

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

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**Ordinance No. 55-2024**

**An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois  
Terminating Tax Increment Allocation Financing for the Grand/York Tax  
Increment Financing Redevelopment Project Area (TIF #11)**

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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**

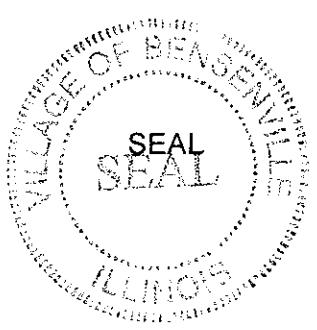
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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois this 23rd day of October, 2024

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. 55-2024 entitled An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Terminating Tax Increment Allocation Financing for the Grand/York Tax Increment Financing Redevelopment Project Area (TIF #11).

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 55-2024**

**AN ORDINANCE OF THE VILLAGE OF BENSENVILLE, DUPAGE AND COOK  
COUNTIES, ILLINOIS TERMINATING TAX INCREMENT ALLOCATION  
FINANCING FOR THE GRAND/YORK TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA (TIF #11)**

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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 July 3, 2001 did heretofore: (i) approve a redevelopment plan and redevelopment project (the "*Redevelopment Plan*"), (ii) designate a "redevelopment project area" known as the "*Grand/York Redevelopment Project Area (TIF #11)*", 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 Grand/York 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 Grand/York Redevelopment Project Area shall be deemed terminated.

**Section 3.** *Special Tax Allocation Fund.* The Grand/York 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 NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 263 IN CANTRELL'S RESUBDIVISION OF LOTS 248 TO 269, A RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 835958, SAID NORTHWEST CORNER BEING ALSO THE POINT OF INTERSECTION OF THE EAST LINE OF DAVID DRIVE WITH THE SOUTH LINE OF DELORES DRIVE;

THENCE SOUTH ALONG THE EAST LINE OF SAID DAVID DRIVE AND ALONG THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 589.00 FEET, MORE OR LESS, TO THE CENTER LINE OF GRAND AVENUE;

THENCE WEST ALONG SAID CENTERLINE OF GRAND AVENUE AND ALONG THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 734.00 FEET, MORE OR LESS, TO A LINE PERPENDICULAR TO SAID WESTERLY EXTENSION OF GRAND AVENUE, SAID LINE HAVING A SOUTHERLY TERMINUS ON SAID WESTERLY EXTENSION AND A NORTHERLY TERMINUS AT THE SOUTHERLY MOST, SOUTHEAST CORNER OF LOT 18 IN THE ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5, A PLAT OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 465944, SAID SOUTHEAST CORNER OF LOT 18 BEING 148.69 FEET, MORE OR LESS, EAST OF THE SOUTHWEST CORNER OF SAID LOT 18;

THENCE NORTHEASTERLY ALONG 11-IE SOUTHEASTERLY LINE OF SAID LOT 18 IN THE ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5, A DISTANCE OF 48.04 FEET, TO THE EASTERLY MOST, SOUTHEAST CORNER OF SAID LOT 18;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 18 IN THE ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5, A DISTANCE OF 56.07 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID LOT 18 SAID EASTERLY LINE OF LOT 18 BEING ALSO THE WESTERLY LINE OF YORK ROAD;

THENCE CONTINUING NORTH ALONG THE EAST LINE OF LOT 18 AND ALONG THE EAST LINE OF LOTS 17 AND 16, ALL IN THE ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5, SAID EASTLINE OF LOTS 18, 17 AND 16 BEING ALSO THE WEST LINE OF YORK ROAD, A DISTANCE OF 265.67 FEET, MORE OR LESS, TO THE

SOUTH LINE OF LOT 15 IN SAID ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 15 IN THE ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5, A DISTANCE OF 5.00 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 15, SAID EAST LINE OF LOT 15 BEING ALSO THE WESTLINE OF YORK ROAD;

THENCE NORTH ALONG SAID EAST LINE OF LOT 15, A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 15;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 15 IN THE ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5, A DISTANCE OF 20.00 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 14 IN SAID ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5, SAID EAST LINE OF LOT 14 BEING ALSO THE WEST LINE OF YORK ROAD;

