smallshaw
Strategic Advisor
Sports Facilities Advisory, LLC &
Sports Facilities Management, LLC
600 Cleveland St. Suite 910
Clearwater, FL 33755
Office: (727) 614.9268
Cell: (814) 392.2493
Fax: (727) 462.2800
www.sportadvisory.com

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SFM: [Client Testimonial: Upward Sports](#)

SFA: [Our Client Relationships](#)

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On Aug 8, 2018, at 1:01 PM, Justin Roach <justin@discoverdupage.com> wrote:

Great, thank you!

Justin Roach

Director of Business Development

DuPage Convention & Visitors Bureau

E Justin@DiscoverDuPage.com

P 630.575.8070, EXT. 207

WWW.DISCOVERDUPAGE.COM

DuMore in DuPage

<image001.jpg>

[Click to view 2018 Visitor Guide!](#)

From: Gary Smallshaw [<mailto:gsmallshaw@sportadvisory.com>]
Sent: Wednesday, August 08, 2018 12:01 PM
To: Justin Roach <justin@discoverdupage.com>
Subject: Re: Perfect Game Corporate Relocation

Justin,

Obviously the preference would be a single location but I believe they are open to any and all conversations that are centered around the right development and funding support.

*Gary Smallshaw
Strategic Advisor
Sports Facilities Advisory, LLC &
Sports Facilities Management, LLC
600 Cleveland St. Suite 910
Clearwater, FL 33755
Office: (727) 614.9268
Cell: (814) 392.2493
Fax: (727) 462.2800
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On Aug 8, 2018, at 12:42 PM, Justin Roach <justin@discoverdupage.com> wrote:

Gary,

Do you know if they'll be open to having headquarters and fields in different locations?
Or are they looking for a single piece of land?

Here in the western suburbs of Chicago, 150+ acres is a tall and someone impossible order. But, we may be able to work with county partners to find 5+ sites with 30+ acres for fields.

Justin Roach

Director of Business Development
DuPage Convention & Visitors Bureau

E Justin@DiscoverDuPage.com
P 630.575.8070, EXT. 207
WWW.DISCOVERDUPAGE.COM

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<image001.jpg>
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From: Justin Roach
Sent: Wednesday, August 08, 2018 10:56 AM
To: 'Gary Smallshaw' <gsmallshaw@sportadvisory.com>
Subject: RE: Perfect Game Corporate Relocation

Perfect. Thanks, Gary!

Justin Roach

Director of Business Development
DuPage Convention & Visitors Bureau
E Justin@DiscoverDuPage.com
P 630.575.8070, EXT. 207
WWW.DISCOVERDUPAGE.COM

DuMore in DuPage

<image001.jpg>
[Click to view 2018 Visitor Guide!](#)

From: Gary Smallshaw [<mailto:gsmallshaw@sportadvisory.com>]
Sent: Wednesday, August 08, 2018 10:52 AM
To: Justin Roach <justin@discoverdupage.com>
Subject: Re: Perfect Game Corporate Relocation
Importance: High

Justin,

We have a detailed project information document that should be approved and ready to go by the end of the week which will include all of this type of information.

In broad strokes the total complex acreage should be in the 150 - 200 range. At this point they are looking at (12) 400' fields along with an additional (8) 300' fields.

Will forward the project information document as soon as its complete.

Gary Smallshaw
Strategic Advisor
Sports Facilities Advisory, LLC &
Sports Facilities Management, LLC
600 Cleveland St. Suite 910
Clearwater, FL 33755
Office: (727) 614.9268

Cell: (814) 392.2493
Fax: (727) 462.2800
www.sportadvisory.com

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SFM: [Client Testimonial: Upward Sports](#)
SFA: [Our Client Relationships](#)

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On Aug 8, 2018, at 11:44 AM, Justin Roach
<justin@discoverdupage.com> wrote:

Hi Gary,

Just called over and must have missed you.

But was hoping to get some information on land size needs?

My wife's due date for our first child is today, and I'll be taking time off any minute. Our county is interested in this, but would like to know size needed.

Thank you!

Justin Roach

Director of Business Development
DuPage Convention & Visitors Bureau
E justin@DiscoverDuPage.com
P 630.575.8070, EXT. 207
WWW.DISCOVERDUPAGE.COM

DuMore in DuPage

<image001.jpg>
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From: Justin Roach
Sent: Tuesday, August 07, 2018 9:03 AM
To: 'Gary Smallshaw' <gsmallshaw@sportadvisory.com>
Subject: RE: Perfect Game Corporate Relocation

Gary,

Thank you for reaching out with this.

Can you provide details on what would be needed from a size/acres for headquarters and venue development?

I'll get to work on this!

Justin Roach

Director of Business Development
DuPage Convention & Visitors Bureau
E Justin@DiscoverDuPage.com
P 630.575.8070, EXT. 207
WWW.DISCOVERDUPAGE.COM

DuMore in DuPage

<image001.jpg>

Click to view 2018 Visitor Guide!

From: Gary Smallshaw [<mailto:gsmallshaw@sportadvisory.com>]

Sent: Tuesday, August 07, 2018 8:52 AM

To: Justin Roach <justin@discoverdupage.com>

Subject: Perfect Game Corporate Relocation

Justin,

Perfect Game has engaged The Sports Facilities Advisory L.L.C. (SFA) to manage the process of selecting a new headquarters and flagship sports tourism destination (please see attached).

Perfect Game is seeking to relocate its corporate headquarters from Georgia and Iowa, to a location that has access to significant airport, transportation and hotel infrastructure, along with available room night capacity, as well as auxillary athletic facilities/field locations.

SFA is requesting letters of interest from municipalities that are capable of providing significant development capital and incentives that will be used for the design & construction of a world class sports destination, which is anticipated to not only support the development of additional hotels in the area, but ultimately serve as a marquee venue that will play a role in the relocation of existing Perfect Game events and, at the same time, play host to several new "signature" events that will drive immediate incremental and direct economic impact.

This two-stage application process will include: 1) providing a Letter of Interest 2) Submitting a detailed Request for Proposal that includes meeting a set of qualification guidelines and criteria in order to move on to the final selection phase (Please see attached).

Thank you for considering how you might collaborate with Perfect Game to become the new headquarters of one of the nation's leading baseball and sports tourism organizations.

Best regards,

Gary Smallshaw
Strategic Advisor
Sports Facilities Advisory, LLC &
Sports Facilities Management, LLC
600 Cleveland St. Suite 910
Clearwater, FL 33755
Office: (727) 614.9268
Cell: (814) 392.2493
Fax: (727) 462.2800
www.sportadvisory.com

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SFM: [Client Testimonial: Upward Sports](#)

SFA: [Our Client Relationships](#)

NOTE: The information contained in this E-mail is intended only for use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone (727) 474-3845 and destroy the original message.

From: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Sent: Wednesday, September 12, 2018 5:42 PM
To: Evan Summers
Subject: Re: Annexation of White Pines Golf Course

Need to get with you on the permit for the cart paths, Scott Viger was talking with M. Dickson.
I'll forward you the message. Want to start the project September 27.

Let me know what we need to do.

Thanks

Sent from my iPhone

On Sep 12, 2018, at 5:32 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

Joe,

FYI: Starting tomorrow, the Golf Course will be under Bensenville Police protection. Nothing changes on your end – 911 and everything will still be the same; it will just be our guys that respond to calls.

Sincerely,

eks

Evan K. Summers

Village Manager

<image001.jpg>

12 South Center Street, Bensenville, IL 60106

P: 630.350.3420 F: 630.350.1105

From: Frank Kosman

Sent: Wednesday, September 12, 2018 5:30 PM

To: All Police <allpolice@bensenville.il.us>; dtemes@addison-il.org; Brandon Hurd <bhurd@addison-il.org>

Cc: chiefspain@bensenvillefpd.org; Evan Summers <ESummers@bensenville.il.us>; Corey Williamsen <CWilliamsen@bensenville.il.us>

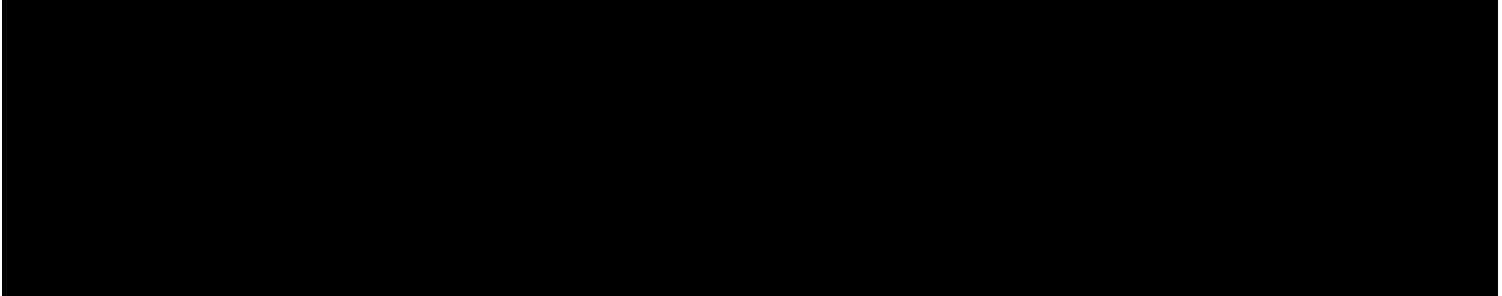
Subject: Annexation of White Pines Golf Course

Importance: High

The Village plans on recording the annexation of the White Pines Golf Course, 500 W. Jefferson, tomorrow. At that time, the golf course will be annexed back into the Village, and it will be under our jurisdiction for police matters.

