

City of Berwyn City Council Meeting

JULY 13, 2010

BERWYN CITY COUNCIL MEETING
JULY 13, 2010

DEAR ATTENDEE.....THE MAYOR AND CITY COUNCIL WELCOME YOU. PLEASE KEEP IN MIND THAT THIS IS A MEETING OF THE MAYOR AND COUNCIL MEMBERS AS OPPOSED TO A PUBLIC HEARING WHERE ATTENDEES ARE ENCOURAGED TO PARTICIPATE. UNLESS INVITED BY THE MAYOR TO SPEAK, YOU ARE REQUESTED NOT TO INTERRUPT. IF YOU ARE RECOGNIZED BY THE MAYOR, PLEASE PREFACE YOUR REMARKS BY STATING YOUR NAME AND ADDRESS FOR THE RECORD. THANK YOU.

ROBERT J. LOVERO
MAYOR

THOMAS J. PAVLIK
CITY CLERK

AGENDA

ROLL CALL

- (A) PLEDGE OF ALLEGIANCE - MOMENT OF SILENCE
- (B) OPEN FORUM - (TOPIC MUST NOT BE ON THE AGENDA)
- (C) PRESENTATION OF PREVIOUS MEETINGS MINUTES FOR APPROVAL
 - 1. REG MTG 6/22/10 – COW 6/22/10
- (D) BID OPENING – TABULATIONS
- (E) BERWYN DEVELOPMENT CORP.-BERWYN TOWNSHIP/HEALTH DISTRICT
 - 1. BDC-RESOLUTION ASSURING FUNDS FOR DEPOT DIST. STREETSCAPE PROJECT
 - 2. TIF APP.-LA Z DE ORO 6241 W. CERMAK RD
 - 3. BDC-ORD. FOR CITY COUNCIL CONSIDERATION FOR OGDEN TIF DIST. AMENDMENTS TO REDEVELOPMENT PLAN
 - 4. BDC – ORD. FOR CITY COUNCIL CONSIDERATION FOR AMENDMENTS TO THE OGDEN TIF DIST. BOUNDARIES
 - 5. BDC-ORD. FOR CITY COUNCIL CONSIDERATION FOR OGDEN TIF DIST. TAX INCREMENT FINANCING
- (F) REPORTS AND COMMUNICATIONS FROM THE MAYOR
 - 1. DEFER-PROC TONY LAURETO
 - 2. DEFER-PROC BRYAN DAVIDS
- (G) REPORTS AND COMMUNICATIONS FROM THE CITY CLERK
 - 1. ORDINANCE ADOPTING THE IDENTITY PROTECTION ACT
 - 2. SWEARING-IN OF PROBATIONARY FIREFIGHTER
- (H) COMMUNICATIONS FROM (ZONING) BOARD OF APPEALS
 - 1. ZBA-RESOL. ARBOR VITAE GROUP LLC-6910-6918 WINDSOR
- (I) REPORTS AND COMMUNICATIONS FROM ALDERMEN, COMMITTEES OTHER BOARDS AND COMMISSIONS
 - 1. SKRYD-SIDEWALK PLACEMENT OF GOODS
 - 2. SANTOY-2100 BLOCK OF LOMBARD PARKING ISSUES
 - 3. LAURETO-ONE WAY ACCESS ROOSEVELT/KENILWORTH AVENUES

- 4 LAURETO-STORM FOLLOW UP
5. LAURETO-FORECLOSED HOME PROGRAM
6. BUDGET COMM.-REVIEWED DRAFT OF 2009 COMPREHENSIVE ANNUAL FINANCIAL REPORT

(J) STAFF REPORTS

1. LAW-SETTLEMENT OF CASE #09WC30293
2. LAW-SETTLEMENT OF CASE #09WC30292
3. POLICE CHIEF-REQ FOR HIRING 5 LATERAL OFFICERS
4. POLICE CHIEF-PROMOTION TO SERGEANT –CHRIST ANISI
5. PW. DIR-PERMISSION TO HIRE ONE PW LABORER
6. FINANCE DIR-2009 CAFR-Report hyperlinked to http://www.berwyn-il.gov/pdf/Clerk/COB_Final_CAFR_2009.pdf
7. CITY ENGINEER-CERMAK RD TIF VACIN FAIRWAY PARKING IMPROVEMENTS
8. CITYENGINEER-CERMAK RD TIF STREETSCAPE IMPROVEMENTS
9. CDBG-RESOLUTION-IGA AGREEMENT & CITY OF BERWYN

(K) CONSENT AGENDA: ALL ITEMS ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE IN NATURE AND WILL BE ENACTED IN ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER SO REQUESTS. IN WHICH EVENT THE ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS THE FIRST ITEM AFTER APPROVAL OF THE CONSENT AGENDA

- 1 BUDGET CHAIR-PAYROLL-6/23/10-\$939,550.69-7/7/10-\$1,009,460.37
2. BUDGET CHAIR-PAYABLES-7/13/10-\$1,465,805.57
3. LIQUOR COMM. NOTIF. OF WRITTEN ORDERS ENTERED AT THE CONCLUSION OF LIQ LIC HEARINGS (2)
4. SANTOY-HANDICAP SIGN-G.LOPEZ-2219 HIGHLAND
5. SANTOY-HANDICAP SIGN-E. MANGIARULO-1419 RIDGELAND
6. ACTIVE TRANS-BLVD LAKEFRONT TOUR-8/29/10
7. TRINITY COMMUNITY CHURCH-OUTDOOR EVENT-3 B DAY-10/3/10
8. J. MORTON STERLING-5K RUN-8/14/10
9. GARV'S INN-BLOCK PARTY-8/14/10
10. FIRE CHIEF-LOCAL 506 MUSCULAR DYSTROPHY DRIVE -8/14,8/21, 8/28/10
11. BLOCK PARTY-2400 CLARENCE-7/10/10-APPROVED PRIOR TO CC
12. BLOCK GARAGE SALE-2300 HARVEY & HIGHLAND-7/10/10-APP. PRIOR TO CC
13. BLOCK PARTY-6400 W. 33RD ST.-7/17/10
14. BLOCK PARTY 1600 GROVE-7/31/10
15. BLOCK PARTY-3600 MAPLE-8/21/10
16. BLOCK PARTY-1300 ELMWOOD-7/17/10
17. BLOCK PARTY-2300 HIGHLAND-8/28/10-
18. BLOCK PARTY-2100 HIGHLAND-7/18/10
19. BLOCK PARTY-3100 WENONAH – 8/21/10
20. BLOCK PARTY-3500 CLINTON-8/21/10
21. LICENSING & COLLECTIONS-BUSINESS LICENSES ISSUED IN JUNE 2010

ITEMS SUBMITTED ON TIME 47


 THOMAS J. PAYLIK - CITY CLERK

In accordance with the provisions of the Americans with disabilities Act, any individual who is in the need of a reasonable accommodation in order to participate in or benefit from attendance at a public meeting of the City of Berwyn should contact Thomas J. Pavlik, City Clerk at 708/788-2660 as soon as possible before the meeting date.



- **Table of Contents**

TABLE OF CONTENTS

Item(s)	Pages
<i>ROLL CALL</i>	
A. Pledge of Allegiance –Moment of Silence	
B. <u>Open Forum</u> Topic must NOT be on the Agenda	
C. <u>Presentation of Previous Meeting Minutes for Approval</u>	
1. Minutes City Council- 6/22/10	1- 5
2. Minutes Committee of Whole – 6/22/10	1- 2
D. <u>Bid Opening – Tabulations</u>	
E. <u>Berwyn Development Corp – Berwyn Township/Health District</u>	
1. BDC-Resolution Assuring Funds for Depot Dist.-Streetscape Project	1- 3
2. TIF App. – La Z De Oro – 6241 W. Cermak Rd.	1- 4
3. BDC-Ord. For City Council Consideration for Ogden TIF District- Amendments to Redevelopment Plan	1- 105
4. BDC – Ord. For City Council Consideration for Amendments to the Ogden TIF Dist. Boundaries	1- 19
5. BDC-Ord. For City Council Consideration for Ogden TIF Dist. Tax Increment Financing	1- 15
F. <u>Reports and Communications from the Mayor</u>	
1. Defer-Proc Tony Laureto	1- 2
2. Defer-Proc Bryan Davids	1- 2
G. <u>Reports and Communications from the City Clerk</u>	
1. Ordinance Adopting the Identity Protection Act	1- 9
2. Swearing in of Probationary Firefighter	1- 3
H. <u>Communications from (Zoning) Board of Appeals</u>	
1. ZBA-Resolution-Arbor Vitae Group LLC – 6910-6818 Windsor	1- 8
I. <u>Reports and Communications from Aldermen, Committees, other Boards and Commissions</u>	
1. Skryd-Sidewalk Placement of Goods	1- 4
2. Santoy-2100 Block of Lombard Parking Issues	1- 12
3. Laureto-One way Access Roosevelt/Kenilworth Avenues	1- 1
4. Laureto-Storm Follow Up	1- 1
5. Laureto-Foreclosed Home Program	1- 1
6. Budget Comm-Review Draft of 2009 Comprehensive Annual Financial Rpt	1- 1
J. <u>Staff Reports</u>	
1. Law-Settlement of Case #09WC30292	1- 1
2. Law-Settlement of Case #09WC30293	1- 1
3. Police Chief-Req for Hiring 4 Lateral Officers	1- 1

CONTINUED (table of Contents)

4. Police Chief-Promotion to Sergeant – Christ Anisi	1- 2
5. PW Dir-Permission to hire one P.W. Laborer	1- 1
6. Finance Dir-2009 CAFR	1- 1
7. City Engineer-Cermak Rd TIF Vacin Fairway Parking Improvements	1- 3
8. City Engineer-Cermak Road TIF Streetscape Improvements	1- 3
9. CDBG-Resolution –IGA Agreement & City of Berwyn	1- 11

K. Consent Agenda

1. Budget Chair-Payroll–6/23/10-\$939,550.69 -7/7/10-\$1,009,460.37	1- 2
2. Budget Chair-Payables – 7/13/10 -\$465,805.57	1- 15
3. Notif of Written Orders entered at the Conclusion of Liq Lic Hearing (2)	1- 2
4. Santoy-Handicap Sigh-G. Lopez-2219 Highland	1- 5
5. Santoy-Handicap Sigh-E. Mangiarulo – 1419 Ridgeland	1- 5
6. Active Trans-Blvd Lakefront Tour – 8/29/10	1- 3
7. Trinity Community Church-Outdoor Event-3 B Day-10/3/10	1- 1
8. J. Morton Sterling-5K Run-8/14/10	1- 1
9. Garv’s Inn-Block Party – 8/14/10	1- 1
10. Fire Chief-Local 506 Muscular Dystrophy Drive-8/14, 8/21, 8/28/10	1- 2
11. Block Party-2400 Clarence-7/10/10-Approved Prior to CC	1- 2
12. Block Party-Garage Sale-2300 Harvey & Highland-7/10/10-Approved Prior to CC	1- 1
13. Block Party-6400 W. 33 rd St.-7/17/10	1- 2
14. Block Party-1600 Grove – 7/31/10	1- 2
15. Block Party-3600 Maple-8/21/10	1- 2
16. Block Party-1300 Elmwood-7/17/10	1- 2
17. Block Party-2300 Highland-8/21/10	1- 2
18. Block Party-2100 Highland-7/18/10	1- 2
19. Block Party-3100 Wenonah-8/21/10	1- 2
20. Block Party-3500 Clinton-8/21/10	1- 2
21. Licensing & Collection-Business Licenses Issued in June 2010	1- 7

- 
- A Pledge of Allegiance-Moment of Silence**
 - B. Open Forum**
(Topic Must Not Be on The Agenda)



**C. Presentation of Previous
Meeting Minutes for Approval**

0-1

ROBERT J. LOVERO
MAYOR

THOMAS J. PAVLIK
CITY CLERK

MINUTES
BERWYN CITY COUNCIL
JUNE 22, 2010

1. The regular meeting of the Berwyn City Council was called to order by Mayor Lovero at 8:00 p.m. Upon the call of the roll, the following responded present: Chapman, Boyajian, Paul, Skryd, Santoy, Polashek, Laureto. Absent: Alderman Avila. Thereafter, Santoy made a motion, seconded by Polashek to excuse Alderman Avila. The motion carried by a voice vote.
2. The Pledge of Allegiance was recited and a moment of silence was observed for the deceased Susan (Pazerakis) Russell, former Berwyn Police Auxiliary Officer and for the safety of our men and women on the streets of Berwyn protecting our safety.
3. The Open Forum portion of the meeting was declared. Don Pechous, former Berwyn City Clerk spoke on the WWI Memorial on Ogden, 34th and Veterans Drive and asked the City to help in an awareness campaign for the city's oldest Veteran's Monument.
4. The minutes of the regular Berwyn City Council and Committee of the Whole meeting held on June 8, 2010 were presented. Thereafter, Skryd made a motion, seconded by Boyajian, to concur and approve the minutes as submitted. The motion carried by a voice vote.
5. The Mayor submitted a Proclamation honoring Brendon Pondel, a seventh grade student at St. Leonard's School for being chosen to represent Illinois in the National History Day Competition. Thereafter, Chapman made a motion, seconded by Skryd, to concur and **adopt** the Proclamation as presented. The motion carried by a voice vote. Thereafter, the Mayor presented the Proclamation to Brendon Pondel with congratulations.
6. The Mayor submitted a Proclamation honoring retired Fire Department Lieutenant Tony Laureto. Thereafter, Skryd made a motion, seconded by Chapman, to defer the matter for 2 weeks. The motion carried by a voice vote.
7. The Mayor submitted a Proclamation honoring retired Fire Department Lieutenant Bryan Davids. Thereafter, Boyajian made a motion, seconded

by Skryd, to defer the matter for 2 weeks. The motion carried by a voice vote.

8. Chapman made a motion, seconded by Skryd, to suspend the rules and bring forth item I-3 and J-7. The motion carried by a voice vote. Item I-3 is a communication from the Board of Fire and Police Commissioners regarding the promotion of 2 Fire Department Lieutenants, Thomas Hayes and Dennis O'Leary. Thereafter, Skryd made a motion, seconded by Boyajian, to concur and approve as submitted. The motion carried by a voice vote. The Clerk then administered the oath of office to Lieutenant Hayes and O'Leary.
9. The Fire Chief submitted a communication regarding the appointment and swearing in of 2 Probationary Firefighters, Kevin Ryan Cooper and Leonardo Orticelli. Thereafter, Polashek made a motion, seconded by Skryd, to concur and approve as submitted. The motion carried by a voice vote. Thereafter, the Clerk administered the oath of office to Kevin Ryan Cooper.
10. The Mayor submitted a communication requesting approval of the SEIU Local 73 contract. Thereafter, Chapman made a motion, seconded by Boyajian, to concur and approve as submitted. The motion carried by the following roll call: Yeas: Chapman, Boyajian, Skryd, Santoy, Polashek, Laureto. Nays: Paul. Excused: Avila.
11. The Clerk submitted a communication and an attached ordinance entitled: **AN ORDINANCE ADOPTING THE PREVAILING WAGE STANDARD FOR THE CITY OF BERWYN, COOK COUNTY, ILLINOIS** Thereafter, Skryd made a motion, seconded by Boyajian, to concur and **adopt** the ordinance as presented and to authorize the corporate authorities to affix their signatures thereto. The motion carried by a unanimous roll call vote.
12. Alderman Skryd submitted a communication regarding Wayfinding signage for the Berwyn Police Department. Thereafter, Skryd amended her communication to include signage for MacNeal Hospital. Thereafter, Skryd made a motion, seconded by Chapman, to concur and approve as amended and refer the matter to Traffic Engineer for study. The motion carried by a voice vote.
13. Alderman Laureto submitted a communication regarding the demolition of home located at 1416 Home Avenue. After discussion, Laureto made a motion, seconded by Skryd, to concur and authorize the building department to file appropriate notice. The motion carried by a unanimous roll call vote.

14. The Law Department submitted a communication with an attached ordinance entitled:
AN ORDINANCE AMENDING CHAPTER 1472, SECTION 1472.05 (e)(2) OF THE BUILDING AND HOUSING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS, REGARDING THE ADDITION OF DORMERS
Thereafter, Chapman made a motion, seconded by Skryd, to concur and **adopt** the ordinance as presented and to authorize the corporate authorities to affix their signatures thereto. The motion carried by a unanimous roll call vote.
15. The Berwyn Police Chief submitted a communication requesting for 1 promotion to Police Sergeant. Thereafter, Skryd made a motion, seconded by Polashek, to refer the matter to the Fire and Police Commissioners to supply the next name on the Eligibility List. The motion carried by a unanimous roll call vote.
16. The Public Works Director submitted a communication regarding the recommendation to award the Enclosed Cab Diesel Powered Air Sweeper. Thereafter, Boyajian made a motion, seconded by Skryd, to concur and approve as submitted in an amount not to exceed \$83,350. The motion carried by a unanimous roll call vote.
17. The Public Works Director submitted a communication regarding the recommendation to award Single Axle Dump Trunk from State bid. Thereafter, Boyajian made a motion, seconded by Chapman, to concur and approve as submitted in an amount not to exceed \$89,058. The motion carried by a unanimous roll call vote.
18. The CDBG Director submitted a communication along with an attached Resolution entitled:
A Resolution Authorizing Executive of an Intergovernmental Agreement for the Near West Suburban Housing Collaborative
Thereafter, Chapman made a motion, seconded by Boyajian, to concur and **adopt** the Resolution as presented and to authorize the corporate authorities to affix their signatures thereto. The motion carried by a unanimous roll call vote.
19. The CDBG Director submitted a communication along with an attached Resolution entitled:
A Resolution Approving the City of Berwyn's "Program Year 2011-Eleventh Year Action Plan" for Community Development Block Grant (CDBG) Funds, and for Authorization to submit same to the

**United States Department of Housing and Urban Development
("HUD")**

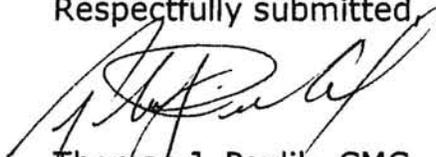
Thereafter, Skryd made a motion, seconded by Polashek, to concur and **adopt** the Resolution as submitted and to authorize the corporate authorities to affix their signatures thereto. The motion carried by a unanimous roll call vote.

