

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

ORDINANCE NO. 24-2001

**AN ORDINANCE OF THE VILLAGE OF BENSENVILLE,
DUPAGE AND COOK COUNTIES, ILLINOIS,
APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND
REDEVELOPMENT PROJECT FOR THE IRVING PARK/CHURCH
REDEVELOPMENT PROJECT AREA**

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 1ST DAY OF MAY, 2001**

**Published in pamphlet form by authority of the President and Board of Trustees
of the Village of Bensenville, DuPage and Cook Counties, Illinois this 1st day of
May, 2001.**

ORDINANCE NO. 24-2001

VILLAGE OF BENSENVILLE TAX INCREMENT FINANCING DISTRICT #7

AN ORDINANCE of the Village of Bensenville, DuPage and Cook Counties, Illinois, approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Irving Park/Church 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 obsolescence, deterioration, excessive land coverage and overcrowding of community facilities, lack of community planning, stagnant or declining equalized assessed value, presence of structures below minimum code standards, environmental cleanup requirements, 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 Irving Park/Church 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

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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 on the 20th day of February, 2001, 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 10th day of April, 2001 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 February 21, 2001, by publication on March 16, 2001 and March 23, 2001, and by certified mail to taxpayers within the Proposed Area on February 21, 2001; 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 April 10, 2001 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 10th day of April, 2001; 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

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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:

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, 2024 and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined in the Plan as amended and corrected is May, 2024.

(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 10th day of April 2001, 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

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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 1st day of May, 2001.

Approved this 1st day of May, 2001.



John C. Geils, Village President

ATTEST:



Roxanne L. Mitchell, Village Clerk

AYES: Caira, Kervin, Mandziara, Tralewski, Walberg
NAYS: Basso
ABSENT: None

Recorded in Municipal Records:

May 1, 2001.

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EXHIBIT A

**Legal Description of Irving Park/Church Redevelopment Project Area
Village of Bensenville Tax Increment Financing District #7**

SEE LEGAL DESCRIPTION ATTACHED

IRVING PARK / CHURCH TIF

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

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

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

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

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

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

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

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

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

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

Date: January 16, 2001
Order No. 0101007r0

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EXHIBIT B - STREET LOCATION

Commonly known as that certain property located at or near the southwest
corner of the intersection of Irving Park Road and Church Road - Bensenville,
Illinois

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EXHIBIT C - MAP

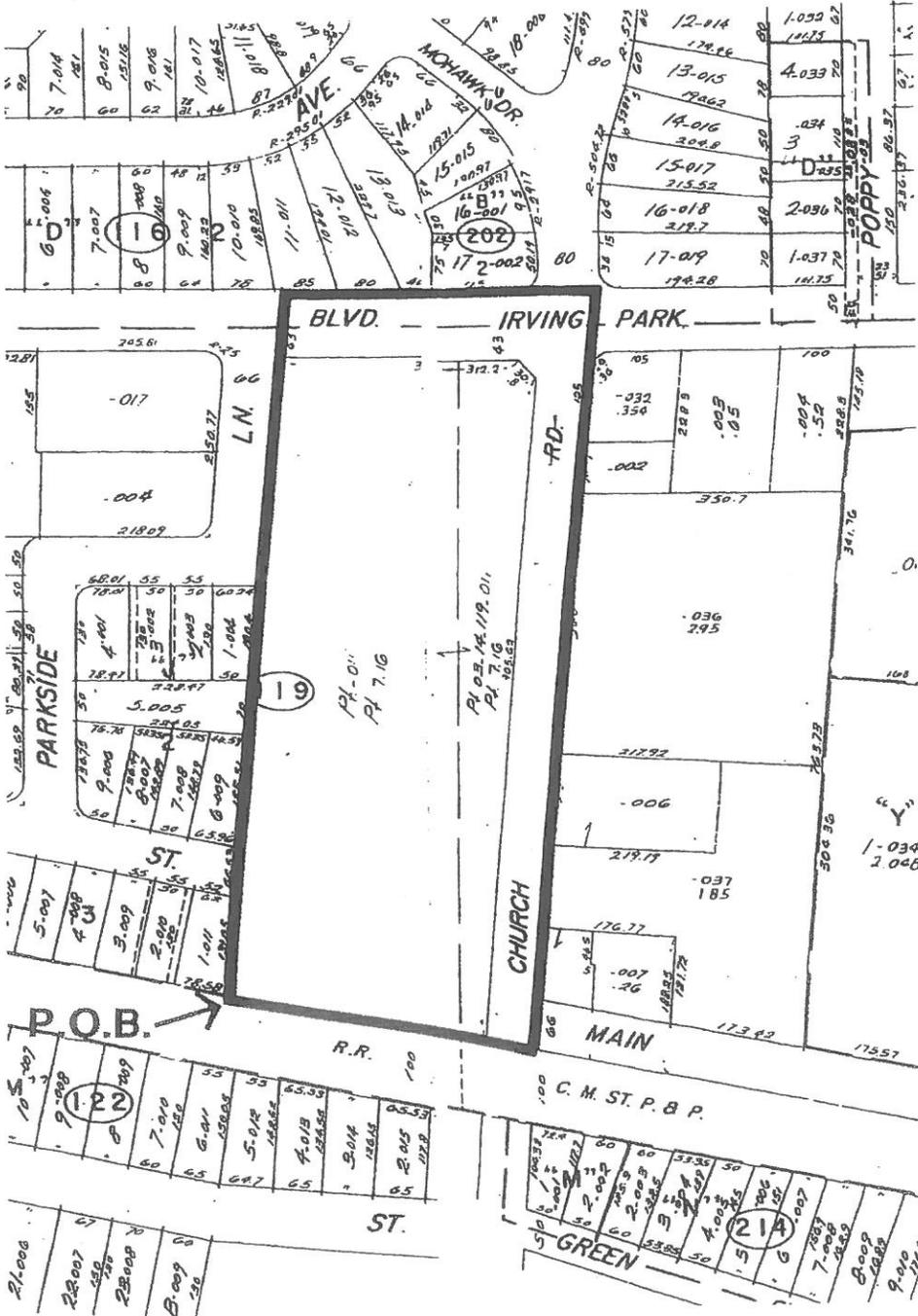
SEE MAP ATTACHED

FIGURE 1
BOUNDARY MAP

LEGEND

 AREA BOUNDARY

P.O.B. = LEGAL DESCRIPTION
POINT OF BEGINNING



TIF #7
IRVING PARK/CHURCH REDEVELOPMENT PROJECT AREA
Village of Bensenville, IL

N. T. S. 

CAMIROS
Planning, Zoning, Economic Development, Landscape Architecture
411 South Wells Street, Chicago, Illinois 60607 Phone (312) 922-9211

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EXHIBIT D

VILLAGE OF BENSENVILLE TAX INCREMENT FINANCING DISTRICT #7
IRVING PARK/CHURCH
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT

See Attached

**VILLAGE OF BENSENVILLE
TAX INCREMENT FINANCING DISTRICT #7
REDEVELOPMENT PLAN AND PROJECT**

FOR THE

**IRVING PARK/CHURCH
REDEVELOPMENT PROJECT AREA**

**Prepared for:
The Village of Bensenville**

**By:
Camiros, Ltd.**

January 29, 2001

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

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1. INTRODUCTION

This document presents a Tax Increment Financing Redevelopment Plan and Project (hereinafter referred to as the "Plan") pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq), as amended (the "Act") for the Irving Park/Church Redevelopment Project Area in the Village of Bensenville, Illinois (the "Village"). The Redevelopment Project Area (the "Area") includes land within the Village of Bensenville southwest of the Irving Park Road and Church Road intersection. The Area includes the village hall, public safety building, municipal water storage facilities and several small miscellaneous structures. The Plan responds to problem conditions within the Area and reflects a commitment by the Village to revitalize the Area and attract new private investment.

This Plan presents research and analysis undertaken to document the eligibility of the Area for designation as a "blighted area" tax increment financing ("TIF") district. The need for public intervention, goals and objectives, land use policies and other policy materials are presented in this Plan. The results of a study documenting the eligibility of the Area as a blighted area are presented in Appendix C, Eligibility Study, (the "Study").

