

ORDINANCE NO. 22-2001

AN ORDINANCE proposing approval of a Redevelopment Plan and Project for and the designation of the Grand/York Redevelopment Project Area and the adoption of tax increment allocation financing therefor, convening a joint review board and calling a public hearing in connection therewith.

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the "Act"), the President and Board of Trustees (the "Corporate Authorities ") of the Village of Bensenville, DuPage and Cook Counties, Illinois (the "Village"), hereby determine that it is advisable and in the best interests of the Village and certain affected taxing districts that the Village approve a redevelopment plan (the "Redevelopment Plan") and project (the "Project") for and designate a redevelopment project area to be known as the Grand/York Redevelopment Project Area (the "Redevelopment Project Area") as further described in Exhibit A attached hereto and that the Village adopt tax increment allocation financing for the Redevelopment Project Area; and

WHEREAS, the Act requires the Village to conduct a public hearing and convene a joint review board prior to the adoption of an ordinance approving a redevelopment plan and project, designating a redevelopment project area, and adopting tax increment allocation financing therefor, at which hearing any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally with respect to the proposed Redevelopment Plan and Project; and

WHEREAS, the Act further requires that such joint review board consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the Village and a public member to consider the subject matter of the public hearing; and

WHEREAS, the Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

WHEREAS, the Act further requires that prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Village must make available for public inspection a redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area's qualifying as a "conservation area" under the Act; and

WHEREAS, the firm of Camiros, Ltd., has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its report (the "Report") that said proposed area qualifies as a "conservation area" as defined in the Act, which survey and findings have been presented to the Corporate Authorities and are now on file in the official files and records of the Village; and

WHEREAS, the Act further requires that the Village create an "interested parties" registry for activities related to the Redevelopment Project Area, and adopt reasonable registration rules and prescribe the necessary forms for residents and organizations active within the Village that seek to be placed on the "interested parties" registry; and

WHEREAS, the Act further requires that the Village shall print in a newspaper of general circulation within the Village a notice that interested persons may register with the Village in order to receive information on the proposed designation of the Redevelopment Project Area or the approval of the Redevelopment Plan, and further that the Village send notice of the availability of the Redevelopment Plan and the Report by mail, within a reasonable time after the adoption of this ordinance, to all residents within the postal zip code area or areas contained in whole or in part within the proposed Redevelopment Project Area and organizations that have placed themselves on the "interested parties" registry with the Village; and

WHEREAS, the Report has heretofore been on file and available for public inspection in the offices of the Village Clerk as required under the Act; and

WHEREAS, the Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the Corporate Authorities have heretofore and it hereby is determined that it is advisable to hold a public hearing and convene a joint review board to consider the proposed approval of the Plan and Project:

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. Redevelopment Plan and Project Proposed. The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefor are hereby proposed.

Section 2. Time and Place of Public Hearing Fixed. A public hearing (the "Hearing") shall be held by the President and Board of Trustees of the Village at 7:30 o'clock P.M. on the 19 th day of June _____, 2001 at the Village Hall, 700 West Irving Park Road, Bensenville, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor.

Section 3. Publication of Notice of Hearing Authorized. Notice of the Hearing, substantially in the form attached hereto as *Exhibit B*, shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area.

Section 4. Mailing of Notice of Hearing Authorized. Notice shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, addressed to the person or persons in whose name the general

taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the Redevelopment Project Area and to the Illinois Department of Commerce and Community Affairs not less than 45 days prior to the Hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Community Affairs to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, 700 West Irving Park Road, Bensenville, Illinois 60106, concerning the subject matter of the Hearing. Each such mailed notice shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan.

Section 5. Interested Parties Registry; Notice; Public Inspection of Redevelopment Plan. (a) The Village hereby creates the Grand/York Redevelopment Project Area Interested Parties Registry for activities related to the Redevelopment Project Area and hereby authorizes the Village Clerk or the Deputy Village Clerk to administer the Registry. The Village hereby adopts the registration rules contained in Exhibit C in connection with the Registry, and delegates authority to the Village Clerk or the Deputy Village Clerk to amend the registration rules, and adopt such additional reasonable registration rules, from time to time in compliance with the Act as is necessary or convenient for the administration of the Registry, and further to prescribe the necessary registration forms in compliance with the Act in connection with the administration of the Registry.