20. Chapman made a motion, seconded by Boyajian, to suspend the rules and bring forth item K-5 from the Consent Agenda. The motion carried by a voice vote. Item K-5 is a Resolution authorizing J. Sterling Morton High School to hold their annual Homecoming Parade on Saturday, October 2, 2010. Thereafter, Chapman made a motion, seconded by Boyajian, to concur and adopt the Resolution as presented and to authorize the corporate authorities to affix their signatures thereto. The motion carried by a unanimous roll call vote.
21. Consent Agenda items K-1 through K-4 and K-6 through K-18 were submitted.
- K-1- The Budget Chairman, payroll for June 9, 2010, \$953,893.30
 - K-2-The Budget Chairman, payables for June 22, 2010, \$1,416,213.12
 - K-3-Licensing & Collections, business licenses issued in May, 2010
 - K-4-Building Director, building permits issued in May, 2010
 - K-6-NBPD-Street Closures for "Fiesta Nuestras Racies, June 26th & 27th
 - K-7-Pav YMCA- Rummage Sale, August 21, 2010
 - K-8-Block party-1900 Clinton, July 3, 2010
 - K-9-Block party-1800 Lombard, July 3, 2010
 - K-10-Block party-3100 Euclid, August 14, 2010
 - K-11-Block party-2100 Lombard, July 31, 2010
 - K-12-Block party-1800 Home, July 17, 2010
 - K-13-Block party-6700 W. 31st. St, June 26, 2010
 - K-14-Block party-2100 Cuyler, July 9, 2010
 - K-15-Block party-3400 Home, July 10, 2010
 - K-16-Comcast-solicitation-90 day time frame
 - K-17-AT&T-solicitation-30 days
 - K-18-Misericodia/Jelly Belly Candy Days-April 29, 2011
- Thereafter, Chapman made a motion, seconded by Paul, to concur and approve by Omnibus Vote Designation with special note to item K-15, the 20th anniversary of the 3400 block of Home, block party, with Alderman Chapman personally inviting all to attend. The motion carried by a voice vote.
22. Alderman Paul announced a Parking and Traffic Committee meeting, as previously called, for Thursday, June 24, 2010 at 6 pm

BERWYN CITY COUNCIL
JUNE 22, 2010

23. Alderman Chapman announced a Budget Committee meeting, as previously called for Thursday, June 24, 2010 at 5 pm
24. Alderman Santoy invited all to attend this weekend's "Fiesta Nuestras Raices" held in the Berwyn Gardens on Friday June 25th through Sunday, June 27th.
25. There being no further business to come before the meeting, same was, after a motion by Laureto, and seconded by Skryd, to adjourn at the hour of 8:31 p.m. The motion carried by a voice vote.

Respectfully submitted,



Thomas J. Pavlik, CMC
City Clerk

MINUTES
COMMITTEE OF THE WHOLE
JUNE 22, 2010

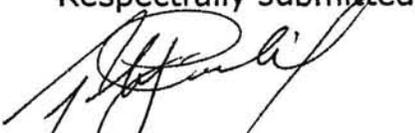
1. The Committee of the Whole was called to order by Mayor Lovero at 7:00 p.m. Upon the call of the roll, the following responded present: Chapman, Boyajian, Paul, Polashek, Laureto. Absent: Skryd, Santoy, Avila.
2. Clerk Pavlik noted that Alderman Avila gave notice that he would not be in attendance this evening. Thereafter, Boyajian made a motion, seconded by Polashek, to excuse Aldermen Skryd, Santoy, and Avila. The motion carried by a voice vote.
3. Agenda notes-Clerk Pavlik noted that C-1, the minutes of the Committee of the Whole of June 8, 2010 were amended with the correct date and that the aldermen would also find the hard copy of K-7, addendum to the agenda from the Fire Chief regarding the appointment of two probationary firefighters and also an item germane to K-5. Clerk Pavlik asked for a motion to remove item K-5 from the consent agenda and make the Resolution as germane and vote on separately at tonight's City Council meeting.
4. Questions on the agenda-I-2-Alderman Laureto request for demolition for home located at 1416 Home Ave, see attached response from Building Director, Chuck Lazzara regarding same. The Mayor then recognized the Building director, who stated that he had conducted a well being check at the address as well as making several attempts to contact the owner. Alderman Laureto noted that the conditions of the house were unsafe. Building Director, Lazzara agreed and stated that the total process takes about 45 days and proper legal notices have to be given.
Alderman Skryd present at 7:07 p.m.
 - Alderman Paul questioned if this request needs to go before the Berwyn Historic Preservation Commissions. Alderman Laureto stated that it has been brought to their attention and will be part of the notification process.
 - Alderman Skryd questioned using CDBG monies for the demolition instead of placing a lien on the property. Building Director Lazzara stated that he has discussed this with Robert Dwan and stated that the money is used up front and there will be a lien on the property and any monies recovered will be repaid to the CDBG Fund and also stated that he has had lengthy discussions with Mr. Dwan on setting a fund up by this October to address these issues and then those monies can be repaid after the lien has been placed on the property.

COMMITTEE OF THE WHOLE
JUNE 22, 2010

Lazzara also stated that the usual or average cost of home demolition is approximately \$7,000 to \$8,000.

5. Item I-1-A communication from Alderman Skryd regarding Wayfinding signage for the Berwyn Police Department. Alderman Paul requested the possibility of amending the communication to include having signs posted for directions to the hospital as well. Alderman Skryd stated she would be in favor of that and that she would amend her motion to include the hospital and the police department.
6. Item J-5-Alderman Skryd questioned the Resolution for the Intergovernmental Agreement for the West Suburban Collaborative and if separate motions were needed to approve the Resolution and IGA. The Mayor stated the Resolution authorizes the corporate authorities to enter into an agreement and only one motion to approve the Resolution is needed.
7. Alderman Skryd questioned payable #7828 in the amount of \$11,940 to Tommaso Lesnick. Alderman Chapman stated that Tommaso did the art and graphic for the banner designs and also the marketing campaign, along with collecting data in the surveys for the marketing campaign.
8. The Mayor asked for a motion to close the Committee of the Whole for pending litigation, contract negotiations, and land acquisition at 7:15 p.m. Thereafter, Skryd made motion, seconded by Boyajian, to close the Committee of the Whole. The motion carried by a voice vote.
9. The Mayor stated that there was no further business to be discussed and asked for a motion to reopen the Committee of the Whole. Thereafter, Skryd made a motion, seconded by Boyajian, to reopen the Committee of the Whole at 7:58 p.m. The motion carried by a voice vote.
10. Skryd made a motion, seconded by Polashek, to adjourn the Committee of the Whole at 7:58 p.m. The motion carried by a voice vote.

Respectfully submitted,



Thomas J. Pavlik, CMC
City Clerk



D. Bid Openings Tabulations



**E. Berwyn Development Corp. –
Berwyn Township/Health District**



July 13, 2010

**Robert J. Lovero, Mayor
Members of the Berwyn City Council
Berwyn City Hall
6700 West 26th Street
Berwyn, IL 60402**

Re: Resolution Assuring Funds for Depot District Streetscape Project

Dear Mayor and Council:

Over time it has become increasingly evident that the Depot District will need a significant capital improvement investment in order to rehabilitate and improve the corridor's sidewalks, lighting, landscaping, streetscape elements and roadway resurfacing. A comprehensive streetscape improvement was recommended in the recent corridor study known as the Berwyn Depot District Transit Orient Design Study.

At the request of the Berwyn Development Corporation, Novotny and Associates has developed a preliminary cost estimate for the project totaling \$6,461,835 including engineering. This budget includes repaving the parking field on Windsor and Stanley, installing wayfinding signage, gateway signage, kiosks, brick pavers etc.

Since the creation of that budget, the BDC has been working to identify alternative funding sources. Recently, IDOT made additional grant dollars available through the Illinois Transportation Enhancement Program (ITEP).

ITEP funds projects at 80% the total cost. This would leave a liability to the City of \$1,292,367 (20%). The Depot District TIF is Berwyn's funding source for the project and the project is a budgeted cost within the respective TIF budget.

The attached resolution is an integral part to the ITEP grant application and will grant the Mayor the authority to assure IDOT that the City has adequate funding for the local match.

Respectfully submitted for your consideration,


Anthony W. Griffin

July 13, 2010

To: Mayor Robert J. Lovero and the Berwyn City Council Members

Re: Resolution for Support of application to the Illinois Transportation Enhancement Program for the Depot District Streetscape Project

Resolution Number: _____

WHEREAS, at the direction of the City, the Berwyn Development Corporation submitted an application for funding consideration for the Illinois Transportation Enhancement Program (ITEP) on behalf of the City of Berwyn; and

WHEREAS, the Mayor and City Council of the City of Berwyn, Illinois agree that in the event the City of Berwyn, Illinois application is recommended for funding by the Department of Transportation, the City of Berwyn, Illinois, certifies and assures that it has the ability and intention to finance a minimum of twenty (20) percent of the total project cost; and

WHEREAS, should the City of Berwyn, Illinois ITEP application be selected for funding, the City of Berwyn, Illinois, will complete the Depot District Streetscape project for which the funding will be awarded; and

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Mayor and City Council of the City of Berwyn, Illinois, do hereby agree to fund the ITEP match at 20% of total project cost and execute the funded project should the City be selected for funding. This shall be further memorialized by the Mayor's execution of the Local Assurance section of the ITEP application.

PRESENTED and ADOPTED the ____ day of _____

Robert J. Lovero
Name of Authorized Official

Signature

Mayor
Title

Date

Tom Pavlik
Attest

Signature

City Clerk
Title

Date

Local Assurance

This page must be signed for the project to be considered for funding

The project sponsor certifies that it is willing and able to manage, maintain and operate the project. The project sponsor possesses legal authority to nominate the transportation enhancement project and to finance, acquire, and construct the proposed project; and by this assurance the sponsor authorizes the nomination of the transportation enhancement project, including all understanding and assurances contained therein, and authorizes the person identified as the official representative of the sponsor to act in connection with the nomination and to provide such additional information as may be required. The project sponsor affirms that, if selected, the project will commence within the time periods defined by the Sunset Clause (refer to Section H) and in accordance with departmental policies.

I certify that the information contained in this transportation enhancement application, including attachments, is accurate and that I have read and understand the information and agree to the assurances on this form.

Name: _____
Please print

Title: _____
Please print

Signature: _____ Date: _____

Project Sponsor: _____



July 8, 2010

**Mayor Robert J Lovero
Members of the Berwyn City Council
Berwyn City Hall
6700 West 26th Street
Berwyn, IL 60402**

Re: TIF application – La Z de Oro, 6241 W. Cermak Rd.

Dear Mayor and City Council,

The Berwyn Development Corporation's (BDC) Board of Directors and the Cermak/Roosevelt Road TIF committee have both agreed to recommend approval of the below specified TIF monies regarding La Z de Oro's project costs.

TIF assistance will be applied to interior and exterior renovations and signage for their 2,500 square foot restaurant space. The TIF scope of work includes façade, awning/signage and interior build-out consisting of: demolition, carpentry, electrical, painting, flooring, and plumbing.

The applicant met with both the city's fire and building departments, which both had issues that needed to be resolved before moving forward. The applicant has addressed these issues and included them in his bid. The issues included a new hood, a fire alarm, an additional fire safety door in the rear, installing a second exit, and renovating the bathrooms to bring them up to code. The total TIF eligible work is \$129,310. Over a five year period, the business is expected to bring in a total of \$74,755 tax dollars to the city.

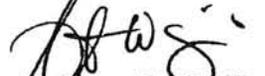
Although Berwyn Main Street was not able to offer design services at the state level, they did meet with the owner prior to submittal. Their efforts helped convince the owner to match the adjacent building architecturally and remove an existing box sign on the second level of the building. The Design Committee also had input on the proposed awning/signage.

Based on this information, the City Council is being asked to approve TIF monies to pay only the eligible costs associated with this project up to a maximum of \$65,000.00. As part of our process, BDC staff will validate work performed and eligibility prior to any payments. Furthermore, the

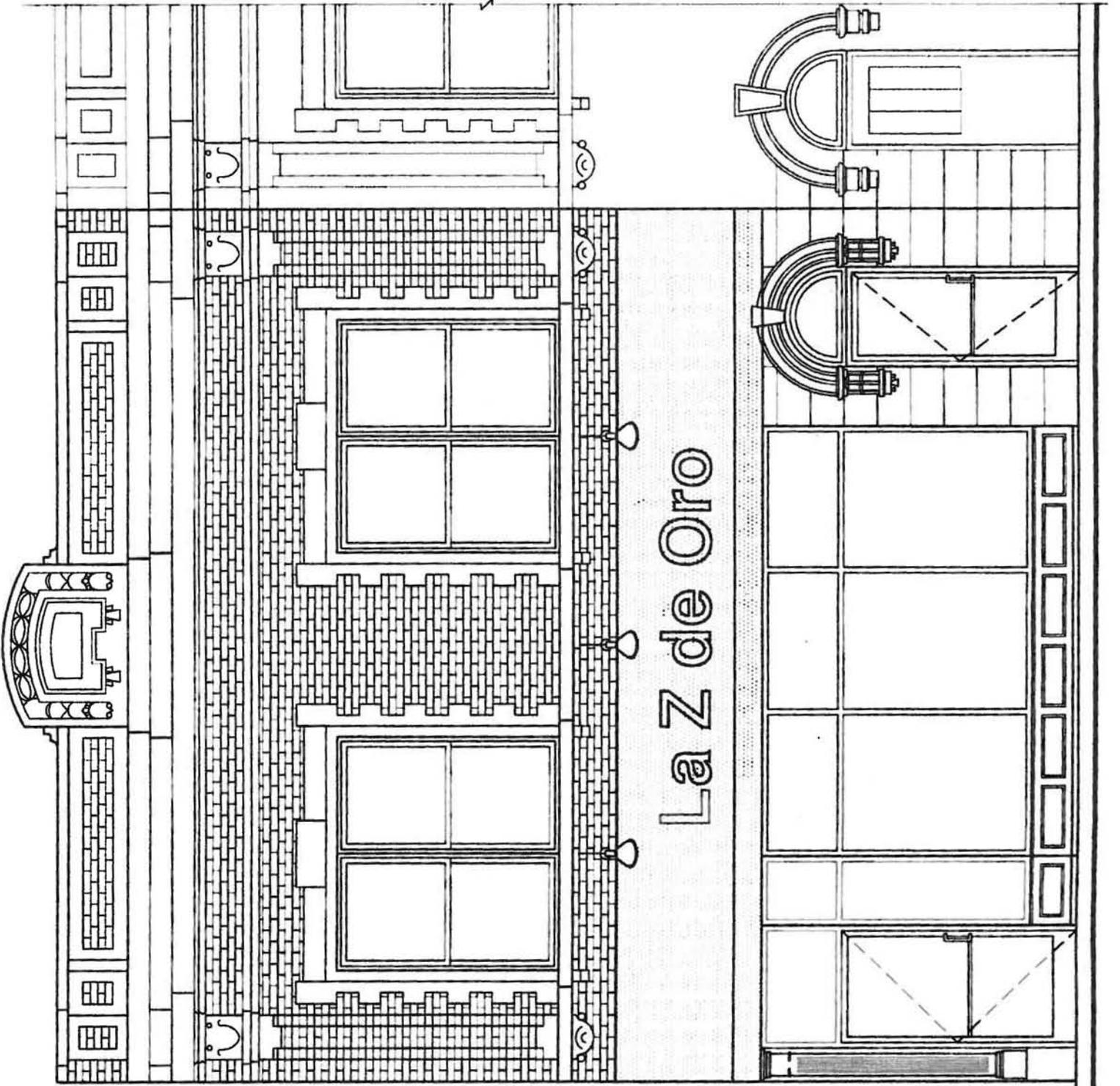
BDC will ensure the applicant will not receive any TIF monies prior to obtaining proper City permits.

With the consent of City Council, La Z de Oro can commence work on their project and contribute to the revitalization efforts taking place on Cermak Road.

Respectfully submitted for you consideration,

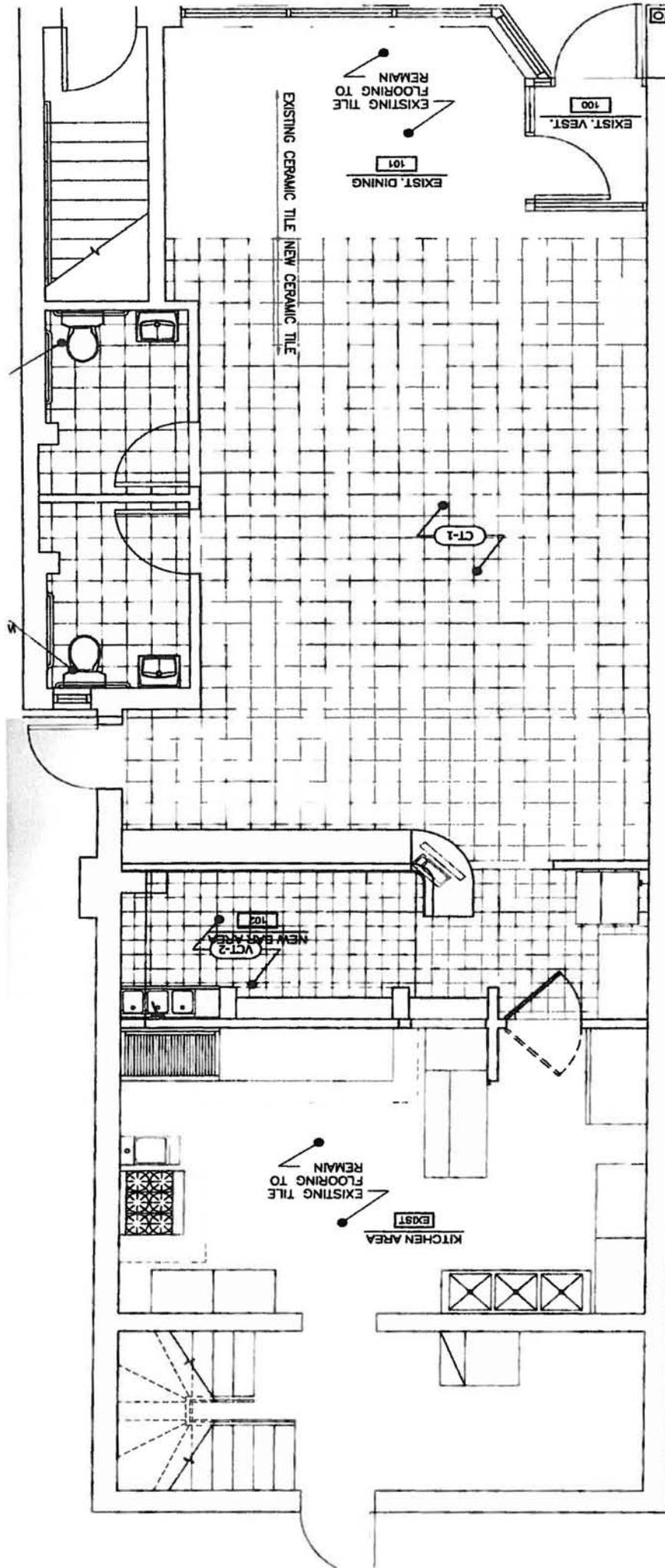


Anthony W. Griffin



La Z de Oro

La Z De Oro
6241 W Cermak Road
Floor Plan





July 9, 2010

To: City of Berwyn Mayor Robert Lovero and the City Council

Re: Ordinance for City Council Consideration for Ogden TIF District
Amendments to Redevelopment Plan

Please find attached a draft ordinance amending the Ogden Avenue TIF District Redevelopment Plan and Eligibility Report.