Tax Increment Financing

In adopting the Act, the Illinois State Legislature found at 5/11-74.4-2(a) that:

... there exist in many municipalities within this State blighted, conservation and industrial park conservation areas as defined herein; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked...

and at 5/11-74.4-2(b) 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 by redevelopment projects 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 park 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 park

conservation area,” and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area. The statutory requirements are set out at 65 ILCS 5/11-74.4-3, et seq.

The Act provides that, in order to be adopted, a Plan must meet the following conditions under 5/11-74.4-3(n):

(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 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) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (which dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted), (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) if any incremental revenues are being utilized under Section 8a(1) or 8a(2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality finds (a) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of 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 Village authorized an evaluation to determine whether a portion of the Village to be known as the Irving Park/Church Redevelopment Project Area, qualifies for designation as a “blighted area,” pursuant to the provisions contained in the Act. If the Area so qualified, the Village requested the preparation of a redevelopment plan for the Area in accordance with the requirements of the Act.

Redevelopment Project Area Overview

The Area is consists of a single tax parcel (03-14-119-011) and adjacent public rights-of-way located at the southwest corner of Irving Park Road and Church Road. The Area is approximately 8.9 acres in size. The Area has suffered from a lack of investment in property improvement as evidenced by functionally obsolete municipal buildings, presence of structures below minimum code standards, deterioration and other negative conditions.

The Area, as a whole, has not been subject to growth and development by private enterprise and is not reasonably anticipated to be developed without the adoption of the Plan. The Study, attached hereto as Appendix C, concluded that property in the Area suffers from deterioration, obsolescence, lack of community planning, stagnant or declining EAV, overcrowding of structures and community facilities, and other negative conditions.

The purpose of this Plan is to provide the stimulus needed to revitalize the Area and attract new private investment. To accomplish that, the Plan will create a mechanism to:

- 1) Promote new commercial development along Irving Park Road.
- 2) Facilitate the construction of modern municipal facilities.
- 3) Improve the Area's physical environment and infrastructure.

Summary of Findings

The Area is appropriate for designation as a "blighted area" in accordance with the Act, based on the following summary of findings:

- 1) The Area has not been subject to growth and development through private enterprise.
- 2) A continuing lack of growth and development will exacerbate conditions of obsolescence, deterioration and overcrowding.
- 3) The Area is not reasonably anticipated to be redeveloped by private enterprise without public intervention and the adoption of this Plan.
- 4) The Area meets the requirements for designation as a "blighted area." Seven eligibility factors that pertain to improved property are present in the Area; five are required. These conditions are:
 - Obsolescence
 - Deterioration
 - Presence of structures below minimum code standards
 - Excessive land coverage or overcrowding of community facilities
 - Environmental cleanup requirements
 - Lack of community planning
 - Declining or stagnant equalized assessed value (EAV)
- 5) The conditions outlined above are meaningfully present and reasonably distributed throughout the Area.

This Plan summarizes the analyses and findings of the consultant's work, which unless otherwise noted, is solely the responsibility of Camiros, Ltd. Camiros, Ltd. has prepared this Plan, and the related Study, with the understanding that the Village would rely on (1) the findings and conclusions of the Plan and the related Study in proceeding with the designation of the Area as a redevelopment project area pursuant to the Act and the adoption and implementation of the Redevelopment Plan and Project, and (2) the fact that Camiros, Ltd. has obtained the necessary information to ensure that the Plan and the related Study comply with the Act.

The Plan has been formulated in accordance with the provisions of the Act. This document is a guide to all proposed public and Village-assisted private actions in the Area.

2. PROJECT AREA DESCRIPTION

The Irving Park/Church Redevelopment Project Area is approximately 8.9 acres in size, including public rights-of-way. The land to be designated as the Area is shown in *Figure 1: Boundary Map*. A legal description of the Area is included as Appendix B of this document. The proposed Area includes only those contiguous parcels that are anticipated to be substantially benefited by the proposed redevelopment project improvements and which qualify for designation as a “blighted area.”

Current Land Use and Circulation

Existing land use within the Area consists of a variety of municipal uses including the village hall, public safety building, water storage and distribution facilities, a gazebo and open space. The property also includes a small building housing a DuPage County Water Commission metering station and a small structure associated with a cell tower facility that is also on the site.

The Bensenville Ditch separates the village hall from the other uses in the Area. In recent years, flood control improvements have been undertaken to reduce the potential for flooding in the Area.

The portion of the Area located north of the Bensenville Ditch is zoned C-2, Highway Commercial. This zoning district permits a wide range of commercial uses including retail establishments, financial institutions and offices. The portion of the Area located south of the Bensenville Ditch is zoned RM-2, Medium Density Multi-family Residential. This zoning district permits multiple-family dwellings, single-family dwellings, townhouses and a variety of public and institutional facilities.

Irving Park Road and Church Road provide primary access to the Area. There is a traffic signal with left turn arrows at the intersection. There is also a pedestrian/bicycle pathway that links the village hall with the open space and gazebo located just south of the Bensenville Ditch and the residential neighborhood to the west of the Area.

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

In December, 2000, a study was undertaken by Camiros, Ltd. to determine whether the proposed Area is eligible for designation as a blighted area in accordance with the requirements of the Act. This analysis concluded that the Area so qualifies. The area contains one tax parcel, developed with multiple municipal facilities and a privately owned cell tower.

The presence of five of 13 conditions set forth in the Act is required for designation of improved property as a blighted area. These factors must be meaningfully present and reasonably distributed within the Area. *Of the 13 factors cited in the Act for improved property, seven factors are present within the Area.*

The following factors were found to be present:

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Excessive land coverage or overcrowding of structures and community facilities
- Lack of community planning
- Environmental clean-up requirements
- Declining or stagnant equalized assessed valuation (EAV)

For more detail on the basis for eligibility, refer to the Study in Appendix C. These factors are all meaningfully present and reasonably distributed in the Area.

Need for Public Intervention

The Area, as a whole, has not been subject to significant growth and development through investment by private enterprise. Based on present conditions, the Area is not likely to be developed without the adoption of the Plan. Further decline in the Area is likely in the absence of private-sector investment.

As part of the determination of the eligibility of the Area for designation as a "blighted area," the changes in the equalized assessed value (EAV) of the Area over the last five years were documented. Since the property in the Area is presently exempt from property taxes, the EAV of the Area, by definition, has grown at a slower rate than the Village of Bensenville.

Given the obsolescence, deterioration and overcrowding which has been documented within the Area, the overall redevelopment of the Area would not reasonably be expected to occur without public intervention and the adoption of this Plan.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The following goals and redevelopment objectives serve as the policy framework for this Plan. These goals and objectives are consistent with the Bensenville Comprehensive Plan's goals for economic stability as well as the community's economic and tax base policies and community facilities and services policies.

Redevelopment Plan Goals:

- Reduce or eliminate those conditions that qualify the Area as a blighted area.
- Improve the function of the Area as a retail and community center.
- Attract new private investment to the Area.
- Promote the conservation of land, increase the compatibility of adjacent land uses, achieve a balanced land use pattern, and provide efficient and economical public facilities and services.

Redevelopment Objectives:

- Outline a framework for future land use and development that will enhance economic activity in the Area and the tax base of the Village.
- Strengthen Irving Park Road's role as a commercial corridor.
- Facilitate construction of a new village hall.
- Upgrade existing municipal facilities to meet current and future needs.
- Locate municipal facilities in close proximity to the Town Center to enhance the consolidated multi-purpose nature of this area.

5. REDEVELOPMENT PLAN

The Village proposes to achieve the Plan's goals through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

Property Assembly, Site Preparation and Environmental Remediation

To meet the goals and objectives of this Plan, the Village may assemble property for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development. Demolition, site preparation and environmental remediation may be undertaken, as needed, to prepare land for redevelopment.

Rehabilitation, Reconstruction, Remodeling or Replacement of Existing Buildings

The Village may enter into agreements with private property owners or developers to facilitate the rehabilitation, reconstruction, repair, remodeling or replacement of existing public and private buildings, fixtures and leasehold improvements. The intent of such actions is to increase the taxable value of private property within the Area, relocate public facilities where needed to attract private investment, and create employment opportunities.