Chief Frank J. Kosman
Bensenville Police Department
Office 630-594-1170
Cell 630-670-1722

From: Scott Viger
Sent: Thursday, September 13, 2018 5:01 PM
To: Evan Summers;Mehul Patel
Subject: RE: Annexation of White Pines Golf Course



Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)



From: Evan Summers
Sent: Thursday, September 13, 2018 4:58 PM
To: Mehul Patel <MPatel@bensenville.il.us>
Cc: Scott Viger <SViger@bensenville.il.us>
Subject: FW: Annexation of White Pines Golf Course

Mehul,

Just a heads up that now that the Golf Course is in the Village limits, you will be tasked to review their pavement paving project.

Evan K. Summers
Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Joseph Vallez <jvallez@bensenvilleparkdistrict.org>
Sent: Wednesday, September 12, 2018 5:42 PM

To: Evan Summers <ESummers@bensenville.il.us>
Subject: Re: Annexation of White Pines Golf Course

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Sent from my iPhone

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Evan K. Summers

Village Manager

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12 South Center Street, Bensenville, IL 60106
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To: All Police <allpolice@bensenville.il.us>; dtemes@addison-il.org; Brandon Hurd <bhurd@addison-il.org>

Cc: chiefspain@bensenvillefpd.org; Evan Summers <ESummers@bensenville.il.us>; Corey Williamsen <CWilliamsen@bensenville.il.us>

Subject: Annexation of White Pines Golf Course

Importance: High

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Chief Frank J. Kosman
Bensenville Police Department
Office 630-594-1170
Cell 630-670-1722

From: Scott Viger
Sent: Wednesday, September 26, 2018 1:17 PM
To: Evan Summers
Cc: Mary Ribando
Subject: 500 West Jefferson Street / Park District
Attachments: annual CN 9-25-2018 tdk.pdf

Yesterday's inspection at White Pines Golf Course

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)



**VILLAGE OF BENSENVILLE
INSPECTIONAL SERVICES**

12 South Center
Bensenville, IL 60106
630-350-3413 fax:630-350-3449

Type of Inspection: NON-RESIDENTIAL INSPECTION

CORRECTION NOTICE

Address: 500 JEFFERSON Unit:

Business name:: WHITE PINES GOLF CLUB Phone: 630-766-0304

Business Owner: Bensenville Park District Address: 500 W. Jefferson St., Bensenville, IL 60106

Inspection Date: 09/17/2018 Inspector: TOM KNIGHT

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005	VILLAGE REGULATIONS	Current licenses must be displayed for food and liquor service.
120	INTERIOR ELECTRIC	The cord running into the ceiling behind the desk in the Pro Shop must be protected correctly. Contact your electrician.
120H	LABEL ELECTRICAL PANELS	Each electrical panel shall be identified.
120I	REMOVE ALL EXTENSION CORDS	Each breaker shall be labeled as to the circuit it serves. Behind the desk in the Pro Shop. In the Chef's office. Multi-tap plug in Chef's office. In the Teaching Pro's Office.
120K	OPEN ELECTRIC	Provide covers for open junction boxes - Downstairs below the water meter. Banquet kitchen walk-in cooler. Cart Barn vestibule overhang.
120N	BREAKER LOCKS	Provide breaker locks to the circuits that serve the Fire Alarm Control Panel, EXIT lights and emergency lights (Clubhouse and Cart Barn LPB #15).
120R	WATER HEATER BONDING	All water heaters shall be bonded.
130E	WATER METER BONDING	All water meters shall be bonded.
165C	FIRE ALARM ELECTRIC	There are 2 circuits identified as Fire Alarm circuits (LPH -1 #2, and panel near Restaurant Kitchen , circuit #2). Identify the true circuit and label it in RED letters. Remove the label from the incorrect circuit.
170J	FIRE DEPARTMENT CONNECTION (FDC)	Replace the current wye-type FDC with a 4"x4" STORZ type valve. Contact your fire sprinkler contractor for assistance.
180D	FIRE ALARM SYSTEM - ANNUALLY	The fire alarm system requires annual testing/inspection. provide current inspection reports.
180E	HOOD & DUCT - BI-ANNUALLY	All hood and duct suppression systems require bi-annual testing/inspection. Provide current inspection reports and tag the systems.
180F	SPRINKLER SYSTEM - ANNUALLY	The fire sprinkler system requires annual testing/inspection. Provide current inspection reports.
180G	BACK FLOW DEVICE - ANNUALLY	The back flow devices require annual testing/inspection. Provide current inspection reports.
180J	BUSINESS LICENSE - ANNUALLY	A Business License is required for this occupancy. Apply for the Business License at Village Hall.
180K	VENDING LICENSE - ANNUALLY	Vending licenses are required for each soda/snack machine. Contact your vendor. Licenses are available at Village Hall.
180L	ELEVATOR INSPECTION - ANNUALLY	Elevators require annual testing/inspection. provide current inspection reports.



**VILLAGE OF BENSENVILLE
INSPECTIONAL SERVICES**

12 South Center
Bensenville, IL 60106
630-350-3413 fax:630-350-3449

Type of Inspection: NON-RESIDENTIAL INSPECTION

CORRECTION NOTICE

Address: 500 JEFFERSON Unit:

Business name:: WHITE PINES GOLF CLUB Phone: 630-766-0304

Business Owner: Bensenville Park District Address: 500 W. Jefferson St., Bensenville, IL 60106

Inspection Date: 09/17/2018 Inspector: TOM KNIGHT

Additional Remarks/Comments:

Please call to schedule a re-inspection for a date on or about October 22, 2018.

Reinspection 63010 created on 09/26/2018
by 6523tkni

THOSE ITEMS LISTED ABOVE ARE VIOLATIONS OF BENSENVILLE'S ADOPTED VILLAGE CODE AND/OR PROPERTY MAINTENANCE CODE. THIS IS YOUR WRITTEN "CORRECTION NOTICE". FAILURE TO CORRECT THE ABOVE LISTED VIOLATIONS WITHIN THE PRESCRIBED TIME CAN RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY.

You are hereby notified to remedy the conditions as stated above within 30 days.

Neither this inspection nor any Certificate of Occupancy issued by the Village of Bensenville shall be considered a complete list of Code or Municipal Ordinances.

Our inspection can be substantially limited by access available and stored items or furniture.

Some occupancies may require inspections to be completed on individual systems such as heating appliances, roofing, structure or fire protection systems.

If you have questions about this inspection, please call 630-350-3448.

DISCLAIMER: The Village of Bensenville does not warrant the condition of any property inspected and disclaims all liability for any claims arising out of the property or condition thereof.

Copy of this report received by/mailed to: Frank Bonanno via email at fbonanno@whitepinesgolf.com

Tom Knight

Inspector:

9-25-2018

Date:

From: Scott Viger
Sent: Friday, October 12, 2018 9:36 AM
To: Evan Summers
Cc: Mary Ribando
Subject: FW: White Pines Golf Course

So it appears that the Park District facilities that we noted required Alarms were in non-compliance with the Unincorporated DuPage County Code as well.

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)



From: Tom Knight
Sent: Friday, October 12, 2018 9:24 AM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: White Pines Golf Course

Yes, the Fire Code 2015 of DuPage County (as they call it) requires all Assembly occupancies to have an alarm and Storage occupancies greater than 1000 SF to be alarmed.
Briefly, the County has adopted the 2015 IFC with amendments. The above requirements are their amendments to the Code.

From: Scott Viger
Sent: Friday, October 12, 2018 8:54 AM
To: Tom Knight <TKnight@bensenville.il.us>
Subject: White Pines Golf Course

Any luck on determining the Du Page County Alarm requirements for the Maintenance Building and Pine Room?