THENCE NORTH ALONG SAID WEST LINE OF YORK ROAD, A DISTANCE OF 400.00 FEET, MORE OR LESS, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 15 IN CANTRELL BROTHERS RESUBDIVISION, A RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 909040; THENCE EAST ALONG SAID WESTERLY EXTENSION, AND THE SOUTH LINE OF AFORESAID LOT 15 IN CANTRELL BROTHERS RESUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 745.80 FEET, MORE OR LESS, TO THE EAST LINE OF DAVID DRIVE;

THENCE SOUTH ALONG SAID EAST LINE OF DAVID DRIVE, A DISTANCE OF 155.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 570,153 SQUARE FEET (13.08891 ACRES) OF LAND, MORE OR LESS.

T05011

BENSENVILLE TIF DISTRICT #11

Township: ADDISON	2023 Current Valuation:	3,802,160	Residential:	-
	Initial Valuation:	2,786,700	Farm:	-
	Revised Frozen Valuation:	2,786,700	Commercial:	2,786,700
	Difference:	1,015,460	Industrial:	-
			Total Real Estate:	<u>2,786,700</u>
			Railroad:	-
			Total:	<u>2,786,700</u>

TIF CODE VALUE	DISTRICT	RATE EXTENDED	TAXES EXTENDED	CODE	VALUE	RATE
	DU PAGE COUNTY	.1473	1,495.80			
	FOREST PRESERVE	.1076	1,092.63			
	DU PAGE WATER COMMISSION	0	0.00			
	DU PAGE AIRPORT AUTHORITY	.0132	134.04			
	ADDISON TOWNSHIP	.1042	1,058.11			
	ADDISON TOWNSHIP ROAD	.0902	915.94			
	VLG OF BENSENVILLE	.8149	8,274.98			
	BENSENVILLE PARK	.4573	4,643.70			
	BENSENVILLE FIRE 2	.8726	8,860.90			
	BENSENVILLE LIBRARY	.2335	2,371.10			
	UNIT SCHOOL DIST #205	4.5490	46,193.28			
	JUNIOR COLLEGE #502	.1907	1,936.48			
	TOTAL		76,976.96	3188	1,015,460	7.5805



12 S. Center St.  
Bensenville, IL 60106  
Office: 630.766.8200  
Fax: 630.594.1105  
[www.bensenville.il.us](http://www.bensenville.il.us)

VILLAGE BOARD

President  
Mark Johnson

Board of Trustees  
Dina Alvarado  
John Bawie  
Mike Clegg  
Devin Lerner  
Nicholas Piscicchio, Jr.  
Cassandra Poppo

Village Clerk  
Kathy J. Linn

Village Manager  
Evan K. Cermers

Village Board Secretary

CERTIFIED MAIL

NOTICE OF TERMINATION OF THE VILLAGE OF BENSENVILLE  
GRAND/YORK TAX INCREMENT FINANCE DISTRICT (TIF #11)

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  
Grand/York 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 Grand/York Tax Increment Finance District on July 3, 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 2024-01, entitled "*An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Terminating Tax Increment Allocation Financing for the Grand/York Tax Increment Financing Redevelopment Project Area (TIF #11)*" (the "Ordinance"). The Ordinance terminates the designation of the Grand/York Tax Increment Financing District on December 31, 2024, and dissolves the project area



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Bensenville, IL 60106  
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Fax: 630.594.4105  
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**VILLAGE BOARD**

**President**  
Angela Scherzer

**Board of Trustees**  
Dina DiCarlo  
John Frey  
Maria L. Frey  
Melissa Frazee  
Thomas Pergola Jr.  
Kurtis Pozsgay

**Village Clerk**  
Savannah

**Village Manager**  
Kurtis Pozsgay

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 Grand/York 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. Consolidated High School District No. 205
6. Bensenville Public Library District
7. Bensenville Fire Protection District No. 2
8. Bensenville Park District
9. Public Member (Armando Diaz)

## APPENDIX B

### GRAND/YORK REDEVELOPMENT PROJECT AREA BENSENVILLE TIF #11

#### LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

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CONTAINING 570,153 SQUARE FEET (13.08891 ACRES) OF LAND, MORE OR LESS.



## Village of Bensenville

## TIF District XI