Intergovernmental and Redevelopment Agreements

The Village may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements (collectively referred to as "Redevelopment Projects"). Such redevelopment agreements may be needed to support the rehabilitation or construction of allowable private improvements, in accordance with the Plan; incur costs or reimburse developers for other eligible redevelopment project costs as provided in the Act in implementing the Plan; and provide public improvements and facilities which may include, but are not limited to a new village hall, utilities, street improvements, streetscape enhancements, signalization, parking and surface right-of-way improvements.

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 specific development controls as allowed by the Act.

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 Plan.

Provision of Public Improvements and Facilities

Adequate public improvements and facilities may be provided to service the Area. Public improvements and facilities may include, but are not limited to, upgrading streets, signalization improvements, provision of streetscape amenities, and utility improvements.

Interest and Financing Costs Pursuant to the Act

Pursuant to the Act, the Village 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 Area. The Village may also allocate a portion of the incremental tax revenues to financing costs as authorized in the Act.

6. REDEVELOPMENT PROJECT DESCRIPTION

The Plan seeks to create strong and active commercial uses and municipal facilities. Physical improvements to the Area are seen as a critical component of its overall improvement.

This Plan recognizes that new investment in commercially zoned property is needed to achieve revitalization. Attracting new private investment is expected to require the redevelopment of the existing village hall for private use.

Based on this assessment, goals of the redevelopment projects to be undertaken in the Area are: 1) to improve the function of the Area as a retail and community center; and 2) to make the Area more appealing to business by improving its character and suitability for development. The major physical improvement elements anticipated as a result of implementing the proposed Plan are outlined below.

Public Improvements

In order to provide a suitable location for private retail development in the Area, the demolition and relocation of the existing village hall will be required. As allowed under the Act, replacement of the existing village hall in a more suitable location is a major component of the proposed redevelopment project. The Bensenville Ditch physically separates the village hall from other municipal uses. This portion of the Area is already zoned for commercial use, which is the nature of the desired new private development in the Area.

Improvements to public infrastructure and facilities may also be needed to complement and attract private sector investment. Infrastructure improvements may include, but are not limited to, circulation system improvements needed to adequately serve new uses expected to be attracted to the area as a result of implementation of this Plan. Such improvements may include upgrades to roads, streets, sidewalks, street lighting systems, utilities, and other public improvements.

Private Development

The types of private development recommended for the Area is retail/commercial use. Private development activities may include, but are not limited to, land acquisition, demolition, site clearance and preparation, and construction of new private facilities.

7. GENERAL LAND USE PLAN

The General Land Use Plan is intended to provide a guide for future land use improvements and developments within the Area. The land uses proposed in the Area are consistent with current zoning and the Bensenville Comprehensive Plan. *Figure 3: General Land Use Plan*, in Appendix A, identifies land uses expected to result from implementation of the Plan in the Area. The land use designations for the Area are commercial and municipal/mixed use. The intent of this land use policy is to allow redevelopment of the Area to occur in response to market demand for retail uses along Irving Park Road, with appropriate municipal service uses along Church Road, south of the Bensenville Ditch.

This land use strategy is intended to direct private development to a suitable location and enhance the overall development of the Area in accordance with the goals and objectives of the Plan. Locations of specific uses, or public infrastructure improvements, may vary from the General Land Use Plan as a result of more detailed planning and site design activities. Such variations are permitted without amendment to this Plan as long as they are consistent with the Plan's goals and objectives and the Village's official land use policies as reflected in Bensenville's Zoning Ordinance and Comprehensive Plan.

8. HOUSING IMPACT AND RELATED MATTERS

Amendments to the Act that became effective November 1, 1999, indicate that the preparation of a housing impact study is required if the Area contains 75 or more inhabited residential units unless the Village certifies in the Plan displacement will not result from the Plan or the Plan would not result in the displacement of ten or more inhabited residential units.

The Area contains no residential units. Therefore, housing impact study is not a required element of this Plan.

9. REDEVELOPMENT PLAN 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 means, although not necessarily the only means, of financing improvements and providing development incentives in the Area throughout its twenty-three year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

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.

Eligible Project Costs

Redevelopment project costs include the sum total of all reasonable, or necessary, costs incurred, or estimated to be incurred, and any such costs incidental to this Plan. Some of the costs listed below became eligible costs under the Act pursuant to an amendment to the Act that became effective November 1, 1999. Eligible costs may include, without limitation, the following:

1. Professional services including: costs of studies and surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however, that no charges for professional services may be based on a percentage of the tax increment collected and the terms of such contracts do not extend beyond a period of three years. Redevelopment project costs may not include general overhead or administrative costs of the Village that would still have been incurred if the Village had not designated a redevelopment project area or approved a redevelopment plan.
2. The cost of marketing sites within the Area to prospective businesses, developers and investors.
3. 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, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.

4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, but not including the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the Village makes a reasonable determination, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Plan.
6. Costs of job training and retraining projects including the cost of “welfare-to-work” programs implemented by businesses located within the Area, 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.
7. 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, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and not exceeding 36 months thereafter and including reasonable reserves related thereto.
8. 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 Plan, to the extent the Village, by written agreement, accepts and approves such costs.
9. An elementary, secondary or unit school district’s increased costs attributable to assisted housing units will be reimbursed as provided for in the Act.
10. Relocation costs, to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by state or federal law or in accordance with the requirements of the Act.
11. Payment in lieu of taxes.
12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project, plus (ii) redevelopment project costs excluding any property

assembly costs and any relocation costs incurred by the Village pursuant to the Act;
and

- up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low income households, as defined in Section 3 of the Illinois Affordable Housing Act.
13. Up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-income households, only the low-income and very low-income households shall be eligible for benefits under the Act.
 14. Up to 75% of the interest incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
 15. The cost of day care services for children of employees from low-income families working for businesses located within the Area and all or a portion of the cost of operation of day care centers established by Area businesses to serve employees from low-income families working in businesses located in the Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the Village, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

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 may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Area are briefly described below and also shown in *Table 1: Estimated Redevelopment Project Costs*.

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, financial and special service costs. (*Estimated cost: \$300,000*)
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. These costs may include the reimbursement of acquisition costs incurred by private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of this Plan. Property assembly costs also include: 1) demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, 2) site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and 3)

environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. (*Estimated cost: \$1,350,000*)

3. Costs of rehabilitation, reconstruction, repair or remodeling of existing buildings, fixtures and leasehold improvements, or the cost of replacing an existing public building pursuant to implementation of a redevelopment project. (*Estimated cost: \$2,250,000*).
4. Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the Area, stimulate private investment and address other identified public improvement needs. (*Estimated cost: \$550,000*)
5. Financing costs, as judged by the Village to be appropriate or required to further implementation of the Plan. (*Estimated cost: \$250,000*)
6. Interest costs associated with redevelopment project financing, pursuant to the provisions of the Act. (*Estimated cost: \$3,400,000*)

The estimated gross eligible project cost over the life of the Area is \$8.1 million. All project cost estimates are in 2001 dollars. Any bonds issued to finance portions of the redevelopment 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. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to this Plan.

Table 1
ESTIMATED REDEVELOPMENT PROJECT COSTS

Program Action/Improvement	Budget
Planning, Legal, Surveys and Related Development Costs	\$300,000
Property Assembly, Site Preparation and Environmental Remediation	\$1,350,000
Rehabilitation of Buildings, Fixtures and Leasehold Improvements; Replacement of an Existing Public Building	\$2,250,000
Public Improvements	\$550,000 (1)
Financing Costs	\$250,000
Interest Costs	\$3,400,000
TOTAL	\$8,100,000 (2) (3)

- (1) This category may also include reimbursing eligible costs of taxing districts impacted by the redevelopment of the Area and school district costs pursuant to the Act. As permitted by the Act, the Village may pay, or reimburse all, or a portion of a taxing district's costs resulting from the Redevelopment Project pursuant to a written agreement by the Village accepting and approving such costs.
- (2) The total Estimated Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs. The amount of the Total Redevelopment Costs that can be incurred in the Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Area, but will not be reduced by the amount of redevelopment project costs incurred in the Area which are paid from incremental taxes generated from contiguous redevelopment project areas.
- (3) The total Estimated Redevelopment Project Costs provides an upper limit on expenditures and adjustments may be made in line items without amendment to this Plan.