Scott R. Viger A.I.C.P.
Director
630.350.3411
630.670.3206 (M)



From: Scott Viger
Sent: Wednesday, January 15, 2020 12:30 PM
To: Kurtis Pozsgay;Evan Summers
Cc: Kelsey Fawell
Subject: RE: White Pines Golf Course - Redevelopment

[REDACTED]

SRV

From: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Sent: Wednesday, January 15, 2020 11:36 AM
To: Evan Summers <ESummers@bensenville.il.us>; Scott Viger <SViger@bensenville.il.us>
Cc: Kelsey Fawell <KFawell@bensenville.il.us>
Subject: FW: White Pines Golf Course - Redevelopment

[REDACTED]

Kurtis

From: Matt Garland <mgarland@cawleychicago.com>
Sent: Tuesday, January 14, 2020 2:40 PM
To: Kurtis Pozsgay <KPozsgay@bensenville.il.us>
Subject: White Pines Golf Course - Redevelopment

Hi Kurtis,

I left a voicemail earlier about White Pines Golf Course. I wanted to see if you have a moment to discuss when feasible. Please feel free to reach me at 312.339.9015.

Best,



Matt Garland
Vice President
p: 630-729-7945 m: 312-339-9015
a: One Lincoln Centre, Suite 120, Oakbrook Terrace, IL 60181
www.cawleychicago.com | [View our Youtube](#)

[LinkedIn profile](#)

From: Jeffrey Provenza <jprovenza@darwinrealty.com>
Sent: Monday, January 27, 2020 1:25 PM
To: rjohnson@bvilleparks.org;jvallez@bvilleparks.org
Subject: White Pines
Attachments: Grand Ave & County Line Rd_13 Acres.pdf; Bridge Point Franklin Park_435697 SF.pdf

Hi Rich/Joseph –

Some of my very good clients (and myself to a small extent) own the +/- 35 acres at Grand Ave and County line Rd (former Legend's Golf Course). We are currently in the process of constructing the 114k square foot sports dome for Bo Jackson's Elite Sports. The Village was instrumental in helping me get this project across the finish line.

Wanted to start a dialogue with you guys about a potential joint venture, etc. to develop/utilize some of our excess land here. Originally, we had some outdoor turf fields laid out immediately to the east of the sports dome (please see page 5 of the attached spec sheet). Last year we decided to put these fields on hold for the time being but would love to discuss a potential ground lease with the Park District where you would have complete control/operation of the fields on a long-term basis.

I also wanted to reach out to you guys as I have two clients that are very interested in submitting an offer on a portion of the White Pines Golf Course for future redevelopment. Would love to discuss both of these projects with you guys in more detail when you have a few minutes.

Regards,

Jeff

Ps - Back in 2017/2018 I put together a 50 acre redevelopment in Franklin Park right on I-294. I brokered the deal between Magellan Midstream Partners and a national developer. My client removed (14) above ground storage tanks, and has since put up 750,000 sq feet of industrial space between (3) buildings. Spec sheet attached. We are currently about 50% leased.

JEFFREY J. PROVENZA

VICE PRESIDENT

DARWIN REALTY

970 N. Oaklawn Avenue Suite 100

Elmhurst, IL 60126

O 630-782-9520 x. 3858

C 630-747-6350

E jprovenza@darwinrealty.com

darwinrealty.com



RETAIL SPACE AVAILABLE FOR LEASE ON 13 ACRES
GRAND AVENUE & COUNTY LINE ROAD, BENSENVILLE, IL

FEATURES

- Future +/- 12,000 SF retail strip center (divisible)
- Additional land available adjacent to site
- +/- 13 acres visible from Grand Avenue and I-294
- 30,000 Vehicles Per Day on Grand Avenue
- Available for build-to-suit, ground lease or outright sale
- Blocks from future I-294 full interchange
- Two existing hotels adjacent to site
- On-site sports dome opening 2019/2020
- Lease rate: Subject to offer



**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

JEFFREY J. PROVENZA
 Vice President
jprovenza@darwinrealty.com



RETAIL SPACE AVAILABLE FOR LEASE ON 13 ACRES

GRAND AVENUE & COUNTY LINE ROAD, BENSENVILLE, IL



FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:

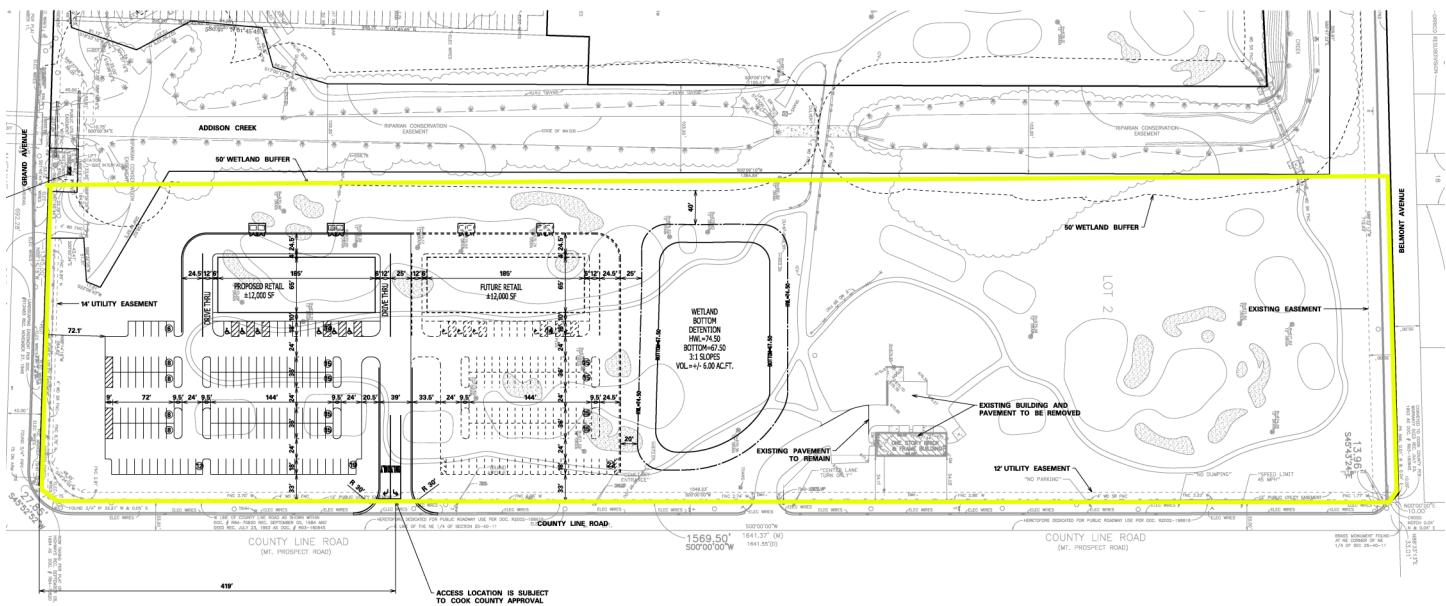
JEFFREY J. PROVENZA
Vice President
jprovenza@darwinrealty.com



