

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

---

**Ordinance No. 54-2024**

**An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois  
Terminating Tax Increment Allocation Financing for the Irving Park/Church Tax  
Increment Financing Redevelopment Project Area (TIF #7)**

---

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

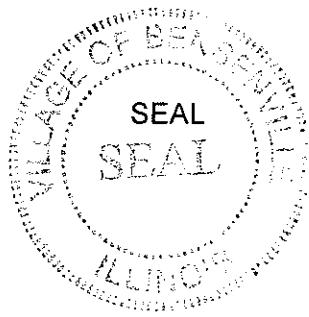
---

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. 54-2024 entitled An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Terminating Tax Increment Allocation Financing for the Irving Park /Church Tax Increment Financing Redevelopment Project Area (TIF #7).

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 54-2024**

**AN ORDINANCE OF THE VILLAGE OF BENSENVILLE, DUPAGE AND COOK COUNTIES, ILLINOIS TERMINATING TAX INCREMENT ALLOCATION FINANCING FOR THE IRVING PARK/CHURCH TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA (TIF #7)**

---

**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 May 1, 2001 did heretofore: (i) approve a redevelopment plan and redevelopment project (the "*Redevelopment Plan*"), (ii) designate a "redevelopment project area" known as the "*Irving Park/Church Redevelopment Project Area (TIF #7)*", 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 Irving Park/Church 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 Irving Park/Church Redevelopment Project Area shall be deemed terminated.

**Section 3.** *Special Tax Allocation Fund.* The Irving Park/Church 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.

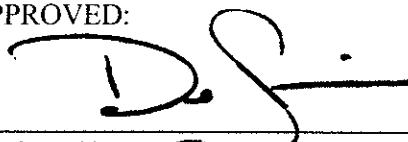
**Section 6.** All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**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:



Frank DeSimone, ~~Village President~~

ATTEST:



Nancy Quinn, Village Clerk

AYES: Carmona, Frey, Lomax, Panicola, Perez

NAYES: None

ABSENT: Franz

Exhibit A

Legal Description

ALL THAT PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF BLOCK 3 IN SNOWBERG CONSTRUCTION COMPANY 'S SUBDIVISION OF LOT 2 OF OWNERS ASSESSMENT PLAT, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 956169;

THENCE NORTH ALONG THE EAST LINE OF SAID SNOWBERG CONSTRUCTION COMPANY 'S SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF IRVING PARK BOULEVARD;

THENCE EAST ALONG SAID NORTH LINE OF IRVING PARK BOULEVARD TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF CHURCH ROAD, AS SAID CHURCH ROAD IS OPENED AND LAID OUT SOUTH OF IRVING PARK ROAD;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF CHURCH ROAD, AS SAID CHURCH ROAD IS OPENED AND LAID OUT SOUTH OF IRVING PARK ROAD TO THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY;

THENCE WESTERLY ALONG SAID NORTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING, ALL IN THE VILLAGE OF BENSENVILLE, DU PAGE COUNTY, ILLINOIS.

CONTAINING APPROXIMATELY 387,596 SQUARE FEET (8.898 ACRES) OF LAND, MORE OR LESS.

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

LOCATED APPROXIMATELY AT THE SOUTHWEST CORNER OF IRVING PARK AND CHURCH ROADS, BENSENVILLE, ILLINOIS 60106

T05007

BENSENVILLE TIF DISTRICT #7

Township: ADDISON      2023 Current Valuation: 510,530  
 Initial Valuation: -  
 Revised Frozen Valuation: -  
 Difference: 510,530

Residential: -  
 Farm: -  
 Commercial: -  
 Industrial: -  
 Total Real Estate: -  
 Railroad: -  
 Total: -