This draft ordinance would amend the District by increasing the District's budget, originally included in the Plan, in order to comply with the state statutes governing TIF in Illinois. The current Plan for the District has a limited TIF budget which does not contain an inflation adjustment, so the Plan should be amended to cover inflation and provide the ability to tackle additional redevelopment projects. The proposed amendments to the Plan also include adding additional parcels to the District, to allow TIF incentives to assist in redevelopment on those sites, should property owners become interested in redevelopment of their property.

The City and BDC have completed all necessary steps, including holding a public hearing, a Joint Review Board meeting, and notices to property owners, to comply with all state laws governing amendment to TIF districts.

BDC staff recommends that the Council approve the ordinance to continue and strengthen redevelopment activities in the District.

Please let BDC staff know if you have any questions or concerns.

Respectfully Submitted,

Tim Angell, AICP
Senior Project Manager

ORDINANCE _____

AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE OGDEN AVENUE REDEVELOPMENT PROJECT AREA FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.

WHEREAS, the City of Berwyn (the “City”) is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970, and as a home rule unit of local government the City may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, on or about May 25, 1993, the Mayor and the City Council (collectively, the “Corporate Authorities”) adopted a series of ordinances, as supplemented and amended in 2000, designating a redevelopment project area known as the Ogden Avenue Redevelopment Project Area of the City (sometimes referred to as the Ogden Avenue Corridor Redevelopment Project) (the “Redevelopment Project Area”), approving a redevelopment project and plan for the Redevelopment Project Area and adopting tax increment allocation financing for the Redevelopment Project Area; and

WHEREAS, the City desires to and finds that it is in the best interests of its residents to alter the boundaries of the Redevelopment Project Area to include the addition of certain parcels and rights-of-way, amend the tax increment allocation financing plan budget, amend the anticipated equalized assessed valuation and make other amendments to the redevelopment project and plan for the Redevelopment Project Area (collectively, the “Second Amendment”); and

WHEREAS, the Second Amendment is authorized under Division 74.4 of Article 11 of the Illinois Municipal Code, known as the Tax Increment Allocation

Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, *et seq.*) (the “Act”), including Section 11-74.4-5 of the Act; and

WHEREAS, it is desirable and in the best interests of the residents of the City for the City to implement tax increment allocation financing pursuant to the Act for an amended redevelopment plan (the “Amended Redevelopment Plan”) and an amended redevelopment project (the “Amended Redevelopment Project” and with the Amended Redevelopment Plan, the “Amended Redevelopment Plan and Project”) within the municipal boundaries of the City within a proposed redevelopment project area (the “Amended Redevelopment Project Area”) described in Section 3 of this Ordinance; and

WHEREAS, the Amended Redevelopment Project Area constitutes in the aggregate more than one and one-half (1½) acres; and

WHEREAS, the Amended Redevelopment Plan and Project comply with the requirements of the Act including, without limitation, Section 11-74.4-3(n) of the Act; and

WHEREAS, the Amended Redevelopment Plan and Project will not result in the displacement of residents from ten (10) or more inhabited residential units and the Amended Redevelopment Project Area contains less than seventy-five (75) inhabited residential units, as certified by the City in the Amended Redevelopment Plan; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Corporate Authorities adopted a resolution that called a public hearing on June 22, 2010, relative to the Amended Redevelopment Plan and Project and the designation of the Amended Redevelopment Project Area as a redevelopment project area under the Act; and

WHEREAS, pursuant to the requirements of the Act, including Sections 11-74.4-5 and 11-74.4-6 of the Act, proper steps were taken including, without limitation, due notice was given with respect to the public hearing, said notice and the required information were sent to the required taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on April 30, 2010, said notice was published in a newspaper of general circulation within the taxing districts having property in the Amended Redevelopment Project Area in English on May 26, 2010, and June 2, 2010, and said notice was sent by certified mail to taxpayers of record who paid general taxes for the last preceding year on property within the Amended Redevelopment Project Area on June 2, 2010; and

WHEREAS, the City has heretofore convened a joint review board on May 17, 2010, as required by and in all respects in compliance with the provisions of the Act, and the joint review board overwhelmingly recommended to approve the Amended Redevelopment Plan and Project and the designation of the Amended Redevelopment Project Area as a redevelopment project area under the Act; and

WHEREAS, the Corporate Authorities: (1) have reviewed the information concerning the factors (which factors are set forth in the Amended Redevelopment Plan and Project and were presented at the public hearing) that are detrimental to the public safety, health, morals or welfare and may cause the Amended Redevelopment Project Area to become a blighted area; and (2) are generally informed of the conditions in the Amended Redevelopment Project Area that would cause the Amended Redevelopment Project Area to be classified as a “conservation area” as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to the lack of private investment in the Amended Redevelopment Project Area to determine whether private development would take place in the Amended Redevelopment Project Area as a whole without the adoption of the Amended Redevelopment Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to certain real property located within the Amended Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon would be substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the Corporate Authorities have reviewed the Amended Redevelopment Plan and Project and the existing comprehensive plan for development of the City as a whole to determine whether the proposed Amended Redevelopment Plan and Project conform to the comprehensive plan of the City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Berwyn, Cook County, Illinois, as follows:

Section 1. That the foregoing recitals to this Ordinance are adopted as findings of the Corporate Authorities and are incorporated herein by specific reference.

Section 2. The additional parcels and rights-of-way shall be and are hereby added to the Amended Redevelopment Project Area in connection with the Amended Redevelopment Plan and Project. The Amended Redevelopment Project Area and the Amended Redevelopment Plan and Project shall be and are hereby amended by the addition of certain parcels and rights-of-way, the amendment of the tax increment allocation financing plan budget, the amendment of the anticipated equalized assessed

valuation and certain other amendments, as more fully set forth in the Amended Redevelopment Plan and Project. A copy of this Ordinance shall be attached to the Amended Redevelopment Plan and Project to effectuate the amendments set forth herein, but any failure to so attach this Ordinance shall not abrogate, diminish, impair or delay the effect of such amendments. Within ten (10) days of the adoption and approval of this Ordinance, this Ordinance shall be published in the Berwyn Life, a newspaper of general circulation within the City, and a copy shall be duly mailed by certified mail to: (a) each registrant on the interested parties registry with respect to the Amended Redevelopment Project Area; and (b) each taxing district with property constituting a part of the Amended Redevelopment Project Area. Upon adoption of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the county clerk of the county in which any part of the Amended Redevelopment Project Area is located and obtain a revised initial equalized assessed value certification for the Amended Redevelopment Project Area.

Section 3. That the Corporate Authorities hereby make the following findings:

a. The Amended Redevelopment Project Area is legally described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Amended Redevelopment Project Area is described in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference. The map of the Amended Redevelopment Project Area is depicted on Exhibit C, attached hereto and incorporated herein as if set out in full by this reference. A list of the parcel or tax identification number of each parcel of property included in the Amended

Redevelopment Project Area is depicted on Exhibit D, attached hereto and incorporated herein as if set out in full by this reference. 2008 shall be the year that the county clerk shall use for determining the total initial equalized assessed value of the Amended Redevelopment Project Area, consistent with Section 11-74.4-9(a) of the Act.

b. There exist conditions that cause the Amended Redevelopment Project Area to be subject to designation as a redevelopment project area under the Act and to be classified as a “conservation area” as defined in Section 11-74.4-3(b) of the Act.

c. The Amended Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Amended Redevelopment Plan.

d. The Amended Redevelopment Plan and Project conform to the comprehensive plan for the development of the City as a whole, as reflected in the City’s zoning map.

e. The Amended Redevelopment Plan establishes the estimated dates of completion of the Amended Redevelopment Project and retirement of obligations issued to finance redevelopment project costs. As set forth in the Amended Redevelopment Plan, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Amended Redevelopment Plan shall be retired within twenty-three (23) years after the year in which the ordinance approving the designation of the Redevelopment Project Area was adopted.

f. The parcels of real property in the Amended Redevelopment Project Area are contiguous, and only those contiguous parcels of real property and improvements thereon substantially benefited by the proposed redevelopment project improvements are included in the Amended Redevelopment Project Area.

Section 4. That the Amended Redevelopment Plan and Project, which were the subject matter of the public hearing held on June 22, 2010, are hereby adopted and approved. A copy of the Amended Redevelopment Plan and Project is set forth in Exhibit E, attached hereto and incorporated herein as if set out in full by this reference.

Section 5. That 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 6. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict.

Section 7. That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this ____ day of _____, 2010.

AYES ____ NAYS ____ ABSENT ____

APPROVED by me this ____ day of _____, 2010.

Mayor

ATTEST:

CITY CLERK

EXHIBIT A
**LEGAL DESCRIPTION OF THE AMENDED REDEVELOPMENT
PROJECT AREA**

LEGAL DESCRIPTION

THAT PART of Sections 31 and 32, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

BEGINNING AT THE INTERSECTION of the north line of 38th Street with the east line of Harlem Avenue for a point of beginning, thence east along the north line of 38th Street and 38th Street extended to the intersection of the east line of Maple Avenue and the north line of 38th Street, thence north along the east line and east line extended of Maple Avenue; to the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended of Ogden Avenue to a point of intersection of the southerly line of Ogden Avenue and the westerly line of Wisconsin Avenue; thence south along the west line of Wisconsin Avenue to its intersection with the extended south line of Lot 21, Block 45, in the Subdivision of Blocks 45 and 47 to 52 in Circuit Court Partition in Sections 31, and 32-39-12 and Parts of 6-38-13 and 1 and 12-38-12; thence east along the extended south line and the south line of said Lot 21 to a point on the east line of the north-south alley adjacent to said Lot 21; thence north along the east line of said north-south alley to its intersection with the south line of the east-west alley adjacent to Lot 14, Block 45, of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said east-west alley to its intersection with the east line of Wenonah Avenue; thence north along the east line of Wenonah Avenue to the southwest corner of Lot 12, Block 45 of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 12 to the west line of the north-south alley lying east of and adjacent to said Lot 12; thence east to the southwest corner of Lot 1, Block 45, of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 1 to the point of intersection of the east line of Home Avenue and the south line of 37th Street; thence north along the east line and east line extended of Home Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended of Ogden Avenue to the westerly line of Clinton Avenue; thence south along the westerly line of Clinton Avenue to its intersection with the extended south line of Lot 6, Block 49 of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 6 to a point of intersection with the east line of the north-south alley adjacent to said Lot 6; thence north along the east line of the last described north-south alley to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended

of Ogden Avenue to its intersection with the west line of Oak Park Avenue; thence south along the west line of Oak Park Avenue to its intersection with the extended southerly line of the easterly-westerly alley which runs south of and parallel to Ogden Avenue between Oak Park Avenue and Wesley Avenue; thence northeasterly along the southerly line, and southerly line extended of said easterly-westerly alley to its intersection with the east line of Wesley Avenue; thence north along the east line and east line extended of Wesley Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line of Ogden Avenue to its intersection with the west line of Clarence Avenue; thence south along the west line of Clarence Avenue to its intersection with the extended southerly line of the easterly-westerly alley which lies adjacent to and north of the Resubdivision of Block 9 (except the south 32.61 feet) in Oliver L. Watson's Ogden Avenue Addition to Berwyn; thence easterly along the southerly line and southerly line extended of said easterly-westerly alley to its intersection with the west line of East Avenue; thence continuing northeasterly along the southerly line and southerly line extended of the easterly-westerly alleys which lie southerly of and parallel to Ogden Avenue between East Avenue and Gunderson Avenue, to its intersection with the easterly line of Gunderson Avenue; thence north along the easterly line of Gunderson Avenue to its intersection with the south line of the easterly-westerly alley which lies southerly of Ogden Avenue; thence easterly and north-easterly along the southerly line and southerly line extended of the last described easterly-westerly alley to its intersection with the east line of Elmwood Avenue; thence north along the east line of Elmwood Avenue to its intersection with the south line of the easterly-westerly alley which lies southerly of Ogden Avenue; thence easterly and northeasterly along the southerly line and southerly line extended of the last described easterly-westerly alley to its intersection with the east line of Ridgeland Avenue; thence north along the east line and east line extended of Ridgeland Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line of Ogden Avenue to its intersection with the west line of Cuyler Avenue; thence south along the west line of Cuyler Avenue to its intersection with the extended south line of the east-west alley which lies south of Ogden Avenue between Cuyler Avenue and Highland Avenue; thence east and northeasterly along the south line and south line extended of the last described east-west alley to its intersection with the east line and east line extended of Highland Avenue; thence north along the east line and east line extended of Highland Avenue to its intersection with the south line of the east-west alley which lies south of Ogden Avenue; thence east and northeasterly along the south line and south line extended of the last described east-west alley to its intersection with the east line of Harvey Avenue; thence north along the east line of Harvey Avenue to its intersection with the south line of the east-west alley which lies south of Ogden Avenue; thence east and northeasterly along the south line and south line extended to its

intersection with the east line of the West 1/2 of the Northwest 1/4 of said Section 32-39-13 (being the centerline of Lombard Avenue); thence north along the east line of the West 1/2 of the Northwest 1/4 of said Section 32 to its intersection with the extended north line of the easterly-westerly alley which lies north of and parallel to Ogden Avenue; thence southwesterly along the north line and north line extended of the last described easterly-westerly alley to the west line of Ridgeland Avenue; thence south along the west line and west line extended of Ridgeland Avenue to its intersection with the north line of 34th Street; thence west along the north line and north line extended of 34th Street to its intersection with the west line and west line extended of Gunderson Avenue; thence south along the west line and west line extended of Gunderson Avenue to a point of intersection with the north line of the easterly-westerly 16 foot wide alley which lies north of and adjacent to Lots 30 through 53 inclusive of Block 9 of Baldwin's Subdivision of Blocks 3 to 14, 19, 30, 31, & 33 in La Vergne's subdivision, a subdivision of Section 31-39-13; thence west and southwesterly along the north line and north line extended of the last described 16 foot alley to its intersection with the west line of East Avenue; thence south along the west line of East Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the last described easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue; south of 34th Street and between Clarence and East Avenues; thence south along the west line of said north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Clarence Avenue; thence south along the west line of Clarence Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the last described easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 34th Street and between Clarence and Wesley Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the last described easterly-westerly alley; thence southwesterly along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wesley Avenue; thence south along the west line of Wesley Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 34th Street and between Wesley and Euclid Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the

north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Euclid Avenue; thence south along the west line of Euclid Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Euclid and Oak Park Avenue; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwest along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Oak Park Avenue; thence south along the west line of Oak Park Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Oak Park and Grove Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwest along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Grove Avenue; thence south along the west line of Grove Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Grove and Kenilworth Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwest along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Kenilworth Avenue; thence south along the west line of Kenilworth Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Kenilworth and Clinton Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwest along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Clinton Avenue; thence south along the west line of Clinton Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between

Clinton and Home Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Home Avenue; thence south along the west line of Home Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wenonah Avenue; thence south along the west line of Wenonah Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wisconsin Avenue; thence south along the west line of Wisconsin Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Maple Avenue; thence south along the west line and west line extended of Maple Avenue to the centerline of Ogden Avenue; thence southwesterly along the centerline of Ogden Avenue to its intersection with the extended east line of Harlem Avenue; thence south along the east line and east line extended of Harlem Avenue to the point of beginning;

all in Cook County, Illinois, commonly known as Ogden Avenue from Lombard Avenue to Harlem Avenue, including both sides of Ogden Avenue, all in Berwyn, Illinois.

Legal Description for Ogden TIF District Amendment Area

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 34TH STREET AND THE WEST LINE OF RIDGELAND AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 15 FEET OF LOT 86 IN EMMA A. BALDWIN'S SUBDIVISION OF BLOCK 17 IN LAVERGNE SUBDIVISION OF SAID SECTION 31; THENCE NORTHERLY ALONG SAID EAST LINE AND NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING SAID LOT 86; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON SAID WEST LINE OF RIDGELAND AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE AND THE EAST LINE OF RIDGELAND AVENUE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON THE WEST LINE OF CUYLER AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE SOUTHERLY LINE OF THE EASTERLY - WESTERLY ALLEY LYING SOUTHERLY OF SAID OGDEN AVENUE BETWEEN SAID CUYLER AVENUE AND SAID RIDGELAND AVENUE; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTHERLY LINE THEREOF, TO A POINT ON SAID EAST LINE OF RIDGELAND AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE AND THE WEST LINE OF GROVE AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 50 OF SAID SUBDIVISION OF BLOCKS 45 AND 47 TO 52 IN THE CIRCUIT COURT PARTITION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE WESTERLY ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 20 IN SAID BLOCK 50; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 20 TO A POINT ON THE EAST LINE OF KENILWORTH AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON SAID SOUTHERLY LINE OF OGDEN AVENUE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF OGDEN AVENUE AND THE WEST LINE OF THE SOUTHWEST QUARTER SAID SECTION 31; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF 36TH STREET; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE THEREOF TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF THE NORTH - SOUTH ALLEY IN BLOCK 40 OF HOME AVENUE SECOND ADDITION TO BERWYN SUBDIVISION BEING A SUBDIVISION OF PART OF BLOCK 40 AND ALL OF BLOCK 41 OF SAID CIRCUIT COURT PARTITION; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EAST LINE THEREOF TO A POINT ON THE NORTHERLY LINE OF THE EASTERLY-WESTERLY ALLEY IN SAID BLOCK 40 IN SAID HOME AVENUE SECOND ADDITION TO BERWYN; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A POINT ON THE WEST LINE OF MAPLE AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON SAID CENTER LINE OF OGDEN AVENUE; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM LOT 7 IN SAID BLOCK 40.