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 source of payment 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 Area over and above the initial equalized assessed value of each such property in the 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 Village may, from time to time, deem appropriate. The Village may incur Redevelopment Project Costs, which are paid for from funds of the Village other than incremental taxes, and the Village may then be reimbursed for such costs from incremental taxes.

The Area is contiguous to two other Redevelopment Project Areas, designated pursuant to the Act, that are located on the east side of Church Road, and officially known as TIF #1 and TIF #5. The Area may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas created under the Act. The Village may utilize net incremental property taxes received from the Area to pay eligible project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

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

All obligations issued by the Village in order to implement this Plan shall be retired not later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted. The final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issuance. One or more series of obligations may be sold at one or more times in order to implement this Plan. 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 Area in the manner provided by the Act.

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Area is to provide an estimate of the initial EAV, which the DuPage County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Area. Since the only tax parcel (03-14-119-011) in the Area is municipally owned and exempt from property taxes, the 2000 EAV of all taxable parcels in the Area is \$0. The EAV is subject to verification by the DuPage County Clerk. After verification, the final figure shall be certified by

the DuPage County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Area will be calculated by DuPage County.

This Plan has utilized EAV values for the 2000 tax year. If the 2001 EAV values become available prior to the date of the adoption of this Plan by the Village Board, the Board may update the Plan by replacing the 2000 EAV with the 2001 EAV.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is fully assessed, the EAV of real property within the Area is estimated at \$760,000. This estimate has been calculated assuming that the Area will be developed in accordance with *Figure 3: General Land Use Plan*, of this Plan.

The estimated EAV assumes that the assessed value of property within Area will increase substantially as a result of new development, rehabilitation of existing properties and public improvements within the Area.

Calculation of the estimated EAV is based on several assumptions, including: 1) redevelopment of the Area will occur in a timely manner, 2) a state multiplier of 1.0 for DuPage County, 3) an average tax rate of \$5.70 per \$100 in EAV for taxable property in the Area, and 4) an annual assessment increase factor of 5.0%.

Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the 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. The Village intends to monitor development in the Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following tax districts levy taxes on property in the Area:

- Village of Bensenville
- DuPage County
- DuPage County Forest Preserve District
- DuPage Airport Authority
- Addison Township
- Addison Township Road
- High School District 100
- College of DuPage District 502
- Bensenville Park District
- Bensenville Library District
- Grade School District 2

The DuPage County Water Commission has no tax levy at the present time.

The proposed revitalization of the Area will not result in new residential development that would increase demand for schools, parks and other population-based services. Thus, no new demand for residential services provided by the Village, the local school districts, the park districts, or the library districts is anticipated. However, additional retail development may place some additional demands on Village police and fire services.

Redevelopment of the Area may result in changes to the level of required public services. The need for such services will depend upon the uses that are ultimately included within the Area. Although 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 Plan.

When completed, developments in the Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the Village in the form of sales tax, business fees and licenses, and utility user fees. The costs of some services such as water and sewer service, building inspections, etc. are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to assess the net financial impact of the Plan on the affected taxing districts.

For the taxing districts levying taxes on property within the Area, increased service demands are expected to be negligible because they are already serving the Area. Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base.

It is expected that any increase in demand for the services and programs of the aforementioned taxing districts, associated with the Area, can be adequately handled by the existing services and programs maintained by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase so that it exceeds existing service and program capabilities, the Village will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

Real estate tax revenues resulting from increases in the EAV, over and above the certified initial EAV established with the adoption of this Plan, will be used to pay eligible redevelopment costs in the Area. Following termination of the Area, the real estate tax revenues, attributable to the increase in the EAV over the certified initial EAV, will be distributed to all taxing districts levying taxes against property located in the Area. Successful implementation of this Plan 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 Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the Village treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this Plan is adopted (By December 31, 2025).

10. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

This Plan may be amended pursuant to the provisions of the Act.

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

As part of any Redevelopment Agreement entered into by the Village and the private developer, both will agree to establish and implement an affirmative action program that serves appropriate sectors of the Village. With respect to this Plan, the Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.

Anyone involved with employment or contracting activities in connection with this Plan 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 Plan 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 this project being undertaken in the Area. Any public/private partnership established for the development project in the 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.

