

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

ORDINANCE NO. 28-98

**An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois
approving a Tax Increment Redevelopment Plan and Redevelopment Project for the
Grand Avenue Redevelopment Project Area**

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 19TH DAY OF MAY, 1998**

**Published in pamphlet form by authority of the President and Board of Trustees of the
Village of Bensenville, DuPage and Cook Counties, Illinois this 20th day of May, 1998.**



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

CERTIFICATE

I, Marianne Tralewski, certify that I am the duly elected Municipal Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois.

I further certify that on May 19, 1998, the Corporate Authorities of such municipality passed and approved Ordinance No. 28-98, entitled An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois, approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Grand Avenue Redevelopment Project Area, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 28-98, 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 20, 1998 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 20th day of May, 1998.



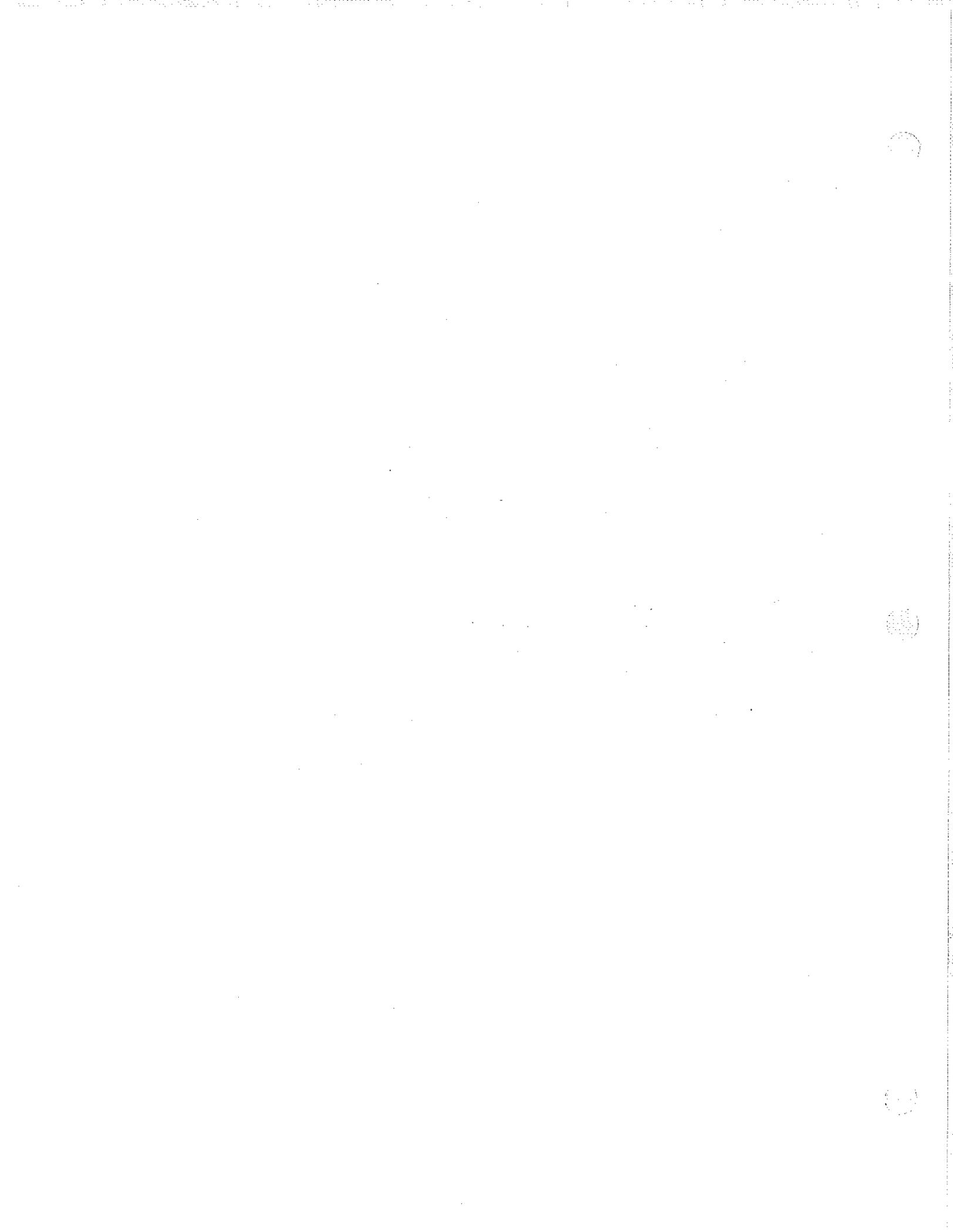
Marianne Tralewski
Village Clerk

SEAL

By:



Lynn D. Hutcherson
Deputy Village Clerk



AN ORDINANCE of the Village of Bensenville, DuPage and Cook Counties, Illinois, approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Grand Avenue Redevelopment Project Area

WHEREAS, the President and Board of Trustees (the "*Corporate Authorities*") of the Village of Bensenville, DuPage and Cook Counties, Illinois (the "*Municipality*"), have heretofore determined that the stable economic and physical development of the Municipality is endangered by the presence of blighting factors as manifested by progressive and advanced deterioration of structures, by the lack of growth and development through investment by private enterprise, by flooding, by the presence of an unused disposal site, age, excessive vacancies, inadequate utilities, by a lack of physical maintenance of existing structures, by obsolete and inadequate community facilities and a lack of sound community planning, by obsolete platting, with a resulting decline of the Municipality which impairs the value of private investments and threatens the sound growth and the tax base of the Municipality and the taxing district having the power to tax real property in the Municipality (the "*Taxing Districts*") and threatens the health, safety, morals and welfare of the public; and

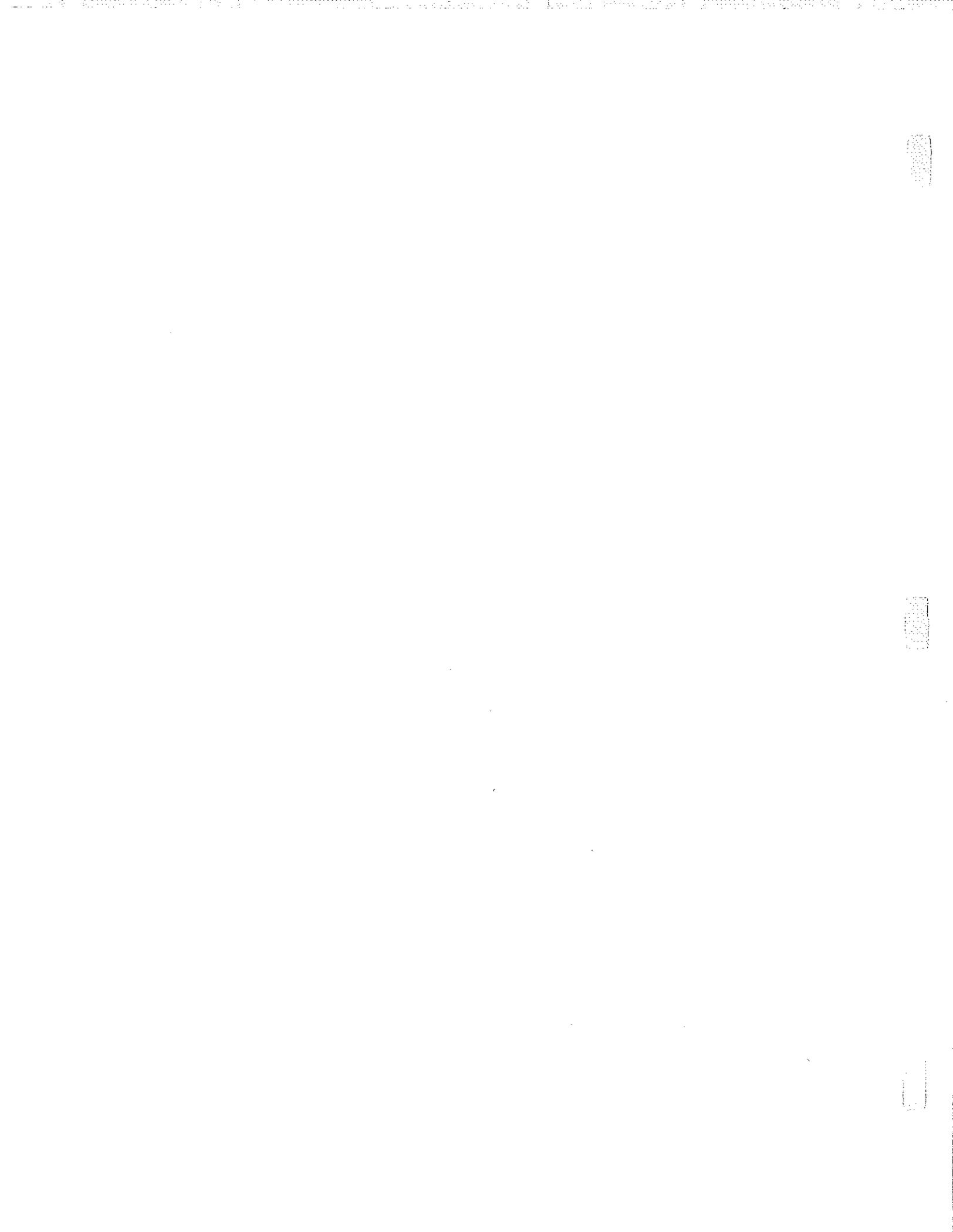
WHEREAS, the Corporate Authorities have heretofore determined that in order to promote and protect the health, safety, morals and welfare of the public that blighted conditions in the Municipality need to be eradicated and that redevelopment of the Municipality be undertaken and that to remove and alleviate adverse conditions in the Municipality it is necessary to encourage private investment and restore and enhance the tax base of the Municipality and the Taxing Districts by such redevelopment; and

WHEREAS, the Municipality has heretofore caused to be conducted an eligibility study to determine whether the proposed Grand Avenue Redevelopment Project Area (the "*Proposed Area*") qualifies as a "redevelopment project area" pursuant to the TIF Act, which study was conducted by Camiros, Ltd., Chicago, Illinois ("*Camiros*"); and

WHEREAS, the Municipality has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Municipality for the Proposed Area; and

WHEREAS, Camiros is a planning and financial services firm having a national reputation for expertise in tax increment allocation and redevelopment financing in the State of Illinois; and

WHEREAS, Camiros has heretofore concluded and has advised the Municipality that the Proposed Area qualifies as a "redevelopment project area" under Section 11-74.4-3 of the TIF Act; and



WHEREAS, the Municipality has further caused the preparation of and made available for public inspection a proposed redevelopment plan and project for the Proposed Area (the "Plan" and "Project"); and

WHEREAS, the Plan and Project sets forth in writing the program to be undertaken to accomplish the objectives of the Municipality and includes estimated redevelopment project costs proposed for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Area on or any increased demand for services from any taxing district affected by the Plan and any program to address such financial impact or increased demand, the sources of funds to pay costs, the nature and term of the obligations to be issued, the most recent equalized assessed valuation of the Area, an estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Area, and a commitment to fair employment practices and an affirmative action plan, and the Plan and Project accordingly complies in all respects with the requirements of the TIF Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Corporate Authorities by ordinance adopted the 17th day of March, 1998, called a public hearing (the "Hearing") relative to the Plan and Project and the designation of the Proposed Area as a redevelopment project area under the TIF Act and fixed the time and place for such Hearing, being the 5th day of May, 1998 at 7:30 p.m. at the Village Hall, 700 West Irving Park Road, Bensenville, Illinois; and

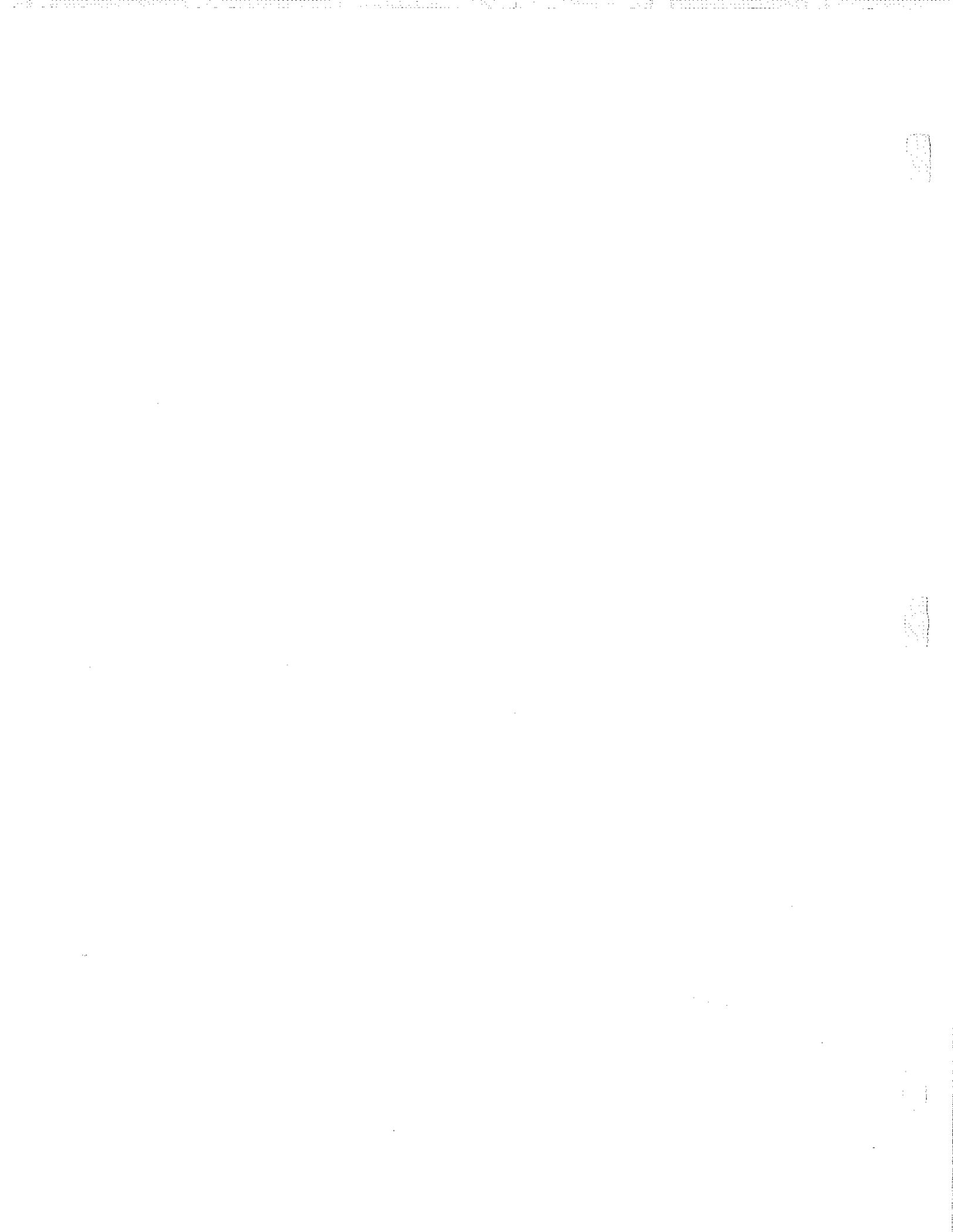
WHEREAS, due notice in respect to such Hearing was given pursuant to Section 11-74.4-5 of the TIF Act, said notice, together with a copy of the Plan, and the name of a person to contact for further information, being given to taxing districts and to the Department of Commerce and Community Affairs of the State of Illinois by certified mail on March 18, 1998, by publication on April 10, 1998 and April 17, 1998, and by certified mail to taxpayers within the Proposed Area on March 18, 1998; and

