

**VILLAGE OF BENSENVILLE  
12 S. CENTER STREET  
BENSENVILLE, ILLINOIS 60106**

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**Ordinance No. 53-2024**

**An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois  
Terminating Tax Increment Allocation Financing for the Route 83/Thorndale  
Avenue Tax Increment Financing Redevelopment Project Area (TIF #6)**

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**ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF BENSENVILLE  
THIS 22<sup>nd</sup> DAY OF OCTOBER 2024**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois this 23rd day of October, 2024

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

I, Corey Williamsen, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois, and as such officer, I am the keeper of the records and files of said Village; I do further certify that the foregoing constitutes a full, true and correct copy of Ordinance No. 53-2024 entitled An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Terminating Tax Increment Allocation Financing for Route 83/Thorndale Avenue Tax Increment Financing Redevelopment Project Area (TIF #6).

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 23rd day of October 2024.



  
Corey Williamsen  
Deputy Village Clerk

**ORDINANCE NUMBER 53-2024**

**AN ORDINANCE OF THE VILLAGE OF BENSENVILLE, DUPAGE AND COOK  
COUNTIES, ILLINOIS TERMINATING TAX INCREMENT ALLOCATION  
FINANCING FOR THE ROUTE 83/THORNDALE AVENUE TAX INCREMENT  
FINANCING REDEVELOPMENT PROJECT AREA (TIF #6)**

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

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 *et seq.*, as from time to time amended (the "*TIF Act*"), the President and Board of Trustees of the Village (the "*Corporate Authorities*") are empowered to undertake the development or redevelopment of a designated area within the boundaries of the Village in which existing conditions permit such area to be classified as a "blighted area" as that term is defined in Section 11-74.4-3(a) of the TIF Act; and

**WHEREAS**, the Corporate Authorities, pursuant to properly adopted ordinances, passed on February 20, 2001 did heretofore: (i) approve a redevelopment plan and redevelopment project (the "*Redevelopment Plan*"), (ii) designate a "redevelopment project area" known as the "*Route 83/Thorndale Avenue Redevelopment Project Area (TIF #6)*", which is legally described on Exhibit A and a copy of which is attached hereto and made a part hereof (the "*Project Area*"), (iii) adopt tax increment allocation financing for the Project Area (the "*TIF Financing*"); and, in connection therewith, (iv) establish the Village of Bensenville Route 83/Thorndale Avenue Tax Increment Redevelopment Project Area Special Tax Allocation Account (the "*Special Tax Allocation Fund*"), in accordance with the TIF Act (collectively, the "*TIF Ordinances*"); and

**WHEREAS**, as set forth in the TIF Ordinances, as of the date hereof, the balance of the Special Tax Allocation Fund contains sufficient revenues to pay and retire all outstanding projected redevelopment project costs and obligations related to approved redevelopment projects and the retirement of obligations issued to finance redevelopment project cost, if applicable; and

**WHEREAS**, the Corporate Authorities have heretofore and hereby expressly determine that it is desirable and in the best interests of the Village and the affected taxing districts that tax increment allocation financing for the Project Area be terminated, while maintaining: (i) the Project Area in order to complete any approved redevelopment projects and project costs, and (ii) the Special Tax Allocation Fund for incremental property tax revenues received for tax year 2023 and prior tax years in order to retire or pay redevelopment project costs and obligations of the Project Area; and

**WHEREAS**, the termination of TIF Financing for the Project shall enable affected taxing districts to capture the benefit of extending levies against the incremental equalized assessed value in accordance with the Property Tax Extension Limitation Law of the State of Illinois, 35 ILCS 200/18-185, *et seq.*; and

**WHEREAS**, in accordance with the TIF Act and prior to November 1, 2024, the Village shall notify the taxing districts that TIF Financing for the Project Area is to be terminated as of December 31, 2024.

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

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

entirety.

**Section 2.** *Tax Increment Allocation Financing Terminated.* As of December 31, 2024, tax increment allocation financing for the Route 83/Thorndale Avenue Redevelopment Project Area shall be deemed terminated.

**Section 3.** *Special Tax Allocation Fund.* The Route 83/Thorndale Avenue Redevelopment Project Area Special Tax Allocation Account shall be maintained for incremented property tax revenue received in relation to tax year 2023 and prior tax years and such funds therein solely for the following purposes:

- (i) the payment of all redevelopment project costs and retirement of obligations of the Project Area, if applicable, all in compliance with the TIF Ordinances and the TIF Act;
- (ii) holding such funds pending the final resolution of any and all existing claims or potential future claims in connection with real property taxes affecting properties within the Project Area, which were paid and deposited into the Special Tax Allocation Fund; and
- (iii) the payment of any annual administrative costs incurred by the Village for staff and professional services related to the administration of the Project Area and/or Special Tax Allocation Fund and any continuing statutory reporting requirements.