RETAIL SPACE AVAILABLE FOR LEASE ON 13 ACRES

GRAND AVENUE & COUNTY LINE ROAD, BENSENVILLE, IL

Proposed Concept Plan 1



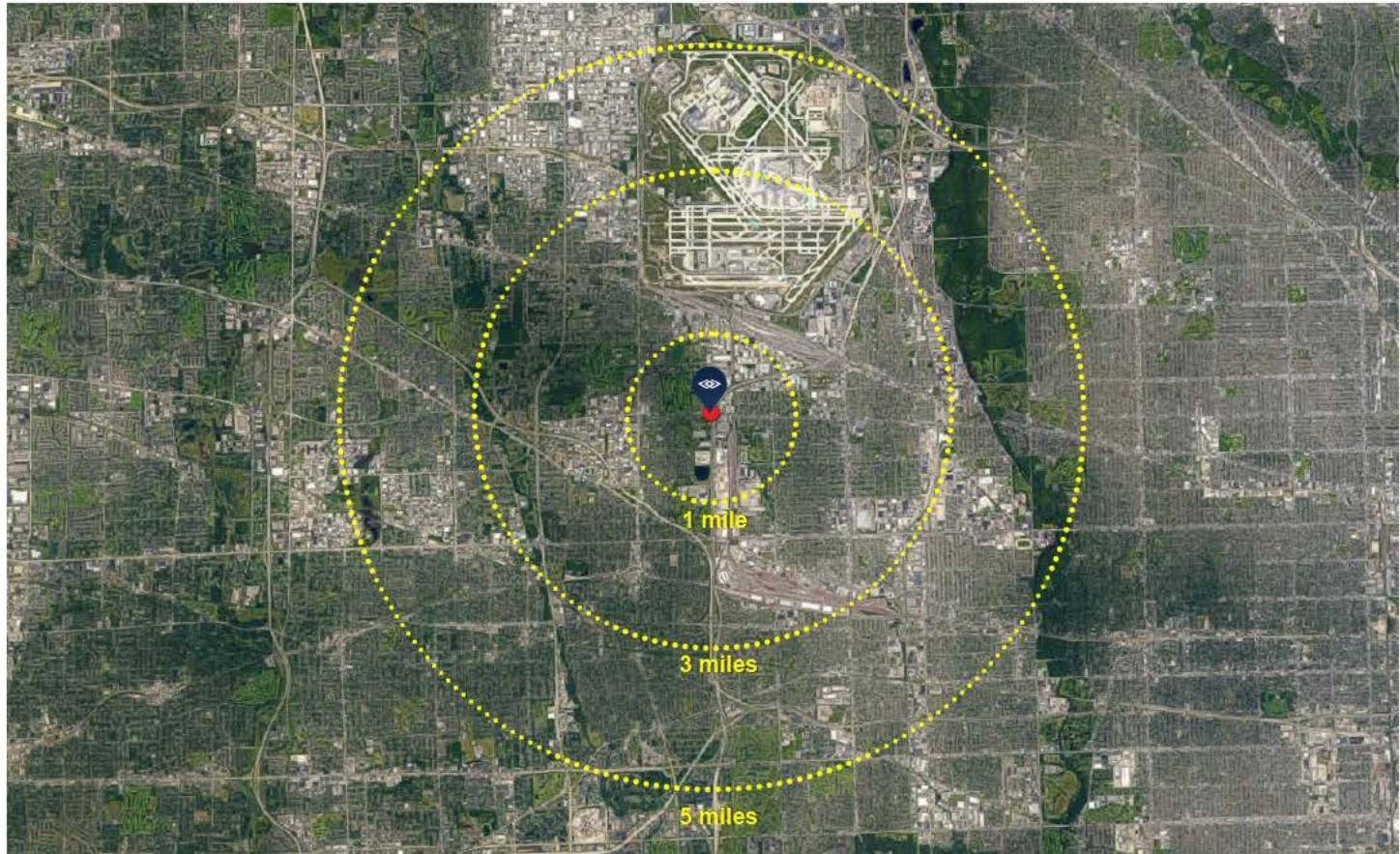
FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:

JEFFREY J. PROVENZA
Vice President
jprovenza@darwinrealty.com

RETAIL SPACE AVAILABLE FOR LEASE ON 13 ACRES

GRAND AVENUE & COUNTY LINE ROAD, BENSENVILLE, IL

Demographics



Traffic count, County Line Road: 10,029 cars per day

Traffic count, Grand Avenue: 29,872 cars per day

	1 Mile	3 Miles	5 Miles
Population:	7,343	94,104	278,411
Median Household Income:	\$60,026	\$71,210	\$66,112

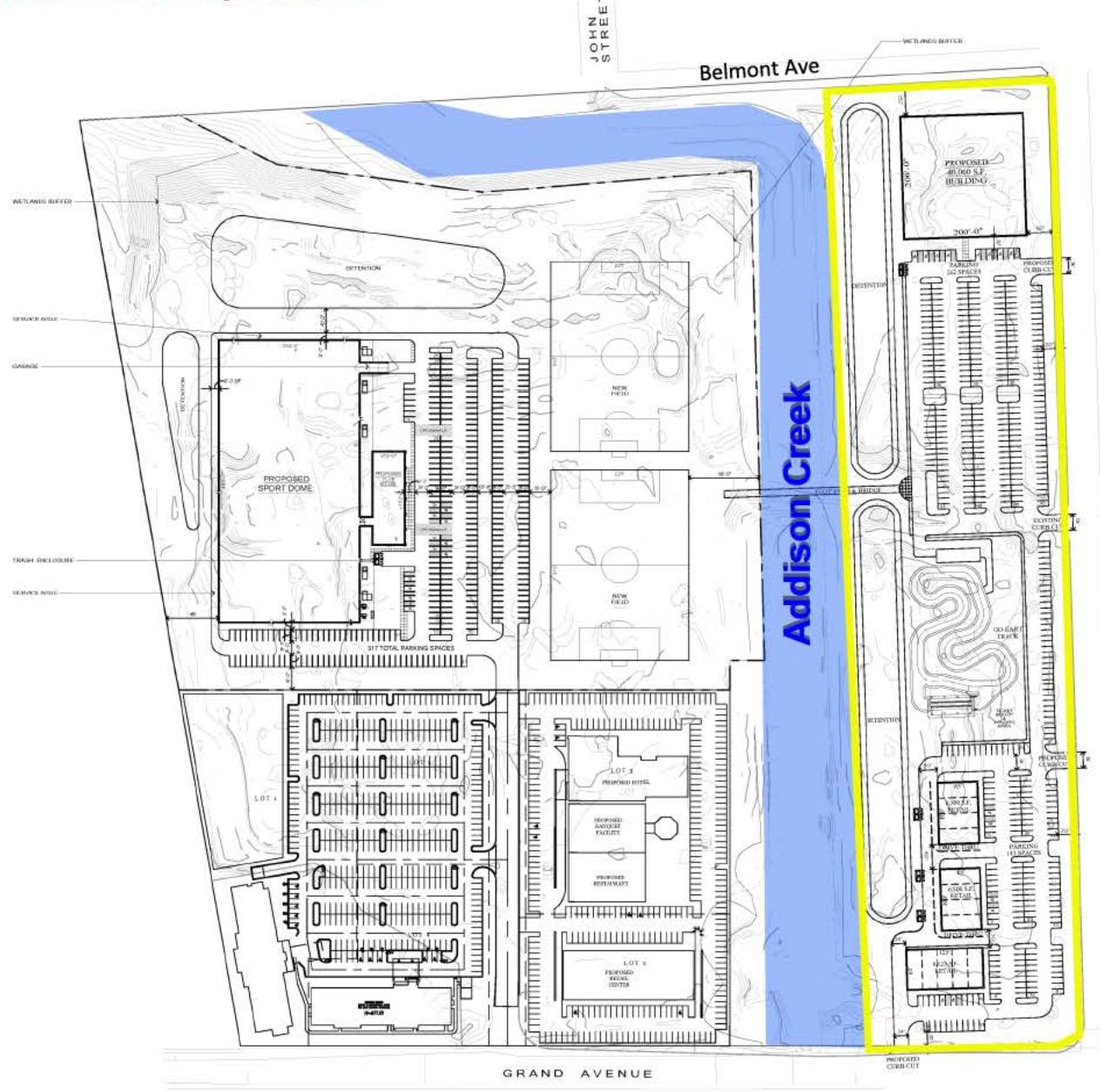
**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:** **JEFFREY J. PROVENZA**
Vice President
jprovenza@darwinrealty.com