WHEREAS, the Municipality has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of the TIF Act; and

WHEREAS, the joint review board has met at the times and as required by the TIF Act and has reviewed the public record, planning documents and a form of proposed ordinance approving the Plan and Project; and

WHEREAS, the joint review board has adopted by a majority vote an advisory, non-binding recommendation that the Municipality proceed to implement the Plan and Project and to designate the Proposed Area as a redevelopment project area under the TIF Act; and

WHEREAS, the joint review board based its decision to approve the proposal on the basis of the Proposed Area satisfying the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, all as provided in Section 11-74.4-5(b) of the TIF Act; and



WHEREAS, the Municipality held the Hearing on May 5, 1998 at the Bensenville Village Hall, 700 West Irving Park Road, Bensenville, Illinois; and

WHEREAS, at the Hearing any interested person or affected taxing district was permitted to file with the Municipal Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing and the Municipality heard and determined all protests and objections at the Hearing; and

WHEREAS, the Hearing was finally adjourned on the 5th day of May, 1998; and

WHEREAS, the Plan and Project set forth the factors which cause the Proposed Area to be blighted, and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing and have reviewed other studies and are generally informed of the conditions in the Proposed Area which could cause the area to be a "blighted area" as defined in the TIF Act; and

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and have reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether private development would take place in the Proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the Proposed Area to determine whether contiguous parcels of real property and improvements thereon in the Proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Proposed Area on or any increased demand for services from any taxing district affected by the Plan and Project and any program to address such financial impact or increased demand; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the Municipality as a whole to determine whether the proposed Plan and Project conform to the such comprehensive plan of the Municipality:

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois as follows:

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SECTION 1. Findings. The Corporate Authorities hereby make the following findings:

- (a) The Proposed Area is described in *Exhibit A* attached hereto and incorporated herein as if set out in full by this reference. The street location (as near as practicable) for the Proposed Area is described in *Exhibit B* attached hereto and incorporated herein as if set out in full by this reference. The map of the Proposed Area is depicted on *Exhibit C* attached hereto and incorporated herein as if set out in full by this reference.
- (b) There exist conditions which cause the Proposed Area to be subject to designation as a redevelopment project area under the TIF Act and to be classified as a blighted area as defined in Section 11-74.4-3(a) of the TIF Act.
- (c) The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.
- (d) The Plan and Project conform to the comprehensive plan for the development of the Municipality as a whole.
- (e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Project is May 19, 2021 and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined in the Plan is May 19, 2021.
- (f) The parcels of real property in the Proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Project improvements are included in the Proposed Area.

Section 2. Exhibits Incorporated by Reference. The Plan and Project which were the subject matter of the public hearing held on the 5th day of May 1998, are hereby adopted and approved. A copy of the Plan and Project is set forth in *Exhibit D* attached hereto and incorporated herein as if set out in fully by this reference.

Section 3. Invalidity of Any Section. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolution, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed: this 19th day of May, 1998.

Approved: this 20th day of May, 1998.



John C. Geils, Village President

AYES: Basso, Krass, Strandt, Walberg, Wanzung, Weber

NAYS: None

ABSENT: None

Recorded in Municipal Records: May 20, 1998.

Attest:



Marianne Tralewski, Village Clerk



EXHIBIT A

Legal Description of Grand Avenue Redevelopment Project Area

THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING IN THE NORTH LINE OF SAID SECTION AT A POINT 1019.04 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 AS A POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 388417, 1573.55 FEET TO THE CENTER LINE OF GRAND AVENUE; THENCE EASTERLY ON THE CENTER LINE OF GRAND AVENUE 1392.28 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4; THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHEAST 1/4 1641.55 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 1614.80 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST 1/4 AND THE WESTERLY RIGHT OF WAY LINE OF 66 FOOT WIDE MT. PROSPECT ROAD; THENCE SOUTH ALONG SAID WESTERLY RIGHT OF WAY LINE, 10 FEET; THENCE NORTHWESTERLY TO A POINT OF SAID NORTH LINE, SAID POINT BEING 10 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING), IN DU PAGE COUNTY, ILLINOIS.

Commonly known as the Sexton Landfill located at the northwest corner of Grand Avenue and County Line Road

Containing 53 acres of land, more or less

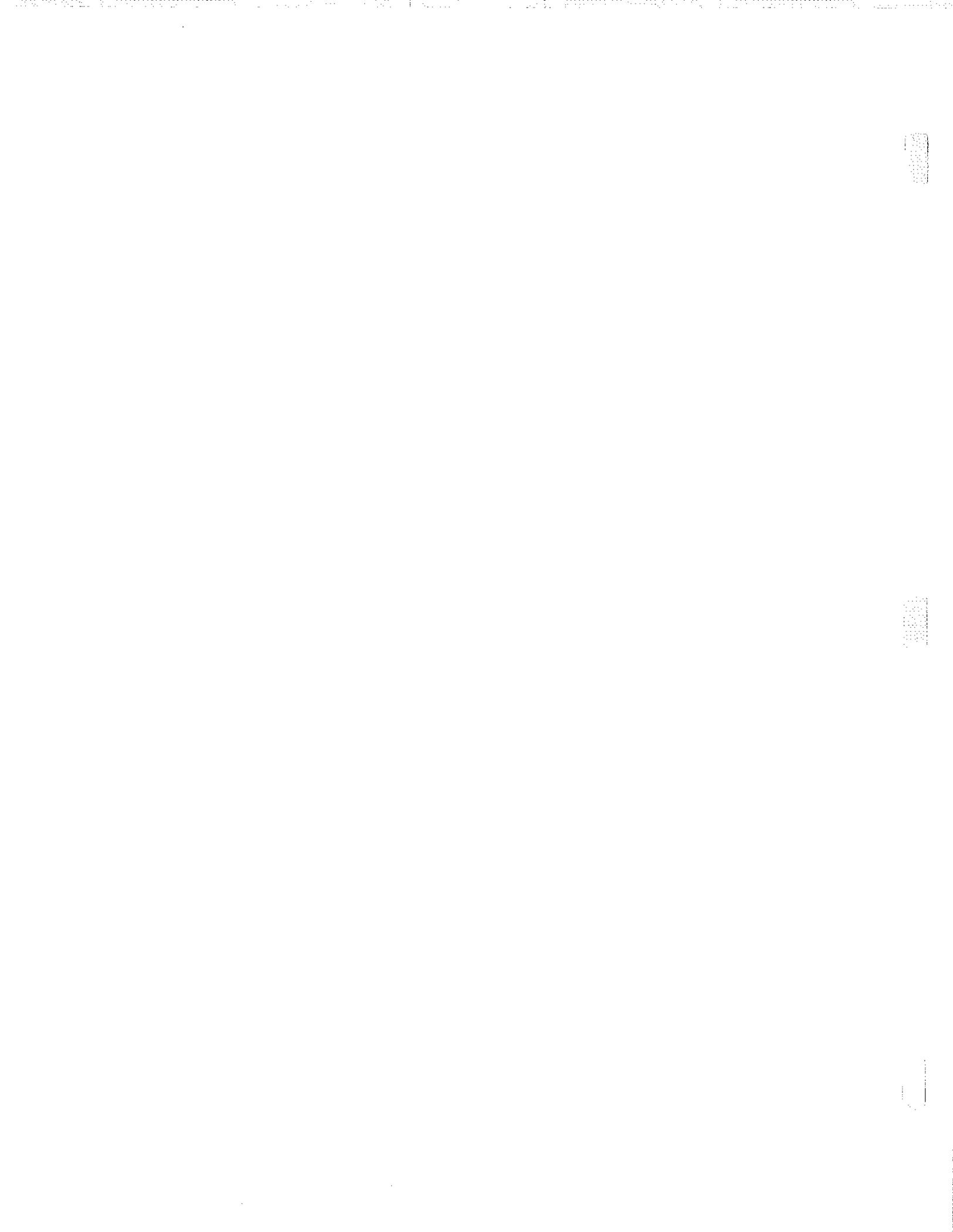
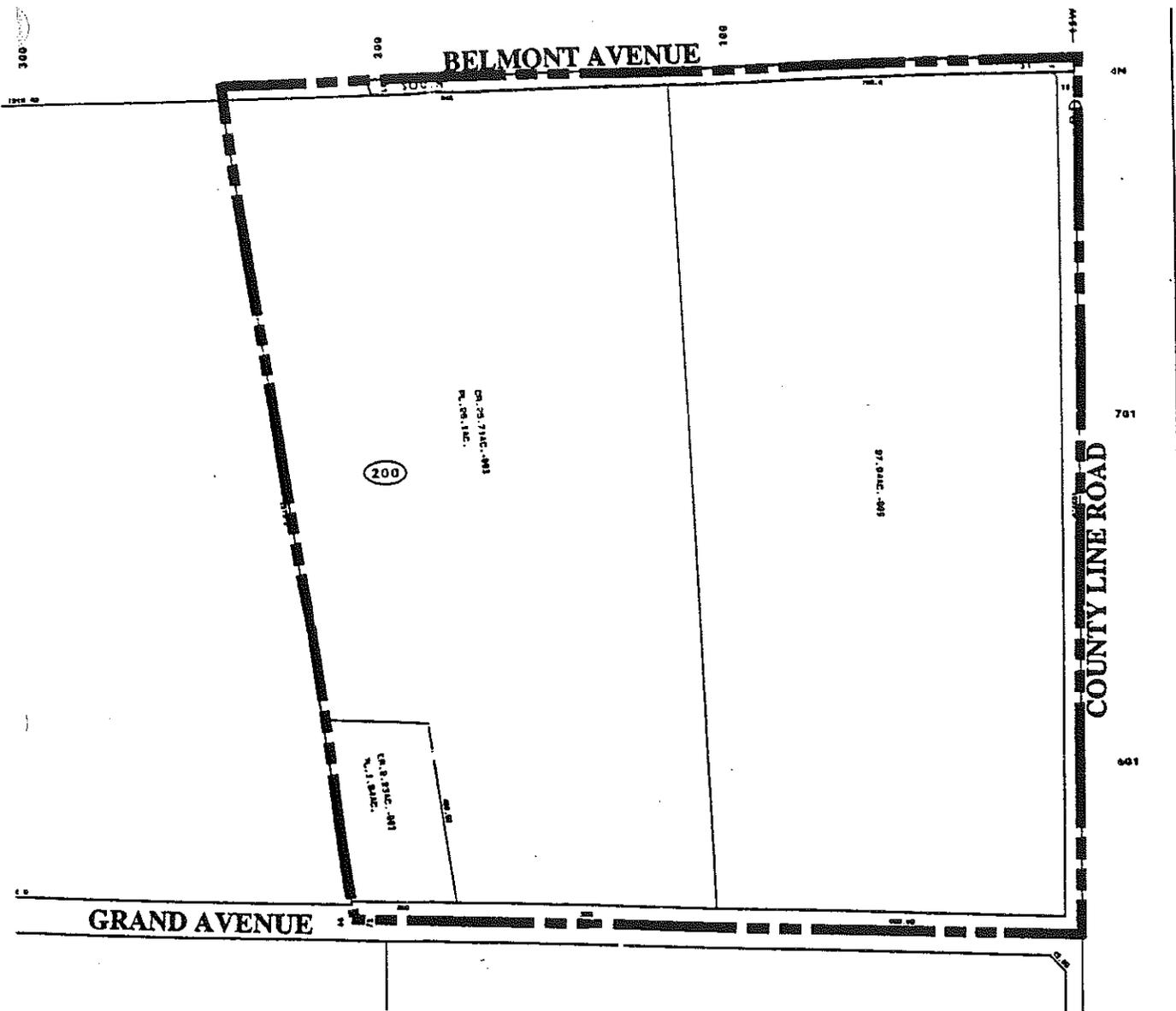


EXHIBIT B - STREET LOCATION

Commonly known as the Sexton Landfill located at the northwest corner of Grand Avenue and County Line Road - Bensenville, Illinois

EXHIBIT C - MAP





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REDEVELOPMENT PROJECT AREA BOUNDARY

FIGURE 1 - BOUNDARY MAP

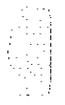
GRAND AVENUE REDEVELOPMENT PROJECT AREA

VILLAGE OF BENSENVILLE, ILLINOIS





EXHIBIT D - PLAN AND PROJECT



**GRAND AVENUE
REDEVELOPMENT PROJECT AREA**

REDEVELOPMENT PLAN AND PROJECT

**Prepared for:
The Village of Bensenville**

**By:
Camiros, Ltd.**

March, 1998

This plan is subject to review and may be revised after comment and public hearing

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1. INTRODUCTION

This document presents the Grand Avenue Tax Increment Redevelopment Plan and Project (hereinafter referred to as the "Redevelopment Plan and Project") for the former County Line Landfill site (the "Redevelopment Project Area"), which was annexed into the Village of Bensenville, Illinois in February 1998. The Redevelopment Project Area consists of a closed landfill and adjacent residential property located at the northwest corner of Grand Avenue and County Line Road. The Redevelopment Project Area lies within the area generally bounded by County Line Road on the east, Grand Avenue on the south, the River Forest Country Club on the west, and Belmont Avenue on the north. The Plan and Project responds to conditions within the Redevelopment Project Area, that affect appropriate reuse of the site, and reflects a commitment by the Village to improve and revitalize the Redevelopment Project Area.