TIF CODE VALUE	DISTRICT	RATE	TAXES	CODE	VALUE	RATE
		EXTENDED	EXTENDED			
	DU PAGE COUNTY	.1473	752.02			
	FOREST PRESERVE	.1076	549.33			
	DU PAGE WATER COMMISSION	0	-			
	DU PAGE AIRPORT AUTHORITY	.0132	67.39			
	ADDISON TOWNSHIP	.1042	531.97			
	ADDISON TOWNSHIP ROAD	.0902	460.50			
	VLG OF BENSENVILLE	.8149	4,160.31			
	BENSENVILLE PARK	.4573	2,334.65			
	BENSENVILLE FIRE #2	.8726	4,454.88			
	BENSENVILLE LIBRARY	.2335	1,192.09			
	GRADE SCHOOL DIST #2	3.9699	20,267.53			
	HIGH SCHOOL DIST #100	2.0117	10,270.33			
	JUNIOR COLLEGE #502	.1907	973.58			
	TOTAL		46,014.58	3189	510,530	9.0131



12 S. Center St.  
Bensenville, IL 60106  
Office: 630.766.8200  
Fax: 630.594.1165  
[www.bensenville.il.us](http://www.bensenville.il.us)

VILLAGE BOARD

President  
Frank J. Palmarone

Board of Trustees  
Lisa Laramore  
Don Freig  
Diane E. Frey  
Dwight L. Gray  
Thomas J. Kucala, Jr.  
Anita L. Pfeifer

Village Clerk  
Kathy Green

Village Manager  
Kaiti Semper

CERTIFIED MAIL

**NOTICE OF TERMINATION OF THE VILLAGE OF BENSENVILLE IRVING PARK/CHURCH TAX INCREMENT FINANCE DISTRICT (TIF #7)**

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 Irving Park/Church Redevelopment Tax Increment Finance District for the Purpose of Receipt of Incremental Real Estate Taxes and Dissolving the Special Tax Allocation Fund Related Thereto

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 Irving Park/Church Tax Increment Finance District on May 1, 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 Irving Park/Church Tax Increment Financing Redevelopment Project Area (TIF #7)*" (the "Ordinance"). The Ordinance terminates the designation of the Irving



12 S. Center St.  
Bensenville, IL 60106  
Office: 630.766.8200  
Fax: 630.594.1005  
[www.bensenvilleil.us](http://www.bensenvilleil.us)

**VILLAGE BOARD**

**President**  
Kurtis Pozsgay

**Board of Trustees**  
Lisa Bernheim  
Tom Bern  
Mark J. Foy  
Mark and Linda  
James P. Pernola Jr.  
Danielle Payer

**Village Clerk**  
Kathy Hahn

**Village Manager**  
Kurtis Pozsgay

Park/Church 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 Irving Park/Church 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)

## IRVING PARK / CHURCH TIF

ALL THAT PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF BLOCK 3 IN SNOWBERG CONSTRUCTION COMPANY 'S SUBDIVISION OF LOT 2 OF OWNERS ASSESSMENT PLAT, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 956169;

THENCE NORTH ALONG THE EAST LINE OF SAID SNOWBERG CONSTRUCTION COMPANY 'S SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF IRVING PARK BOULEVARD;

THENCE EAST ALONG SAID NORTH LINE OF IRVING PARK BOULEVARD TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF CHURCH ROAD, AS SAID CHURCH ROAD IS OPENED AND LAID OUT SOUTH OF IRVING PARK ROAD;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF CHURCH ROAD, AS SAID CHURCH ROAD IS OPENED AND LAID OUT SOUTH OF IRVING PARK ROAD TO THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY;

THENCE WESTERLY ALONG SAID NORTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING, ALL IN THE VILLAGE OF BENSENVILLE, DU PAGE COUNTY, ILLINOIS.

CONTAINING APPROXIMATELY 387,596 SQUARE FEET (8.898 ACRES) OF LAND, MORE OR LESS.

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

LOCATED APPROXIMATELY AT THE SOUTHWEST CORNER OF IRVING PARK AND CHURCH ROADS, BENSENVILLE, ILLINOIS 60106

Chicago Guarantee Survey Co.  
601 S. LaSalle St., Suite 400, Chicago, Il., 60605  
Ordered by: Camiros

Date: January 16, 2001  
Order No. 0101007f0



# Village of Bensenville

## TIF District VII



724 722 718 716 714 712 710 708 706 202 201

710-20

800

713

114

110

106

720 716 712 708

103

731

719 715 711 707

TIF VII

100

728

724 720 716 712 708

MAIN ST

724

720

716

712

708

CHURCH RD

TIF V

831

825 817 809 801 741 733 725

717

709

701

615