RETAIL SPACE AVAILABLE FOR LEASE ON 13 ACRES

GRAND AVENUE & COUNTY LINE ROAD, BENSENVILLE, IL

Proposed Concept Plan 2

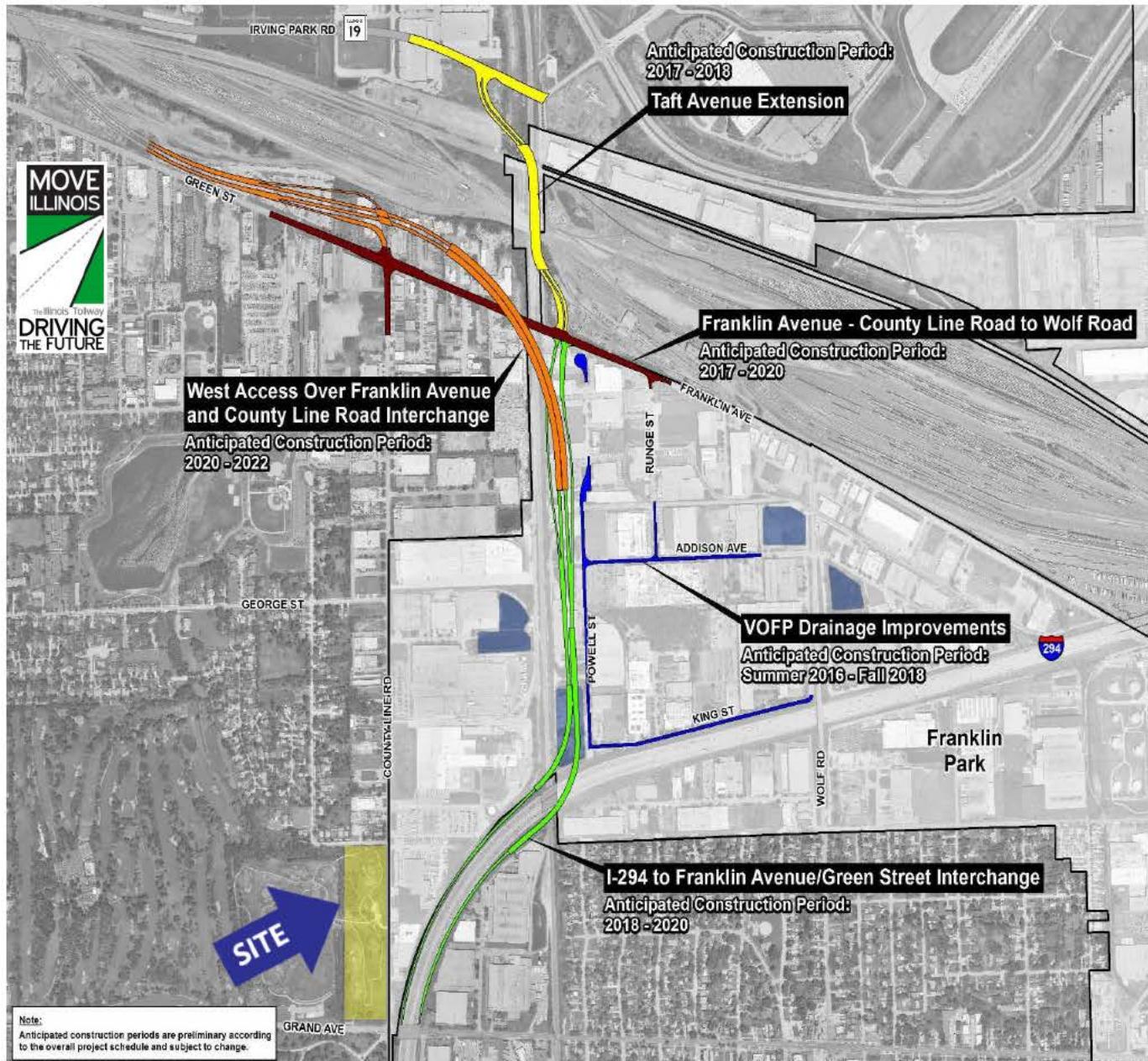


FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:

JEFFREY J. PROVENZA
Vice President
jprovenza@darwinrealty.com

RETAIL SPACE AVAILABLE FOR LEASE ON 13 ACRES

GRAND AVENUE & COUNTY LINE ROAD, BENSENVILLE, IL



**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

JEFFREY J. PROVENZA
Vice President
jprovenza@darwinrealty.com

RETAIL SPACE AVAILABLE FOR LEASE ON 13 ACRES

GRAND AVENUE & COUNTY LINE ROAD, BENSENVILLE, IL

Lots 3&4 Available for BTS, Ground Lease or Sale (fully divisible)



**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

**JEFFREY J. PROVENZA
Vice President
jprovenza@darwinrealty.com**

BRIDGE POINT FRANKLIN PARK

10501-10701 FRANKLIN AVENUE | FRANKLIN PARK, IL

BRIDGE



NEW INFILL DEVELOPMENT O'HARE SUBMARKET

HIGHLIGHTS

- Ideal location on SE side of O'Hare International Airport with immediate access to South Cargo and CP Rail Yard
- Class A buildings with state-of-the-art specifications including 78 trailer parking stalls
- Building visibility along I-294
- Class 6B tax abatement in place

NUMBER OF BUILDINGS

Three (3)

AVAILABLE SPACE

435,697 SF

DIVISIBLE TO

25,000 SF

CLEAR HEIGHT

32'

JEFFREY J. PROVENZA

Vice President

jprovenza@darwinrealty.com

630-782-9520 x. 3858

RICHARD G. DALY, SIOR

President

rdaly@darwinrealty.com

630-782-9520 x. 3859

DARWIN
REALTY

SITE PLAN

BRIDGE

FACILITY #3 (10701 FRANKLIN AVE)

194,502 SF Available

Building Area: 287,417 SF
 Spec Office: 939 SF
 Clear Height: 32'
 Exterior Docks: 30
 Future Docks: 12
 Drive-in Doors: 1
 Car Parking: 119
 Trailer Parking: 43

FACILITY #2 (10601 FRANKLIN AVE)

174,355 SF Available

Building Area: 282,075 SF
 Clear Height: 32'
 Exterior Docks: 28
 Future Docks: 10
 Drive-in Doors: 1
 Car Parking: 116
 Trailer Parking: 35

FACILITY #1 (10501 FRANKLIN AVE)

66,840 SF Available

Building Area: 184,611 SF
 Spec Office: 4,306 SF
 Clear Height: 32'
 Exterior Docks: 9
 Future Docks: 7
 Drive-in Doors: 1
 Car Parking: 53



ACCESS TO / FROM SITE



HIGHLIGHTS

- Future access to/from I-294 via new full interchange at Franklin Ave and County Line Rd
- New full interchange will provide direct access to I-294, I-290, I-390, and I-90
- Enhancing southern access to O'Hare via a new, four-lane Taft Ave Connector between Irving Park Rd and Franklin Ave with a new crossing over the Bensenville Rail Yard

TO FULL INTERCHANGE AT I-294 AND FRANKLIN AVE

1 mile

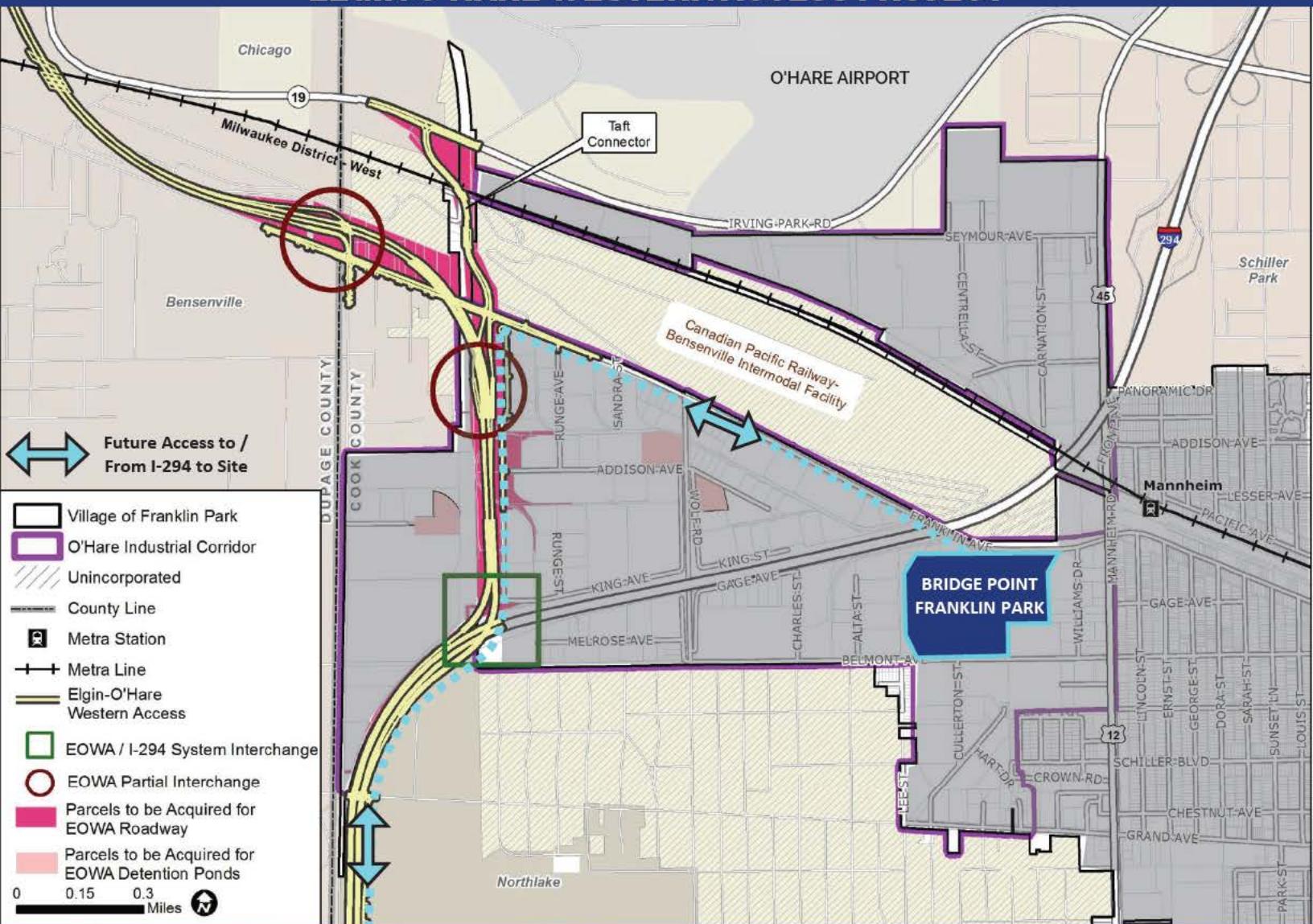
TO IRVING PARK RD INTERCHANGE AT I-294

1.3 miles

TO O'HARE SOUTH CARGO ENTRANCE

1.5 miles

ELGIN O'HARE WESTERN ACCESS PROJECT



42 MILLION+ SF NATIONWIDE

BRIDGE is a privately-owned firm that focuses on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL REAL ESTATE in the supply constrained U.S. CORE industrial markets of Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco and Seattle.