Tax Increment Financing

In adopting the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.1 et. seq.) (the "Act") the Illinois State Legislature found that

"...there exist in many municipalities within this State blighted, conservation and industrial park conservation areas; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked...It is hereby found and declared that in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken...The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas is hereby declared to be essential to the public interest."

In order to use the tax increment financing technique, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a "blighted area," a "conservation area" or an "industrial conservation area." A redevelopment plan must then be prepared which describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment project area as a "blighted area," "conservation area," or combination thereof, or "industrial conservation area", and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area. Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan.

The legislation requires that each redevelopment plan set forth in writing the program that will be undertaken to accomplish the municipality's redevelopment objectives. The Act also states that

"No redevelopment plan shall be adopted by a municipality without findings that (1) the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably be anticipated to be developed without

the adoption of the redevelopment plan, (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality, (3) stating the estimated dates, which shall not be more than 23 years from the adoption of the ordinance approving the redevelopment project area ... of completion of the redevelopment project and retirement of obligations incurred to finance redevelopment project costs, (4) in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area, and (5) in the event that any incremental revenues are being utilized pursuant to Section 8(a)(1) or 8(a)(2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986, (a) a finding that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, (b) a finding that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.”

Pursuant to the provisions contained in the Act, the Village of Bensenville has authorized an evaluation of whether property within the Village of Bensenville qualifies as a “blighted area” and preparation of a redevelopment plan for the redevelopment project area in accordance with the requirements of the Act.

The Grand Avenue Redevelopment Project Area

The Grand Avenue Redevelopment Project Area consists of a closed landfill site and adjacent residential property located on the northwest corner of Grand Avenue and County Line Road. The Redevelopment Project Area lies within the area generally bounded by County Line Road on the east, Grand Avenue on the south, the River Forest Country Club on the west and Belmont Avenue on the north. The Redevelopment Project Area is approximately 55.2 acres in size and includes three contiguous tax parcels and public rights-of-way.

The majority of the Redevelopment Project Area consists of primarily of vacant land that was formerly used as a disposal site. There are three structures located within the Redevelopment Project Area. One is a residential structure that is currently vacant. The other structures include a storage shed adjacent to the house, and a small concrete block building at the entrance to the landfill site.

Improvements on the unused disposal site are limited to monitoring wells associated with closure of the landfill, chain link fencing enclosing various portions of the site, a concrete culvert associated with Addison Creek, areas of broken asphalt pavement that reflect former driveways accessing the site and other minor improvements.

As a result of the conditions present, the Redevelopment Project Area is in need of redevelopment. In recognition of the unrealized potential of the Redevelopment Project Area, the Village of Bensenville is taking action to facilitate its revitalization.

The purpose of this Redevelopment Plan and Project is to create a mechanism to allow for the development of new recreational facilities and associated commercial uses on underutilized land. The redevelopment of the Redevelopment Project Area is expected to encourage the development of appropriate land use mix that expands the community’s economic base and recreational facilities.

The Redevelopment Project Area as a whole has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan and Project. The eligibility analysis, attached hereto as Appendix B, concluded that the majority of the land consists of an unused disposal site and that the improved property in this area is experiencing deterioration. The analysis of conditions within the Redevelopment Project Area indicates that it is appropriate for designation as a "blighted area" in accordance with the Act.

The Plan and Project have been formulated in accordance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Redevelopment Project Area.

2. PROJECT AREA DESCRIPTION

The land to be designated the Grand Avenue Redevelopment Project Area is shown in Figure 1. The Redevelopment Project Area is approximately 55.2 acres in size, including public rights-of-way. A legal description of the Grand Avenue Redevelopment Project Area is included as Appendix A of this document. The Grand Avenue Redevelopment Project Area is not adjacent to any other tax increment financing districts at the present time.

The proposed Redevelopment Project Area includes only contiguous parcels and qualifies for designation as a "blighted area." The proposed Redevelopment Project Area includes only that area which is expected to be substantially benefited by the proposed redevelopment project improvements.

Land Use and Zoning

The Redevelopment Project Area includes three tax parcels. One parcel contains a single family residence. The other two parcels contain a closed landfill. Improvements on these parcels are limited to deteriorated areas of asphalt paving and a small dilapidated structure at the entrance to the site. The three tax parcels were recently acquired by the Village of Bensenville from the Sexton Filling and Grading Contractors Corporation.

The County Line Landfill began operations in 1957, with a permit for excavation of the property to provide fill for highway construction. The excavated areas were subsequently used as a landfill site. In 1970, the DuPage County Health Department informed Sexton that it could not continue filling the excavated areas because it lacked the necessary permits and the property was zoned R-3 Residential. Sexton sued, and was subsequently permitted to continue its fill operation subject to certain conditions established by the DuPage County Circuit Court.

In 1973, permission was granted to allow the installation of a wood chipping machine and an incinerator to burn wood, trees and branches. In 1977, an extension was granted to allow landfill operations to continue until July 24, 1982. Sexton subsequently requested a second extension to permit operation of the landfill until July 24, 1992. The Court granted an extension only until July 24, 1987, however.

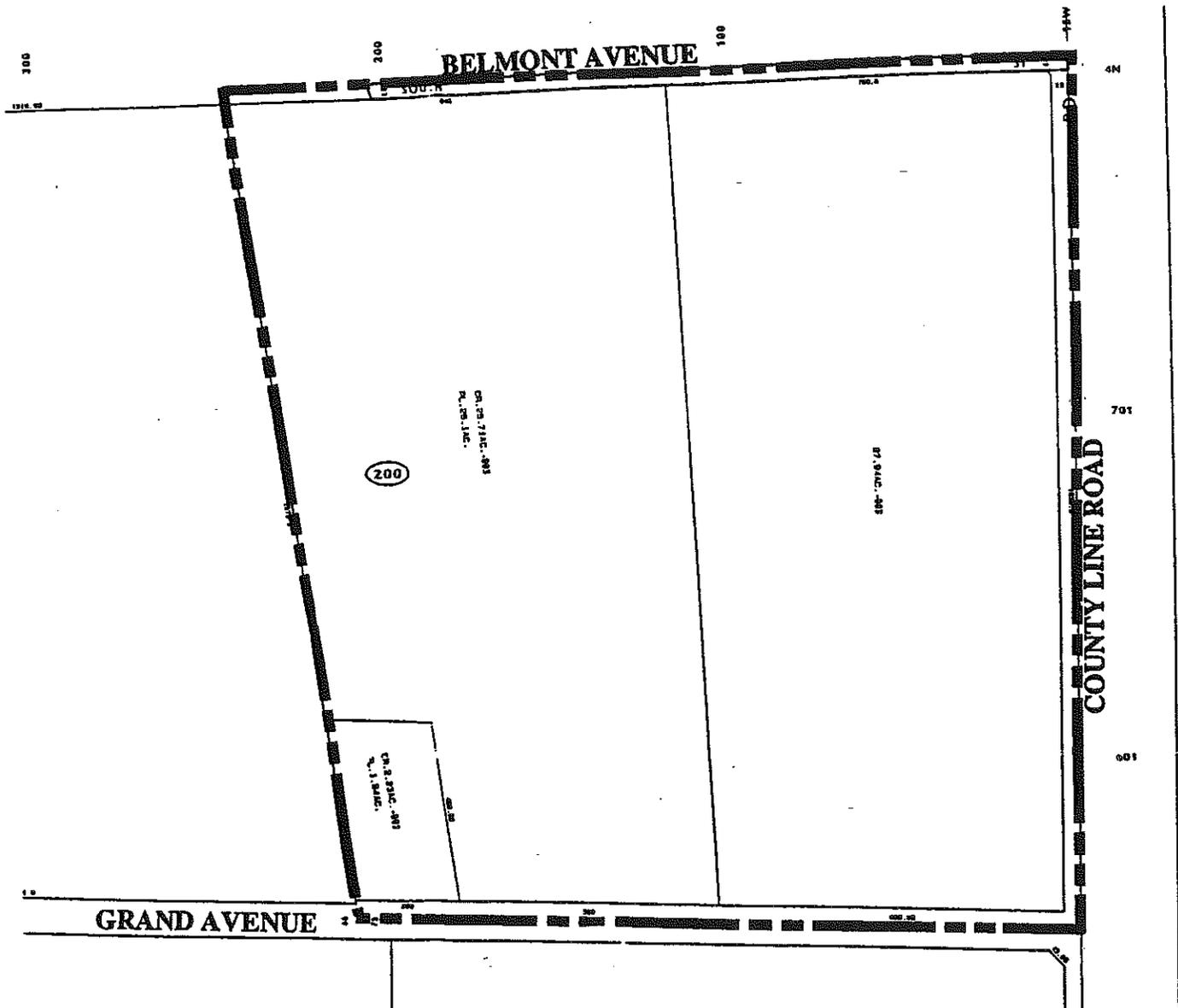
Records indicate that at the time it closed, the County Line Landfill was used to store concrete rubble and construction debris and logs, brush, tree limbs and trimmings from forestry operations of the surrounding communities. These materials appear to have been recycled to a limited extent.

Prior to its annexation, the Redevelopment Project Area was subject to DuPage County's land use and zoning designations. Following the closure of the landfill, the property within the Redevelopment Project Area was zoned as R-3 Single Family Residential. The Countywide Land Use Plan Map of DuPage County, adopted by the DuPage County Regional Planning Commission on October 13, 1993, designates the property within the Redevelopment Project Area as open space.

In February, 1998, Redevelopment Project Area was annexed into the Village of Bensenville. The site will be designated on Bensenville's official land use plan as general commercial. This designation is consistent with the Village's intent to develop a mixed use commercial/recreational development.

Surrounding Land Use and Access

The Redevelopment Project Area is surrounded by a mix of uses that include a cemetery, a golf course, single family residential neighborhoods and industrial uses. Large scale industrial uses are found on the east side of County Line Road, in the Village of Franklin Park. Mt. Emblem Cemetery is located on the south side of Grand Avenue. The River Forest Country Club is located immediately to the west of the Redevelopment Project Area. A single family residential neighborhood, with a few industrial intrusions, is located to the north of the Redevelopment Project Area.