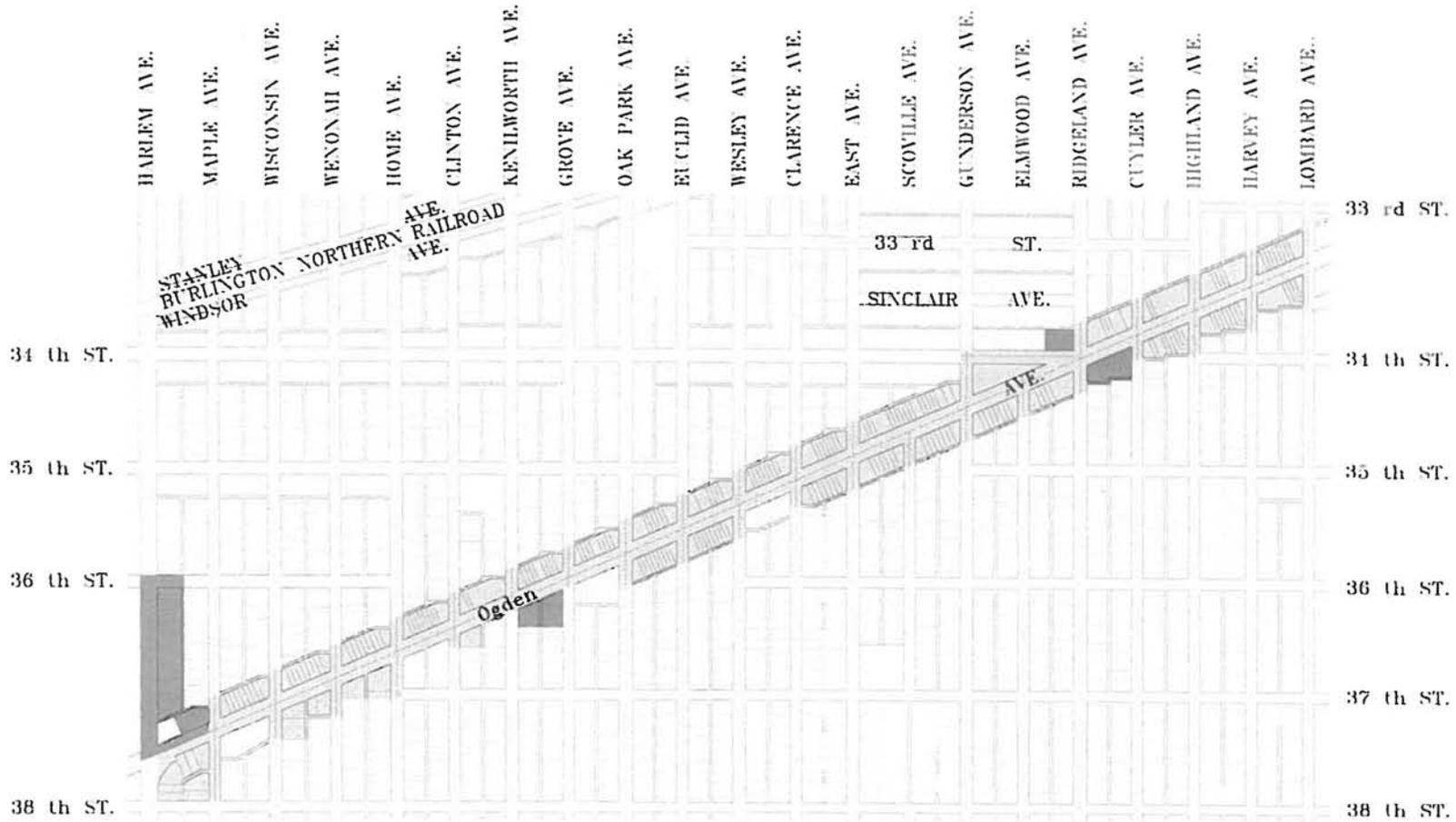
EXHIBIT B
**GENERAL STREET LOCATION OF THE AMENDED REDEVELOPMENT
PROJECT AREA**

The Amended Redevelopment Project Area is generally bounded by the following streets:

- Harlem Avenue on the west;
- Lombard Avenue on the east;
- Alleys north of parcels fronting on the north side of Ogden Avenue on the north;
- Alleys south of parcels fronting on the south side of Ogden Avenue on the south.

EXHIBIT C
MAP OF THE AMENDED REDEVELOPMENT
PROJECT AREA

CITY OF BERWYN, ILLINOIS OGDEN AVENUE TIF DISTRICT MAP PROPOSED TIF AMENDMENTS



EXISTING TIF DISTRICT
 PROPOSED TIF AMENDMENTS

DATE: FEB 2010

IRI
 CITY OF BERWYN, ILLINOIS
 1000 N. WASHINGTON ST.
 BERWYN, IL 60402
 TEL: 708.485.1000
 FAX: 708.485.1001
 WWW.BERWYN.IL.GOV

EXHIBIT D
**THE PARCEL OR TAX IDENTIFICATION NUMBER OF EACH PARCEL OF
PROPERTY INCLUDED IN THE AMENDED
REDEVELOPMENT PROJECT AREA**

PINs

16-31-314-001-0000
16-31-314-012-0000
16-31-314-013-0000
16-31-228-037-0000
16-31-228-032-0000
16-31-228-033-0000
16-31-228-033-0000
16-31-228-033-0000
16-31-228-047-0000
16-32-130-001-0000
16-32-130-002-0000
16-32-130-003-0000
16-32-130-004-0000
16-32-130-005-0000
16-32-130-006-0000
16-32-130-007-0000
16-32-130-008-0000
16-31-308-001-0000
16-31-308-002-0000
16-31-308-003-0000
16-31-308-004-0000
16-31-308-005-0000
16-31-308-006-0000
16-31-308-007-0000
16-31-308-008-0000
16-31-308-009-0000
16-31-308-022-0000
16-31-308-023-0000
16-31-308-024-0000
16-31-308-025-0000
16-31-308-048-0000
16-31-308-049-0000
16-31-308-050-0000
16-31-308-051-0000
16-31-308-052-0000
16-31-308-053-0000
16-31-308-054-0000
16-31-308-055-0000

EXHIBIT E
AMENDED REDEVELOPMENT PLAN AND PROJECT

**CITY OF BERWYN
REDEVELOPMENT PLAN
OGDEN AVENUE TIF DISTRICT- SECOND AMENDMENT**

"Redevelopment plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set for in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

Prepared for: City of Berwyn, Illinois

Prepared Jointly by: Kane, McKenna and Associates, Inc.

and

The City of Berwyn

June 2010

CITY OF BERWYN
TIF REDEVELOPMENT PLAN
OGDEN AVENUE TIF DISTRICT- SECOND AMENDMENT

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
I.	Introduction	1
II.	The Proposed TIF District, as Amended	3
III.	Amendments to TIF Plan	4
Appendix 1	Original TIF Plan	
Appendix 2	2000 Amendatory Ordinance (First Amendment)	
Appendix 3	Boundary Map	
Appendix 4	Legal Description for the Original TIF District	
Appendix 5	Amendment to Legal Description	
Appendix 6	TIF Qualification Report for Amendment Area	

I. INTRODUCTION

In 1993, the City of Berwyn adopted the *Ogden Avenue Redevelopment Project and Plan* (the "Original TIF Plan," contained in Appendix 2). The purpose of this report is to update and amend the Original TIF Plan principally by increasing the TIF budget for allowable expenditures and adding certain parcels. The City is pursuing the proposed amendment as part of its strategy to promote the revitalization of key under-utilized properties located within the Ogden TIF District, as amended.

Because of the normal one-year lag in Cook County property tax disbursements, the TIF Plan was amended in 2000 (the First Amendment) to allow for a 23rd annual disbursement of property tax revenues from Cook County subsequent to the legal termination date of the Ogden TIF District. Please refer to Appendix 2.

Kane, McKenna and Associates, Inc. (KMA) has been retained by the City of Berwyn to assist the City in drafting this amendment to the Plan.

Objectives. The City's general economic development objectives are to enhance residential, commercial, industrial and mixed use opportunities within the City, including the proposed Ogden TIF District, as amended. To achieve this overarching objective, the City has issued the following guidelines identified in the 1993 Comprehensive Plan that would apply to the Ogden TIF District. (Refer to Exhibit 1 below.)

Exhibit 1

General Redevelopment Objectives in the Berwyn Comprehensive Plan

Objectives
<ul style="list-style-type: none">• Maintain and expand the range of retail and commercial services activities available within the City• Encourage corrective maintenance of older commercial and industrial properties in poor condition• Minimize any negative impact of commercial or industrial activities on neighboring land-use areas• Initiate long-range improvement and development programs for the various commercial corridors within the community• Promote new commercial, office and light industrial development in selected locations• Ensure safe and convenient vehicular access to, and adequate parking in, all commercial and industrial areas• Encourage safe and convenient pedestrian access to shopping and service areas• Improve the image and appearance of all existing commercial and industrial areas• Maintain, improve and upgrade signage within and around commercial areas• Promote creative and innovate approaches to site design and building development that will achieve high quality in all commercial and industrial areas

Source: 1993 Berwyn *Comprehensive Plan and Economic Development Strategy*

Given the City's goals as well as the conditions described in this report, the City has made a determination that it is highly desirable to promote the redevelopment of the proposed Ogden Avenue TIF District, as amended. Without an implementation plan for redevelopment, City officials believe adverse conditions will worsen. The City intends to implement such a plan in order to restore, stabilize, and increase the economic base of the TIF District and provide better roadway and alley access to and within the area. These activities will not only benefit the community as a whole but also generate additional tax revenues to support municipal services.

Because of the conditions observed in the Ogden TIF District, as amended, and the required coordination for future land uses, the City is favorably disposed toward supporting redevelopment efforts. The City has determined that redevelopment should take place through the benefit and guidance of comprehensive economic planning by the City. Through this coordinated effort, the TIF District is expected to improve and development barriers are to be eliminated.

The City affirms the following findings:

- The TIF District, as amended, on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the TIF Redevelopment Plan, as amended;
- Redevelopment currently planned for the Ogden TIF District, as amended, is feasible only with public financial assistance; and
- The TIF Redevelopment Plan, as amended, conforms to the comprehensive plan for the development of the City as a whole, as reflected in the City's zoning map.

By the establishment and utilization of a TIF redevelopment plan, as amended, the City intends to continue efforts to provide the assistance required to eliminate conditions detrimental to successful redevelopment of the TIF District.

The use of TIF relies upon induced private redevelopment in the Ogden TIF District to create higher real estate values that would otherwise decline without such investment. By so doing, it would result in increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

II. THE PROPOSED TIF DISTRICT, AS AMENDED

The purpose of this report is to amend the TIF Plan principally by amending the Ogden TIF budget and adding certain parcels.

The TIF District, as amended, is generally located along the Ogden Avenue Corridor, ranging from the western edge of the City limits to nearly the eastern edge. Ongoing projects within the TIF District provide the City with the possibility of bringing new development to an area that has been underutilized.

The TIF District, as amended, suffers from a variety of economic development impediments, as identified in the TIF Act. As indicated in the original TIF Redevelopment Plan, it suffers from various blighting factors. Appendix 6 identifies additional redevelopment impediments that limit redevelopment of the Amendment Area (including parcels and contiguous alleyways).

The Original TIF Plan contained in Appendix 1 also provides a boundary map and legal description of the TIF District. As noted in Section I, the TIF District was amended in 2000 but the amendment did not change the boundaries of the district.

III. AMENDMENTS TO THE TIF PLAN

In this section, amendments to the Original TIF Plan are presented. For reference, relevant excerpts from the Original TIF Plan are shown, with amendments showing additions and deletions to the original language.

Amendment A

Page 21 of the Original TIF Plan (Table 1)

Table 1
Ogden Avenue Redevelopment Program
Estimated Redevelopment Project Costs

~~Program Action/Improvement~~

~~Property Acquisition, Site Preparation, Demolition—\$3,000,000~~

~~Roadways and Related Improvements—\$1,200,000~~

~~Rehabilitation Grant/Loan Program—\$700,000~~

~~Analysis, Administration, Studies, Surveys, Legal et al—\$500,000~~

~~Bond Issuance and Capitalized Interest—\$900,000~~

GROSS PROJECT COSTS—\$6,300,000

<u>Program Actions/Improvements</u>	<u>Estimated Costs</u>
<u>Land Acquisition, Assembly and Relocation</u>	<u>\$10,000,000</u>
<u>Site Preparation</u>	<u>\$3,000,000</u>
<u>Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, Alley and Road Improvements)</u>	<u>10,000,000</u>
<u>Environmental Remediation</u>	<u>5,000,000</u>
<u>Rehabilitation of Existing Structures</u>	<u>\$5,000,000</u>
<u>Public Facilities (including Parking Facilities and Streetscaping)</u>	<u>5,000,000</u>
<u>Interest Costs Pursuant to the Act</u>	<u>500,000</u>
<u>Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)</u>	<u>500,000</u>
<u>Job Training</u>	<u>500,000</u>
<u>Agreements with Other Taxing Districts; School District Reimbursements</u>	<u>500,000</u>
<u>TOTAL ESTIMATED TIF BUDGET</u>	<u>\$40,000,000</u>

Notes:

(1) All project cost estimates are in year 2010 dollars. Costs may be adjusted for inflation per the TIF Act.

(2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.

(3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.

Amendment B

Page 17 of the Original TIF Plan

- a) ~~Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services, provided that no charges for professional services are based on a percentage of the tax increment collected;~~
- b) ~~Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;~~
- c) ~~Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;~~
- d) ~~Costs of the construction of public works or improvements;~~
- e) ~~Costs of job training and retraining projects;~~
- f) ~~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 hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;~~
- g) ~~All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project to the extent the municipality by written agreement accepts and approves such costs;~~
- h) ~~Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law~~
- i) ~~Payment in lieu of taxes;~~
- j) ~~Costs of job training, retraining, 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, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in~~

~~a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;~~

~~k) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:~~

- ~~1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;~~
- ~~2. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;~~
- ~~3. if there are not sufficient funds available in the special tax allocation fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;~~
- ~~4. the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;~~

(1) Professional Service Costs – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment 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; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
- In addition, redevelopment project costs shall not include lobbying expenses;

(2) Property Assembly Costs – 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;

(3) Improvements to Public or Private Buildings – 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;

(4) Public Works – Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include 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 as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, 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 redevelopment plan;

(5) Job Training – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;

(6) Financing Costs – 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 hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;

(7) Capital Costs – To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

(8) School-Related Costs – For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually.

(9) Relocation Costs – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;

(10) Payment in lieu of taxes;

(11) Other Job Training – Costs of job training, retraining, 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, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

(12) Developer Interest Cost – Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

(A) such costs are to be paid directly from the special tax allocation fund

established pursuant to the Act;

(B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;

(C) if there are not sufficient funds available in the special tax allocation fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

(D) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;

(E) the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified 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. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D).

(F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F).

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.

Amendment C

Page 24 of the Original TIF Plan

Anticipated Equalized Assessed Valuation

~~By the year 2005, the equalized assessed valuation of real property within the Redevelopment Project Area is estimated at approximately \$20,170,000. This estimate is based on several key assumptions, including: 1) redevelopment for the uses specified in this Redevelopment Plan will occur in a timely manner; 2) the market value of the recommended commercial improvements will increase following completion of the redevelopment activities described in the Redevelopment Plan; and 3) the five year average for the State Multiplier for the period 1986-1990 will remain unchanged.~~

Upon completion of the anticipated private development of the RPA and termination of the TIF District, it is estimated that the EAV of the property within the RPA will be approximately \$28,000,000.

Amendment D

Page 4 of the Original TIF Plan

The boundaries of the Project Area are ~~more~~ specifically shown in Appendix 3, Figure 1, Boundary Map, and ~~legally more particularly~~ described in Appendix 4 and 5.A

Appendix 1
Original TIF Plan

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

OGDEN AVENUE

TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN

CITY OF BERWYN, ILLINOIS

This Redevelopment Plan is
subject to comment and may be
revised after comment and hearing.

March 1993

TABLE OF CONTENTS

1. INTRODUCTION 1

2. REDEVELOPMENT PROJECT AREA BOUNDARY DESCRIPTION 4

3. REDEVELOPMENT PROJECT AREA GOALS AND POLICIES 6

 -- General Goals 6

 -- Policies 7

4. CONSERVATION AREA CONDITIONS EXISTING
IN THE REDEVELOPMENT PROJECT AREA 9

5. OGDEN AVENUE TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT 13

 -- Redevelopment Plan and Project Objectives 13

 -- Redevelopment Plan and Project Activities 14

 -- General Land-Use Plan 17

 -- Estimated Redevelopment Project Costs 17

 -- Sources of Funds to Pay Redevelopment Project Costs 20

 -- Issuance of Obligations 22

 -- Most Recent Equalized Assessed Valuation 22

 -- Anticipated Equalized Assessed Valuation 24

6. CONFORMITY OF THE REDEVELOPMENT PLAN TO THE
COMPREHENSIVE PLAN FOR DEVELOPMENT OF THE CITY
OF BERWYN AS A WHOLE 25

7. PHASING AND SCHEDULING OF REDEVELOPMENT PROJECT 26

8. PROVISIONS FOR AMENDING THIS
REDEVELOPMENT PLAN 27

9. AFFIRMATIVE ACTION PLAN 28

LIST OF AND FIGURES AND TABLES

FIGURES

Figure 1,	Boundary Map	5
Figure 2,	Conservation Conditions	11
Figure 3,	Development Program	15
Figure 4,	Land-Use Plan	18

TABLES

Table 1,	Estimated Redevelopment Project Costs Ogden Avenue TIF Redevelopment Project Area	21
Table 2,	1991 Equalized Assessed Valuation by Block	23

1
INTRODUCTION

Berwyn, Illinois is a mature, built-up community located approximately 10 miles west of the Chicago Loop. Developed around the turn of the century, Berwyn is known for its rows of well-kept bungalows and two-flat residences that spread north and south from Cermak Road, the major retail and commercial corridor that runs through the community. It has retained much of the ethnic flavor of its original residents with many of its current residents being second and third generation Berwyn families.

Commercial development in Berwyn follows the major streets which bisect the city in north-south and east-west directions. Major commercial corridors exist along Roosevelt Road, Cermak Road, Ogden Avenue and Harlem Avenue. Secondary commercial areas are located along portions of 16th Street, 26th Street and Ridgeland Avenue. An additional commercial center is located in the southern section of the city along Oak Park Avenue and near McNeil Hospital and the Burlington Northern commuter rail station.