(b) The Village shall print in a newspaper of general circulation within the Village a notice that interested persons may register in the Registry with the Village in order to receive information on the proposed designation of the

Redevelopment Project Area or the approval of the Redevelopment Plan. The Village shall send notice of the availability of the Redevelopment Plan and the Report by mail, within a reasonable time after the adoption of this ordinance, to all residents within the postal zip code area or areas contained in whole or in part within the proposed Redevelopment Project Area and those persons and organizations that have placed themselves on the Registry with the Village.

(c) A draft of the Redevelopment Plan shall be placed on file at the offices of the Village no later than May 2, 2001, being a date not less than 45 days prior to the date of the Meeting.

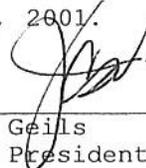
Section 6. Joint Review Board Convened. A joint review board as set forth in the Act is hereby convened and the board shall meet, review such document and issue such report as set forth in the Act. The first meeting of said joint review board shall be held at 11:00A.M. on the 17th day of May, 2001, at 700 West Irving Park Road, Bensenville, Illinois.

Section 7. Preliminary Expenditures Approved. The Preliminary Expenditures as set forth in Exhibit E attached hereto and incorporated herein by this reference are hereby approved.

Section 8. Superseder; Effective Date. All ordinances, resolutions, motions or orders in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed. This Ordinance shall become effective upon its adoption.

PASSED this 1st th day of May, 2001.

APPROVED THIS 1st th day of May, 2001.



John C. Geills
Village President

ATTEST:



Roxanne Mitchell,
Village Clerk

AYES: Basso, Caira, Kervin, Mandziara, Tralewski, Walberg

NAYS: None

ABSENT: None

EXHIBIT A
Legal Description of Grand/York Redevelopment Project Area

(SEE LEGAL DESCRIPTION ATTACHED)

The Grand/York Redevelopment Project Area consists of approximately 13.08891 acres. The street description thereof is approximately at the northeast corner of the intersection of Grand Avenue and York Road, Bensenville, Illinois 60106.

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

LEGAL DESCRIPTION

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

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

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

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

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

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

THENCE CONTINUING NORTH ALONG THE EAST LINE OF LOT 18 AND

ALONG THE EAST LINE OF LOTS 17 AND 16, ALL IN THE ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5, SAID EAST LINE OF LOTS 18, 17 AND 16 BEING ALSO THE WEST LINE OF YORK ROAD, A DISTANCE OF 265.67 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT 15 IN SAID ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5;

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

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

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

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

THENCE EAST ALONG SAID WESTERLY EXTENSION, AND THE SOUTH LINE OF AFORESAID LOT 15 IN CANTRELL BROTHERS RESUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 745.80 FEET, MORE OR LESS, TO THE EAST LINE OF DAVID DRIVE;