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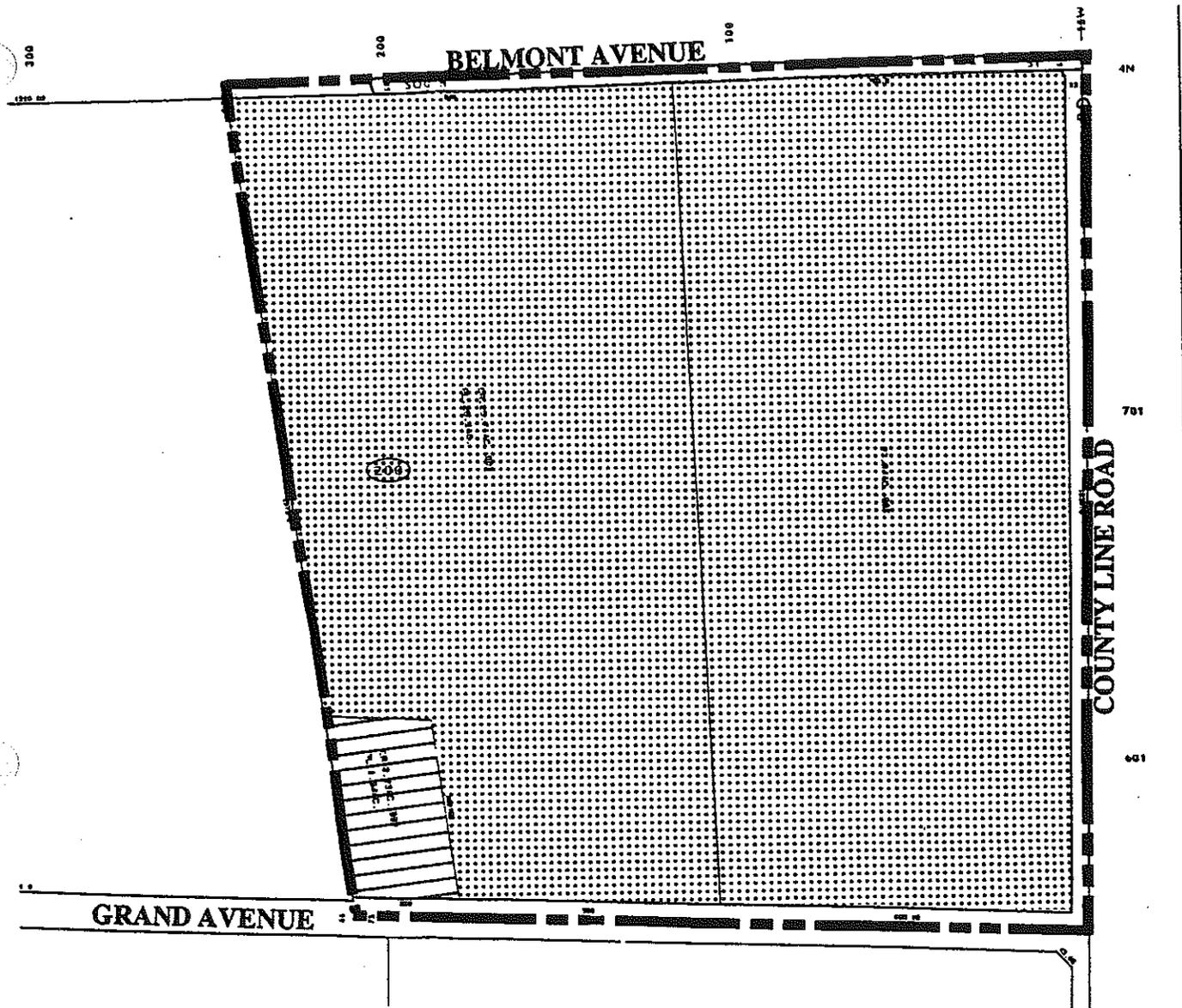
----- REDEVELOPMENT PROJECT
----- AREA BOUNDARY

FIGURE 1 - BOUNDARY MAP

GRAND AVENUE REDEVELOPMENT PROJECT AREA

VILLAGE OF BENSENVILLE, ILLINOIS





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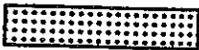
-  REDEVELOPMENT PROJECT AREA BOUNDARY
-  CLOSED LANDFILL
-  RESIDENTIAL

FIGURE 2 - EXISTING LAND USE

GRAND AVENUE REDEVELOPMENT PROJECT AREA
VILLAGE OF BENSENVILLE, ILLINOIS



3. ELIGIBILITY OF THE REDEVELOPMENT PROJECT AREA FOR DESIGNATION AS A BLIGHTED AREA

The Grand Avenue Redevelopment Project Area on the whole has not been subject to significant growth and development through investment by private enterprise. Based on the conditions present, the area is not likely to be comprehensively or effectively developed without the adoption of the Redevelopment Plan and Project.

In January, 1998, a study was undertaken to establish whether the proposed Redevelopment Project Area is eligible for designation as a blighted area in accordance with the requirements of the Tax Increment Allocation Redevelopment Act (65ILCS 5/11-74.1 et seq.), (the "Act"). This analysis concluded that the Redevelopment Project Area so qualifies.

The Redevelopment Project Area consists primarily of vacant land, that most recently was used as the County Line Landfill operated by the Sexton Filling and Grading Contractors Corporation. Addison Creek runs through the middle of the former landfill property. A review of flood plain maps indicates that certain portions of the Redevelopment Project Area are subject to flooding.

Establishing the eligibility of vacant land as a blighted area under the Act requires the presence of two or more of certain conditions or the presence of one of certain other factors. The following conditions were found to be present with respect to vacant land within the Redevelopment Project Area:

- Flooding on all or part of such vacant land
- The area consists of an unused disposal site

Because the Redevelopment Project Area includes one improved residential property, which is distinct from the landfill, the eligibility analysis also considered the presence of the criteria for improved property. The improved portion of the Redevelopment Project Area qualifies as blighted based on the presence of six of the 14 blighting characteristics related to improved property listed in the Act. These include:

- Age
- Depreciation of physical maintenance
- Excessive vacancies
- Lack of community planning
- Inadequate utilities
- Obsolescence

These conditions are present to a major extent within the Redevelopment Project Area. The specific basis upon which eligibility for designation as a blighted area was established is presented in the Grand

Avenue Redevelopment Project Area Eligibility Report which is presented as Appendix B of this document.

Need for Public Intervention

Redevelopment of property within the Redevelopment Project Area is not likely to occur in a timely manner without public intervention and the use of tax increment financing. While Bensenville has been successful in obtaining State grant funds for acquisition of property within the Redevelopment Project Area to ensure the provision of adequate public open space, the Village has no funds available to extend water and sewer lines to the site or make other needed public improvements. Such improvements must be made before appropriate sites within the Redevelopment Project Area can be made ready for private development.

Land within the Redevelopment Project Area will become exempt from property taxes by virtue of the Village's ownership of the County Line Landfill property. Expansion of community open space and the provision of recreational amenities have been long standing community objectives. However, local funds needed to make such improvements are limited. A public/private development effort is viewed as the best means of undertaking the recreation/commercial project proposed as the central element of the Redevelopment Plan and Project.

In order to expand the tax base of the Village as well as other taxing districts, Bensenville intends to seek a private developer to undertake commercial/recreational development in all or a portion of the Redevelopment Project Area. In keeping with the community's open space objectives, the Redevelopment Project Area is expected to remain accessible to the public. The use of tax increment financing is expected to be necessary in order to attract private investment, so that property can be returned to the tax rolls as quickly as possible. Thus, further development of the site within a reasonable period of time is not possible without the use of incremental tax revenues.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The proposed Grand Avenue Redevelopment Plan and Project is consistent with Village plans for the area as reflected in the Village's official land use plan for the area. The property has been annexed into the Village under the general commercial land use designation. The land use designation is consistent with the uses anticipated to be part of the Redevelopment Plan and Project.

The following goals and objectives are provided to guide development in the Grand Avenue Redevelopment Project Area.

General Goals:

- Enhance the tax base of the area.
- Reduce or eliminate deleterious conditions within the Redevelopment Project Area.
- Provide for the orderly transition from obsolete land use patterns, to more appropriate land use patterns.
- Retain existing semi-public properties that are predominantly open in character.
- Create an attractive environment that provides community open space and recreational amenities, and encourages new commercial development.
- Link the local open space system with community facilities and other activity centers to improve access and increase utilization of recreational facilities.

Redevelopment Objectives:

- Encourage private investment in the area.
- Direct development activities to appropriate locations within the Redevelopment Project Area in accordance with the land use plan and general land use strategies.
- Facilitate development of underutilized property for uses that have demonstrated market support.
- Support the construction of community recreational facilities through the use of complimentary commercial development.

5. REDEVELOPMENT PLAN

The Village proposes to achieve its redevelopment goals and objectives for the Redevelopment Project Area through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

1. Assembling sites for redevelopment through appropriate land assembly techniques. The Village may determine that it is necessary to participate in property acquisition or may use other means to induce transfer of such property to a private developer.
2. Providing public improvements and facilities needed to stimulate private investment.
3. Entering into redevelopment agreements for the construction of allowable private improvements in accordance with the Redevelopment Plan and Project.
4. Incurring or reimbursing redevelopers for other eligible redevelopment project costs as provided in the Act.
5. Incurring other eligible redevelopment project costs allowed under the Act in implementing the Redevelopment Plan and Project.

6. REDEVELOPMENT PROJECT DESCRIPTION

In furtherance of its open space objectives, the Village of Bensenville has purchased the former County Line Landfill property located at the northwest corner of County Line Road and Grand Avenue. The Village intends to pursue development of a recreational/commercial development that may include construction of a nine-hole golf course, golf learning center, and hotel. Commercial development within the Redevelopment Project Area is expected to support the public investments that are needed to make the project feasible.

In order to stimulate private investment in the Redevelopment Project Area, the following activities and actions may be undertaken.

Development Strategies/Redevelopment Activities

Site Assembly

To achieve the redevelopment of the Grand Avenue Redevelopment Project Area, property identified in the Redevelopment Project Area may be acquired by purchase or long term lease and either sold or leased for private redevelopment or sold, leased or dedicated for construction of public improvements.

Analysis, Professional Services and Administrative Activities

The Village may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative or legal services to establish, implement and manage this Redevelopment Plan and Project.

Provision of Public Improvements and Facilities

Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include upgrading streets, provision of streetscape amenities, parking improvements and utility improvements.

Redevelopment Agreements

Terms of redevelopment as part of this redevelopment project may be incorporated in appropriate redevelopment agreements. For example, the Village may agree to reimburse a redeveloper for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain more specific controls than those stated in this Redevelopment Plan.

Financing Costs Pursuant to the Act

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

Interest Costs Pursuant to the Act

Pursuant to the Act, the City may allocate a portion of the incremental tax revenues to pay or reimburse redevelopers for interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Redevelopment Project Area.

7. GENERAL LAND USE PLAN AND MAP

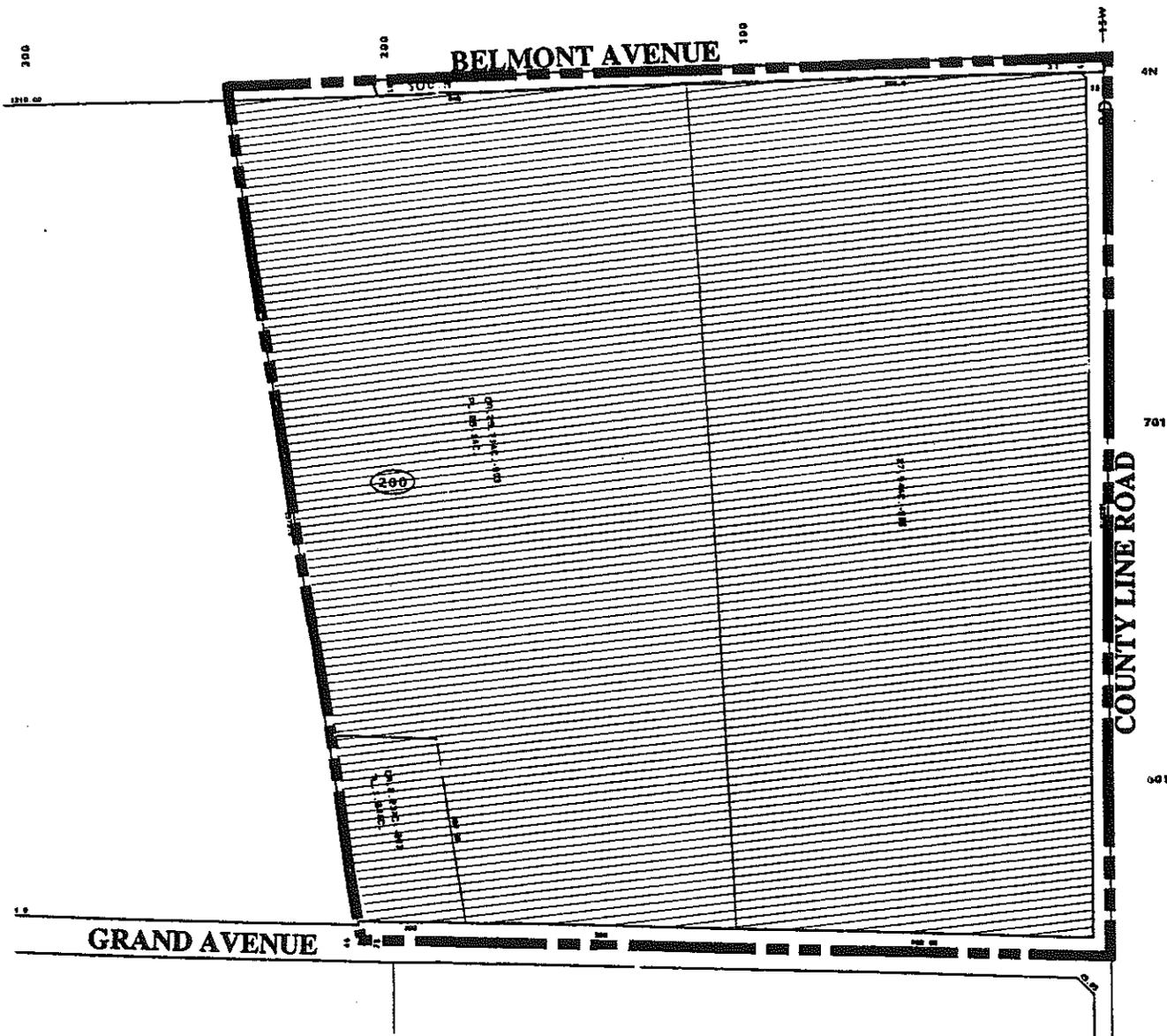
The land uses proposed for the Grand Avenue Redevelopment Project Area conform to the Bensenville Comprehensive Plan and land uses permitted under the Bensenville Zoning Ordinance. The General Land Use Plan is also consistent with the Countywide Land Use Plan Map of DuPage County.

The Redevelopment Project Area was annexed into the Village of Bensenville in February, 1998. The site is being designated on Bensenville's official land use plan as general commercial. This designation is consistent with the Village's intent to develop the area primarily for recreational use with complimentary commercial uses.