As a mature, built-up community with very few sites available for new development, the future financial health of the city is dependent on the maintenance of a positive environment for existing businesses and ongoing investment by the private sector in building rehabilitation and expansion. Although all of the commercial corridors are important to the city's economic base, the Ogden Avenue corridor warrants special concern and attention. As the location for 42 automobile related service uses, this area is most severely impacted by changing standards for the location, size and facilities available at automobile dealership sites.

The Ogden Avenue Redevelopment Project Area encompasses the commercial corridor which runs diagonally through the City in a southwest to northeast direction and extends from Harlem Avenue on the west to Lombard Avenue on the east. The Redevelopment Project Area consists of a total of 32 blocks fronting both the north and south sides of Ogden Avenue. Of the total 32 blocks, 26 blocks include the full frontage along Ogden Avenue from the rear alleys located north and south of the street, four are partial block fronts, and two are full blocks.

The entire Redevelopment Project Area, including alley and street rights-of-way, encompasses approximately 140 acres. An estimated 63.3 acres, or slightly less than half of the total area, is devoted to street and alley rights-of-way.

The Redevelopment Project Area contains a variety of land uses including retail sales, commercial services, public and institutional activity and a limited amount of office and residential uses. Auto dealerships and related sales and service establishments clearly dominate both sides of the Ogden Avenue corridor. The corridor is also characterized by a number of large vacant buildings, obsolete building types, overcrowding of building sites due to limited block depths and deterioration of buildings and site improvements. These problem conditions are impediments to private investment in land assembly, rehabilitation, expansion of existing sites, and in new in-fill development.

Tax Increment Financing

In January, 1977, tax increment financing ("TIF") was made possible by the Illinois General Assembly through passage of the *Tax Increment Allocation Redevelopment Act* (hereinafter referred to as the "Act.") The Act is found in Illinois Revised Statutes, Chapter 24, Section 11-74.4-1 *et seq.*, as amended. The Act provides a means for municipalities after the approval of a "redevelopment plan and project" to redevelop "blighted," "conservation" or "industrial park conservation" areas and to finance public redevelopment costs with incremental real estate tax revenues. Incremental real estate tax revenue ("tax increment revenue") is derived from the increase in the equalized assessed valuation ("EAV") of real property within the TIF redevelopment area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate which results in tax increment revenue. A decline in current EAV does not result in a negative real estate tax increment.

To finance redevelopment costs a municipality may issue obligations secured by the anticipated tax increment revenue generated within the redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax Increment financing does not generate revenues by increasing tax rates; it generates revenues by allowing the municipality to capture, temporarily, new tax revenues resulting from redevelopment. Further, under tax increment financing, all taxing districts continue to receive the tax revenue they received prior to redevelopment from property in the area. Moreover, taxing districts can receive distributions of excess increment when more tax increment revenue is received than is necessary to pay for expected redevelopment project costs and principal and interest obligations issued to pay such costs. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

The Ogden Avenue Tax Increment Redevelopment Plan and Project

This Ogden Avenue Tax Increment Redevelopment Project and Plan (hereinafter referred to as the "Redevelopment Plan") has been formulated in accordance with the provisions of the Act. It is a guide to all proposed public and private actions in the Redevelopment Project Area.

This Redevelopment Plan also specifically describes the Redevelopment Project Area and sets forth the conservation factors which qualify the Redevelopment Project Area for designation as a conservation area as defined in the Act.

In addition to describing the objectives of redevelopment, the Redevelopment Plan sets forth the overall program to be undertaken to accomplish these objectives. The "Redevelopment Project" as used herein means any development project which may, from time to time, be undertaken to accomplish the objectives of the Redevelopment Plan.

The Redevelopment Project represents one of the most important economic opportunities available for the City of Berwyn. By creating an environment for private development, Berwyn will strengthen its tax base and establish an atmosphere that creates and retains jobs and a real alternative for individuals, families and companies that might otherwise move to the suburbs or out of state.

The goal of the City of Berwyn, however, is to ensure that the entire Redevelopment Project Area be redeveloped on a comprehensive and planned development basis in order to ensure that new development occurs:

1. On a coordinated rather than a piecemeal basis to ensure that the land-use, pedestrian access, vehicular circulation, parking, service and urban design systems will functionally come together, meeting modern-day principles and standards.
2. On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated.
3. Within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the City.

Redevelopment of the Redevelopment Project Area is a large and complex undertaking, and it presents challenges and opportunities commensurate with its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government. The adoption of this Redevelopment Plan will make possible the implementation of a comprehensive program for the redevelopment of the Redevelopment Project Area. By means of public investment, the area will become a stable environment that will again attract private investment. Public investment will set the stage for the rebuilding of the area with private capital.

Public and private investment is possible only if tax increment financing is used pursuant to the terms of the Act. The revenue generated by the development will play a decisive role in encouraging private development. Conditions of blight that have precluded intensive private investment in the past will be eliminated. Through this Redevelopment Plan, the City of Berwyn will serve as the central force for marshaling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Implementation of this Redevelopment Plan will benefit the City, its neighborhoods and all the taxing districts which encompass the corridor in the form of a significantly expanded tax base, employment opportunities and a wide range of other benefits.

2
REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries of the Ogden Avenue Redevelopment Project Area (hereinafter referred to as the "Redevelopment Project Area") have been carefully drawn to include only those contiguous parcels of real property and improvements thereon substantially benefited by the proposed redevelopment project improvements to be undertaken as part of this Redevelopment Plan. The Redevelopment Project Area is generally bounded by Harlem Avenue on the west, the rear property line of parcels fronting Ogden Avenue on the north, Lombard Avenue on the east, and the rear property line of parcels fronting Ogden Avenue on the south. The boundaries are more specifically shown in Figure 1, *Boundary Map*, and more particularly described in Appendix A.

LEGEND

-  PROJECT BOUNDARY
-  BLOCK NUMBER
-  PARCEL NUMBER

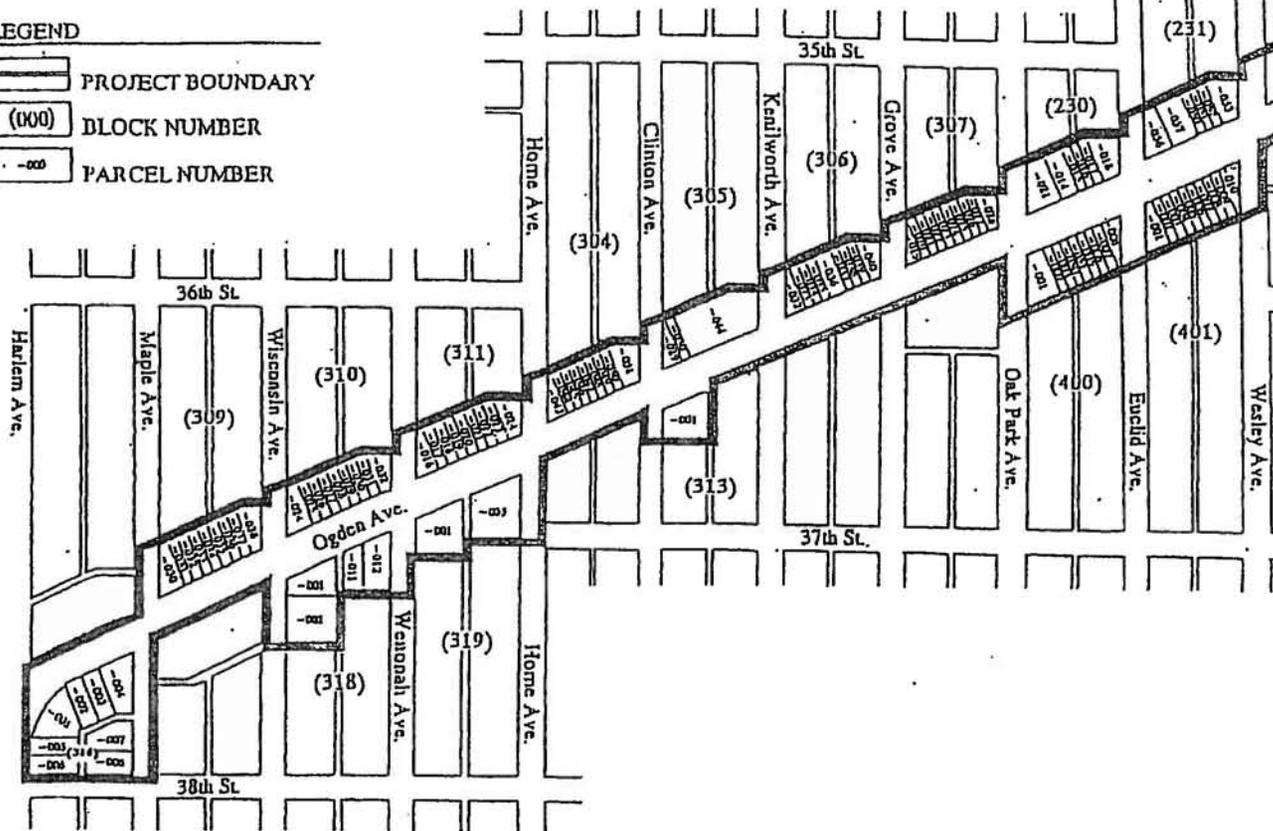
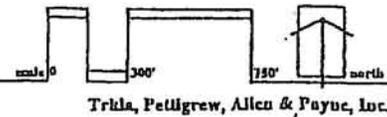


Figure 1a
PROJECT BOUNDARY
**OGDEN AVENUE
REDEVELOPMENT PROJECT**
City of Berwyn, Illinois



LEGEND

-  PROJECT BOUNDARY
-  BLOCK NUMBER
-  PARCEL NUMBER

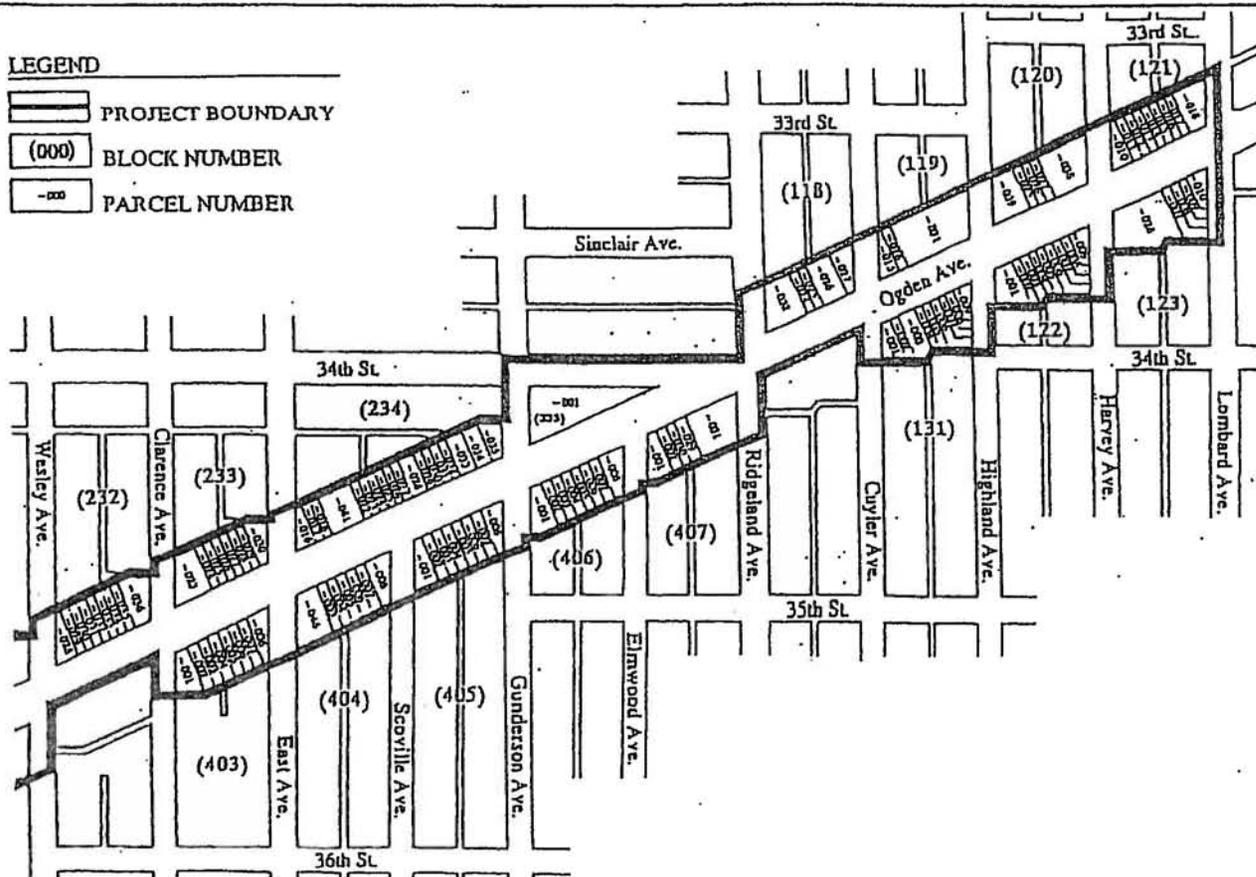
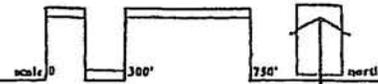


Figure 1b
PROJECT BOUNDARY
**OGDEN AVENUE
REDEVELOPMENT PROJECT**
City of Berwyn, Illinois



Trida, Pelligrew, Allen & Payne, Inc.

3.

REDEVELOPMENT PROJECT AREA GOALS AND POLICIES

Managed growth in the form of investment in new development and facilities is essential in the Redevelopment Project Area. Redevelopment efforts in the Redevelopment Project Area will strengthen the entire City through environmental improvements, increased tax base and additional employment opportunities.

The Act encourages the public and private sectors to work together to address and solve the problems of urban growth and development. The joint effort between the City and the private sector to redevelop parts of the Redevelopment Project Area will receive significant support from the financing methods made available by the Act.

This section of the Redevelopment Plan identifies the goals and policies of the City for the Redevelopment Project Area. A later section of this Redevelopment Plan identifies the more specific program which the City plans to undertake in achieving the redevelopment goals and policies which have been identified.

General Goals

- Improve the quality of life in Berwyn by eliminating the influences and the manifestations of physical and economic deterioration and obsolescence within the Redevelopment Project Area.
- Provide sound economic development in the Redevelopment Project Area.
- Revitalize the Redevelopment Project area to establish it as an important activity center contributing to the Berwyn community and the surrounding region.
- Create an environment within the Redevelopment Project Area which will contribute to the health, safety, and general welfare of the City, and preserve or enhance the value of properties adjacent to the Redevelopment Project area.

Policies

Land Use and Development

- Encourage a mix of commercial and service uses consistent with Ogden Avenue's role as a major arterial corridor.
- Promote the expansion and development of auto-oriented sales and service establishments.
- Foster the reuse or redevelopment of vacant properties.
- Promote the repair and rehabilitation of existing buildings in poor condition.
- Encourage the redevelopment or intensification of marginal and underutilized properties.
- Ensure that adjacent residential areas are not adversely affected by commercial activities or operations.

Traffic Circulation

- Maintain efficient traffic movement and traffic operational conditions along Ogden Avenue.
- Protect adjacent residential neighborhoods from commercial area traffic.
- Encourage the consolidation of curb cuts and access drives to commercial properties.
- Maintain all street surfaces in good condition.

Parking

- Ensure an adequate supply of parking to serve commercial development.
- Provide for the appropriate regulation and control of on- and off-street parking.
- Promote the consolidation and redesign of small separate parking lots located within the same block.
- Encourage the use of landscaping to screen and buffer off-street parking lots.
- Promote "shared" parking throughout the project area.

Design and Appearance

- ▣ Establish a distinct visual image for Ogden Avenue which will clearly distinguish the corridor as it passes through Berwyn.
- ▣ Develop a design "theme" which reflects Ogden Avenue's historic role as a part of U.S. Route 66.
- ▣ Undertake landscaping, lighting and signage improvements to upgrade the appearance of the public right-of-way.
- ▣ Provide entryway design features at the east and west ends of the corridor to signify entrance into the City of Berwyn.
- ▣ Maintain sidewalks in good condition along both sides of Ogden Avenue.
- ▣ Maintain an adequate number of crosswalks to allow for safe and convenient pedestrian movement across Ogden Avenue.
- ▣ Encourage more extensive landscaping of commercial properties along the corridor.
- ▣ Promote the improvement of private signage along the corridor.
- ▣ Improve property and grounds maintenance and the overall level of "housekeeping" throughout the project area.

Other Policies

- ▣ Promote active public and private cooperation and participation in the improvement and revitalization of the project area.
- ▣ Promote development which employs the most efficient use of energy resources.
- ▣ Ensure the provision of public facilities and services on a schedule coordinated with the pace of private development.
- ▣ Promote the design and construction of public infrastructure which encourages quality development.
- ▣ Give funding and scheduling priority to improvements which provide the greatest benefit to the general public.

4.

CONSERVATION AREA CONDITIONS IN THE REDEVELOPMENT PROJECT AREA

The findings presented in this section are based on surveys and analyses conducted to determine whether all or any part of the Ogden Avenue TIF Redevelopment Project Area qualifies for designation as a "conservation area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (The "Act").

As set forth in the "Act," "conservation area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50 percent or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but may become a blighted area because of a combination of three or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning is detrimental to the public safety, health, morals or welfare.

While it may be concluded that the mere presence of three or more of the stated factors may be sufficient to make a finding as a conservation area, this evaluation was made on the basis that the conservation factors must be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary.

On the basis of this approach, the Redevelopment Project Area as a whole is found to be eligible within the definitions set forth in the Act. Of the 100 structures located within the area, 65, or 65 percent, are 35 years in age or older. In addition to age, eight of the fourteen other factors set forth in the Act are found to be present. Specifically:

- Of the fourteen factors set forth in the law for improved areas, eight are found to be present in the area.
- The conservation factors present are reasonably distributed throughout the entire study area corridor.
- The study area corridor as a whole is impacted by and shows the presence of conservation factors.

- The area includes only real property and improvements thereon which would be substantially benefited by redevelopment project improvements.