In compliance with the TIF Ordinances and the TIF Act, amounts remaining in the Special Tax Allocation Fund, if any, once any and all of the aforesaid redevelopment project costs, obligations and/or claims are resolved, shall be promptly paid to the DuPage County Treasurer who shall distribute such amounts to the respective taxing districts in the Project Area in the same manner and proportion as the applicable distribution by the DuPage County Treasurer to the affected taxing districts of real property taxes from the Project Area in each of the applicable years prior to December 31, 2024. After the payment of the applicable funds to the DuPage County Treasurer

as contemplated herein, the Project Area and Special Tax Allocation Fund shall be promptly dissolved in compliance with the TIF Ordinances and the TIF Act.

**Section 4.** *Notification of Affected Taxing Bodies.* The Corporate Authorities hereby direct the Village Clerk to notify, prior to November 1, 2024, the Clerk of DuPage County and Affected Taxing Districts, as such term is defined in the TIF Act, by providing a certified copy of this Ordinance by certified mail that Tax Increment Financing for the Project Area is to be terminated and dissolved as of December 31, 2024.

**Section 5.** This Ordinance, and its parts, are declared to be severable and any section, clause, provision, or portion of this Ordinance that is declared invalid shall not affect the validity of any other provision of this Ordinance, which shall remain in full force and effect.

**Section 6.** All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 7.** This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

*(Intentionally Left Blank)*

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 22nd day of October 2024, pursuant to a roll call vote, as follows:

APPROVED:



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Frank DeSimone, Village President

ATTEST:



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Nancy Quinn, Village Clerk

AYES: Carmona, Frey, Lomax, Panicola, Perez

---

NAYES: None

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ABSENT: Franz

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Exhibit A

Legal Description

ALL THAT PART OF SECTIONS 2 AND 3 IN TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN O'HARE WEST, A SUBDIVISION IN TI-IE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER R96-147193, SAID SOUTHWEST CORNER BEING ALSO ON THE EAST LINE OF ROBERT KINGERY HIGHWAY (ILLINOIS ROUTE 83);

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 IN O'HARE WEST AND ALONG THE SOUTH LINE OF LOT 3 IN SAID O'HARE WEST, A DISTANCE OF 1,253.37 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 3, SAID SOUTHEAST CORNER OF LOT 3 BEING ALSO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHEAST CORNER OF LOT 3 IN O'HARE WEST INDUSTRIAL PLAZA, A SUBDIVISION OF PART OF THE WEST HALF. OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER R71-016332;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 IN O'HARE WEST INDUSTRIAL PLAZA AND ALONG THE NORTH LINE OF LOTS 2 AND 1 IN SAID O'HARE WEST INDUSTRIAL PLAZA AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF ROBERT KINGERY HIGHWAY (ILLINOIS ROUTE 83);

THENCE NORTH ALONG SAID WEST LINE OF ROBERT KINGERY HIGHWAY (ILLINOIS ROUTE 83) TO THE SOUTHEAST CORNER OF LOT 1 IN THORNDALE BUSINESS PARK IN WOODALE RESUBDIVISION 1, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER R89-022772;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN THORNDALE BUSINESS PARK IN WOODALE RESUBDIVISION 1, A DISTANCE OF 700.65 FEET, MORE OR

LESS, TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN THORNDALE BUSINESS PARK IN WOODALE RESUBDIVISION 1, A DISTANCE OF 810.22 FEET, MORE OR LESS, TO THE SOUTH LINE OF THORNDALE AVENUE;

THENCE WEST ALONG SAID SOUTHERN LINE OF THORNDALE AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED AS DOCUMENT NUMBER R75-053874;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF SAID LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13 AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 1 IN ELK GROVE INDUSTRIAL PARK RESUBDIVISION NO. 1, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED AS DOCUMENT NUMBER R89-120803;

THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID LOT 1 IN ELK GROVE INDUSTRIAL PARK RESUBDIVISION NO. 1, A DISTANCE OF 529.03 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 6 IN ESJODA SUBDIVISION UNIT 2, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER R77-116415;

THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID LOT 6 IN ESJODA SUBDIVISION UNIT 2, A DISTANCE OF 133.33 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 7 IN ESJODA SUBDIVISION UNIT 3, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER R78-028547;

THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID LOT 7 IN ESJODA SUBDIVISION UNIT 3, A DISTANCE OF 133.33 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 5 IN ESJODA SUBDIVISION, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER R76-032233;

THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID LOT 5 AND ALONG THE EAST LINE OF LOT 4 IN SAID ESJODA SUBDIVISION, A DISTANCE OF 364.82 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 4 IN

ESJODA SUBDIVISION;

THENCE NORTH ALONG A STRAIGHT LINE, A DISTANCE OF 66 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 1 IN THORNDALE BUSINESS PARK, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER R74-045805;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN THORNDALE BUSINESS PARK A DISTANCE OF 337.15 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 IN THORNDALE BUSINESS PARK AND ALONG THE NORTH LINE OF LOTS 2 AND 3 IN SAID THORNDALE BUSINESS PARK AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF ROBERT KINGERY HIGHWAY (ILLINOIS ROUTE 83);

THENCE SOUTH ALONG SAID EAST LINE OF ROBERT KINGERY HIGHWAY (ILLINOIS ROUTE 83) TO THE POINT OF BEGINNING.

EXCEPTING FROM THE FOREGOING ALL OF LOT 1 IN THORNDALE BUSINESS PARK IN WOODALE RESUBDIVISION 1, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER R85- 022772, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THORNDALE AVENUE, AS WIDENED.

ALL IN THE VILLAGE OF BENSENVILLE, DU PAGE COUNTY, ILLINOIS.

CONTAINING IN THE AGGREGATE APPROXIMATELY 106 ACRES OF LAND, MORE OR LESS.

NOTE: THE ACREAGE SHOWN HERE WAS PROTRACTED FROM ASSESSOR'S MAPS AND HAS NOT BEEN FIELD VERIFIED.

T05006

BENSENVILLE TIF DISTRICT #6

Township: ADDISON	2023 Current Valuation:	24,996,620	Residential:	-
	Initial Valuation:	15,105,240	Farm:	-
	Revised Frozen Valuation:	15,058,110	Commercial:	2,868,120
	Difference:	9,938,510	Industrial:	12,189,990
			Total Real Estate:	<u>15,058,110</u>
			Railroad:	-
			Total:	<u>15,058,110</u>

TIF CODE VALUE	DISTRICT	RATE EXTENDED	TAXES EXTENDED	CODE	VALUE	RATE
	DU PAGE COUNTY	.1473	14,639.40			
	FOREST PRESERVE	.1076	10,693.84			
	DU PAGE WATER COMMISSION	0	-			
	DU PAGE AIRPORT AUTHORITY	.0132	1,311.88			
	ADDISON TOWNSHIP	.1042	10,355.93			
	ADDISON TOWNSHIP ROAD	.0902	8,964.54			
	VLG OF BENSENVILLE	.8149	80,988.92			
4,341,280	BENSENVILLE SSA #3	.5382	23,364.77	3187	5,597,230	9.0131
5,597,230	BENSENVILLE PARK	.4573	25,596.13	3224	4,341,280	7.9527
4,341,280	WOOD DALE PARK	.4352	18,893.25			
	BENSENVILLE FIRE 2	.8726	86,723.44			
5,597,230	BENSENVILLE LIBRARY	.2335	13,069.53			
4,341,280	WOOD DALE LIBRARY	.4475	19,427.23			
5,597,230	GRADE SCHOOL DIST #2	3.9699	222,204.43			
4,341,280	GRADE SCHOOL DIST #7	2.1794	94,613.86			
	HIGH SCHOOL DIST #100	2.0117	199,933.01			
	JUNIOR COLLEGE #502	.1907	18,952.74			
	TOTAL		849,732.90			



12 S. Center St.  
Bensenville, IL 60105  
Office: 630.262.2200  
Fax: 630.594.1085  
[www.bensenvilleil.us](http://www.bensenvilleil.us)

VILLAGE BOARD

President  
Steve DeNardo

Board of Trustees  
Rose Cammaro  
John Frazee  
Maria F. Frey  
Michael J. Goss  
Charles P. Helle Jr.  
Donald J. Pappas