The General Land Use Plan, Figure 4, identifies land uses expected to result from implementation of the Redevelopment Plan and Project in the Redevelopment Project Area. The general land use plan designates the Redevelopment Project Area as recreation and commercial mixed use. The land use plan is intended to provide a guide for future land use improvements and developments within the Redevelopment Project Area, and focuses on improving and expanding recreational facilities and commercial land uses within Bensenville.

The Grand Avenue Redevelopment Plan and Project seeks to create a recreation/commercial mixed use development that includes significant open space and recreational amenities for Bensenville residents.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.



LEGEND

-  **REDEVELOPMENT PROJECT AREA BOUNDARY**
-  **RECREATION / COMMERCIAL MIXED USE**

FIGURE 3 - GENERAL LAND USE PLAN

GRAND AVENUE REDEVELOPMENT PROJECT AREA

VILLAGE OF BENSENVILLE, ILLINOIS



8. REDEVELOPMENT PLAN AND PROJECT FINANCING

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important, although not necessarily the only, means of financing improvements and providing development incentives in the Redevelopment Project Area.

Tax increment financing can only be used when desired private investment would not reasonably be expected to occur without public assistance. The enabling legislation allowing the use of tax increment financing in Illinois sets forth the range of public assistance that may be provided.

Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan and Redevelopment Project. Eligible costs may include, without limitation, the following:

1. Professional services including: costs of studies and surveys, development plans and specifications, implementation and administration of the Redevelopment Plan and Project including but not limited to staff and professional service costs including but not limited to architectural, engineering, legal, marketing, financial, planning or other special services, provided however, that no charges for professional services may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures;
4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects;
6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the Redevelopment Plan and Project, to the extent the municipality, by written agreement, accepts and approves such costs;
8. Relocation costs to the extent that the municipality determines that relocation costs shall be paid or that the municipality is required to make payment of relocation costs by State or Federal law;

9. Payment in lieu of taxes;
10. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts as provided in the Act;
11. Interest costs incurred by a developer related to the construction, renovation or rehabilitation as provided in the Act.

The cost of constructing new privately-owned buildings is not an eligible redevelopment project cost, unless specifically authorized by the Act.

Estimated Project Costs

A range of activities and improvements will be required to implement the Grand Avenue Redevelopment Plan and Project. The proposed eligible activities and their costs are briefly described below and also shown in Table 1.

1. Professional services including: planning, legal, surveys, fees and other related development costs. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, marketing, financial and special service costs. (*Estimated cost: \$2,000,000*)
2. Property assembly costs, including acquisition of land and other property, real or personal or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. Land acquisition may include acquisition of property in order to achieve goals and objectives of this redevelopment plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development; site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction; and environmental clean up costs associated with property assembly which are required to render the property suitable for redevelopment. (*Estimated cost: \$4,000,000*)
3. Construction of public improvements and facilities. These improvements are intended to improve access within the Redevelopment Project Area, stimulate private investment, and address other identified public improvement needs. (*Estimated cost: \$15,000,000*)
4. Financing costs pursuant to the provisions of the Act. (*Estimated cost: \$6,400,000*)
5. Interest costs pursuant to the provisions of the Act. (*Estimated cost: \$300,000*)

The estimated gross eligible project cost is \$27.7 million. All project cost estimates are in 1998 dollars.

Any bonds issued to finance portions of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustments to estimated line items are expected and may be made without amendment to the Redevelopment Plan and Project.

Table 1
ELIGIBLE REDEVELOPMENT PROJECT COSTS

Program Action/Improvement	Budget
Planning, Legal, Surveys and Related Development Costs	\$2,000,000
Property Assembly, Demolition, Environmental Remediation	\$4,000,000
Public Improvements and Facilities	\$15,000,000
Financing Costs	\$6,400,000
Interest Costs	\$300,000
TOTAL	\$27,700,000

Sources of Funds

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the Village may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and redevelopment project costs shall be the incremental real property taxes. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate.

The municipality may incur redevelopment project costs which are paid for from funds of the municipality other than incremental taxes, and the municipality may then be reimbursed from such costs from incremental taxes.

The Grand Avenue Redevelopment Project Area may become contiguous to other redevelopment project areas. The Village may find that it is in the best interests of the Village, and in furtherance of the purposes of the Act, that net revenues from each such redevelopment project area be made available to support the other. The Village may, therefore, propose to utilize net incremental revenues received from one redevelopment project area to pay eligible redevelopment project costs or obligations issued to pay such costs in another redevelopment project area, and vice versa. The amount of revenue from the Grand Avenue Redevelopment Project Area made available to support such contiguous redevelopment project areas, when added to all amounts used to pay eligible redevelopment project costs within the Grand Avenue Redevelopment Project Area, shall not at any time exceed the total Redevelopment Project Costs described in Table 1 above.

Development of the Redevelopment Project Area would not be reasonably expected to occur without the use of the incremental revenues provided by the Act. Redevelopment project costs include those eligible

project costs set forth in the Act. Tax increment financing or other public sources will be used only to the extent needed to secure commitments for private redevelopment activity.

Nature and Term of Obligations to be Issued

The Village of Bensenville may issue obligations secured by the tax increment special tax allocation fund established for the Redevelopment Project Area pursuant to the Act or such other funds or security as are available to the Village by virtue of its powers pursuant to the Illinois State Constitution and are available under the Act.

All obligations issued by the Village of Bensenville in order to implement this Redevelopment Plan and Project shall be retired within twenty-three (23) years from the adoption of the ordinance approving the original area, the Grand Avenue Redevelopment Project Area. The final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan and Project. The Village may also issue obligations to a developer as reimbursement for project costs incurred by the developer on behalf of the Village.

Revenues shall be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and redevelopment project costs, and, to the extent that the real property tax increment is not used for such purposes, shall be declared surplus and shall then become available for distribution annually to taxing districts in the Redevelopment Project Area in the manner provided by the Act.

Most Recent Equalized Assessed Valuation

As of the 1996 tax year, the total equalized assessed valuation (EAV) for property within the Redevelopment Project Area is \$115,390. This shall serve as the "initial equalized assessed valuation" for the Redevelopment Project Area. The equalized assessed valuation for each of the parcels contained within the Redevelopment Project Area is presented below:

Real Estate Index Number	1996 Assessed Value	1996 Equalized Assessed Value
03-25-200-002	\$56,410	\$56,410
03-25-200-003	\$31,930	\$31,930
03-25-200-005	\$27,050	\$27,050
Total	\$115,390	\$115,390

The initial equalized assessed valuation is subject to final determination and verification by the DuPage County Assessor. After verification, the correct figure shall be certified by the County Clerk of DuPage County, Illinois.

Anticipated Equalized Assessed Valuation

Once the project has been completed and the property is fully assessed, the equalized assessed valuation of real property within the Grand Avenue Redevelopment Project Area is estimated at \$21 million. This estimate has been calculated assuming that the Redevelopment Project Area will be developed in accordance with the general land use plan described in Figure 4 of this document.

The estimated equalized assessed valuation assumes that the assessed value of property within the study area will increase substantially as a result of new development within the Redevelopment Project Area.

Calculation of the projected equalized assessed valuation is based on several other assumptions, including: 1) redevelopment of the Grand Avenue Redevelopment Project Area will occur in a timely manner; and 2) the application of a State Multiplier of 1.0 to the projected assessed value of property within the study area.

Financial Impact on Taxing Districts

In 1994, the Tax Increment Allocation Redevelopment Act was amended to require an assessment of any financial impact of the Redevelopment Project Area on or any increased demand for services from any taxing district affected by the plan and a description of any program to address such financial impacts or increased demand.

Prior to annexation to the Village of Bensenville, the following taxing districts had authority to levy taxes on properties located within the Redevelopment Project Area:

County of DuPage	College of DuPage District 502
County of DuPage Health Department	Bensenville Park District
DuPage County Forest Preserve District	Bensenville Fire District No. 1
DuPage Airport Authority	Unit School District 205
Addison Township	DuPage Water Commission (no levy)
Addison Township Road and Bridge	

With annexation to Bensenville, the Village of Bensenville will also levy taxes on property within the Redevelopment Project Area. Since Bensenville maintains a municipal fire department, the Bensenville Fire District No. 1 will no longer levy taxes on property within the Redevelopment Project Area.

The 1996 tax rate for property in the Redevelopment Project Area was 5.5556. This rate does not reflect annexation to the Village of Bensenville, but does include the levy for Bensenville Fire District No. 1 which will no longer provide services to the Redevelopment Project Area. The Village's tax levy was 0.8536 for the 1996 tax year. The tax levy for Bensenville Fire District No. 1 was 0.3668.

Because the property within the Redevelopment Project Area is municipally owned, an exemption has been filed with DuPage County to reclassify the property as tax exempt beginning in the 1998 tax year. Thus, no property tax revenues will be generated by the Redevelopment Project Area after collection of the 1997 property taxes.

The Village expects that all or a portion of the Redevelopment Project Area will become taxable as a result of the proposed commercial development. Without implementation of the Redevelopment Plan and Project, the Village's ability to stimulate private investment within the Redevelopment Project Area is expected to be limited, and it is likely that the property within the Redevelopment Project Area will remain tax exempt for an extended period of time. Through the Redevelopment Plan and Project, the Village of Bensenville is seeking to mitigate the negative financial impacts on local taxing districts that resulted from the Village's acquisition of the County Line Landfill property.

Redevelopment of the area may result in changes to the level of required public services. The required level of these public services will depend upon the uses that are ultimately included within the Redevelopment Project Area. While the specific nature and timing of the private investment expected to

be attracted to the area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Redevelopment Plan and Project.

When completed, developments in the Redevelopment Project Area will generate property tax revenues for a variety of taxing districts. The costs of some services such as water and sewer are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to arrive at some sense of the financial impact of the Redevelopment Plan and Project on the affected taxing jurisdictions.

For most of the taxing jurisdictions levying taxes on property within the Redevelopment Project Area, increased service demands are expected to be negligible because they are already serving the area. The only tax district that is expected to be significantly impacted is the Village of Bensenville, which will be responsible for providing police and fire protection services for the anticipated commercial development. Because residential development is not envisioned under the general land use plan, no long term negative impacts on local schools are anticipated.

Upon completion of the Redevelopment Plan and Project, all taxing jurisdictions are expected to share the benefits of a substantially improved tax base. Real estate tax revenues resulting from increases in the equalized assessed value over and above the certified initial equalized assessed value established with the adoption of this Redevelopment Plan and Project will be used to pay eligible redevelopment costs in the area. At the end of such period, the real estate tax revenues attributable to the increase in the equalized assessed value over the certified initial equalized assessed value will be distributed to all taxing districts levying property taxes against property located in the Redevelopment Project Area. Successful implementation of this Redevelopment Plan and Project is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the area.

Completion of the Redevelopment Project and Retirement of Obligations to Finance Redevelopment Project Costs

This Redevelopment Plan and Project will be completed, including the retirement of any obligations issued to finance improvements, on or before a date twenty-three (23) years from the adoption of the ordinance designating the Grand Avenue Redevelopment Project Area. Improvements will be phased and scheduled to facilitate redevelopment of the Redevelopment Project Area in accordance with the Grand Avenue Redevelopment Plan and Project.

9. PROVISIONS FOR AMENDING THE PLAN

This Grand Avenue Redevelopment Plan and Project may be amended pursuant to the provisions of the Tax Increment Allocation Redevelopment Act.

10. VILLAGE OF BENSENVILLE COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

As part of any Redevelopment Agreement entered into by the Village and a private developer, both will agree to establish and implement an affirmative action program that serves appropriate sectors of the Village of Bensenville. Developers or redevelopers will meet Village of Bensenville standards for participation of Minority Business Enterprises and Woman Business Enterprises as required in Redevelopment Agreements.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will countenance discrimination against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including hiring, upgrading and promotions, termination's, compensation, benefit programs and educational opportunities.

Anyone involved with employment or contracting activities for this Redevelopment Plan and Project will be responsible for conformance with this policy and the compliance requirements of applicable state and federal regulations.

The Village and the private developers involved in the implementation of this Redevelopment Plan and Project will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level for the Project being undertaken in the Redevelopment Project Area. Any public/private partnership established for the development project in the Redevelopment Project Area will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals. The partnership will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner.