Our people EMBRACE COMPLEXITY and execute with CREATIVITY AND CERTAINTY. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS

- 2019 • Developer of the Year, NAIOP Chicago
- 2019 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2019 • Community Appearance Award, City of Fort Lauderdale
- 2018 • Developer of the Year, Chicago Commercial Real Estate Awards
- 2018 • Developer of the Year, NAIOP South Florida
- 2018 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2018 • Commercial Real Estate Project of the Year, South Florida Business Journals
- 2018 • Deal of the Year, NAIOP New Jersey
- 2018 • Community Appearance Award, City of Fort Lauderdale
- 2017 • Project of the Year, NAIOP South Florida
- 2017 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2016 • Developer of the Year, NAIOP South Florida
- 2015 • Industrial Redevelopment of the Year, NAIOP Chicago
- 2015 • Developer of the Year, NAIOP Chicago
- 2015 • Developer of the Year, Chicago Commercial Real Estate Awards
- 2014 • Industrial Redevelopment of the Year, NAIOP Chicago
- 2011 • Developer of the Year, Chicago Commercial Real Estate Awards



HEADQUARTERS

1000 W. Irving Park Rd., Suite 150, Itasca, IL 60143 | 312 683 7230

www.bridgedev.com

From: Joseph Vallez <jvallez@bvilleparks.org>
Sent: Monday, February 10, 2020 3:53 PM
To: Evan Summers
Subject: RE: White Pines

thanks

From: Evan Summers <ESummers@bensenville.il.us>
Sent: Monday, February 10, 2020 2:11 PM
To: Joseph Vallez <jvallez@bvilleparks.org>
Subject: RE: White Pines

I'm pretty sure our party line is, "That's not our piece of property, you'd have to talk to the park district about that." That said, it's no secret in the development community that your site could be in play and that Pannatoni is making a run at it.

I'll follow up with Scott to make sure he is holding the party line.

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Joseph Vallez <jvallez@bvilleparks.org>
Sent: Monday, February 10, 2020 12:39 PM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: Fwd: White Pines

Evan

Can you check with Scott Viger to see what he is relating to these potential developers this is the second developer that has reached out to me I just want to make sure that we are not putting out a message that will become controversial

Thanks

Joseph C. Vallez

Begin forwarded message:

From: Chris Tiedeman <chris@landpartnersllc.com>
Date: February 10, 2020 at 12:36:21 PM CST
To: Joseph Vallez <jvallez@bvilleparks.org>
Subject: White Pines

Good Afternoon,

I had left you a voice mail late last week and hope to follow up with you perhaps to meet with you later this week.

My company is working with a we'll capitalized private developer and when we were meeting with Scott Vigor at the Village of Bensenville last week, the District's Golf Course came up.

He suggested that we reach out to you to further discuss.

Please let me know when we might be able to connect to make arrangements to meet at your convenience.

Thanks in advance.

Sincerely,
Chris Tiedeman
Land Partners, L.L.C.
3405 N. Kennicott Avenue, Suite A
Arlington Heights, Illinois. 60004
Office: 847.394.8000
Mobile: 847.370.9100
Fax: 846.394.9400
www. Landpartnersllc.com

From: Jeffrey Provenza <jprovenza@darwinrealty.com>
Sent: Monday, February 17, 2020 7:56 AM
To: Evan Summers
Subject: FW: White Pines

Let's chat when you have a few mins pls

JP

JEFFREY J. PROVENZA

VICE PRESIDENT

DARWIN REALTY

970 N. Oaklawn Avenue Suite 100

Elmhurst, IL 60126

O 630-782-9520 x. 3858

C 630-747-6350

E jprovenza@darwinrealty.com

darwinrealty.com



From: Joseph Vallez <jvallez@bvilleparks.org>
Sent: Monday, February 17, 2020 7:55 AM
To: Jeffrey Provenza <jprovenza@darwinrealty.com>
Cc: Rich Johnson <rjohnson@bvilleparks.org>
Subject: Re: White Pines

Jeff

I'd like to hear your ideas.

Joseph C. Vallez

On Feb 14, 2020, at 8:27 AM, Jeffrey Provenza <jprovenza@darwinrealty.com> wrote:

Good morning guys,

Any interest in discussing either of these topics further?

Regards,

Jeff

JEFFREY J. PROVENZA

VICE PRESIDENT

<image001.png>

DARWIN REALTY

970 N. Oaklawn Avenue Suite 100

Elmhurst, IL 60126

O 630-782-9520 x. 3858

C 630-747-6350

E jprovenza@darwinrealty.com

darwinrealty.com

<image002.png>

From: Jeffrey Provenza

Sent: Monday, January 27, 2020 1:25 PM

To: rjohnson@bvilleparks.org; jvallez@bvilleparks.org

Subject: White Pines

Hi Rich/Joseph –

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JEFFREY J. PROVENZA

VICE PRESIDENT

<image001.png>

DARWIN REALTY

970 N. Oaklawn Avenue Suite 100

Elmhurst, IL 60126

O 630-782-9520 x. 3858

C 630-747-6350

E jprovenza@darwinrealty.com

darwinrealty.com

<image002.png>

From: Jeffrey Provenza <jprovenza@darwinrealty.com>
Sent: Wednesday, February 19, 2020 9:52 AM
To: Evan Summers
Subject: FW: Outdoor turf fields at Grand Ave and County Line Rd
Attachments: 5472.06GM1 (1).pdf

Fyi

JEFFREY J. PROVENZA

VICE PRESIDENT

DARWIN REALTY

970 N. Oaklawn Avenue Suite 100

Elmhurst, IL 60126

O 630-782-9520 x. 3858

C 630-747-6350

E jprovenza@darwinrealty.com

darwinrealty.com



From: Jeffrey Provenza

Sent: Tuesday, February 18, 2020 6:01 PM

To: Joseph Vallez <jvallez@bvilleparks.org>

Cc: rjohnson@bvilleparks.org

Subject: Outdoor turf fields at Grand Ave and County Line Rd

Joe –

It was great speaking with you today. Thanks for taking the time

Regarding my Bo Jackson site in Bensenville please see attached. These are the (2) full-size turf fields we had laid out. The fields are 225' x 310'

The (2) adjacent rows of parking next to the fields would be exclusive to the outdoor fields. By my count we are looking at about 124 cars

As I mentioned our preference is to do a long-term ground lease on the dirt, but would consider building the fields and leasing them back to the Park District as a last resort.

Call with any questions.

Regards,

Jeff

JEFFREY J. PROVENZA

VICE PRESIDENT

DARWIN REALTY

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C 630-747-6350

E jprovenza@darwinrealty.com

darwinrealty.com



From: Joseph Vallez <jvallez@bvilleparks.org>

Sent: Tuesday, February 18, 2020 11:34 AM

To: Jeffrey Provenza <jprovenza@darwinrealty.com>

Subject: RE: White Pines

Yes

From: Jeffrey Provenza <jprovenza@darwinrealty.com>

Sent: Tuesday, February 18, 2020 9:53 AM

To: Joseph Vallez <jvallez@bvilleparks.org>

Subject: RE: White Pines

Are you free after 4pm today for a call? If so what is the best number to reach you at?

Jeff

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Does 11am work for you guys this Friday?

Jeff

JEFFREY J. PROVENZA

VICE PRESIDENT

<image001.png>

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<image002.png>

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Sent: Monday, February 17, 2020 7:39 PM
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darwinrealty.com

<image002.png>

From: Jeffrey Provenza

Sent: Monday, January 27, 2020 1:25 PM

To: rjohnson@bvilleparks.org; jvallez@bvilleparks.org

Subject: White Pines

Hi Rich/Joseph –

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Wanted to start a dialogue with you guys about a potential joint venture, etc. to develop/utilize some of our excess land here. Originally, we had some outdoor turf fields laid out immediately to the east of the sports dome (please see page 5 of the attached spec sheet). Last year we decided to put these fields on hold for the time being but would love to discuss a potential ground lease with the Park District where you would have complete control/operation of the fields on a long-term basis.