The following factors are present

1. **Obsolescence**
Obsolescence as a factor is present to a major extent. Conditions contributing to this factor include functional and economic obsolescence of buildings and obsolete platting, impacting 20 of the 32 blocks.
2. **Deterioration**
Deterioration as a factor is present to a major extent and includes 38 buildings in 19 blocks.
3. **Existence of Structures Below Minimum Code**
Existence of structures below minimum code standards is present to a limited extent in three of the 32 blocks.
4. **Excessive Vacancies**
Excessive vacancies as a factor is present to a major extent, affecting 13 buildings in 11 blocks.
5. **Excessive Land Coverage**
Excessive land coverage is present to a major extent affecting properties in 18 of the 32 blocks.
6. **Deleterious Land Use or Layout**
Deleterious land use or layout is present to a major extent. Conditions contributing to this factor include incompatible uses, improper placement/setback of buildings, which result in restricted areas for parking and loading, and improper platting, affecting 27 of the 32 blocks within the study area.
7. **Depreciation of Physical Maintenance**
Depreciation of physical maintenance is present to a major extent. The commercial corridor was developed without the benefit of guidance of a community plan with reasonable policies and standards for building setbacks, the location and arrangement of off-street parking, and for buffering and screening of adjacent residential areas.
8. **Lack of Community Planning**
Lack of community planning is present to a major extent. The commercial corridor was developed without the benefit or guidance of a community plan with reasonable policies and standards for building setbacks, the location and arrangement of off-street parking, and for buffering and screening of adjacent residential areas.

LEGEND

- | | |
|---|--|
|  PROJECT BOUNDARY |  7 DELETERIOUS LAND USE/LAY OUT |
|  1 AGE |  8 DEPRECIATION OF PHYSICAL MAINTENANCE |
|  2 OBSOLESCENCE |  9 LACK OF COMMUNITY PLANNING |
|  3 DETERIORATION | |
|  4 BUILDING BELOW CODE | |
|  5 VACANT BUILDING/FLOORS | |
|  6 EXCESSIVE LAND COVERAGE | |

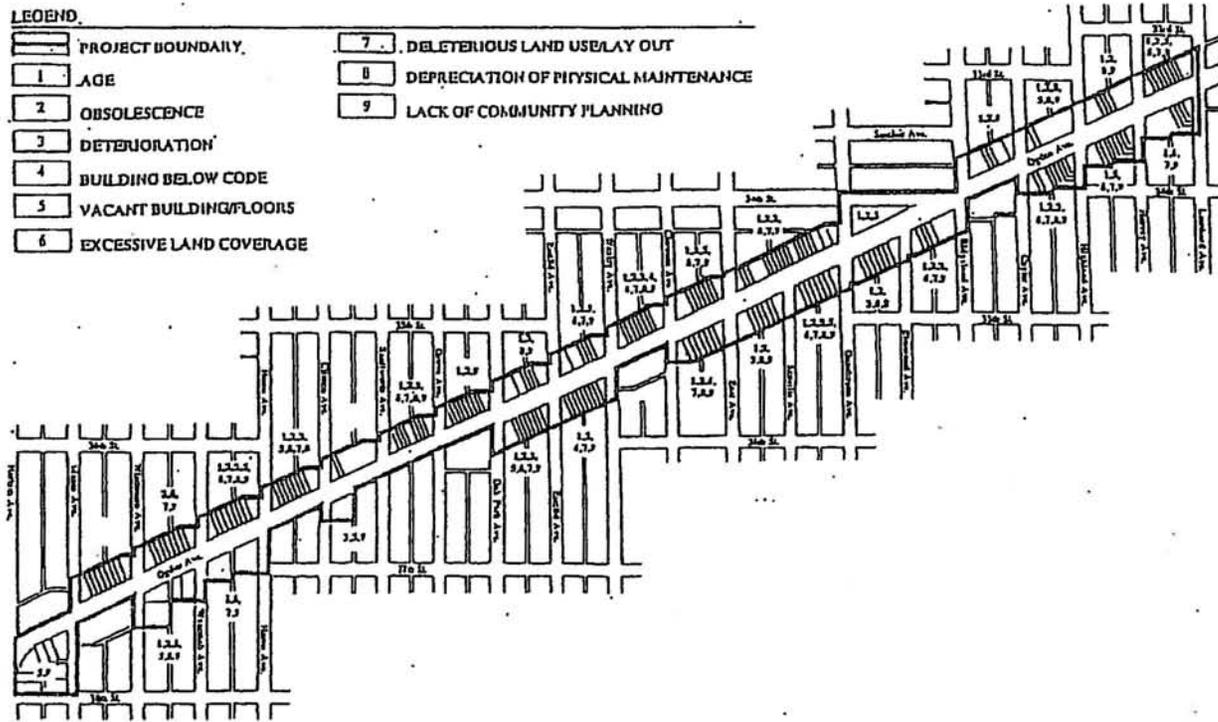


Figure 2
 SUMMARY OF CONSERVATION FACTORS
OGDEN AVENUE
REDEVELOPMENT PROJECT
 City of Berwyn, Illinois

0 300' 750' north
 Trida, Pettigrew, Allen & Payne, Inc.

The analysis above is based upon data assembled by representatives of the City and surveys and analyses conducted by qualified members of the firm of Trkla, Pettigrew, Allen & Payne, Inc. the surveys and analyses conducted include:

1. Exterior survey of the condition and use of each building.
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Comparison of surveyed buildings to property maintenance and other codes of the City.
6. Analysis of original and current platting and building size and layout;
7. Analysis of vacant sites;
8. Analysis of building floor area and site coverage; and
9. Review of previously prepared plans, studies and data.

5.

OGDEN AVENUE TAX INCREMENT FINANCING REDEVELOPMENT PROJECT

This section presents the overall program to be undertaken by the City of Berwyn or by private developers acting under redevelopment agreements with the City. It includes a description of redevelopment plan and project objectives, a description of redevelopment activities, a general land-use plan, estimated redevelopment project costs, a description of sources of funds to pay redevelopment project costs, a description of obligations that may be issued, identification of the most recent equalized assessed valuation of properties in the Redevelopment Project Area, and an estimate of anticipated equalized assessed valuation.

In the event the City determines that implementation of certain activities or improvements is not feasible, the City may reduce the scope of the overall program and Redevelopment Project.

Redevelopment Objectives

- Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a blighted area. Section 4 of this Redevelopment Plan, *Conservation Area Conditions Existing in the Redevelopment Project Area*, describes existing blighting conditions.
- Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, taxable values, and job opportunities.
- Assemble land into parcels functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with contemporary development needs and standards.
- Create an environment which stimulates private investment in new construction, expansion, and rehabilitation.
- Achieve development which is integrated both functionally and aesthetically with nearby existing development, and which contains a complementary mix of uses.
- Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.

- Provide sites for needed public improvements and facilities in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.
- Provide needed incentives to encourage a broad range of improvements in both rehabilitation and new development efforts.
- Encourage the participation of minorities and women in professional and investment opportunities involved in the development of the Redevelopment Project Area.
- Implement and achieve the Redevelopment Project Area Goals and Policies as set forth in Section 3 of this Redevelopment Plan.

REDEVELOPMENT PLAN AND PROJECT ACTIVITIES

The City proposes to achieve its redevelopment objectives for the Redevelopment Project Area through public financing techniques including, but not limited to, tax increment financing, and by undertaking some or all of the following actions;

1. Assemblage of Sites

Property acquisition and land assembly by the private sector for redevelopment in accordance with this Redevelopment Plan will be encouraged. To achieve the renewal of the Redevelopment Project Area, property identified for development projects in the *Development Program*, Figure 3, attached hereto and made a part hereof, may be acquired by purchase, exchange or long-term lease by the City of Berwyn and cleared of all improvements and either a) sold or leased for private redevelopment, or b) sold, leased or dedicated for construction of public improvements or recreational facilities. The City may determine that to meet the objectives of this Redevelopment Plan, properties in the Redevelopment Project Area not scheduled for acquisition may be acquired, specifically, property may be acquired where: a) the current use of the property is not permitted under this Redevelopment Plan; b) the exclusion of the property from acquisition would have a detrimental effect on the disposition and development of adjacent and nearby property; or c) the owner or owners are unwilling or unable to conform the property to the land-use and development objectives of this redevelopment Plan. Further, the City may require written redevelopment agreements with developers before acquiring any properties.

Clearance and demolition activities will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tracts of land do not remain vacant for extended periods and so that the adverse effects of clearance activities may be minimized. Clearance and demolition activities will include demolition of buildings, breaking up and removal of old foundations, excavation and removal of soil and other materials to create suitable sites for new development and to provide for storm drainage.

As an incidental but necessary part of the redevelopment process, the City may devote property which it has acquired to temporary uses until such property is scheduled for disposition and redevelopment.

2. **Provision of Public Improvements and Facilities**

Adequate public improvements and facilities will be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:

- a. Adjustments and modifications to sewer and water lines as may be necessary to facilitate and serve redevelopment in accordance with the objectives and provisions of this Redevelopment Plan.
- b. The vacation, removal, resurfacing, widening, reconstruction and other improvements of streets and other public rights-of-way.
- c. Repair and/or construction of public open spaces, of pedestrian walkway improvements and beautification improvements within off-street parking area, and within all open spaces.
- d. Repair, reconstruction, and/or expansion of parking facilities.
- e. Participation in all or a portion of the annual cost of operation and maintenance of parking areas, walkways, and public facilities.

In the event the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

3. **Establishment of a Rehabilitation Grant/Loan Program**

A grant or low-interest loan program may be established as an incentive for property and/or business owners to participate in rehabilitation of existing buildings. This program may also cover administrative costs.

4. **Analysis, Administration, Legal, Planning, Studies, Surveys, etc.**

Activities include the long-term management of the TIF Program as well as the costs of establishing the Program and designing its components.

5. **Redevelopment Agreements**

Land assemblage which may be by purchase, exchange, donation, lease or eminent domain shall be conducted for a) sale, lease or conveyance to private developers, or b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Terms

of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific controls than those stated in this Redevelopment Plan.

GENERAL LAND-USE PLAN

The *Land-Use Plan*, Figure 4, attached hereto and made a part hereof, identifies land-uses and public rights-of-way to be in effect upon adoption of this Redevelopment Plan. The *Land-Use Plan* provides a guide for future land-use improvements and developments within the Redevelopment Project Area. All major thoroughfares and street rights-of-way are shown on the *Land-Use Plan*, although their locations are subject to modification.

Ogden Avenue should function as an auto-oriented commercial corridor serving Berwyn and surrounding communities. Most businesses should be oriented toward motorists utilizing this important arterial route. Auto-oriented sales and service establishments should continue to predominate and these uses should be encouraged to grow and expand.

Specific improvements which should be considered include: a) street trees; b) more extensive landscaping along the parkway and the front yards of commercial properties; c) painting of street light fixtures and the attachment of larger banners to street lights; d) improvement of public and private signage, particularly the auto dealerships; and e) provision of additional angle parking along side streets and the closure of selected side streets to improve traffic flow, protect adjacent neighborhoods and provide additional land for parking.

The City should establish a special design "theme" for the corridor which would build upon the fact that Ogden Avenue was once a part of historic U.S. Route 66. This should provide a theme for public and private improvements along the street, particularly signs, banners, gateway features and other design elements.

ESTIMATED REDEVELOPMENT PROJECT COSTS

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan and Redevelopment Project pursuant to the State of Illinois Tax Increment Allocation Redevelopment Act. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services, provided that no charges for professional services are based on a percentage of the tax increment collected;

2. Property assembly costs including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing buildings and fixtures;
4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects;
6. Financing costs including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project to the extent the municipality by written agreement accepts and approves such costs;
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law;
9. Payment in lieu of taxes;
10. Costs of job training, advanced vocational education or career education including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment which are incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code;

11. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - b. 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;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - d. The total of such interest payments incurred pursuant to this Act may not exceed 30 percent of the total: (i) costs 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 a municipality pursuant to this Act.

A range of activities and improvements will be required to implement the tax increment redevelopment project. The necessary improvements and their costs are shown in Table 1, *Estimated Redevelopment Project Costs*. To the extent that the City has incurred costs or municipal obligations have been issued to pay for such redevelopment project costs in anticipation of the adoption of tax increment financing, the City shall be reimbursed from real estate tax increment revenues for such redevelopment costs. The total redevelopment project costs are intended to provide an upper limit on expenditures, exclusive of capitalized interest and other cost of financing associated with the issuance of obligations. Within this limit, adjustments may be made in line items without amendment of this Redevelopment Plan. Additional funding in the form of State and Federal grants, and private developer contributions will be pursued by the City as a means of financing improvements and facilities which are of a general community benefit.

SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

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

Table 1
OGDEN AVENUE REDEVELOPMENT PROGRAM
ESTIMATED REDEVELOPMENT PROJECT COSTS

PROGRAM ACTION/ IMPROVEMENT	
Property Acquisition, Site Preparation, Demolition	\$3,000,000
Roadways and Related Improvements	1,200,000
Rehabilitation Grant/Loan Program	700,000
Analysis, Administration, Studies, Surveys, Legal, et al.	500,000
Bond Issuance and Capitalized Interest	<u>900,000</u>
GROSS PROJECT COST	\$6,300,000

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

ISSUANCE OF OBLIGATIONS

The City may issue obligations secured by the tax increment special tax allocation fund pursuant to Section 11-74.4-7 of the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project Area, such ultimate retirement date occurring in the year 2013. Also, the final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal of and interest on all obligations issued by the City pursuant to the Redevelopment Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds as may be provided by ordinance. Obligations may be of a parity or senior/junior lien natures. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory sinking fund redemptions.

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 real property tax increment is not used for such purposes, may be declared surplus and shall then become available for distribution annually to taxing districts in the Redevelopment Project Area in the manner provided by the Act.

MOST RECENT EQUALIZED ASSESSED VALUATION OF PROPERTIES IN THE REDEVELOPMENT PROJECT AREA

Table 2 lists the most recent 1991 equalized assessed valuations of properties in the Redevelopment Project Area. The total estimated equalized assessed valuation for the Redevelopment Project Area is \$12,943,852.



TABLE 2
SUMMARY OF 1991 EQUALIZED ASSESSED VALUATIONS

BLOCK NUMBER	BLOCK EAV
16-31-230	\$495,983
231	412,036
232	423,593
233	437,144
234	658,125
235	0
304	841,182
305	793,635
306	493,884
307	309,265
309	705,581
310	288,295
311	530,275
313	75,180
316	555,131
318	554,277
319	395,712
400	344,616
401	298,807
403	294,731
404	294,948
405	342,361
406	370,290
407	588,117
16-32-118	336,990
119	421,220
120	340,251
121	267,503
122	488,464
123	233,771
131	352,485
AREA TOTAL	\$12,943,852

Trkla, Pettigrew, Allen & Payne, Inc.

ANTICIPATED EQUALIZED ASSESSED VALUATION

By the year 2005, the equalized assessed valuation of real property within the Redevelopment Project Area is estimated at approximately \$20,170,000. This estimate is based on several key assumptions, including: 1) redevelopment for the uses specified in this Redevelopment Plan will occur in a timely manner; 2) the market value of the recommended commercial developments will increase following completion of the redevelopment activities described in the Redevelopment Plan; and 3) the five year average for the State Multiplier for the period 1986-1990 will remain unchanged.

6.
CONFORMITY OF THE REDEVELOPMENT PLAN TO THE COMPREHENSIVE PLAN
FOR DEVELOPMENT OF THE CITY OF BERWYN AS A WHOLE

The Redevelopment Plan and the Redevelopment Project conform to the land-use development policies of the City of Berwyn as a whole as currently provided by the City's Zoning Ordinance.

7.
PHASING AND SCHEDULING OF REDEVELOPMENT PROJECT

A phased implementation strategy will be utilized to achieve a timely and orderly redevelopment of the project area.

It is anticipated that City expenditures for redevelopment project cost will be carefully staged on a reasonable and proportional basis to coincide with expenditures in redevelopment by private developers.

8.
PROVISIONS FOR AMENDING THIS REDEVELOPMENT PROJECT AND PLAN

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

9.
AFFIRMATIVE ACTION PLAN

The City is committed to and will affirmatively implement the following principles with respect to the Ogden Avenue Tax Increment Redevelopment Plan and Project.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to the Plan and Project, 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.
- B. This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

In order to implement these principles for this Plan and Project, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties contracting for work on the Project shall be required to agree to the principles set forth in this section.