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

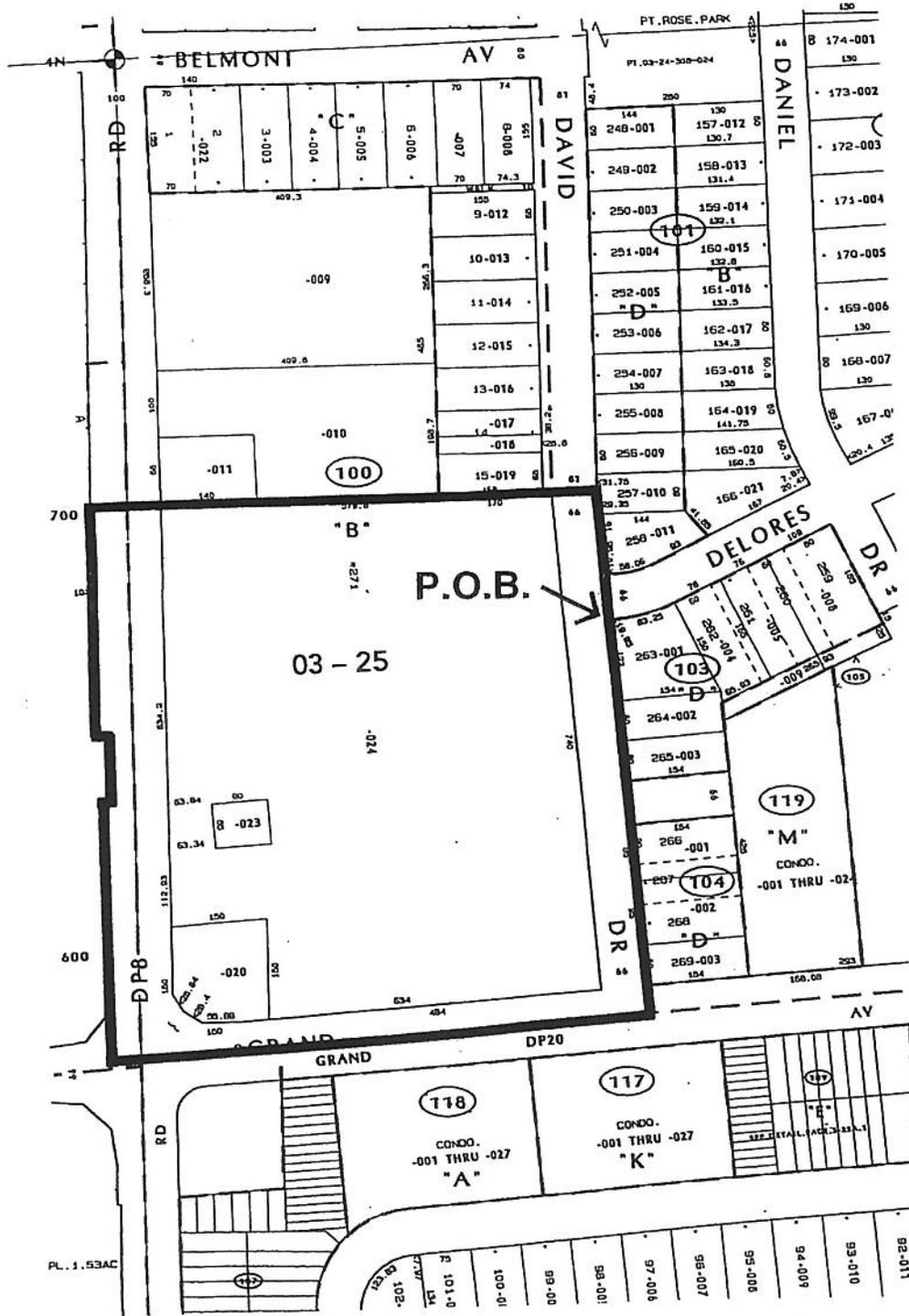
CONTAINING 570,153 SQUARE FEET (13.08891 ACRES) OF LAND, MORE OR LESS.

BOUNDARY MAP

LEGEND

 AREA BOUNDARY

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



GRAND/YORK REDEVELOPMENT PROJECT AREA

Village of Bensenville, IL

N. T. S.



CAMIROS

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

EXHIBIT B

NOTICE OF PUBLIC HEARING
VILLAGE OF BENSENVILLE, DUPAGE AND COOK COUNTIES, ILLINOIS PROPOSED
GRAND/YORK REDEVELOPMENT PROJECT AREA

Notice is hereby given that on June 19, 2001, at 7:30 P.M. at the Village Hall, 700 West Irving Park Road, Bensenville, Illinois, a public hearing will be held to consider the approval of the proposed redevelopment plan (the "*Redevelopment Plan*") and the designation of that certain proposed redevelopment project area to be known as the Grand/York Redevelopment Project Area (the "*Redevelopment Project Area*"). The Redevelopment Project Area consists of the territory legally described as follows:

(SEE LEGAL DESCRIPTION ATTACHED)

The Grand/York Redevelopment Project Area consists of approximately 13.08891 acres. The street description thereof is approximately at the northeast corner of the intersection of Grand Avenue and York Road, Bensenville, Illinois 60106.

There will be considered at the hearing approval of the Redevelopment Plan and Project for and the designation of the Redevelopment Project Area and adoption of tax increment allocation financing therefor. The proposed Redevelopment Plan and Project is on file and available for public inspection at the Office of the Village Clerk at 700 West Irving Park Road, Bensenville, Illinois. Pursuant to the Redevelopment Plan and Project, the Village proposes to reduce or eliminate those conditions in the Redevelopment Project Area that qualify the Area as a conservation area, and to enhance the tax base of the Village and the taxing districts having taxable property within the Redevelopment Project Area by improving the function of the Area as a retail center, attracting new private investment to the Area, promoting the conservation of land, increasing the compatibility of adjacent land uses, achieving a balanced land use pattern, providing efficient and economical public facilities and services, strengthening York Road's role as a commercial corridor, providing on-site storm water detention to serve retail development within the Area, encouraging the redevelopment of an obsolete and deteriorating shopping center, enhancing the ability of the Area to generate sales and property tax revenues for the Village and other taxing districts, as well as to provide and/or improve public infrastructure and facilities to complement and attract private sector investment. Pursuant to the proposed Redevelopment Plan and Project, the Village proposes to facilitate redevelopment of the proposed Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the proposed Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the proposed Redevelopment Project Area. These eligible project costs may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs and interest costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The proposed Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to site assembly, analysis, professional services and administrative activities, public improvements and facilities, rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures, the execution of one or more redevelopment agreements, and the payment of financing and interest costs.