APPENDIX A

IRVING PARK ROAD/CHURCH ROAD REDEVELOPMENT PROJECT AREA

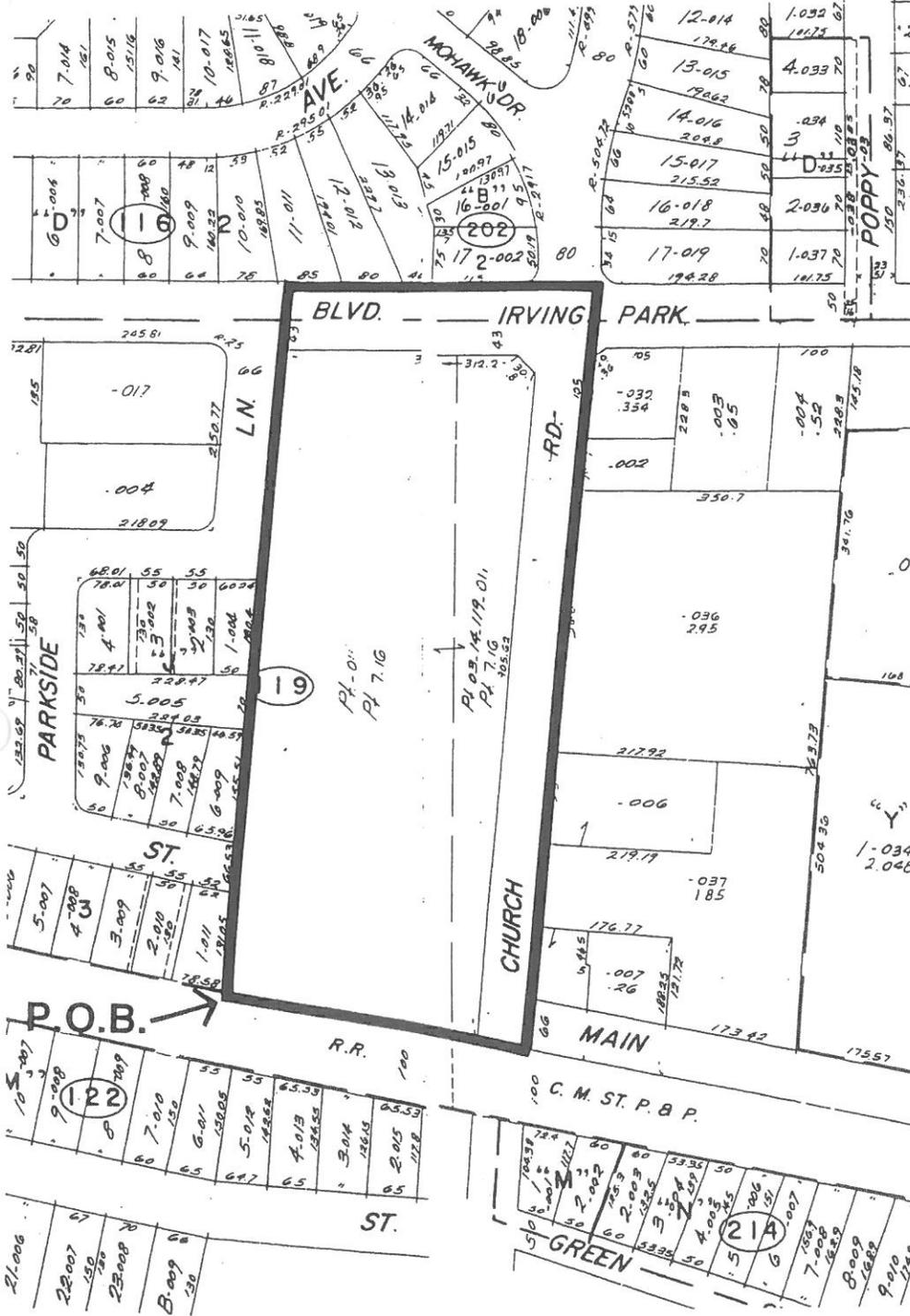
FIGURES 1 - 3

FIGURE 1
BOUNDARY MAP

LEGEND



P.O.B. = LEGAL DESCRIPTION
POINT OF BEGINNING



TIF #7
IRVING PARK/CHURCH REDEVELOPMENT PROJECT AREA
Village of Bensenville, IL



CAMIROS

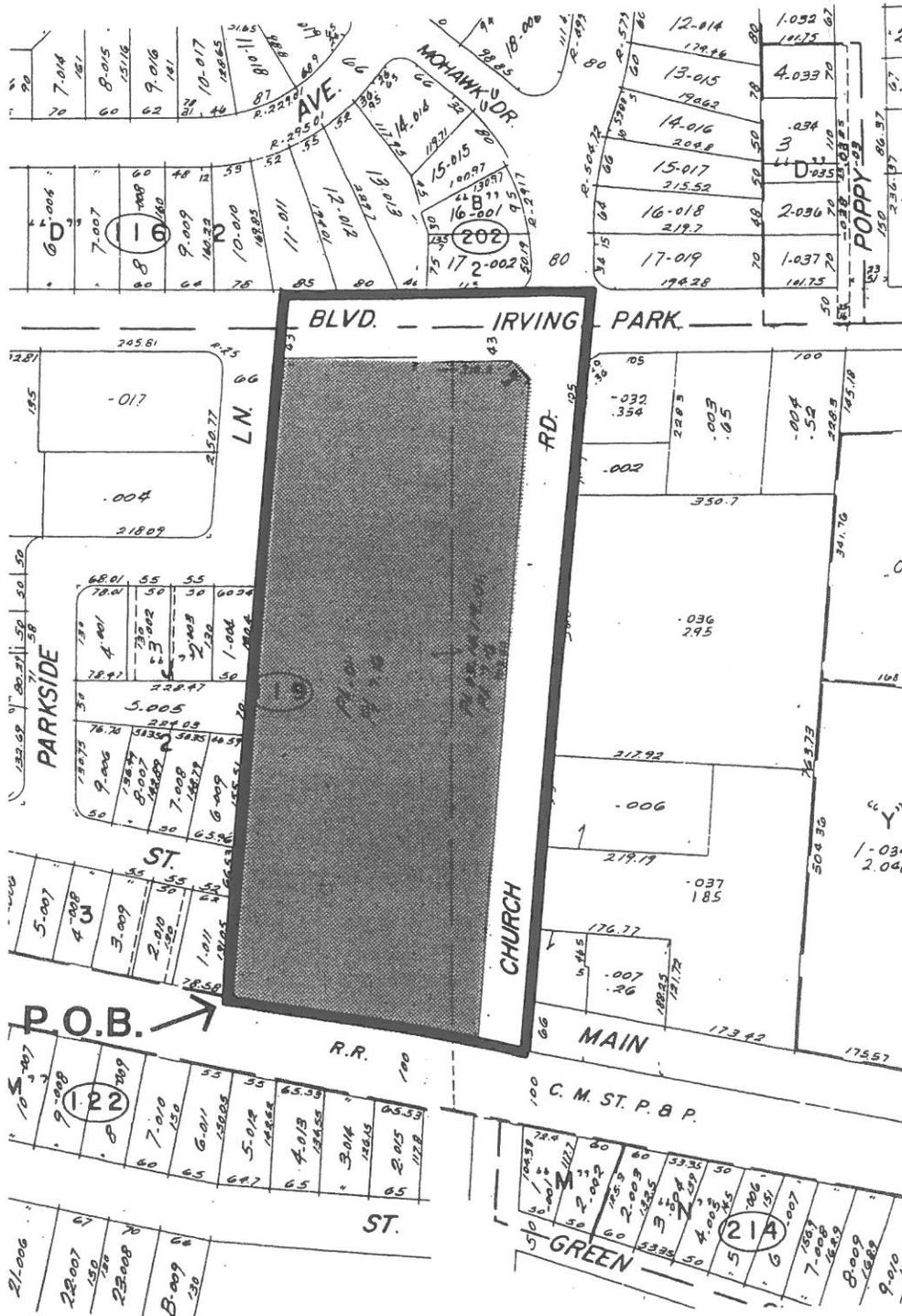
Planning, Zoning, Economic Development, Landscape Architecture
411 South Wabash Street, Chicago, Illinois 60607 Phone: (312) 922-9211

**FIGURE 2
EXISTING LAND USE**

LEGEND

-  AREA BOUNDARY
-  MUNICIPAL MIXED USE

P.O.B. = LEGAL DESCRIPTION POINT OF BEGINNING



**TIF #7
IRVING PARK/CHURCH REDEVELOPMENT PROJECT AREA
Village of Bensenville, IL**



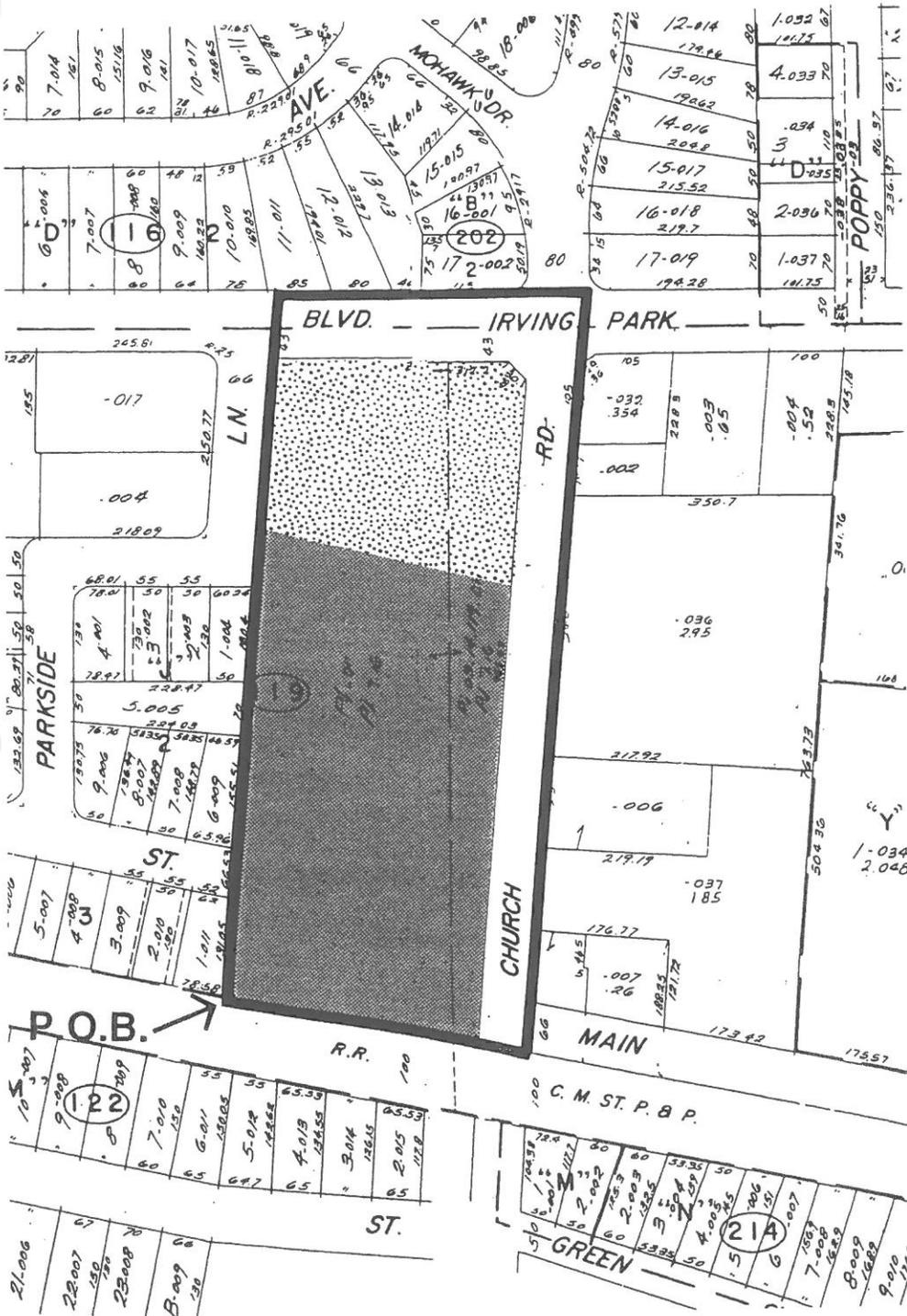
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411 South Wells Street, Chicago, Illinois 60607 Phone: (312) 922-9211

**FIGURE 3
GENERAL LAND USE PLAN**

LEGEND

-  AREA BOUNDARY
-  COMMERCIAL
-  MUNICIPAL MIXED USE

P.O.B. = LEGAL DESCRIPTION POINT OF BEGINNING



**TIF #7
IRVING PARK/CHURCH REDEVELOPMENT PROJECT AREA
Village of Bensenville, IL**

N. T. S.



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APPENDIX B

IRVING PARK ROAD/CHURCH ROAD REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

APPENDIX C

IRVING PARK/CHURCH REDEVELOPMENT PROJECT AREA

ELIGIBILITY STUDY

The purpose of this analysis is to determine whether a portion of the Village of Bensenville identified as the Irving Park/Church Redevelopment Project Area qualifies for designation as a tax increment financing district pursuant to the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.4-1 et seq.), as amended (the "Act"). This legislation focuses on the elimination of blight or rapid deterioration through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a redevelopment project area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the Irving Park/Church Redevelopment Project Area is hereinafter referred to as the "Study Area" and is shown in Figure A.