Village Clerk  
Nancy Evans

Village Manager  
Dawn K. Summers

CERTIFIED MAIL

**NOTICE OF TERMINATION OF THE VILLAGE OF BENSENVILLE ROUTE  
83/THORNDALE AVENUE TAX INCREMENT FINANCE DISTRICT (TIF #6)**

To: Office of the DuPage County Clerk, Revenue Department  
421 North County Farm Road, Wheaton, Illinois 60187

Taxing Districts (see attached Service List)

From: Village of Bensenville, DuPage and Cook Counties, Illinois

Date: October 22, 2024

Subject: Notice of Termination of the Designation of the Village of Bensenville  
Route 83/Thorndale Avenue Redevelopment Tax Increment Finance  
District for the Purpose of Receipt of Incremental Real Estate Taxes and  
Dissolving the Special Tax Allocation Fund Related Thereto

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Pursuant to the Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4, *et seq.* (the "TIF Act"), the President and Board of Trustees (the "Corporate Authorities") of the Village of Bensenville (the "Village") approved the Route 83/Thorndale Avenue Tax Increment Finance District on February 20, 2001.

As required by Section 8 of the TIF Act, 65 ILCS 5/11-74.4-8, the Village shall:

"Upon the payment of all redevelopment project costs, the retirement of obligations, the distribution of any excess monies pursuant to this Section, and final closing of the books and records of the redevelopment project area, the municipality shall adopt an ordinance dissolving the special tax allocation fund for the redevelopment project area and terminating the designation of the redevelopment project area as a redevelopment project area."

In accordance with the TIF Act, on October 22, 2024, the Corporate Authorities adopted Ordinance Number        entitled "*An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Terminating Tax Increment Allocation Financing for the Route 83/Thorndale Avenue Tax Increment Financing Redevelopment Project Area (TIF #6)*" (the "Ordinance"). The Ordinance terminates the designation of the Route



12 S Center St.  
Bensenville, IL 60106

Office: 630.766.8200  
Fax: 630.534.4135

[www.bensenville.il.us](http://www.bensenville.il.us)

**VILLAGE BOARD**

**President**  
Paul DeGeorge

**Board of Trustees**

Lisa Laramie  
Anthony  
Robert L. Frey  
William L. Lutz  
Nicholas Pernicola Jr.  
Thomas Pozsgay

**Village Clerk**  
Nancy Flores

**Village Manager**  
Kurtis K. Pozsgay

83/Thorndale Avenue Tax Increment Financing District on December 31, 2024, and dissolves the project area and special tax allocation fund related thereto subject to the terms contained in the Ordinance. A copy of the Ordinance is attached.

The Village hereby requests that the Office of the DuPage County Clerk enable the taxing districts to capture the benefit of extending levies against the incremental real estate tax value recovered as if the designation of the Village of Bensenville Route 83/Thorndale Avenue Tax Increment Finance District had been terminated commencing with tax year 2024, in accordance with the Property Tax Extension Limitation Law of the State of Illinois, 35 ILCS 200/18-185, *et seq.*

If you should have any questions regarding the foregoing, please contact Kurtis Pozsgay, Director of Community & Economic Development, Village of Bensenville, 12 South Center Street, Bensenville, Illinois 60106 or at 630-350-3396.

Taxing Districts  
Service List

1. Village of Bensenville
2. County of DuPage
3. Addison Township
4. College of DuPage Community College District No. 502
5. Fenton High School District No. 100
6. Bensenville Elementary School District No. 2
7. Bensenville Public Library District
8. Bensenville Fire Protection District No. 2
9. Bensenville Park District
10. Public Member (Armando Diaz)

ROUTE 83/THORNDALE AVENUE  
REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

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THENCE SOUTH ALONG SAID EAST LINE OF ROBERT KINGERY HIGHWAY (ILLINOIS ROUTE 83) TO THE POINT OF BEGINNING.

EXCEPTING FROM THE FOREGOING ALL OF LOT 1 IN THORNDALE BUSINESS PARK IN WOODALE RESUBDIVISION 1, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER R85-022772, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THORNDALE AVENUE, AS WIDENED.

ALL IN THE VILLAGE OF BENSENVILLE, DU PAGE COUNTY, ILLINOIS.

CONTAINING IN THE AGGREGATE APPROXIMATELY 106 ACRES OF LAND, MORE OR LESS.

NOTE: THE ACREAGE SHOWN HERE WAS PROTRACTED FROM ASSESSOR'S MAPS AND HAS NOT BEEN FIELD VERIFIED.



# Village of Bensenville

## TIF District VI