APPENDIX A
LEGAL DESCRIPTION

THAT PART of Sections 31 and 32, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

BEGINNING AT THE INTERSECTION of the north line of 38th Street with the east line of Harlem Avenue for a point of beginning, thence east along the north line of 38th Street and 38th Street extended to the intersection of the east line of Maple Avenue and the north line of 38th Street, thence north along the east line and east line extended of Maple Avenue; to the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended of Ogden Avenue to a point of intersection of the southerly line of Ogden Avenue and the westerly line of Wisconsin Avenue; thence south along the west line of Wisconsin Avenue to its intersection with the extended south line of Lot 21, Block 45, in the Subdivision of Blocks 45 and 47 to 52 in Circuit Court Partition in Sections 31, and 32-39-12 and Parts of 6-38-13 and 1 and 12-38-12; thence east along the extended south line and the south line of said Lot 21 to a point on the east line of the north-south alley adjacent to said Lot 21; thence north along the east line of said north-south alley to its intersection with the south line of the east-west alley adjacent to Lot 14, Block 45, of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said east-west alley to its intersection with the east line of Wenonah Avenue; thence north along the east line of Wenonah Avenue to the southwest corner of Lot 12, Block 45 of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 12 to the west line of the north-south alley lying east of and adjacent to said Lot 12; thence east to the southwest corner of Lot 1, Block 45, of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 1 to the point of intersection of the east line of Home Avenue and the south line of 37th Street; thence north along the east line and east line extended of Home Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended of Ogden Avenue to the westerly line of Clinton Avenue; thence south along the westerly line of Clinton Avenue to its intersection with the extended south line of Lot 6, Block 49 of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 6 to a point of intersection with the east line of the north-south alley adjacent to said Lot 6; thence north along the east line of the last described north-south alley to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended

of Ogden Avenue to its intersection with the west line of Oak Park Avenue; thence south along the west line of Oak Park Avenue to its intersection with the extended southerly line of the easterly-westerly alley which runs south of and parallel to Ogden Avenue between Oak Park Avenue and Wesley Avenue; thence northeasterly along the southerly line, and southerly line extended of said easterly-westerly alley to its intersection with the east line of Wesley Avenue; thence north along the east line and east line extended of Wesley Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line of Ogden Avenue to its intersection with the west line of Clarence Avenue; thence south along the west line of Clarence Avenue to its intersection with the extended southerly line of the easterly-westerly alley which lies adjacent to and north of the Resubdivision of Block 9 (except the south 32.61 feet) in Oliver L. Watson's Ogden Avenue Addition to Berwyn; thence easterly along the southerly line and southerly line extended of said easterly-westerly alley to its intersection with the west line of East Avenue; thence continuing northeasterly along the southerly line and southerly line extended of the easterly-westerly alleys which lie southerly of and parallel to Ogden Avenue between East Avenue and Gunderson Avenue, to its intersection with the easterly line of Gunderson Avenue; thence north along the easterly line of Gunderson Avenue to its intersection with the south line of the easterly-westerly alley which lies southerly of Ogden Avenue; thence easterly and north-easterly along the southerly line and southerly line extended of the last described easterly-westerly alley to its intersection with the east line of Elmwood Avenue; thence north along the east line of Elmwood Avenue to its intersection with the south line of the easterly-westerly alley which lies southerly of Ogden Avenue; thence easterly and northeasterly along the southerly line and southerly line extended of the last described easterly-westerly alley to its intersection with the east line of Ridgeland Avenue; thence north along the east line and east line extended of Ridgeland Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line of Ogden Avenue to its intersection with the west line of Cuyler Avenue; thence south along the west line of Cuyler Avenue to its intersection with the extended south line of the east-west alley which lies south of Ogden Avenue between Cuyler Avenue and Highland Avenue; thence east and northeasterly along the south line and south line extended of the last described east-west alley to its intersection with the east line and east line extended of Highland Avenue; thence north along the east line and east line extended of Highland Avenue to its intersection with the south line of the east-west alley which lies south of Ogden Avenue; thence east and northeasterly along the south line and south line extended of the last described east-west alley to its intersection with the east line of Harvey Avenue; thence north along the east line of Harvey Avenue to its intersection with the south line of the east-west alley which lies south of Ogden Avenue; thence east and northeasterly along the south line and south line extended to its

intersection with the east line of the West 1/2 of the Northwest 1/4 of said Section 32-39-13 (being the centerline of Lombard Avenue); thence north along the east line of the West 1/2 of the Northwest 1/4 of said Section 32 to its intersection with the extended north line of the easterly-westerly alley which lies north of and parallel to Ogden Avenue; thence southwesterly along the north line and north line extended of the last described easterly-westerly alley to the west line of Ridgeland Avenue; thence south along the west line and west line extended of Ridgeland Avenue to its intersection with the north line of 34th Street; thence west along the north line and north line extended of 34th Street to its intersection with the west line and west line extended of Gunderson Avenue; thence south along the west line and west line extended of Gunderson Avenue to a point of intersection with the north line of the easterly-westerly 16 foot wide alley which lies north of and adjacent to Lots 30 through 53 inclusive of Block 9 of Baldwin's Subdivision of Blocks 3 to 14, 19, 30, 31, & 33 in La Vergne's subdivision, a subdivision of Section 31-39-13; thence west and southwesterly along the north line and north line extended of the last described 16 foot alley to its intersection with the west line of East Avenue; thence south along the west line of East Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the last described easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 34th Street and between Clarence and East Avenues; thence south along the west line of said north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Clarence Avenue; thence south along the west line of Clarence Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the last described easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 34th Street and between Clarence and Wesley Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the last described easterly-westerly alley; thence southwesterly along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wesley Avenue; thence south along the west line of Wesley Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 34th Street and between Wesley and Euclid Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the

north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Euclid Avenue; thence south along the west line of Euclid Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Euclid and Oak Park Avenue; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Oak Park Avenue; thence south along the west line of Oak Park Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Oak Park and Grove Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Grove Avenue; thence south along the west line of Grove Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Grove and Kenilworth Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Kenilworth Avenue; thence south along the west line of Kenilworth Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Kenilworth and Clinton Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Clinton Avenue; thence south along the west line of Clinton Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between

Clinton and Home Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Home Avenue; thence south along the west line of Home Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wenonah Avenue; thence south along the west line of Wenonah Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wisconsin Avenue; thence south along the west line of Wisconsin Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Maple Avenue; thence south along the west line and west line extended of Maple Avenue to the centerline of Ogden Avenue; thence southwesterly along the centerline of Ogden Avenue to its intersection with the extended east line of Harlem Avenue; thence south along the east line and east line extended of Harlem Avenue to the point of beginning;

all in Cook County, Illinois, commonly known as Ogden Avenue from Lombard Avenue to Harlem Avenue, including both sides of Ogden Avenue, all in Berwyn, Illinois.

Appendix 2
2000 Amendatory Ordinance (First Amendment)

ORDINANCE No. 00-37

AN ORDINANCE AMENDING THE TAX INCREMENT
REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT
FOR THE OGDEN AVENUE REDEVELOPMENT
PROJECT AREA OF THE CITY OF BERWYN, ILLINOIS

WHEREAS, pursuant to a series of ordinances (Ordinance Nos. 93-24, 93-25 and 93-26), adopted May 25, 1993 (as supplemented and amended, collectively, the ("*TIF Ordinances*") in connection with the Ogden Avenue Redevelopment Project Area (the "*Redevelopment Project Area*"), the City of Berwyn (the "*Municipality*") adopted the Ogden Avenue Redevelopment Plan and the Redevelopment Project (the "*Redevelopment Plan*" and "*Redevelopment Project*"), designated the Redevelopment Project Area, and authorized tax increment finance ("*TIF*"), under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended, the "*TIF Act*"), and provided a life for the Redevelopment Plan, Redevelopment Project and Redevelopment Project Area utilizing TIF of not more than 23 years; and,

WHEREAS, Section 11-74.4-3(n) of the TIF Act in relevant part provides that the estimated date of completion of the redevelopment project and retirement of obligations to finance redevelopment project costs "shall not be later than December 31 of the year in which the payment to the municipality's treasurer as provided in subsection (b) of Section 11-74.4-8 of the TIF 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", and the Redevelopment Plan may be amended by ordinance to extend such dates under such subsection (n).

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Berwyn, Cook County, Illinois, as follows:

Section 1. Amendment: The Redevelopment Plan and the Redevelopment Project are hereby amended such that the estimated dates of completion of the Redevelopment Project and the retirement of obligations issued to finance redevelopment project costs shall not be later than December 31 of the year in which the payment to the Municipality's Treasurer as provided in subsection (b) of Section 11-74.4-8 of the TIF Act is to be made in respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, that is May 24, 2016.

Section 2. Conflict. All ordinances (including the TIF Ordinances), the Redevelopment Plan and the Redevelopment Project, resolutions, notices or orders in conflict with this Ordinance shall be and are hereby declared to be amended or supplemented to be consistent with this Ordinance or, alternatively, are hereby repealed to the extent of such conflict.

Section 3. Effective/Filing. This Ordinance shall be effective upon its passage and approval. The City Clerk shall file a certified copy of the ordinance with the County Clerk of Cook County in connection with TIF for the Municipality.

PASSED this 12th day of September, 2000.



AYES: 7
NAYS: 0
ABSENT: 0

APPROVED:
Thomas J. Stacey Murray
Mayor

ATTEST:
[Signature]
City Clerk
berwyn/tiford 09/01

STATE OF ILLINOIS)
) ss.
COUNTY OF C O O K)

CERTIFICATE OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly selected, qualified and acting City Clerk of the City of Berwyn, Cook County, Illinois (the "Municipality"), and as such official, I am the keeper of the records and files of the Municipality and of the Mayor and City Council (the "Corporate Authorities").

I do further certify that the foregoing constitutes a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the 12th day of September, 2000, insofar as same relates to the adoption of Ordinance No 00-37, entitled:

**AN ORDINANCE AMENDING THE TAX INCREMENT
REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR
THE OGDEN AVENUE TAX INCREMENT REDEVELOPMENT
PROJECT AREA OF THE CITY OF BERWYN, ILLINOIS**

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. The ordinance was adopted and approved on the date therein set forth by not less than an affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities and the TIF Commission on the adoption of such ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities and the TIF Commission have complied with all of the applicable provisions of such open meeting laws and such Code and their procedural rules in the adoption of such ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Berwyn, Illinois, this 12th day of September, 2000.

(SEAL)



City Clerk

A handwritten signature in black ink, which appears to be "Augusta Dubois", is written over a horizontal line. The signature is stylized and cursive.

Appendix 3
Boundary Map

Appendix 4
Legal Description for the Original TIF District

LEGAL DESCRIPTION

THAT PART of Sections 31 and 32, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

BEGINNING AT THE INTERSECTION of the north line of 38th Street with the east line of Harlem Avenue for a point of beginning, thence east along the north line of 38th Street and 38th Street extended to the intersection of the east line of Maple Avenue and the north line of 38th Street, thence north along the east line and east line extended of Maple Avenue; to the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended of Ogden Avenue to a point of intersection of the southerly line of Ogden Avenue and the westerly line of Wisconsin Avenue; thence south along the west line of Wisconsin Avenue to its intersection with the extended south line of Lot 21, Block 45, in the Subdivision of Blocks 45 and 47 to 52 in Circuit Court Partition in Sections 31, and 32-39-12 and Parts of 6-38-13 and 1 and 12-38-12; thence east along the extended south line and the south line of said Lot 21 to a point on the east line of the north-south alley adjacent to said Lot 21; thence north along the east line of said north-south alley to its intersection with the south line of the east-west alley adjacent to Lot 14, Block 45, of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said east-west alley to its intersection with the east line of Wenonah Avenue; thence north along the east line of Wenonah Avenue to the southwest corner of Lot 12, Block 45 of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 12 to the west line of the north-south alley lying east of and adjacent to said Lot 12; thence east to the southwest corner of Lot 1, Block 45, of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 1 to the point of intersection of the east line of Home Avenue and the south line of 37th Street; thence north along the east line and east line extended of Home Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended of Ogden Avenue to the westerly line of Clinton Avenue; thence south along the westerly line of Clinton Avenue to its intersection with the extended south line of Lot 6, Block 49 of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 6 to a point of intersection with the east line of the north-south alley adjacent to said Lot 6; thence north along the east line of the last described north-south alley to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended

of Ogden Avenue to its intersection with the west line of Oak Park Avenue; thence south along the west line of Oak Park Avenue to its intersection with the extended southerly line of the easterly-westerly alley which runs south of and parallel to Ogden Avenue between Oak Park Avenue and Wesley Avenue; thence northeasterly along the southerly line, and southerly line extended of said easterly-westerly alley to its intersection with the east line of Wesley Avenue; thence north along the east line and east line extended of Wesley Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line of Ogden Avenue to its intersection with the west line of Clarence Avenue; thence south along the west line of Clarence Avenue to its intersection with the extended southerly line of the easterly-westerly alley which lies adjacent to and north of the Resubdivision of Block 9 (except the south 32.61 feet) in Oliver L. Watson's Ogden Avenue Addition to Berwyn; thence easterly along the southerly line and southerly line extended of said easterly-westerly alley to its intersection with the west line of East Avenue; thence continuing northeasterly along the southerly line and southerly line extended of the easterly-westerly alleys which lie southerly of and parallel to Ogden Avenue between East Avenue and Gunderson Avenue, to its intersection with the easterly line of Gunderson Avenue; thence north along the easterly line of Gunderson Avenue to its intersection with the south line of the easterly-westerly alley which lies southerly of Ogden Avenue; thence easterly and north-easterly along the southerly line and southerly line extended of the last described easterly-westerly alley to its intersection with the east line of Elmwood Avenue; thence north along the east line of Elmwood Avenue to its intersection with the south line of the easterly-westerly alley which lies southerly of Ogden Avenue; thence easterly and northeasterly along the southerly line and southerly line extended of the last described easterly-westerly alley to its intersection with the east line of Ridgeland Avenue; thence north along the east line and east line extended of Ridgeland Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line of Ogden Avenue to its intersection with the west line of Cuyler Avenue; thence south along the west line of Cuyler Avenue to its intersection with the extended south line of the east-west alley which lies south of Ogden Avenue between Cuyler Avenue and Highland Avenue; thence east and northeasterly along the south line and south line extended of the last described east-west alley to its intersection with the east line and east line extended of Highland Avenue; thence north along the east line and east line extended of Highland Avenue to its intersection with the south line of the east-west alley which lies south of Ogden Avenue; thence east and northeasterly along the south line and south line extended of the last described east-west alley to its intersection with the east line of Harvey Avenue; thence north along the east line of Harvey Avenue to its intersection with the south line of the east-west alley which lies south of Ogden Avenue; thence east and northeasterly along the south line and south line extended to its

intersection with the east line of the West 1/2 of the Northwest 1/4 of said Section 32-39-13 (being the centerline of Lombard Avenue); thence north along the east line of the West 1/2 of the Northwest 1/4 of said Section 32 to its intersection with the extended north line of the easterly-westerly alley which lies north of and parallel to Ogden Avenue; thence southwesterly along the north line and north line extended of the last described easterly-westerly alley to the west line of Ridgeland Avenue; thence south along the west line and west line extended of Ridgeland Avenue to its intersection with the north line of 34th Street; thence west along the north line and north line extended of 34th Street to its intersection with the west line and west line extended of Gunderson Avenue; thence south along the west line and west line extended of Gunderson Avenue to a point of intersection with the north line of the easterly-westerly 16 foot wide alley which lies north of and adjacent to Lots 30 through 53 inclusive of Block 9 of Baldwin's Subdivision of Blocks 3 to 14, 19, 30, 31, & 33 in La Vergne's subdivision, a subdivision of Section 31-39-13; thence west and southwesterly along the north line and north line extended of the last described 16 foot alley to its intersection with the west line of East Avenue; thence south along the west line of East Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the last described easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue; south of 34th Street and between Clarence and East Avenues; thence south along the west line of said north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Clarence Avenue; thence south along the west line of Clarence Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the last described easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 34th Street and between Clarence and Wesley Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the last described easterly-westerly alley; thence southwesterly along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wesley Avenue; thence south along the west line of Wesley Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 34th Street and between Wesley and Euclid Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the

north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Euclid Avenue; thence south along the west line of Euclid Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Euclid and Oak Park Avenue; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Oak Park Avenue; thence south along the west line of Oak Park Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Oak Park and Grove Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Grove Avenue; thence south along the west line of Grove Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Grove and Kenilworth Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Kenilworth Avenue; thence south along the west line of Kenilworth Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Kenilworth and Clinton Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Clinton Avenue; thence south along the west line of Clinton Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between

Clinton and Home Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Home Avenue; thence south along the west line of Home Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wenonah Avenue; thence south along the west line of Wenonah Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wisconsin Avenue; thence south along the west line of Wisconsin Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Maple Avenue; thence south along the west line and west line extended of Maple Avenue to the centerline of Ogden Avenue; thence southwesterly along the centerline of Ogden Avenue to its intersection with the extended east line of Harlem Avenue; thence south along the east line and east line extended of Harlem Avenue to the point of beginning;

all in Cook County, Illinois, commonly known as Ogden Avenue from Lombard Avenue to Harlem Avenue, including both sides of Ogden Avenue, all in Berwyn, Illinois.

Appendix 5
Amendment to Legal Description

Legal Description for Ogden TIF District Amendment Area

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 34TH STREET AND THE WEST LINE OF RIDGELAND AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 15 FEET OF LOT 86 IN EMMA A. BALDWIN'S SUBDIVISION OF BLOCK 17 IN LAVERGNE SUBDIVISION OF SAID SECTION 31; THENCE NORTHERLY ALONG SAID EAST LINE AND NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING SAID LOT 86; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON SAID WEST LINE OF RIDGELAND AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE AND THE EAST LINE OF RIDGELAND AVENUE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON THE WEST LINE OF CUYLER AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE SOUTHERLY LINE OF THE EASTERLY - WESTERLY ALLEY LYING SOUTHERLY OF SAID OGDEN AVENUE BETWEEN SAID CUYLER AVENUE AND SAID RIDGELAND AVENUE; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTHERLY LINE THEREOF, TO A POINT ON SAID EAST LINE OF RIDGELAND AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE AND THE WEST LINE OF GROVE AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 50 OF SAID SUBDIVISION OF BLOCKS 45 AND 47 TO 52 IN THE CIRCUIT COURT PARTITION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE WESTERLY ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 20 IN SAID BLOCK 50; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 20 TO A POINT ON THE EAST LINE OF KENILWORTH AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON SAID SOUTHERLY LINE OF OGDEN AVENUE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF OGDEN AVENUE AND THE WEST LINE OF THE SOUTHWEST QUARTER SAID SECTION 31; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF 36TH STREET; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE THEREOF TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF THE NORTH - SOUTH ALLEY IN BLOCK 40 OF HOME AVENUE SECOND ADDITION TO BERWYN SUBDIVISION BEING A SUBDIVISION OF PART OF BLOCK 40 AND ALL OF BLOCK 41 OF SAID CIRCUIT COURT PARTITION; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EAST LINE THEREOF TO A POINT ON THE NORTHERLY LINE OF THE EASTERLY-WESTERLY ALLEY IN SAID BLOCK 40 IN SAID HOME AVENUE SECOND ADDITION TO BERWYN; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A POINT ON THE WEST LINE OF MAPLE AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON SAID CENTER LINE OF OGDEN AVENUE; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM LOT 7 IN SAID BLOCK 40.

Appendix 6
TIF Qualification Report for Amendment Area

**CITY OF BERWYN
TIF ELIGIBILITY REPORT
OGDEN TIF DISTRICT – SECOND AMENDMENT**

A study to determine whether all or a portion of an area located in the City of Berwyn qualifies as a Conservation Area as set forth in the definition in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

Prepared for: City of Berwyn, Illinois

Prepared Jointly by: Kane, McKenna and Associates, Inc.

and

The City of Berwyn

June 2010

**CITY OF BERWYN
TIF ELIGIBILITY REPORT**

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
	Executive Summary	
I.	Introduction and Background	1
II.	Qualification Criteria Used	3
III.	The Proposed Amendment Area	6
IV.	Methodology of Evaluation	7
V.	Qualification Findings for Amendment Area	8
VI.	Summary of Findings / General Assessment of Qualification	12

EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the City of Berwyn to conduct an analysis of the potential qualification and designation of an area that would result in an amendment to the Ogden Tax Increment Finance (TIF) District. This amendment would change the boundary of the Ogden TIF District by incorporating additional parcels into the TIF District, and would increase the budget in order to comply with the TIF Act. The City is pursuing the proposed amendment as part of its strategy to promote the revitalization of key under-utilized properties located within the proposed "Amendment Area" (the additional parcels to be incorporated into the TIF District), and to further its existing strategy to redevelop properties already in the Ogden TIF District.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification of the Amendment Area for inclusion in the Ogden TIF District:

- 1) *Conservation Area* – The proposed Amendment Area qualifies as a Conservation Area under the TIF Act. Overall, the area either has declined, or is in danger of declining, toward a blighted condition. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health. Because the majority of structures (11 of 16) are over 35 years old, and because of conditions identified in Section V of this report, the Amendment Area as well as the TIF District as a whole meet the statutory criteria as a "Conservation Area" TIF.
- 2) *Current conditions impede redevelopment* – The existence of certain blighting conditions found within the proposed Amendment Area present a serious barrier to the area's successful redevelopment. This is because the factors negatively impact coordinated and substantial private sector investment in the overall Amendment Area. Without the use of City planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.
- 3) *Viable redevelopment sites could produce incremental revenue* – Within the proposed Amendment Area, there are several parcels which potentially could be redeveloped and thereby produce incremental property tax revenue. Such revenue, used in combination with other City resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the Amendment Area.
- 4) *TIF designation recommended* – To prevent the onset of blighting conditions, promote private sector investment, and foster the economic viability of the proposed Amendment Area, KMA recommends that the City proceed with the formal TIF process to designate the area for inclusion within the Ogden TIF District.