The Study Area is approximately 8.9 acres in size. The Study Area consists of one tax parcel (03-14-119-011) and adjacent street rights-of-way. The property contains the Bensenville village hall, public safety building, water storage facilities including an elevated water tower and 1.2 million gallon underground storage reservoir, and several smaller structures devoted to miscellaneous uses. The village hall was built in 1967. The public safety building was built in 1973. The village hall building is physically separated from other municipal facilities in the Study Area by the Bensenville Ditch. Village hall can be accessed from either Irving Park Road or Church Road. The other facilities are accessed from Church Road.

This report summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of Camiros, Ltd. and does not necessarily reflect the views and opinions of potential developers or the Village. However, the Village is entitled to rely on the findings and conclusions of this report in designating the Study Area as a redevelopment project area under the Act.

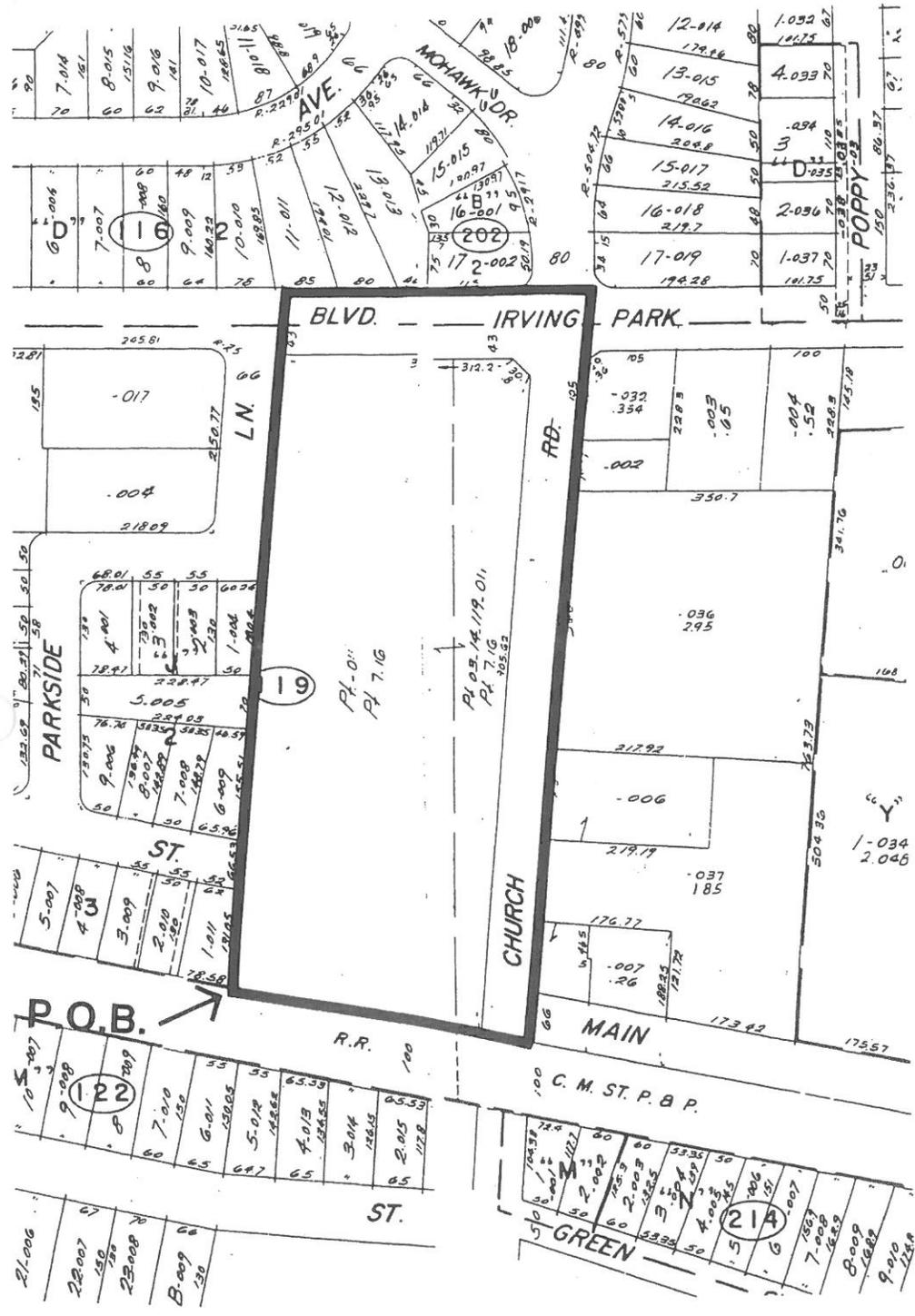
FIGURE A STUDY AREA BOUNDARY MAP

LEGEND

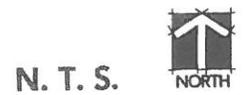


AREA BOUNDARY

P.O.B. = LEGAL DESCRIPTION
POINT OF BEGINNING



TIF #7
IRVING PARK/CHURCH REDEVELOPMENT PROJECT AREA
Village of Bensenville, IL



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Planning, Zoning, Economic Development, Landscape Architecture
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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 which 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. At 65 Sec 5/11-74.4-3(p), the Act defines a "redevelopment project area" as:

... 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 the Act, the Illinois General Assembly found:

1. (at 65 Sec 5/11-74.4-2(a)) That there exists in many municipalities within the State blighted and conservation areas...; and
2. (at 65 Sec 5/11-74.4-2(b)) That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects is hereby declared to be 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." Based on the conditions present, this eligibility report finds that the Study Area qualifies for designation as a blighted area.

Blighted Areas

Blighted areas are areas which are rapidly deteriorating and declining. Blighted areas may contain either improved or vacant property, or a combination of vacant and improved land. Establishing an area as a "blighted area" under the Act requires the meaningful presence and reasonable distribution of *five or more* of the following 13 factors for an improved area:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light or sanitary facilities
- Inadequate utilities
- Excessive land coverage and overcrowding of structures and community facilities
- Deleterious land use or layout
- Environmental clean-up requirements
- Lack of community planning
- Declining or stagnant equalized assessed value

With respect to vacant land, for the area to qualify as a blighted area, the sound growth of the Study Area must be impaired by a combination of two or more of the following factors:

- Obsolete platting
- Diversity of ownership
- Tax and special assessment delinquencies
- Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land
- Environmental cleanup requirements
- Declining or stagnant equalized assessed value

Vacant land also qualifies as a blighted area if one of the following conditions is present:

- The area consists of one or more unused quarries, mines or strip mine ponds
- The area consists of unused railyards, rail tracks, or railroad rights-of-way
- The area, prior to its designation, is subject to chronic flooding as certified by a registered professional engineer or appropriate regulatory agency
- The area consists of an unused or illegal disposal site containing earth, stone, building debris or similar material that were removed from construction, demolition, excavation or dredge sites
- The area is between 50 and 100 acres in size, 75% of which is vacant, and the area was designated as a town or village center before January 1, 1982
- The area qualified as a blighted improved area immediately prior to becoming vacant

The Act defines blighted areas and 1999 amendments to the Act also provide guidance as to when the factors present qualify an area for such designation. Where any of the factors identified above are found to be present in a Study Area, they must be 1) documented to be present to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and 2) reasonably distributed throughout the Study Area.