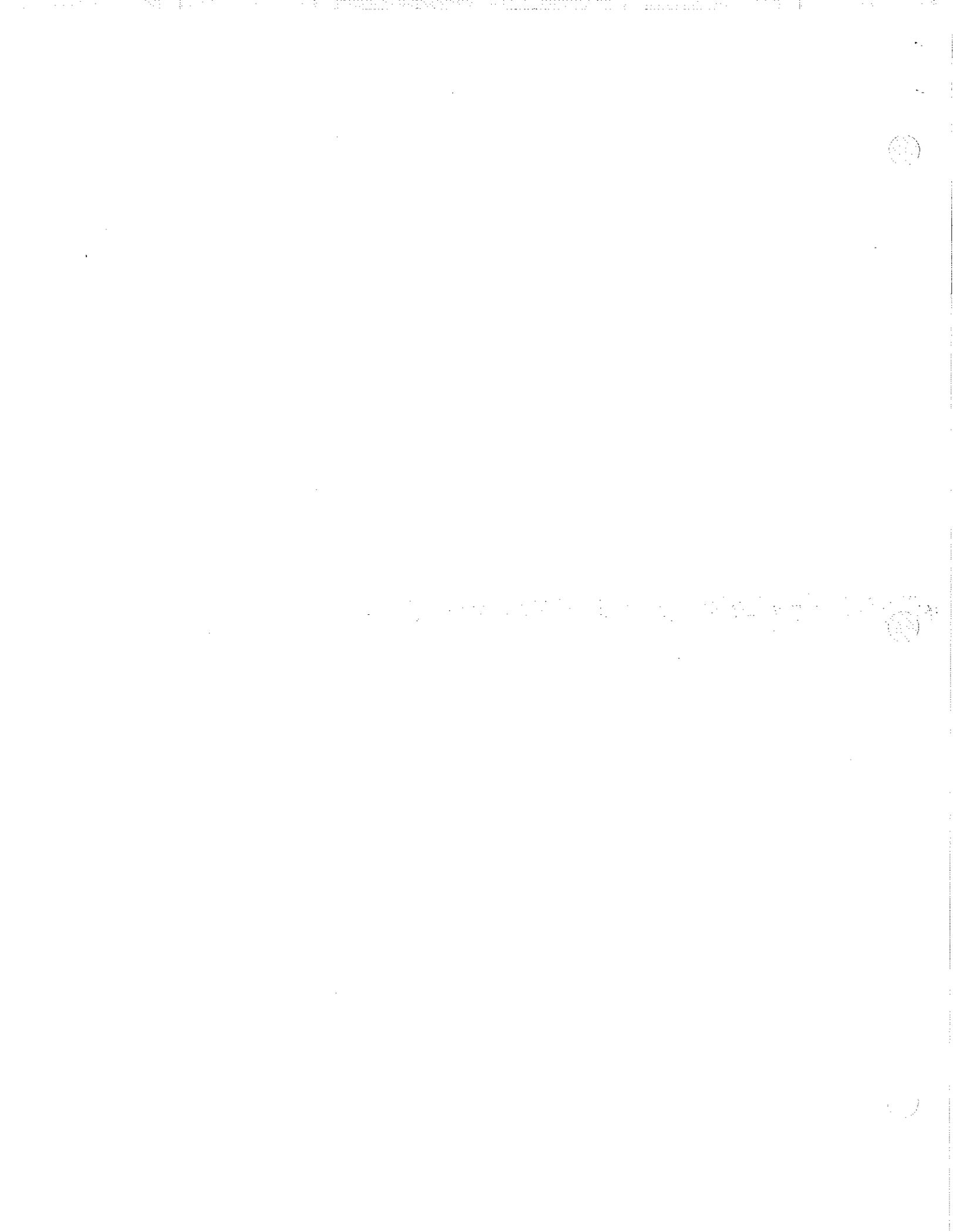
Underlying this policy is the recognition that successful affirmative action programs are important to the continued growth and vitality of the Village of Bensenville.



APPENDIX A:

**LEGAL DESCRIPTION OF THE
GRAND AVENUE REDEVELOPMENT PROJECT AREA**

THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING IN THE NORTH LINE OF SAID SECTION AT A POINT 1,019.04 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST $\frac{1}{4}$ AS A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 388417, 1,573.55 FEET TO THE CENTERLINE OF GRAND AVENUE; THENCE EASTERLY ON THE CENTER LINE OF GRAND AVENUE 1,392.28 FEET TO THE EAST LINE OF SAID NORTHEAST $\frac{1}{4}$; THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHEAST $\frac{1}{4}$ 1,641.55 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST $\frac{1}{4}$; THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ 1,614.80 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 40 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ AND THE WESTERLY RIGHT OF WAY LINE OF 66 FOOT WIDE MT. PROSPECT ROAD, THENCE SOUTH ALONG SAID WESTERLY RIGHT OF WAY LINE 10.0 FEET; THENCE NORTHWESTERLY TO A POINT ON SAID NORTHLINE SAID POINT BEING 10 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING), IN DUPAGE COUNTY.



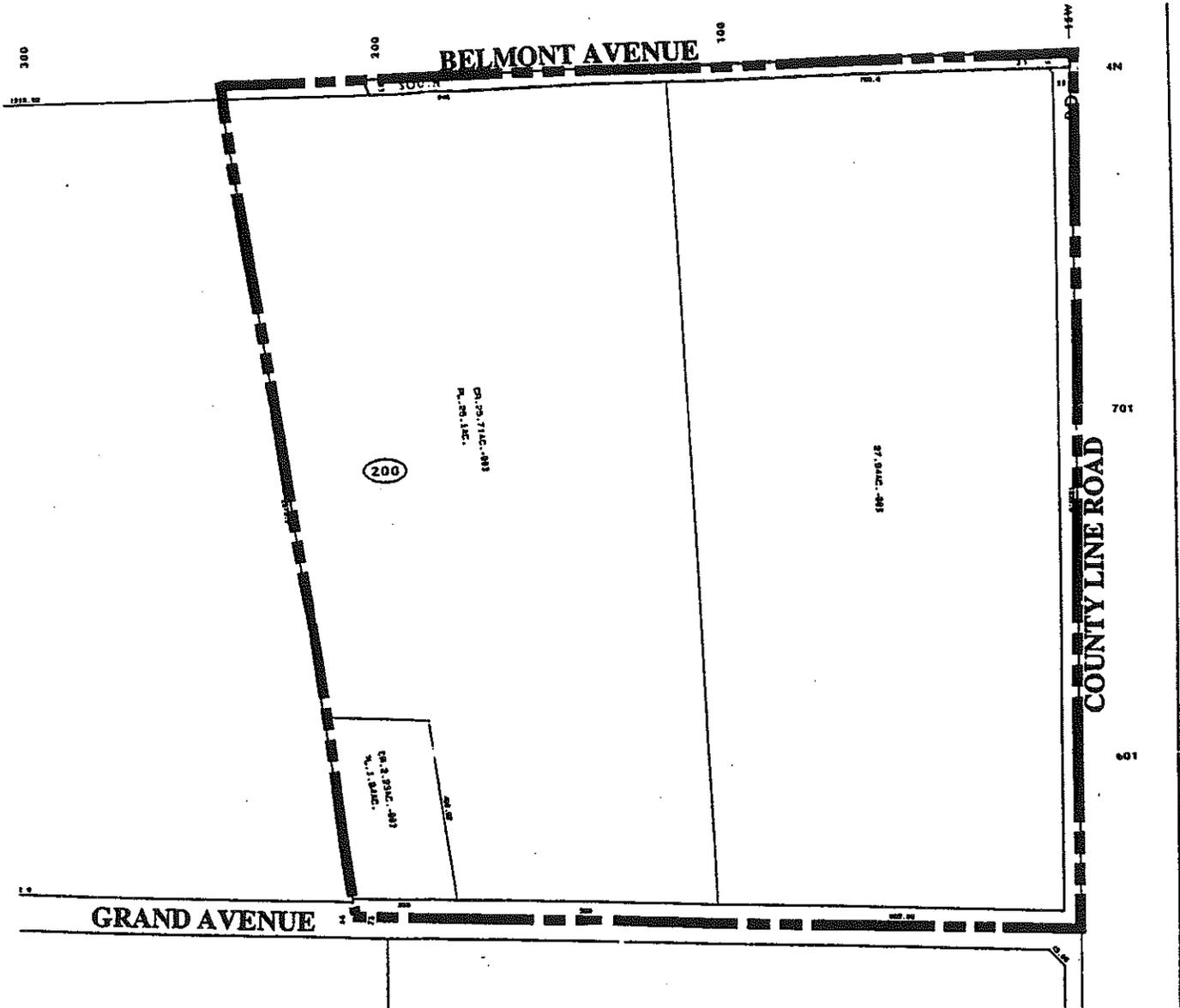
APPENDIX B

GRAND AVENUE REDEVELOPMENT PROJECT AREA ELIGIBILITY REPORT

The purpose of this analysis is to determine whether a portion of the Village of Bensenville identified as the Grand Avenue Redevelopment Project Area qualifies for designation as a tax increment financing district within the definitions set forth under 65 ILCS 5/11-74.4 contained in the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.1 et seq.), hereinafter referred to as the "Act." This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a project area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the Grand Avenue Redevelopment Project Area is hereinafter referred to as the "Study Area" and is shown in Figure A.

The Study Area is approximately 55.2 acres in size and includes three tax parcels. The Study Area includes only contiguous parcels and street right-of way.



LEGEND

----- REDEVELOPMENT PROJECT
----- AREA BOUNDARY

FIGURE 1 - BOUNDARY MAP

GRAND AVENUE REDEVELOPMENT PROJECT AREA
VILLAGE OF BENSENVILLE, ILLINOIS



1. INTRODUCTION

The Tax Increment Allocation Redevelopment Act permits municipalities to induce redevelopment of eligible "blighted", "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act stipulates specific procedures that must be adhered to in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. By definition, a redevelopment project area is:

"... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or combination of both blighted areas and conservation areas."

In adopting this legislation, the Illinois General Assembly found:

1. That there exists in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

The legislative findings were made on the basis that the presence of blight or conditions which lead to blight is detrimental to the safety, health, welfare and morals of the public. The Act specifies certain requirements which must be met before a municipality may proceed with implementing a redevelopment project in order to ensure that the exercise of these powers is proper and in the public interest.

Before the tax increment financing technique can be used, the municipality must first determine that the proposed redevelopment area qualifies for designation as a blighted area, conservation area, or an industrial park conservation area. The Act defines a "blighted area" as any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, because of a combination of factors, an improved area is detrimental to the public safety, health, morals or welfare, or if vacant, the sound growth of the taxing districts is impaired.

Blighted Areas

If the property under consideration is improved, a combination of five or more of the following 14 factors must be present for designation as a blighted area:

- Age
- Deleterious land use or layout
- Depreciation of physical maintenance
- Dilapidation

- Deterioration
- Excessive land coverage
- Illegal use of individual structures
- Excessive vacancies
- Inadequate utilities
- Lack of community planning
- Lack of ventilation, light or sanitary facilities
- Obsolescence
- Overcrowding of structures and community facilities
- Presence of structures below minimum code standards.

If the property is vacant, a combination of two or more of the following factors qualifies the area as blighted.

- Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land
- Diversity of ownership of vacant land
- Flooding on all or part of such vacant land
- Obsolete platting of vacant land
- Tax or special assessment delinquencies on such land.

Vacant property also qualifies as “blighted” if any one of the following factors is present:

- The area qualified as blighted immediately before it became vacant
- The area consists of an unused quarry or quarries
- The area consists of unused railyards, tracks or rights-of-way
- The area consists of an unused disposal site containing debris from construction demolition, etc.
- The area is subject to chronic flooding which adversely impacts on real property in the area, and such flooding is substantially caused by one or more improvements in or near the area in existence for at least five years
- The area is 50 to 100 acres, 75 percent vacant, shows deleterious qualities and was designated as a town center before 1982, but not developed for that purpose.

Conservation Areas

Conservation areas are areas which are rapidly deteriorating and declining. Such areas are not yet blighted, but may soon become blighted areas if their decline is not checked. Establishing an area as a “conservation area” under the Act requires that 50 percent or more of the structures in the area must be 35 years of age or older, and the presence of three or more of the following 14 factors:

- Abandonment
- Deleterious land use or layout
- Deterioration
- Depreciation of physical maintenance
- Dilapidation

- Excessive land coverage
- Illegal use of individual structures
- Excessive vacancies
- Lack of community planning
- Lack of ventilation, light, or sanitary facilities
- Obsolescence
- Overcrowding of structures and community facilities
- Presence of structures below minimum code standards
- Inadequate utilities.

Industrial Park Conservation Area

In order to qualify for designation as an "industrial park conservation area", a redevelopment project area must meet all of the following conditions:

- Be within a labor surplus area (unemployment for the municipality for the last 6 months was higher than the national average and was also greater than 6 percent)
- Be within the territorial limits of the municipality or within 1-1/2 miles of the territorial limits of the municipality and is annexed and zoned as industrial
- Include both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

Although the Act defines blighted and conservation areas, it does not define when the factors present qualify an area for such designation. Therefore, it is necessary to establish reasonable and defensible criteria to support each local finding that serves to qualify an area as either a blighted or conservation area.

The presence and documentation of the minimum number of factors may be sufficient to establish eligibility for designation as a blighted or conservation area. However, this evaluation was made on the basis that such factors should be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary in the proposed redevelopment project area. In other words, each factor identified should be present to a meaningful degree so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act. Similarly, blighting factors should be reasonably distributed throughout the redevelopment project area so that basically good areas are not arbitrarily found to be blighted because of their proximity to areas which are blighted.

The test of eligibility of the study area is based on the conditions of the area as a whole. The Act does not require that eligibility be established for each and every property in the Study Area.

2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting factors listed in the Act are present in the Study Area, and if so, to what extent and in which locations.

In order to accomplish this evaluation the following tasks were undertaken:

1. Exterior survey of the condition and use of each building.
2. Field survey of environmental conditions involving public infrastructure, site access, fences and general property maintenance.
3. Analysis of existing land uses and their relationships.
4. Comparison of surveyed properties to zoning regulations.
5. Analysis of the current platting, building size and layout.
6. Analysis of building floor area and site coverage.
7. Review of previously prepared plans, studies, inspection reports and other data.
8. Analysis of real estate assessment data.

The site conditions survey and exterior building condition survey of the area were undertaken in January 1998.

A statement that a factor is not present indicates that either no information was available or that no evidence was documented as a result of the various surveys and analyses. A factor described as being present to a limited extent indicates that the factor is present, but that the distribution or impact of the blighting condition is limited. Where a factor is described as being present to a major extent, the factor is present throughout major portions of the Study Area. The presence of such conditions have a major adverse impact or influence on adjacent and nearby development.

Each factor identified in the Act for determining whether an area qualifies as a conservation area or blighted area is discussed below and a conclusion is presented as to whether or not the factor is present in the study area to a degree sufficient to warrant its inclusion as a blighting factor in establishing the eligibility of the area as a "blighted area" under the Act. These findings describe the conditions that exist and the extent to which each factor is present.