I also wanted to reach out to you guys as I have two clients that are very interested in submitting an offer on a portion of the White Pines Golf Course for future redevelopment. Would love to discuss both of these projects with you guys in more detail when you have a few minutes.

Regards,

Jeff

Ps - Back in 2017/2018 I put together a 50 acre redevelopment in Franklin Park right on I-294. I brokered the deal between Magellan Midstream Partners and a national developer. My client removed (14) above ground storage tanks, and has since put up 750,000 sq feet of industrial space between (3) buildings. Spec sheet attached. We are currently about 50% leased.

JEFFREY J. PROVENZA

VICE PRESIDENT

<image001.png>

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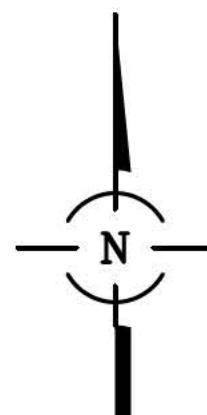
C 630-747-6350

E jprovenza@darwinrealty.com

darwinrealty.com

<image002.png>

THE SITE IS A FORMER LANDFILL AND SOIL SETTLEMENT
IS EXPECTED. CONTRACTOR SHALL BE FAMILIAR
WITH THE ENVIRONMENTAL AND GEOTECHNICAL
REPORTS FOR THE SITE AS WELL AS ANY
RECOMMENDATIONS CONTAINED WITHIN.



SCALE 1" - 50'
0 50 100

BELMONT AVENUE

1571.17'

N88°33'13"E

1614.18' (M)

1614.80' (D)

LIMITS OF 100-YR BASE FLOOD ELEVATION (BY ELEVATION)
PER EFFECTIVE FIRM FIRM PANEL 17043C0309H
DATED DECEMBER 16, 2004

ADDISON CREEK

STORMWATER DETENTION BASIN #1
NATIVE PLANTING BOTTOM

BOTTOM=71.70

HML=78.70

BOTTOM=71.70

From: Scott Viger
Sent: Wednesday, February 19, 2020 10:28 AM
To: Evan Summers;Kurtis Pozsgay;Kelsey Fawell
Subject: RE: Outdoor turf fields at Grand Ave and County Line Rd

SRV

From: Evan Summers <ESummers@bensenville.il.us>
Sent: Wednesday, February 19, 2020 9:54 AM
To: Scott Viger <SViger@bensenville.il.us>; Kurtis Pozsgay <KPozsgay@bensenville.il.us>; Kelsey Fawell <KFawell@bensenville.il.us>
Subject: FW: Outdoor turf fields at Grand Ave and County Line Rd
Importance: Low

From: Jeffrey Provenza <jprovenza@darwinrealty.com>
Sent: Wednesday, February 19, 2020 9:52 AM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: FW: Outdoor turf fields at Grand Ave and County Line Rd

Fyi

JEFFREY J. PROVENZA

VICE PRESIDENT

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<image001.png>

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E jprovenza@darwinrealty.com
darwinrealty.com

<image002.png>

From: Joseph Vallez <jvallez@bvilleparks.org>
Sent: Friday, October 2, 2020 6:12 PM
To: Evan Summers
Subject: Re: White Pines Golf Course

I'll call her cell again.

Joseph C. Vallez

On Oct 2, 2020, at 3:37 PM, Evan Summers <ESummers@bensenville.il.us> wrote:

[Negative.](#)

From: Joseph Vallez <jvallez@bvilleparks.org>
Sent: Friday, October 2, 2020 3:22 PM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: RE: White Pines Golf Course

Have not received a confirmation from her.

Have you heard anything?

JCV

From: Evan Summers <ESummers@bensenville.il.us>
Sent: Friday, October 2, 2020 3:09 PM
To: Joseph Vallez <jvallez@bvilleparks.org>
Subject: RE: White Pines Golf Course

Joe,

[Did this meeting ever get finalized?](#)

From: Joseph Vallez <jvallez@bvilleparks.org>
Sent: Tuesday, September 29, 2020 12:14 PM
To: Beth Marchetti <beth@discoverdupage.com>; Angela Rauen <angela@discoverdupage.com>
Cc: Evan Summers <ESummers@bensenville.il.us>
Subject: RE: White Pines Golf Course

October 8th at 10 am?

How would you like to set up the meeting?

In person or by phone?

Thanks

Joe Vallez

From: Beth Marchetti <beth@discoverdupage.com>
Sent: Tuesday, September 29, 2020 12:00 PM
To: Joseph Vallez <jvallez@bvilleparks.org>; Angela Rauen <angela@discoverdupage.com>

Cc: Evan Summers <ESummers@bensenville.il.us>

Subject: RE: White Pines Golf Course

Hello Joe:

Happy to set up a time to discuss with Noonie Aguilar and Angela Rauen, and have copied them on this email. Next week is pretty open after Wednesday morning.

From: Joseph Vallez <jvallez@bvilleparks.org>

Sent: Monday, September 28, 2020 1:29 PM

To: Beth Marchetti <beth@discoverdupage.com>

Subject: White Pines Golf Course

Beth

Hope all is well.

We have continued conversations regarding White Pines golf course. Wondering when we can get together

Thanks

Joe Vallez

Bensenville Park district

From: Scott Viger
Sent: Thursday, May 27, 2021 5:18 PM
To: Evan Summers
Cc: Kurtis Pozsgay;Kelsey Fawell
Subject: RE: White Pines Golf Course

Wow.

Scott R. Viger A.I.C.P.
Director / Community &
Economic Development
630.350.3411 Office
630.670.3206 Mobile



From: Evan Summers
Sent: Thursday, May 27, 2021 5:14 PM
To: Scott Viger <SViger@bensenville.il.us>
Cc: Kurtis Pozsgay <KPozsgay@bensenville.il.us>; Kelsey Fawell <KFawell@bensenville.il.us>
Subject: White Pines Golf Course

Vallez just called to tell me that his land bill to sell off half of White Pines Golf Course just passed the House.

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Joseph Vallez <jvallez@bvilleparks.org>
Sent: Saturday, July 31, 2021 8:42 AM
To: Boundy, Darren M:(ComEd)
Cc: Evan Summers
Subject: Re: Bensenville Outage ID: 6683576

Darren

Thanks for the information yesterday, I appears we are having another issue at White Pines this morning. ComEd is on site.

We have a wedding tonight starting at 4:00 pm.

Any info would be appreciated.

Joseph C. Vallez
Executive Director
Bensenville Park District

On Jul 30, 2021, at 11:08 AM, Boundy, Darren M:(ComEd) <darren.boundary@comed.com> wrote:

I heard it was just restored

From: Evan Summers <ESummers@bensenville.il.us>
Sent: Friday, July 30, 2021 10:39 AM
To: Boundy, Darren M:(ComEd) <darren.boundary@ComEd.com>
Cc: Joseph Vallez <jvallez@bvilleparks.org>
Subject: [EXTERNAL] Bensenville Outage ID: 6683576

EXTERNAL MAIL. Do not click links or open attachments from unknown senders or unexpected Email.

Darren,

Hope you are well – thanks for the updates earlier in the week. It looks like we have an outage impacting White Pines Golf Course. They have an event this evening and I'm looking to see if you can offer some insight beyond what the Muni Portal is telling me. If possible, we would appreciate your assistance in expediting the repair.

Cc-ing Joe Vallez, Executive Director for the Bensenville Park District (White Pines Golf Course).

eks

Evan K. Summers

Village Manager

<image001.jpg>

12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

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From: Scott Viger
Sent: Wednesday, October 20, 2021 10:59 AM
To: Evan Summers
Subject: FYI
Attachments: 141210_Atwater - Illustrative.pdf; 200713 DDS Pulte_Trails of Woods Creek_Final EXHIBIT_Overall site plan_wo house plans.pdf; Pulte - Gleneagles Sketch Plan_2021-08-30.pdf; 2021-02-24 Rendered Site Plan.pdf

Importance: High

[REDACTED]

Scott R. Viger A.I.C.P.
Director / Community &
Economic Development
630.350.3411 Office
630.670.3206 Mobile



From: Rob Getz [mailto:Robert.Getz@PulteGroup.com]
Sent: Wednesday, October 20, 2021 10:30 AM
To: Scott Viger <SViger@bensenville.il.us>
Subject: RE: Blast frm the past
Importance: High

CAUTION: This email originated from outside of the organization.

Scott –

Thanks again for reaching out to me. It was great talking to you on Monday.

I just wanted to take a second to reiterate our interest in the potential purchase of White Pines for residential development.

As I mentioned on the phone, Pulte has become the go-to golf course redeveloper here in Chicagoland.