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. Survey of the condition and use of each building.
2. Field survey of environmental conditions involving parking facilities, public infrastructure, site access, fences and general property maintenance.
3. Analysis of existing land uses and their relationships.
4. Comparison of surveyed buildings 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.
9. Review of fire and building code violation reports.

A building condition survey and a site conditions survey of the Study Area were undertaken in December, 2000. The Study Area consists of a single tax parcel that contains several buildings including village hall and the public safety building, water distribution and storage facilities including an elevated water tank, underground storage reservoir, pumping station and metering station, and several smaller structures including a cell tower storage building and a gazebo.

Where a factor is described as being present, the factor is present throughout significant portions of the Study Area. The presence of such conditions have a major adverse impact or influence on adjacent and nearby property. 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. Factors whose presence could not be determined with certainty were not considered in establishing eligibility.

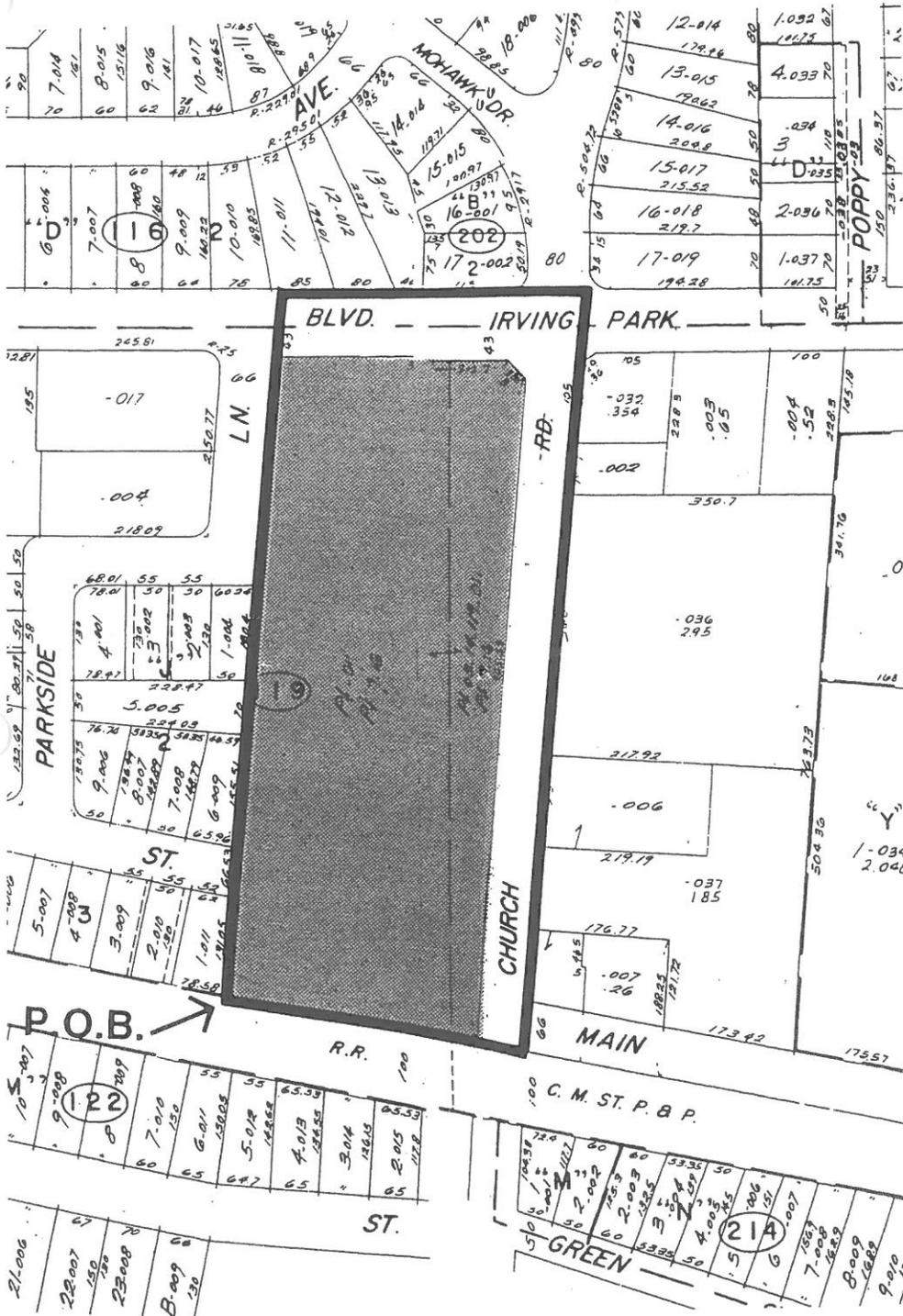
Each factor identified in the Act for determining whether an area qualifies as a blighted area is discussed in the next section and a conclusion is presented as to whether or not the factor is present in the Study Area to a degree sufficient to warrant its inclusion in establishing the eligibility of 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.

**FIGURE B
EXISTING LAND USE**

LEGEND

-  AREA BOUNDARY
-  MUNICIPAL MIXED USE

P.O.B. = LEGAL DESCRIPTION POINT OF BEGINNING



**TIF #7
IRVING PARK/CHURCH REDEVELOPMENT PROJECT AREA
Village of Bensenville, IL**



CAMIROS
Planning, Zoning, Economic Development, Landscape Architecture
411 South Wabash Street, Chicago, Illinois 60607 Phone: (312) 922-9211

3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY FACTORS

The Act establishes different eligibility factors for designation of improved property and vacant land as "blighted." Property within the Study Area consists entirely of developed property. Consequently, the analysis of eligibility was based on factors for improved property. Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Improved property may include single parcels or multiple parcels under single or common ownership. Landscaped yards, open space or other ancillary functions may also be classified as improved property for the purposes of the eligibility analysis if they are obviously accessory to an adjacent building/primary use.

In order to establish the eligibility of a redevelopment project area under the "blighted area" criteria established in the Act, five of 13 eligibility factors must be meaningfully present and reasonably distributed throughout the Study Area with respect to improved property. This eligibility study finds that the Study Area qualifies for designation as a "blighted area." Seven of the conditions cited in the Act with respect to improved property are meaningfully present and reasonably distributed within the Study Area. The conditions present within the Study Area are: obsolescence, deterioration, presence of structures below minimum code standards, excessive land coverage and overcrowding of structures and community facilities, environmental clean-up requirements, lack of community planning, and declining or stagnant EAV. These factors are well distributed throughout the Study Area.

The presence and distribution of all eligibility factors are discussed below. The thirteen conditions that were analyzed with respect to the improved property are presented in two sections: factors present within the Study Area and factors not found to be present or whose presence could not be determined.

Factors Present within the Study Area

Obsolescence

Obsolescence refers to the condition, or process, of falling into disuse as evidenced by structures that have become ill-suited for their original use. 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 of property value.

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 within the Study Area. The village hall and public safety buildings were built using a split-level design that is not readily adaptable to expansion or renovation. Both buildings were built prior to the development of current Americans with Disabilities Act (ADA) standards. While recent renovations of the public safety building included installation of an elevator lift at the entrance to the building, there is no elevator access within the interior of the building. The main floor of the village hall is served by a handicapped ramp, but the lower level of the building which houses the building department is not accessible.

Obsolescence is also present with respect to the water control systems used to operate Bensenville's main pumping station and with respect to the backup generator that serves the village hall and has insufficient capacity to meet power requirements in case of emergencies.

Deterioration

This condition is present when there are physical deficiencies in buildings or surface improvements requiring treatment or repair. Any deficiency beyond normal maintenance qualifies as deterioration. Moderate levels of deterioration may be present in basically sound buildings that contain defects that can be corrected. More advanced deterioration that is not easily correctable and cannot be accomplished during the course of normal maintenance may also be evident. Advanced deterioration is clearly a greater blighting influence. Consequently, the incidence of advanced deterioration need not be widespread to qualify this condition as being present to a major extent. Examples of conditions that indicate deterioration include buildings that are not weather-tight, loose or missing materials, defects in exterior 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 major defects in secondary building components (doors, windows, porches, fascia materials, gutters and downspouts). In terms of surface improvements, including sidewalks, off-street parking and surface storage areas, deterioration may take the form of surface cracking, loose paving material, depressions, streets with pitted pavement/potholes, crumbling curbs, crumbled or heaved sidewalks and pavement, and weeds protruding through paved surfaces.