Since the Study Area consists primarily of vacant property, eligibility was established largely on the basis of blighting factors present with respect to vacant land. However, because the Redevelopment Project Area also includes one tax parcel that is clearly improved, the analysis also considered the criteria for improved property.

VACANT LAND

Vacant land is generally defined under the Act as property without buildings. Under this definition, only parcel 03-25-200-005 would be classified as vacant since, there is a small, approximately 250 square foot building on parcel 03-25-200-003. However, since this structure represents such a small proportion of this 25 acre parcel, the eligibility of parcel 03-25-200-003 was based primarily on the presence of the blighting factors for vacant land.

If the property is vacant, a combination of two or more of the following factors qualifies the area as blighted vacant land:

- Deterioration of structures and improvements in neighboring areas adjacent to the vacant land
- Diversity of ownership of vacant land
- Flooding on all or part of such vacant land
- Obsolete platting of vacant land
- Tax or special assessment delinquencies on such land.

Vacant property also qualifies as "blighted" if any one of the following circumstances is present:

- The area qualified as blighted immediately before it became vacant
- The Area consists of an unused quarry or quarries
- The area consists of unused railyards, tracks or rights-of-way
- The area consists of an unused disposal site containing debris from construction, demolition, etc.
- The area is subject to chronic flooding which adversely impacts real property in the area, and such flooding is substantially caused by one or more improvements in or near the area in existence for at least five years
- The area is 50 to 100 acres, 75 percent vacant, shows deleterious qualities and was designated as a town center before 1982, but not developed for that purpose.

This discussion focuses on those conditions which either singly or in combination qualify vacant land as blighted.

Deterioration of structures or site improvements in neighboring areas

The condition of improved property can have a significant impact on the development potential of vacant land. This condition exists when buildings on adjacent parcels show evidence of physical deterioration, depreciation of physical maintenance or other blighting conditions that apply to improved property.

This factor is not present with respect to vacant land in the Study Area.

Diversity of ownership

Diversity of ownership can make the assembly of redevelopment sites involving vacant land more difficult. The costs of land assembly can also be a significant issue where there is a combination of vacant and improved property with multiple owners.

This factor is not present in the Study Area since all three parcels are held by a single owner.

Flooding

The presence of this factor is indicated when the parcel lies within the 100 year flood plain as indicated on official flood plain maps. Either all or a portion of the vacant land may be subject to periodic flooding. Flooding, in combination with one other factor pertaining to vacant land, qualifies the vacant land as blighted. If the area is subject to chronic flooding which adversely impacts on real property in the area, and such flooding is substantially caused by one or more improvements in or near the area that have been in existence for at least five years, then flooding alone is sufficient to qualify the vacant land as blighted.

This factor is present to a major extent with respect to parcel 03-25-200-005. Addison Creek runs through this parcel. The original stream line was revised and channelized in 1990 to reduce the amount of property located in the 100 year flood zone. However, the northern portion of the parcel as well as the southern portion of Addison Creek continue to be shown within the 100 year flood plain zone.

Obsolete platting

Obsolete platting corresponds to the deleterious land use or layout criterion for improved property. This factor is present when the platting of the vacant land limits or precludes development of the property in accordance with contemporary standards of development. Examples of obsolete platting include parcels that are too small or lack sufficient street frontage to be developed under current zoning or readily marketed for development, or parcels that must be subdivided to accommodate appropriate land uses and development densities.

This factor is not present within the Study Area.

Tax or special assessment delinquencies

This factor is present when tax records indicate that the taxes on the property have been sold in any of the last three years. The presence of this factor indicates a significant lack of market interest in the development potential of the area.

This factor is not present in the Study Area.

Area qualified as blighted immediately before it became vacant

Many vacant parcels became vacant as a result of demolition of deteriorated or dilapidated buildings. Evidence of the presence of this factor may be indicated in previous condition analyses of the area or in code enforcement records.

This factor is not present within the Study Area.

Area consists of an unused quarry or quarries

The presence of unused quarries presents significant challenges for redevelopment and reuse. The historic transformation of quarry to landfill is no longer an appropriate reuse model, particularly in developed urban areas.

This factor is not present within the Study Area.

Area consists of unused railyards, tracks or rights-of-way

Under the Act, unused railyards, tracks and rights-of-way qualify as blighted. Former railroad property frequently presents significant challenges to redevelopment as a result of environmental conditions, platting and other land use issues. Evidence that this condition may apply to vacant land includes property ownership records and the presence of abandoned track or rail sidings that have been partially buried or paved over.

This factor was not found to be present in the Study Area.

Area consists of an unused disposal site containing debris from construction demolition, etc.

This condition applies to disposal sites which have ceased to operate but which have not been appropriately closed by grading, landscaping or other appropriate improvements. Such sites include officially designated disposal facilities as well as those created as the result of illegal dumping.

According to a review of DuPage County records a landfill operated within the Study Area between 1957 and 1987. While landfill operations appear to have been limited to parcels 03-25-200-003 and 03-25-200-005, the Sexton Filling and Grading Contractors Corporation owned all three parcels prior to their acquisition by the Village of Bensenville. This factor is present to a major extent within the Study Area.

Designation as a town center

This blighting factor is defined as an area 50 to 100 acres in size that is 75 percent vacant, shows deleterious qualities and was designated as a town center before 1982, but was not developed for that purpose.

This factor does not apply to vacant land within the Study Area.

IMPROVED PROPERTY

Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Two tax parcels contain buildings. Parcel 03-25-200-002 is improved with a single family residential structure and storage shed. A small structure is located on parcel 03-25-200-002, which appears to have been used as a checkpoint for the landfill operation. The eligibility of this parcel for inclusion in a blighted area was established using both the factors listed for improved property and vacant land.

Age

The age of a structure is often a key indicator of the relative usefulness of a piece of property. Older structures frequently require extensive maintenance in order to maintain mechanical systems or maintain

structural integrity. The costs involved in maintaining and upgrading aging buildings often create adverse impacts on existing users and create impediments to the marketability and reuse of industrial or commercial structures.

In establishing a conservation area under the Act, 35 years is used as an indication of the point at which age becomes a potentially blighting factor with respect to structures within a study area. For buildings intended for long-term occupancy, this is the point at which building systems can be expected to begin to fail, and building types may become obsolete as a result of changing technology or use. For buildings that are designed for a shorter life span, age can become a blighting factor even in relatively new buildings.

Age is a factor that is present to a major extent within the Study Area. The residential structure appears to date to the 1920's, and is definitely more than 35 years old. The small structure located on the landfill site is of more recent vintage, but was clearly not designed for long term occupancy. Consequently, age is also a blighting factor with respect to this building.

Deleterious Land Use or Layout

Deleterious land uses include instances of incompatible land use relationships, single-purpose buildings converted to accommodate other activity, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive, or environmentally unsuitable. This condition also exists if any of the following are present:

- Platting does not conform to the current subdivision code with respect to lot size, configuration and public access.
- Parcels are of inadequate size or shape for contemporary development.
- Land uses are nonconforming with respect to current zoning.
- There are land use conflicts with adjacent land uses.
- Single purpose buildings have been converted to accommodate another activity, or buildings are occupied by inappropriate mixed uses.
- Residential uses front on or near heavily traveled streets, thus causing susceptibility to noise, fumes and glare;
- Structures are located in a 100 year flood plain; or
- Environmental contamination is present which hampers reuse.

Available data indicates that this factor is not present to a significant extent within the Study Area.

Depreciation of Physical Maintenance

This factor refers to the effects of deferred maintenance or lack of maintenance of buildings, improvements and grounds. This condition is present where buildings have unpainted or unfinished surfaces, peeling paint, limited amounts of loose or missing materials, broken windows, deteriorated gutters and downspouts, or are in need of minor tuck pointing. Deterioration of streetlights, sidewalks, curbs and gutters adjacent to the building, the presence of construction debris, deteriorated parking areas or parking areas that exhibit an accumulation of trash or debris also are indicative of depreciation of physical maintenance.

This condition is present to a major extent within the improved portions of the Study Area. The residential building shows signs of minor deterioration, including minor foundation cracks and the need

for minor tuckpointing. The small office on the landfill site is deteriorated, as are areas of pavement within the landfill site.

Deterioration

This condition is present when there are physical deficiencies in buildings or site improvements requiring treatment or repair. Deterioration may be present in basically sound buildings that contain defects that can be corrected. Deterioration that is not easily correctable and cannot be accomplished during the course of normal maintenance may also be evident. Examples of conditions that indicate deterioration include loose or missing materials, major cracks in masonry walls, rusted support beams and columns, and deteriorated roofs requiring replacement or major repair. Such defects may involve either primary building components (foundations, walls, roofs) or secondary building components (doors, windows, porches, fascia materials, gutters and downspouts). All buildings classified as dilapidated are also deteriorating.

Deterioration is present with respect to the small office located on parcel 03-25-200-003. However, because this building is only about 250 square feet in size, deterioration was not considered to be present to a significant extent within the Study Area.

Dilapidation

This factor reflects a substandard condition of a building's foundation, wall or roof elements where deterioration has occurred to such an extent that rehabilitation is not practical or economically feasible. Such structures typically exhibit major structural fatigue such as leaning or warped walls, bowed or sagging roofs, or cracked or missing foundation walls.

Dilapidation was not found to be present within the Study Area to a significant extent.

Excessive Land Coverage

This condition is present when buildings occupy all or most of the lot, leaving little or no space for off-street parking, off-street loading and open space amenities. Problem conditions include buildings that are improperly situated on the parcel or buildings that are located on parcels of inadequate size and shape in relation to contemporary standards of development, health or safety. The resulting inadequate conditions include insufficient provision for light and air, increased threat of the spread of fires due to the close proximity of nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking or inadequate provision for loading and service. Excessive land coverage frequently has an adverse or blighting influence on nearby development.

This factor is not present within the Study Area.

Illegal Use of Individual Structures

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law. This condition also exists when the use of a structure does not conform to the requirements of the existing zoning code.

This condition was not found to be present within the Study Area.

Excessive Vacancies

This condition is present when the occupancy or use level of a building is low for frequent or lengthy periods. The presence of buildings or sites which are unoccupied or underutilized generally represents an adverse influence on the area. Excessive vacancies include abandoned properties which evidence no apparent effort directed toward their occupancy or utilization.

All buildings within the Study Area are vacant. Thus, this factor is present to a major extent within the Study Area.

Lack of Community Planning

This factor is present if the proposed redevelopment project area developed prior to or without the benefit and guidance of a community plan. This means that no plan for the overall development of the community existed, the community's plan was inadequate, or that the plan was ignored at the time the area was developed.

Conditions resulting from a lack of community planning include the existence of incompatible land uses, the lack of proper development of vacant or improved sites, and the presence of inconsistent platting including parcels of small or irregular shapes, the presence of nonconforming uses with respect to zoning, inadequate street layout or improper subdivision.

Lack of community planning is also indicated when there are inadequate public utilities or plans for utility improvements that would allow the property to be developed in accordance with the intensity of use identified in the municipality's comprehensive plan or zoning ordinance or other economic development plans for the area. This factor is also present if public improvements serving the site including streets, streetlights and other utility systems do not meet current municipal standards. Similarly, lack of community planning is indicated if private improvements including parking lots, screening and organization of buildings within the site do not meet accepted community development standards.

This condition is present to a major extent in the Study Area. All development occurred prior to 1960, and was not subject to either local or community planning for the area. Existing land uses are not consistent with either the DuPage County or Bensenville land use plans for the area.

Lack of Ventilation, Light, or Sanitary Facilities

Conditions, such as lack of indoor plumbing or lack of adequate windows or other means of providing ventilation or light, can negatively influence the health and welfare of a building's residents or users. Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in rooms without windows such as bathrooms, and dust, odor, or smoke producing activity areas;
- Adequate natural light and ventilation by means of skylights or windows for interior rooms with proper window sizes and amounts by room area to window area ratios; and
- Adequate sanitary facilities, including garbage storage, bathroom facilities, hot water and kitchens.

This condition only affects the small office located on the landfill site. Because this building is only about 250 square feet in size, lack of ventilation, light or sanitary facilities was not considered to be present to an extent sufficient to warrant inclusion as a blighting factor.

Obsolescence

Functional obsolescence is characterized by buildings designed for a single or specific purpose or use, buildings of inadequate size to accommodate alternative uses, or buildings using a type of construction which limits long term use and marketability. Site improvements such as water and sewer lines, public utility lines, roadways, parking areas, parking structures, sidewalks, curbs and gutters, and lighting may be inadequate or obsolete in relation to contemporary standards for such improvements. Functional obsolescence includes poor design or layout, improper orientation of the building on the site, inadequate loading facilities, height, or other factors which detract from the overall usefulness or desirability of the property. As an inherent deficiency, functional obsolescence results in a loss in value of the property.

Economic obsolescence may be evidenced by a variety of factors including deterioration of the physical environment, streets of inadequate width or parcels of inadequate size or irregular shape which prevent reasonable development. This condition is often a result of adverse conditions which cause some degree of market rejection and, therefore, a depreciation of market values.

Obsolescence is present to a major extent with respect to both the improved and vacant portions of the Study Area, although this factor applied only to improved property under the Act. The small office on the landfill site, besides being deteriorated, is not suitable for reuse because of its size and configuration. The single family residence is also obsolete in view of the Village's commercial land use designation the property.

Overcrowding of Structures and Community Facilities

This condition exists when a structure or community facility has reached a level of use beyond a designed or legally permitted level. Overcrowding is often found in buildings originally designed for a specific use and later converted to accommodate a more intensive use without adequately meeting requirements for minimum floor area, privacy, ingress and egress, loading and services, or the capacity of building systems. Evidence of this condition may include the outside storage of materials that cannot be contained in enclosed buildings or vehicles that cannot be stored in buildings or enclosed storage yards.