1. We redeveloped Country Lakes Country Club in Naperville into Atwater (Land plan is attached).
2. We redeveloped Terrace Hill Country Club in Algonquin into Trails of Woods Creek (Land plan is attached).
3. We are in the process of getting our entitlements to redevelop Gleneagles Golf Club in Lemont (Proposed land plan is attached).
4. We are just starting our entitlements to redevelop Silver Lakes Country Club in Orland Park (Proposed land plan is attached).

One other thing that I thought of after we got off the phone. As you know, Pulte owns the Del Webb brand. The more I look at White Pines, the more I think that it might be the perfect location for a Del Webb.

I would love the opportunity to come in and discuss this further with you.

Hopefully we can keep this conversation going!

Thanks.

Rob

Rob Getz, P.E.

Vice President of Land Acquisition

PulteGroup, Inc.

1900 E. Golf Road, Suite 300

Schaumburg, IL 60173

Cell: (312) 720-6579

rob.getz@pultegroup.com



From: Scott Viger <SViger@bensenville.il.us>

Sent: Monday, October 18, 2021 11:48 AM

To: Rob Getz <rob.getz@pulte.com>

Subject: Blast frm the past

External Sender

Good morning –

If you receive this email, could you give me a call?

I'd appreciate it.

Just have a development question for you.

Scott R. Viger A.I.C.P.
Director / Community &
Economic Development
630.350.3411 Office
630.670.3206 Mobile



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ILLUSTRATIVE SITE PLAN

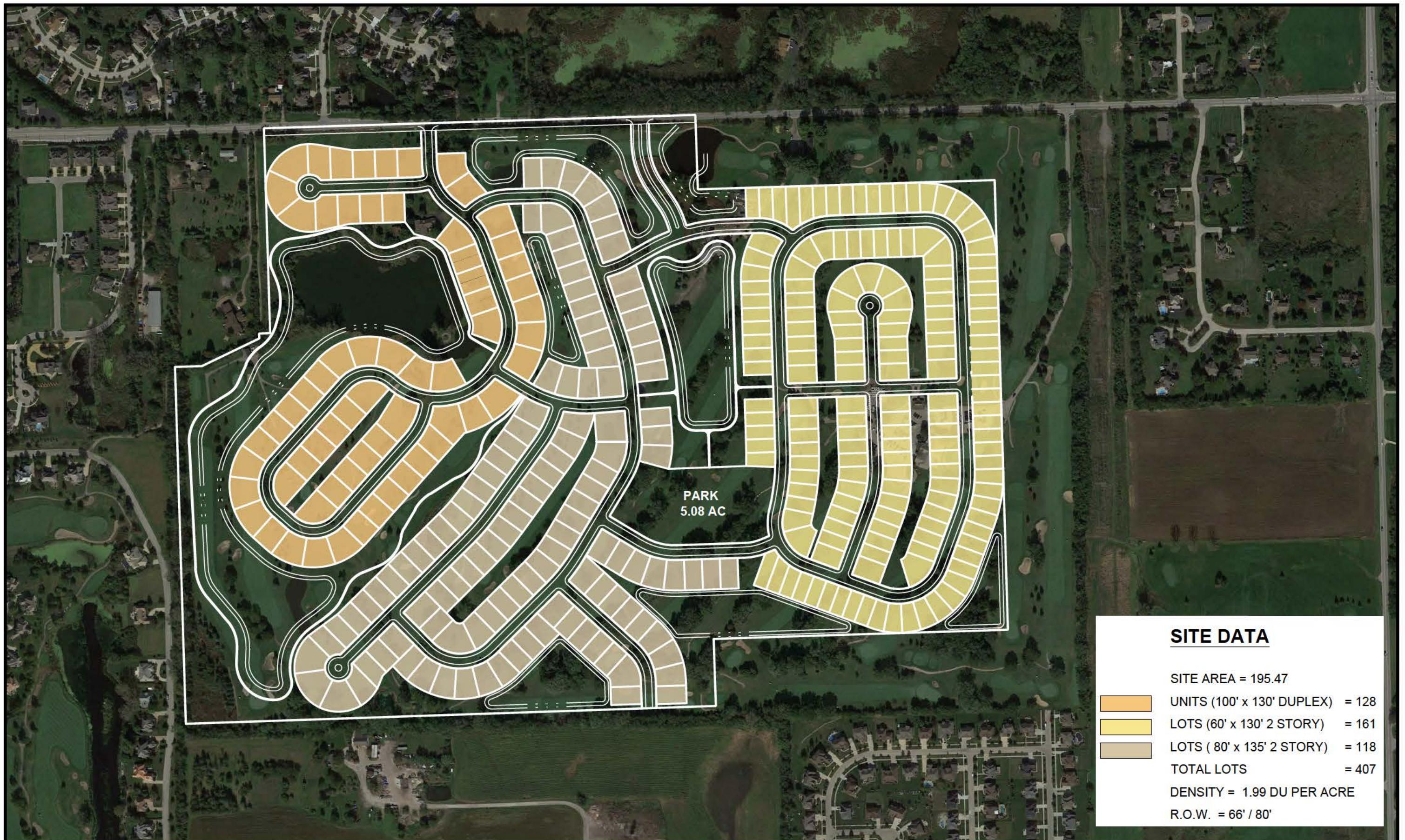
ATWATER

NAPERVILLE, ILLINOIS

 **CEMCON, Ltd.**
CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

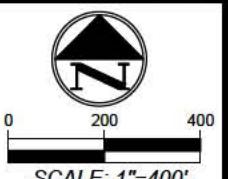
 **SIGNATURE**
DESIGN GROUP





GLENÉAGLES COUNTRY CLUB
LEMONT ILLINOIS

SKETCH PLAN



DATE: 08-30-21

N:\2021\210156\Drawings\ACAD\LD\101\Misc Drawings\Sketch Plan Alt 4 - 210156.dwg 8/30/2021



From: Joseph Vallez <jvallez@bvilleparks.org>
Sent: Wednesday, November 17, 2021 1:57 PM
To: Evan Summers
Subject: RE: White Pines Golf Course Redevelopment

CAUTION: This email originated from outside of the organization.

Great at your place.

From: Evan Summers <ESummers@bensenville.il.us>
Sent: Wednesday, November 17, 2021 1:34 PM
To: Joseph Vallez <jvallez@bvilleparks.org>
Subject: RE: White Pines Golf Course Redevelopment

Understood, let's do noon.

From: Joseph Vallez <jvallez@bvilleparks.org>
Sent: Wednesday, November 17, 2021 12:23 PM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: Re: White Pines Golf Course Redevelopment

CAUTION: This email originated from outside of the organization.

I have an 11 already but noon works or after.

Joseph C. Vallez

On Nov 17, 2021, at 11:28 AM, Evan Summers <ESummers@bensenville.il.us> wrote:

You, me, and the Mayor to start off. Whoever you want on your end.

How does 11am Friday work?

Evan K. Summers
Village Manager
<image001.jpg>

12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Joseph Vallez <jvallez@bvilleparks.org>
Sent: Tuesday, November 16, 2021 9:49 PM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: RE: White Pines Golf Course Redevelopment

CAUTION: This email originated from outside of the organization.

I agree, what time works?
Who you inviting to this meeting?
JCV

From: Evan Summers <ESummers@bensenville.il.us>
Sent: Tuesday, November 16, 2021 3:46 PM
To: Joseph Vallez <jvallez@bvilleparks.org>
Cc: Geoff Dickinson (gdickinson@sbfriedman.com) <gdickinson@sbfriedman.com>; Frank DeSimone <FDeSimone@bensenville.il.us>; Mary Ribando <MRibando@bensenville.il.us>
Subject: White Pines Golf Course Redevelopment

Joe,

You mentioned that we should get together at the Veterans Day breakfast to talk about the Village's desired outcome as well as the Park District's; I think that's a great idea. Are you available this Friday?

eks

Evan K. Summers
Village Manager
<image001.jpg>

12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Scott Viger
Sent: Wednesday, December 1, 2021 4:15 PM
To: Steve Skurski;Evan Summers
Subject: RE: [REDACTED]

I am thinking that if anyone calls him it should be Evan...

Scott R. Viger A.I.C.P.
Director / Community &
Economic Development
630.350.3411 Office
630.670.3206 Mobile



From: Steve Skurski
Sent: Wednesday, December 1, 2021 3:57 PM
To: Scott Viger <SViger@bensenville.il.us>
Subject: [REDACTED]
Importance: High

Hi Scott,

[REDACTED] stopped by today and had some questions/concerns he wanted to share regarding White Pines Golf Course. He is attending a Park District meeting tonight and is hoping for a call back before the meeting. His cell phone number is: [REDACTED]

For what it is worth, he was very friendly.

Thank you,

Steve Skurski
Community Liaison



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