Prior to the date of the hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Community Affairs may submit written comments to the Village, to the

attention of the Village Clerk, 700 West Irving Park Road, Bensenville, Illinois 60106.

There is hereby convened a joint review board to consider the proposed Redevelopment Plan and Project for and the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed redevelopment project area at the time that the proposed redevelopment project area is approved, a representative selected by the Village, and a public member. The first meeting of said joint review board shall be held at 11:00 A.M. on the 17 th of May, 2001, at 700 West Irving Park Road, Bensenville, Illinois.

At the hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project for and the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Notice is hereby given that the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, has created an interested parties registry (the "Registry") for the proposed Grand/York Redevelopment Project Area of the Village. The Registry, together with the rules and regulations heretofore approved by the Village for the Registry (the "Rules and Regulations"), is on file and available for public inspection during normal business hours at the office of the Village Clerk at Village Hall, 700 W. Irving Park Road, Bensenville, Illinois 60106. All interested persons may register with the Village on the Registry as provided in the Rules and Regulations in order to receive information on the designation of the proposed redevelopment project area or the approval of a redevelopment plan and project therefor.

Village Clerk
Village of Bensenville
DuPage and Cook Counties,
Illinois

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

LEGAL DESCRIPTION

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

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

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

EXHIBIT C

RULES FOR GRAND/YORK REDEVELOPMENT PROJECT AREA INTERESTED PARTIES
REGISTRY

1. Each interested party shall legibly complete a registration form containing their full name (including contact name if an organization) and complete mailing address and shall provide such registration form to the Village Clerk. The registration forms shall be available at the office of the Village Clerk during its regular business hours.

2. Once duly registered, no party shall be terminated from the registry due to the lapse of time.

3. Any interested party may amend its mailing address by completing a new registration form, indicating thereon that it contains a change of address, and providing such new registration form to the Village Clerk. It shall be the responsibility of each interested party to timely advise the Village Clerk of any changes in its mailing address.

4. Additional rules are found on pages C-1 to C-4.

INTERESTED PARTIES REGISTRY REGISTRATION RULES AND FORMS

**TAX INCREMENT FINANCING
INTERESTED PARTIES REGISTRATION RULES**

A. *Definitions:* The following words and terms as used in these Registration Rules shall have the following meanings:

“*Act*” means the Tax Increment Allocation Redevelopment Act, as amended (65 ILCS § 5/11-74.4-1 *et seq.*)

“*Interested Party(s)*” means (a) any organization(s) active within the Municipality (b) any resident(s) of the Municipality, and (c) any other entity or person otherwise entitled under the Act to register in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

“*Municipality*” means the Village of Bensenville, DuPage and Cook Counties, Illinois.

“*Redevelopment Project Area*” means a redevelopment project area that (a) is intended to qualify (or has subsequently qualified) as a “redevelopment project area” under the Act and (ii) is subject to the “interested parties” registry requirements of the Act.

“*Registration Form*” means the form appended to these Registration Rules or such revised form as may be approved by the Municipality consistent with the requirements of the Act.

“*Registry*” or “*Registries*” means each interested parties registry established by the Municipality pursuant to Section § 11-74.4-4.2 of the Act for a Redevelopment Project Area.

B. *Establishment of Registry:* The Municipality shall establish a separate Registry for each Redevelopment Project Area within the Municipality, whether existing as of the date of the adoption of these Rules or hereafter designated. The Municipality shall establish a new Registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event the process of establishing each new Registry must be completed prior to the deadline for sending any of the notices required by Section (J) of these rules or any other notices required by the Act with respect to a proposed Redevelopment Project Area.

C. *Maintenance of Registry:* The Registries shall be maintained by the Village Clerk or the Deputy Village Clerk (the "Designated Officer"), or his or her designee. In the event the Municipality determines that a designee other than the Designated Officer should maintain the Registries, the Designated Officer may transfer the responsibility for maintaining the Registries to such other designee *provided* that the Municipality (i) gives prior written notice by first class mail to all Interested Parties not less than thirty (30) days prior to such transfer and (ii) publishes notice of such transfer in a newspaper of general circulation within the taxing districts affected by the respective Redevelopment Project Area.

D. *Registration by Residents:* An individual seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Designated Officer. Such individual must also submit a copy of a current driver's license, lease, utility bill, voter's registration card, financial statement or such other evidence as may be acceptable to the Designated Officer to establish the individual's current permanent residency.