This condition was not found to be present within the Study Area, since the buildings in the Study Area are vacant.

Presence of Structures below Minimum Code Standards

This factor is present when structures do not conform with local standards of building, fire, housing, zoning, subdivision or other applicable governmental codes. Structures below minimum code standards include all buildings which do not meet the standards of zoning, subdivision, building, housing, fire, property maintenance or other governmental codes applicable to the property. The principal purposes of such codes are to require that buildings be constructed in such a way that they can sustain the loads expected from the type of occupancy and are safe for occupancy against fire and similar hazards, and/or to establish minimum standards for safe and sanitary habitation. Buildings below minimum code are characterized by defects or deficiencies which threaten health and safety.

Insufficient information was available to establish the presence of this condition in the Study Area.

Inadequate Utilities

This factor exists in the absence of one or more of the following utilities serving the site: gas, electricity, water, sanitary sewer or storm sewer. This factor is also present when the existing utilities are inadequate to accommodate the level of development permitted under current zoning or envisioned under the comprehensive plan or adopted redevelopment plan for the area.

None of the tax parcels within the Study Area are served by water or sewer service. Thus, this factor is present to a major extent within the Study Area.

3. DETERMINATION OF STUDY AREA ELIGIBILITY

The Study Area qualifies for designation as a “blighted area.”

The Redevelopment Project Area consists primarily of vacant land, that most recently was used as the County Line Landfill operated by the Sexton Filling and Grading Contractors Corporation. Addison Creek runs through the middle of the former landfill property. A review of flood plain maps indicates that certain portions of the Redevelopment Project Area are subject to flooding.

Establishing the eligibility of vacant land as a blighted area under the Act requires the presence of two or more of certain conditions or the presence of one of certain other factors. The following conditions were found to be present with respect to vacant land within the Redevelopment Project Area:

- Flooding on all or part of such vacant land
- The area consists of an unused disposal site

The presence of the closed County line landfill, by itself, qualifies the vacant parcels as blighted.

Because the Redevelopment Project Area includes one improved residential property, which is distinct from the landfill, and one small structure associated with the landfill operation the eligibility analysis also considered the presence of the criteria for improved property. The improved portion of the Redevelopment Project Area qualifies as blighted based on the presence of six of the 14 blighting characteristics related to improved property listed in the Act. These include:

- Age
- Depreciation of physical maintenance
- Excessive vacancies
- Lack of community planning
- Inadequate utilities
- Obsolescence

These factors are reasonably distributed throughout the Study Area. Based on the conditions present, the area is not likely to be developed without the designation of all or part of the study area as a “blighted area” and the adoption of a tax increment redevelopment plan and project. The distribution of deleterious conditions within the Study Area is presented in Table A on the following page.

Table A
DISTRIBUTION OF BLIGHTING FACTORS

Eligibility Factor	03-25- 200-002	03-25- 200-003	03-25- 200-005
<i>Vacant Land (presence of 2 factors qualifies area)</i>			
Deterioration of structures or site improvements in neighboring areas			
Diversity of ownership			
Flooding on all or part of vacant land			•
Obsolete platting			
Tax or special assessment delinquencies			
<i>Vacant Land (presence of 1 factor qualifies area)</i>			
Area qualified as blighted before becoming vacant			
Area consists of an unused quarry or quarries			
Area consists of unused railyards, tracks or rights-of-way			
Area consists of an unused disposal site		•	•
Area is subject to chronic flooding caused by man made improvements in existence for at least 5 years			
Designated, unused town center 50 to 100 acres			
<i>Improved Property (presence of 5 factors qualifies area)</i>			
Age	•	•	
Deleterious land use or layout			
Depreciation of physical maintenance	•	•	
Dilapidation			
Deterioration		•	
Excessive land coverage			
Illegal use of individual structures			
Excessive vacancies	•	•	
Inadequate utilities	•	•	
Lack of community planning	•	•	
Lack of ventilation, light or sanitary facilities		•	
Obsolescence	•	•	
Overcrowding of structures and community facilities			
Presence of structures below minimum code standards			

EXTRACT OF MINUTES of a regular public meeting of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois held at 700 West Irving Park Road, Bensenville, Illinois, at 7: 30 o'clock p.m., on the 19 day of May, 1998.

* * *

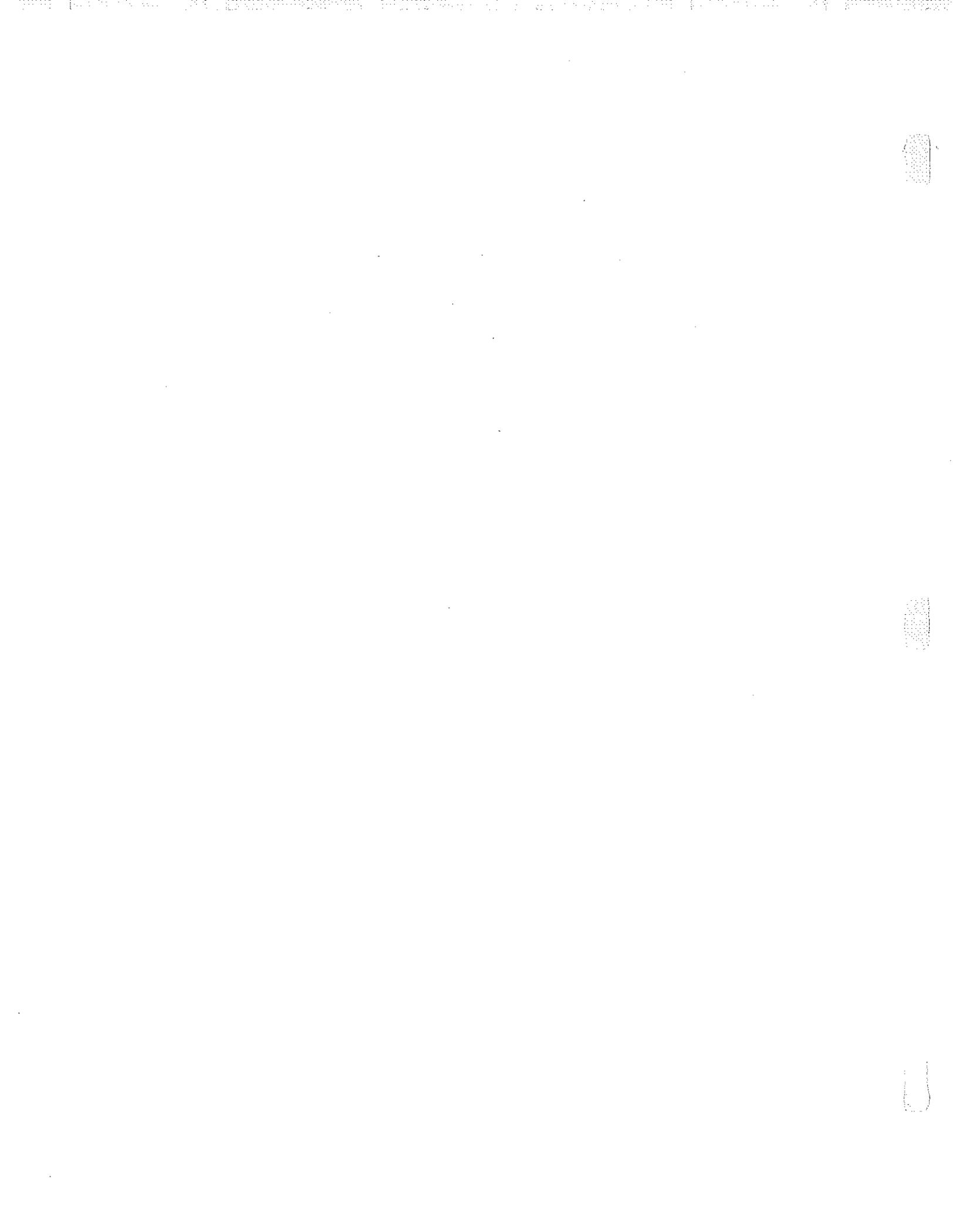
The President called the meeting to order and directed the Municipal Clerk to call roll.

Upon roll call, the following answered present: The President and Trustees Basso,
Krass, Strandt, Walberg, Wanzung, Weber

The following were absent: None

The President and Board of Trustees then discussed the redevelopment objectives of the Municipality relating to certain territory located therein and the need for governmental assistance to alleviate blighted conditions in said territory, thereby facilitating such redevelopment.

Trustee Wanzung presented and the Village Attorney explained the following ordinance:



Trustee Wanzung moved and Trustee Walberg seconded the motion that a second reading of the ordinance as required by Rule 6 of the Bensenville Village Code, Section 1-5-7 be waived. After a full and complete discussion thereof, a voice vote was called, and the following Trustees voted AYE:

Basso, Krass, Strandt, Walberg, Wanzung, Weber

NAY: None

Trustee Wanzung moved and Trustee Walberg seconded the motion that said ordinance as presented and read by the Municipal Clerk be adopted.

After a full and complete discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt the ordinance as read.

Upon the roll being called, the following voted AYE:

Basso, Krass, Strandt, Walberg, Wanzung, Weber

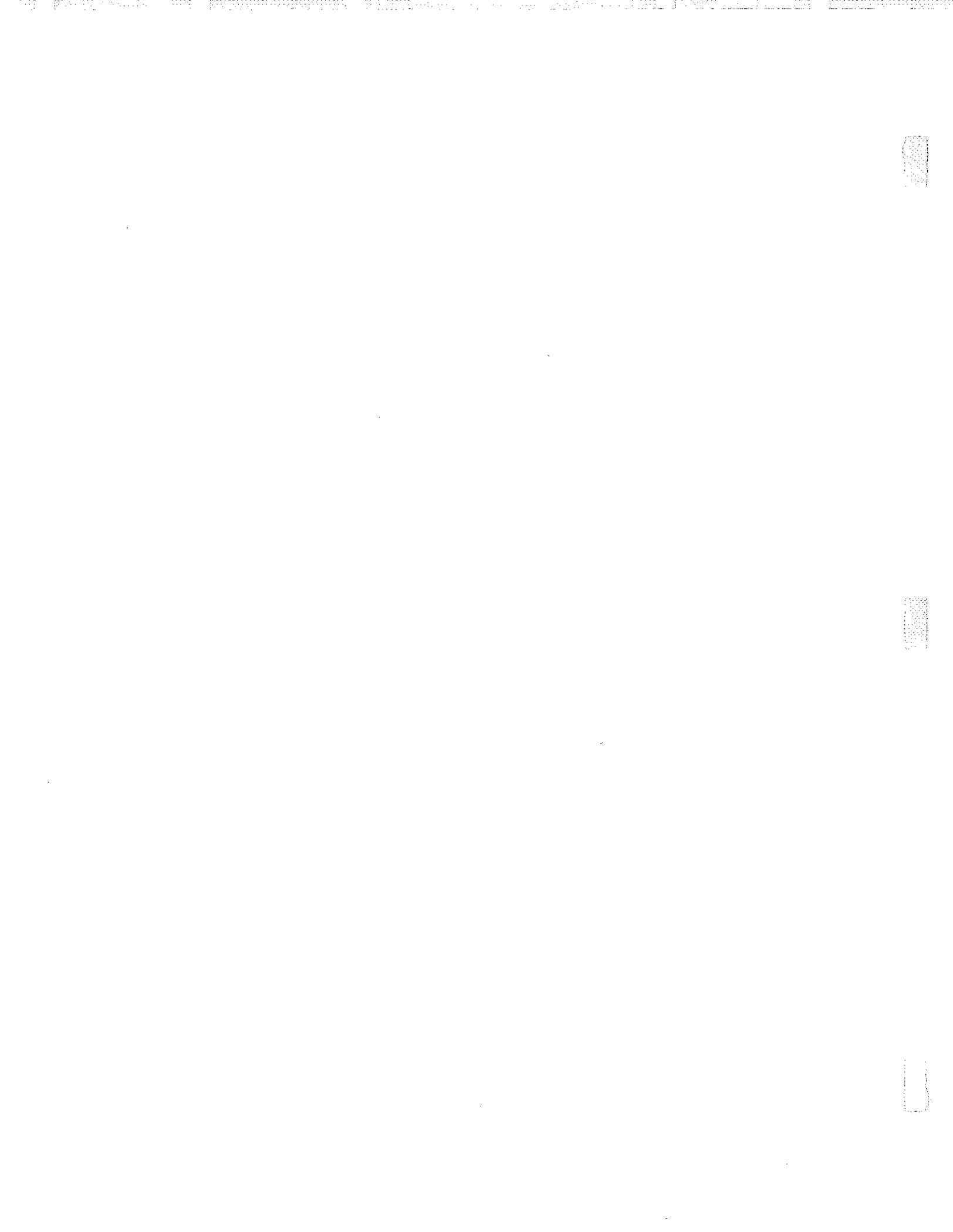
NAY: None

Whereupon the President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Municipal Clerk to record the same in full in the records of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.


Marianne Tralewski
Village Clerk
Village of Bensenville, DuPage and Cook
Counties, Illinois



STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois (the "*Village*"), and that as such official I am the keeper of the records and files of the President and Board of Trustees of the Village (the "*Corporate Authorities*").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 19th day of May, 1998, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the Village of Bensenville, DuPage and Cook Counties, Illinois, approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Grand Avenue Redevelopment Project Area.

a true, correct and complete copy of which said ordinance as adopted at said meeting appear in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, the 19th day of May, 1998.



Marianne Tralewski, Village Clerk

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