Deterioration was found to be present within the Study Area to a major extent with respect to surface improvements and buildings. The two parking lots both evidence significant surface deterioration. The plumbing at the public safety building is deteriorated and in need of replacement. There is also structural cracking at the southwest corner of the building and in the adjacent concrete retaining wall. The pumping station exterior is in need of repairs including tuckpointing. Repairs to village hall are also required including the replacement of deteriorated carpeting and flooring. However, the most significant deterioration with respect to structures involves the elevated water tank. A recent engineering inspection report detailed a variety of necessary repairs including painting. Peeling paint on the underside of the water tank was observed during the site inspection for this eligibility analysis.

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, but not including housing and property maintenance 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.

This factor is present to a major extent with respect to fire code violations at the village hall building. Most of these violations are associated with storage of files and other flammable materials in basement hallways, furnace rooms and other inappropriate locations. Fire code violations related to records storage are a long-standing problem according to a review of building inspection reports between 1994 and 2000. Additionally, one of the two emergency exits for offices in the basement of the village hall is inadequate because there is no reasonable way for occupants to escape from the window well. Fire code violations have also been a problem with respect to the public safety building that houses the Bensenville Police Department.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. 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, the presence of multiple buildings on a single parcel, or buildings that are located on parcels of inadequate size and shape in relation to contemporary standards of development for health or safety. For there to be a finding of excessive land coverage, parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, 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 reasonably 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 was found to be present to a major extent within the Study Area. Both the village hall and public safety buildings are overcrowded. Any available space in the village hall is now devoted to storage or offices including areas originally designed for meeting space, resulting in numerous fire code violations. For example, a portion of a mechanical room has converted to record storage, as has a coat closet in the basement. While recent renovations to the police department facilities have improved the situation, overcrowding is still a problem with respect to the public safety building. In addition, the parking lot that serves the police department is too small to accommodate employee parking demand, particularly during shift changes.

Environmental Clean-Up Requirements

This factor is considered present when property has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by state or federal law, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for such clean-up. In order for this eligibility factor to apply, the remediation costs must constitute a material impediment to the development, or redevelopment, of the redevelopment project area.

This factor is present with respect to the existing elevated water tank. This structure is deteriorating and in need of painting and other repairs. According to the Village's engineering consultant, the water tank is painted with lead based paint, which requires environmental remediation. Until this work is satisfactorily completed, the potential exists for further environmental contamination within the Study Area resulting from peeling lead-based paint.

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 the area was developed prior to the adoption of a comprehensive or other community plan by the municipality or that the plan was not followed at the time of the area's development. The presence of this condition must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet modern development standards, or other evidence demonstrating an absence of effective community planning.

This factor 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.

Lack of community planning is present to a major extent within the Study Area. The village hall, public safety building and water tower are poorly planned and organized. The village hall and police department buildings located at either end of the Study Area and are separated by the water distribution facilities and the Bensenville Ditch. As a result, these facilities are poorly organized with respect to contemporary standards for such facilities.

The Village's 1963 comprehensive plan recommended that a new village hall be built as part of the central area development plan intended to strengthen the economic potential of Bensenville's historic downtown. The area defined as the central area in the 1963 plan was located south of the Milwaukee Road tracks between York Road and Addison Street. Instead the Village chose to build its new village hall in its current location, and thus, did not follow its plan with respect to the location of the village hall.

The Comprehensive Plan adopted in 1980, also observed that the core area lacked a focal point that resulted in a loss of retail activity. Subsequent redevelopment efforts including designation of two tax increment financing districts have focused on creating the critical mass needed to create a viable town center that includes community facilities as well as retail shopping activities.

Declining or Stagnant Equalized Assessed Value

This factor is present when one of three conditions is met within the study area: 1) the total equalized assessed value (EAV) has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five years; or 3) the total EAV is increasing at an annual rate that is less than the Consumer Price Index for all Urban Consumers for three of the last five years. Declining or stagnant equalized assessed values are indicative of economic and functional obsolescence. This condition relates to the lack of growth and private investment in an area resulting in economic and physical decline.

As shown below in Table A, this factor is present within the Study Area to a major extent. Since land in the Study Area is presently exempt from property taxes, by definition, the EAV of the Study Area has grown at a slower rate than the balance of the municipality in each of the last five years.

**TABLE A
COMPARATIVE INCREASES IN EAV**

	Annual Increases in Equalized Assessed Value				
	1999	1998	1997	1996	1995
Study Area EAV	\$0	\$0	\$0	\$0	\$0
Study Area % Change from Prior Year	0.00%	0.00%	0.00%	0.00%	0.00%
% Change from Prior Year for Balance of Bensenville	2.48%	3.20%	1.61%	2.10%	4.28%

Source: Addison Township Assessors Office, DuPage County Clerk, Cook County Clerk

Factors Found Not To Be Present or Whose Presence Could Not Be Determined

Dilapidation

Dilapidation exists when buildings are in an advanced state of disrepair and neglect of necessary repairs to the primary structural components of buildings results in the necessity of major repairs or demolition. Exterior building surveys revealed no buildings or structures of such an advanced state of disrepair to make a finding of dilapidation.

Illegal Use of Individual Structures

This factor is present when structures are used in violation of federal, state or local laws. Exterior building and land use surveys of the Study Area revealed no illegal land uses.

Excessive Vacancies

This condition is present when buildings are vacant, or partially vacant, such that they are underutilized and represent an adverse influence on the Study Area because of the frequency, extent or duration of the vacancies. Excessive vacancies can also be evidenced by vacant lots. The presence of buildings or sites which are unoccupied or underutilized generally signifies a lack of economic viability of the property and, by extension, of the surrounding area. Excessive vacancies include abandoned properties which evidence no apparent effort directed toward their occupancy or utilization. A relatively small amount of vacant/abandoned property can affect the value and perceived viability of the surrounding area. Consequently, the presence of this condition would represent a significant blighting influence.

This factor is not present with respect to buildings in the Study Area, which are severely overcrowded.

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.
- Adequate sanitary facilities, including garbage storage, bathroom facilities, hot water and kitchens.

This factor is not present to a degree sufficient to warrant its inclusion as a blighting factor present within the Study Area.

Inadequate Utilities

This factor exists in the absence of one or more of the following utilities serving the site: gas, electricity, telephone, water, sanitary sewer, storm sewer or storm drainage. 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.

This factor is not present with respect to property included in the Study Area.

Deleterious Land Use or Layout

This factor is characterized by inappropriate or incompatible land use relationships, inappropriate mixed uses within buildings or uses which are considered to be noxious, offensive, or unsuitable for the surrounding area.

Deleterious land use or layout was found not to be present within the Study Area.

4. DETERMINATION OF STUDY AREA ELIGIBILITY

The Study Area qualifies for designation as a “blighted area.” The meaningful presence and reasonable distribution of five of 13 conditions is required for designation of improved property as a “blighted area.” Of the conditions cited in the Act, seven are present to a meaningful extent, with that presence documented and reasonably distributed within the Study Area.

The conditions present within the Study Area are:

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Excessive land coverage or overcrowding of structures and community facilities
- Environmental clean-up requirements
- Lack of community planning
- Declining or stagnant equalized assessed value (EAV)

Based on the conditions present, the area is not likely to be effectively 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.

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFICATE OF FILING

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of the County of DuPage, Illinois (the "County"), and as such officer I do hereby certify that on the 17TH day of MAY , 2001, there was filed in my office a properly certified copy of Ordinance Number 24-2001, passed by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, on the 1st day of May , 2001, and entitled:

An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois, approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Irving Park/Church Revelopment Project Area

and that the same has been deposited in, and all as appears from, the official files and records of my office.

IN WITNESS WHEREOF I have hereunto affixed my official signature and the seal of the County, this 17TH day of MAY , 2001.


County Clerk of The County
of DuPage, Illinois

SEAL