E. *Registration by Organizations:* An organization seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Designated Officer. Such organization must also submit a copy of a one-page statement describing the organization's current operations in the Municipality.

F. *Determination of Eligibility:* All individuals and organizations whose Registration Form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within ten (10) business days of the Designated Officer's receipt of all such documents. The Designated Officer shall provide written notice by first class mail to the registrant confirming such registration. Upon registration Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the Designated Officer determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Designated Officer shall give written notice by first class mail to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.

G. *Renewal and Termination:* An Interested Person's registration shall remain effective for a period of three years. At any time after such three year period the Designated Officer may provide written notice by first class mail to the Interested Person stating that such registration shall terminate unless the Interested Person renews such registration within thirty (30) days of the Designated Officer's mailing of written notice. To renew such registration, the Interested Person shall, within such thirty (30) day period, complete and submit the same Registration Form and supporting documentation then required of initial registrants in order to permit the Designated Officer to confirm such person's residency or such organization's operations in the Municipality. The registration of all individuals and organizations whose Registration Form and supporting documentation is submitted in a timely manner and complies with these Regulation Rules shall be renewed for an additional, consecutive three year period. If the Designated Officer determines that a registrant's renewal Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the

Designated Officer shall give written notice by first class mail to the registrant at the address specified in the renewal Registration Form submitted by such registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation within thirty (30) days of receipt of the Designated Officer's notice. If all defects are not corrected within thirty (30) days of the Interested Person's receipt of the Designated Officer's notice, the Interested Person's registration shall be terminated. Any Interested Person whose registration is terminated shall be entitled to register again as if a first-time registrant.

H. *Amendment to Registration:* An Interested Party may amend its registration by giving written notice to the Designated Officer by certified mail of any of the following: (i) a change in address for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the Designated Officer shall revise the applicable Registry accordingly.

I. *Registries Available for Public Inspection:* Each Registry shall be available for public inspection during normal Municipal business hours. The Registry shall include the name, address and telephone number of each Interested Person and for organizations, the name and phone number of a designated contact person.

J. *Notices to be Sent to Interested Parties:* Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

(i) pursuant to section §74-4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and any related eligibility report, including how to obtain such proposed redevelopment plan and any related eligibility report, shall be sent by first class mail within a reasonable period of time after the adoption of an ordinance fixing the public hearing for a proposed redevelopment plan;

(ii) pursuant to section § 74-4.5(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to a proposed Redevelopment Project Area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of low or very low income households to be displaced from a Redevelopment Project Area, *provided* that measured from the time of creation of the Redevelopment Project Area the total displacement of households will exceed 10, shall be sent by first class mail not later than ten (10) days following the Municipality's adoption by ordinance of any such changes.

(iii) pursuant to section § 74-4-5 (c) of the Act, notice of amendments to previously approved redevelopment plans that do not: (1) add additional parcels of property to a Redevelopment Project Area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan

was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan or (6) increase the number of low or very low income households to be displaced from a Redevelopment Project Area, *provided* that measured from the time of creation of a Redevelopment Project Area the total displacement of households will exceed 10, shall be sent by first class mail not later than 10 days following the Municipality's adoption by ordinance of any such amendment.

(iv) pursuant to section § 74.4-5(d)(9) of the Act for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of the annual report described by sub-section § 74.4-5(d), including how to obtain such annual report, shall be sent by first class mail within a reasonable period of time after completion of the certified audit report.

(v) pursuant to section § 74.4-6(e) of the Act, notice of any preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of 10 or more inhabited residential units or which will contain 75 or more inhabited residential units shall be sent by certified mail not less than 15 days before the date of such preliminary public meeting.

K. *Non Interference:* These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.

L. *Amendment of Registration Rules:* These Registration Rules may be amended by the Municipality subject to and consistent with the requirements of the Act.

EXHIBIT D

TAXING DISTRICTS

Illinois Department of Commerce and Community Affairs
Village of Bensenville
DuPage County
DuPage County Forest Preserve District
DuPage County Health Department
Dupage County Airport Authority
DuPage County Water Commission
Addison Township
Addison Township Highway Department
Unit School District 205
College of DuPage District 502
Bensenville Park District
Bensenville Library District

EXHIBIT E

ESTIMATED PRELIMINARY EXPENDITURES

CATEGORY	ESTIMATED COST (\$)
Planning, Legal, Administrative and Other Fees	150,000
Property Assembly and Relocation	650,000
Building Rehabilitation	1,250,000
Public Works, Parking and Utility Improvements	200,000