The findings of this Eligibility Report are limited to the Amendment Area and do not pertain to parcels already in the Ogden TIF District. However, these findings are consistent with the findings in the 1993 Eligibility Report for the existing Ogden TIF District.

Because the City will NOT displace ten or more inhabited housing units, the City is not obligated to conduct a housing impact study pursuant to the Illinois Tax Increment Allocation Act (ILCS 5/11-74.4-1 et. seq., as amended; hereinafter referred to as the "Act").

I. INTRODUCTION AND BACKGROUND

In the context of planning for the proposed amendment of the existing Ogden Tax Increment Financing District (the "TIF District" or "Redevelopment Project Area" or "RPA"), the City of Berwyn has initiated the study of the Amendment Area to determine whether it qualifies for inclusion in the TIF District. Kane, McKenna and Associates, Inc. has agreed to undertake the study of the area.

The TIF District was first established in 1993. Because of the normal one-year lag in Cook County property tax disbursements, the TIF Plan was amended in 2000 (the First Amendment) to allow for a 23rd annual disbursement of property tax revenues from Cook County subsequent to the legal termination date of the TIF District. The First Amendment is contained in the TIF Plan appendices.

Objectives and Strategies. As stated in the Original TIF Plan adopted in 1993, the City's goal is to "ensure that the entire Redevelopment Project Area be redeveloped on a comprehensive and planned development basis in order to ensure that new development occurs...." Given the City's goal as well as the conditions described in this report, the City has determined that it is highly desirable to undertake the strategy of redeveloping the proposed Amendment Area. Without an implementation plan for redevelopment, City officials believe adverse conditions will worsen. The City intends to create and implement such a plan in order to restore, stabilize, and increase the economic base associated with the Amendment Area, which will not only benefit the community as a whole but also generate additional tax revenues to support municipal services.

Because of the conditions observed in the Amendment Area and the required coordination for future land uses, the City is favorably disposed toward supporting redevelopment efforts. The City has determined that redevelopment should take place through the benefit and guidance of comprehensive economic planning by the City. Through this coordinated effort, the Amendment Area is expected to improve and development barriers to be eliminated.

The City has further determined that redevelopment currently planned for the Amendment Area is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the City to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the Amendment Area.

The use of TIF relies upon induced private redevelopment in the Amendment Area to create higher real estate values that would otherwise decline without such investment. By so doing, it would result in increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

Current Land Use. The proposed Amendment Area consists of four clusters of parcels along Ogden Avenue: three parcels near the Kenilworth/Grove intersection; eight parcels near the Ridgeland intersection; four parcels near the 34th Street intersection; and twenty-one parcels

immediately north of Ogden along Harlem Avenue. Thirteen retail and commercial structures are situated on the parcels, along with three residences.

Refer to Appendix 3 of the TIF Plan, as amended, which provides a detailed map of the TIF District as proposed for amendment.

Despite its advantageous location along a busy commercial corridor, parcels in the area are economically obsolete, exhibit deterioration and have other redevelopment challenges. Section V of this report identifies the general conditions and redevelopment challenges of the Amendment Area.

General Scope and Methodology. KMA formally began its analysis by conducting a series of meetings and discussions with City and Berwyn Development Corporation (BDC) staff, starting in December 2009 and continuing periodically up to the date of this report's issuance. The purpose of the meetings was to establish boundaries for the Amendment Area and to gather data related to the qualification criteria for properties included in the study area. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed Amendment Area on a parcel-by-parcel basis. The field surveys and data collected have been utilized to test the likelihood that various areas located within the proposed Amendment Area would qualify for TIF designation.

For the purpose of the study, properties within the proposed Amendment Area were examined in the context of the TIF Act governing improved areas (separate provisions of the Act address non-improved or vacant areas). The qualification factors discussed in this report qualify the area as a Conservation Area, as the term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to key City/BDC staff its findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the City/BDC (a) made refinements to the Amendment Area boundaries and (b) directed KMA to complete this report and to move forward with the preparation of an amended Redevelopment Plan and Project for the TIF District.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

II. QUALIFICATION CRITERIA USED

With the assistance of City staff in late 2009 and early 2010, Kane, McKenna and Associates, Inc. assessed the proposed Amendment Area to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a TIF District/Redevelopment Project Area. By definition, a Redevelopment Project Area is:

“An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the Act, “Conservation Area” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where certain conditions are met, as identified below.

TIF Qualification Factors for a Conservation Area. In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed Amendment Area would qualify as a Conservation Area. First, KMA analyzed the threshold factor of age to determine if a majority of structures were 35 years of age or older.

If a proposed Conservation Area meets the age threshold, then following factors are to be examined to determine TIF qualification:

If a *Conservation Area*, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three (3) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:

(A) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence. The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas

evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of 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 service.

(J) Deleterious Land-Use or Layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up. The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

(L) Lack of Community Planning. The proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor 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 contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) "Stagnant" EAV. The total equalized assessed value (EAV) of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

III. THE PROPOSED AMENDMENT AREA

The proposed Amendment Area contains thirty-six (36) parcels which are contiguous with the existing Ogden TIF District. The parcels are clustered at four intersections along Ogden:

- three parcels near the Kenilworth/Grove intersections;
- eight parcels near the Ridgeland/Cuyler intersections;
- four parcels near the 34th Street intersection; and
- twenty-one parcels near the Harlem Avenue intersection.

Sixteen (16) structures are situated on the parcels.

The Amendment Area contains improved land, nearly all of which is (or, in the case of vacant structures, was) used for commercial and retail purposes. Only 3 of the 15 Amendment Area parcels are residential. The area's appearance is diminished due to the fact that the area suffers from certain redevelopment impediments.

Despite these challenges, the Ogden corridor has the advantage of being located along a regional arterial road, a strong asset which would facilitate any redevelopment efforts undertaken by the City. Ogden Avenue is a primary road connecting Berwyn to other suburban communities further west, and connects directly to downtown Chicago to the east. It is also part of the historic United States Route 66 highway system.

It has been determined that this TIF Eligibility Report will NOT require a Housing Impact Study, pursuant to the Act. This is because the final boundaries selected by the City will include fewer than ten (10) inhabited residential units that could be subject to removal or relocation during the remaining life of the TIF District.

IV. METHODOLOGY OF EVALUATION

In evaluating the Amendment Area's qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the Amendment Area were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each parcel within the proposed Amendment Area.
- 2) KMA performed EAV trend analysis to ascertain whether EAV growth in the proposed Amendment Area underperformed in comparison to EAV growth in the remaining part of the City.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration and obsolescence. Additionally, KMA reviewed the following data: 2003-2009 tax information from Cook County, parcel tax maps, historical series of aerial photos, site data, local history (discussions with City/BDC officials and staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, deleterious land-use and layout, obsolete platting, etc.).
- 4) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, criteria under the TIF Act applied to structures and site conditions on the parcels.
- 5) The Amendment Area was examined to assess the applicability of the different factors required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. Land within the Amendment Area was examined to determine the applicability of the thirteen (13) different Conservation Area factors for qualification for TIF designation under the Act.

V. QUALIFICATION FINDINGS FOR PROPOSED AMENDMENT AREA

Based upon KMA’s evaluation of parcels in the proposed Amendment Area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed Amendment Area for inclusion within the Ogden TIF District. These factors are found to be clearly present and reasonably distributed throughout the Amendment Area, as required under the Act. Moreover, the Conservation Area factors listed below are consistent with the original Conservation Area findings made in 1993, when the Ogden TIF District was first established.

Exhibit 2
Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed Amendment Area
13	3	5 <ul style="list-style-type: none"> • Deterioration • Obsolescence • Deleterious Layout • Lack of Community Planning • Excessive Land Coverage and Overcrowding

Note: In addition to the qualifying factors above, the proposed Amendment Area meets the statutory age threshold of 35 years.

Finding as a Conservation Area. The Amendment Area is found to qualify as a Conservation Area under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed a two-step assessment, first finding that a majority of parcels within the Conservation Area were over 35 years of age. Based upon Cook County Assessor and site survey data, 11 of 16 structures (69%) were over 35 years in age. The statistical data were verified by site survey evaluations of exterior structures.

Conservation Area Factors. As a second step, KMA reviewed the criteria needed to qualify an area as a Conservation Area, finding that five factors were present as indicated below. These are the same factors as were made in 1993, when the Ogden corridor was originally qualified and established as a TIF District.

- 1) Deterioration of Structures and Site Improvements. Various degrees of deterioration were identified throughout the area ranging from minor to severe. Per the TIF Act, deterioration can be evidenced in building defects as well as deterioration of surface improvements. For example, such building defects include, but are not limited to, defects in primary components such as roofs or secondary components such as windows, gutters and doors. Additionally, roadways and alleys within and proximate to the proposed

Amendment Area require improvements in order to accommodate traffic associated with commercial and retail growth (e.g., truck traffic).

With respect to surface improvements, deterioration was found throughout the Amendment Area related to driveways, parking areas, and alleys evidenced by: surface cracking, potholes, depressions, and loose paving materials. These indicators of deterioration were found distributed throughout the proposed Amendment Area.

It was also determined that the site improvements and the structures contained the following signs of deterioration:

- Deteriorated gutters and roofing (of those buildings with pitched roofs that were visible from ground level)
- Siding in need of corrective maintenance (e.g., tuck pointing for brick, and replacing/repair of warped wood siding);
- Eaves requiring repair;
- Degraded building components such as doors, door frames, and windows (particularly larger garage doors); and
- Pervasive rust along certain building components (gutters, roof-mounted HVAC units, metal trim along roof lines, and the fueling station “island”).

These findings of deterioration can be expected in a Conservation Area where the majority of structures (and related infrastructure) are well over 35 years old.

- 2) Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The area exhibits both economic and functional obsolescence. This is demonstrated partially by the fact that certain structures have literally “falling into disuse” since becoming vacant. For example, the structure at 34th Street/Ogden intersection is vacant, as is a former Greyhound terminal at the Grove/Ogden intersection. Secondly, certain buildings appear to have been retrofitted from residential housing (the original and now obsolete use) into commercial space, such as buildings on 34th Street, as well as second story building space converted from office to residential space. In these instances, the original use is now obsolete and has been replaced with a new, unanticipated use not originally designed for.

Thirdly, the deterioration discussed above reflects a combination of economic and functional obsolescence. As mentioned, alleyways are deteriorated and would need to be constructed to a standard that allows for improved drainage and more advanced materials (i.e., concrete instead of asphalt) necessary to accommodate growth in future truck traffic anticipated with greater economic activity. Partly because the area is an older area (by definition being an area where a majority of structures exceed 35 years in age), the buildings within the proposed Amendment Area are approaching the end of their normal useful life. Finally, certain issues related to layout (e.g., the lack of commercial parking) discussed below contribute to obsolescence.

Overall, the obsolete conditions within the area serve to hinder City goals to promote a more suitable combination of modern commercial land uses coordinated with modern mixed land uses.

- 3) Deleterious Layout. As noted in Section II, a municipality has a finding of deleterious layout or land use when there exists (a) incompatible land-use relationships, (b) buildings occupied by inappropriate mixed-uses or uses considered to be noxious, or (c) uses offensive or unsuitable for the surrounding area. A key issue is the lack of parking and the ingress/egress related to parking. Several structures, particularly the liquor store and adjacent restaurant (sharing the same building), have limited parking (“underparked”) relative to modern zoning standards. The parking areas are also shallow and have limited area to maneuver into/out of parking spots and limited space to merge onto/off of Ogden Avenue. Similar problems exist for the buildings fronting Harlem Avenue, such as the Harlem Lounge. The ingress/egress issues are exacerbated by the fact that Ogden Avenue and Harlem Avenue are heavily traveled, regional arterial roads.¹

Additionally, the four structures on 34th Street (just west of the intersection with Ogden) have a number of layout problems. These structures:

- Have limited parking, with approximately three spaces for the three businesses located in the 6405/6407 34th Street building (there is essentially no buffering between the parking spaces and the 34th Street roadway to the south and the sidewalk to the north);
 - Lack buffering between commercial and residential uses. There is no transitional area, landscaped barrier, or fence to segregate said uses; and
 - Have limited ingress/egress from the Ogden/34th intersection (because the area also intersects with a third roadway (Ridgeland Avenue), making a left turn from north-bound Ridgeland or left turn from east-bound Ogden onto 34th Street is hazardous).
- 4) Lack of Community Planning. According to the Act, an area suffers from a lack of community planning if the area was developed prior to, or without the benefit of, a community plan. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, overcrowded parcels, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The City did not have a comprehensive plan in place during the time period that the Amendment Area was developed: 11 of 16 structures within the area developed over 35 years ago, in the absence of any municipal comprehensive planning process to guide

¹ Illinois Department of Transportation data show that the average daily vehicle count along Ogden (near East Avenue) is 24,000 and 33,900 (near Oak Park Avenue). Comparing other major east/west routes nearby, the vehicle count for 26th Street is 13,500 and 20,200 for Pershing Road to the south. Harlem Avenue has an average daily vehicle count of 29,900 north of the intersection with Ogden – a count that is higher than other north/south routes nearby.

development. By comparison, the first municipal plan governing land use, the City of Berwyn *Comprehensive Plan and Economic Development Strategy*, was adopted in 1993.

The area's lack of community planning is evidenced by the land use problems identified in sub-section 3) above. In particular, lack of buffering between residential and commercial areas and poor ingress/egress reflect the historically piece-meal, uncoordinated development that occurred along the Ogden Avenue corridor.

In addition to the historical land use inadequacies, there are certain impediments for future redevelopment. In particular, parcels are of inadequate shape and size to meet contemporary development standards. For example, to attract modern retailers (e.g., retailers similar in scope to the nine-year old Walgreens store, which is not in the TIF District) would necessitate the assembly of parcels to create a larger "footprint" for redevelopment, greater depth, and the requisite space for the efficient, safe routing of vehicular traffic. Collectively, these indicators all reinforce the fact that the area was developed without benefit of a modern, comprehensive community plan.

In summary, modern development of the improved areas within the TIF District should discourage the mixing of conflicting land-uses without sufficient land platting, provide buffers between commercial and residential areas, establish appropriate land development ratios, and set other restrictions to prevent problems that arise out of incompatible uses.

5) Excessive Land Coverage and Overcrowding of Structures and Community Facilities.

The TIF Act provides for a finding of excessive land coverage/overcrowding when a there is over-intensive use of property and the crowding of buildings and accessory facilities onto a site. For there to be such a finding, these parcels must exhibit certain problems such as a deficit of reasonably required off-street parking (other indicators are listed in Section II of this report). The Amendment Area has a general deficiency of reasonably required off-street parking for the commercial parcels observed along Ogden Avenue, which account for a majority of the parcels and structures. As mentioned in sub-section 3) above, the Amendment Area taken as a whole has limited parking in comparison to modern zoning standards. Furthermore, this finding is consistent with the original issues identified in 1993 when the TIF District was established, when a finding of excess land coverage was made and a second finding was made that referenced a lack of planning for off-street parking.

VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the City's potential designation of the proposed Amendment Area.

1. The Amendment Area parcels are contiguous to the existing Ogden TIF District, and collectively are greater than 1½ acres in size;
2. The proposed Amendment Area will qualify as a Conservation Area. Further, the Conservation Area factors found in the proposed Amendment Area are present to a meaningful extent and are evenly distributed throughout the proposed Amendment Area. A more detailed analysis of the qualification findings is outlined in Section V of this report;
3. All property in the area would substantially benefit by the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings provide the City with sufficient justification to consider designation of the proposed Amendment Area for inclusion within the Ogden TIF District.



berwyn development
CORPORATION

7 1

July 9, 2010

To: City of Berwyn Mayor Robert Lovero and the City Council

Re: Ordinances for City Council Consideration for Amendments to the Ogden TIF District Boundaries

Please find attached a draft ordinance amending the boundaries to the Ogden Avenue TIF District.

The ordinance is needed since, via a separate ordinance, the District's Redevelopment Plan and Eligibility Report will be amended to increase the District's budget, originally included in the Plan, in order to comply with the state statutes governing TIF in Illinois. The current Plan for the District has a limited TIF budget which does not contain an inflation adjustment, so the Plan should be amended to cover inflation and provide the ability to tackle additional redevelopment projects. The proposed amendments to the Plan also include adding additional parcels to the District, to allow TIF incentives to assist in redevelopment on those sites, should property owners become interested in redevelopment of their property.

The City and BDC have completed all necessary steps, including holding a public hearing, a Joint Review Board meeting, and notices to property owners, to comply with all state laws governing amendment to TIF districts.

BDC staff recommends that the Council approve the ordinance to continue and strengthen redevelopment activities in the District.

Please let BDC staff know if you have any questions or concerns.

Respectfully Submitted,

Tim Angell, AICP
Senior Project Manager

ORDINANCE _____

AN ORDINANCE APPROVING AN AMENDMENT TO THE OGDEN AVENUE REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.

WHEREAS, the City of Berwyn (the “City”) is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970, and as a home rule unit of local government the City may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, on or about May 25, 1993, the Mayor and the City Council (collectively, the “Corporate Authorities”) adopted a series of ordinances, as supplemented and amended in 2000, designating a redevelopment project area known as the Ogden Avenue Redevelopment Project Area of the City (sometimes referred to as the Ogden Avenue Corridor Redevelopment Project) (the “Redevelopment Project Area”), approving a redevelopment project and plan for the Redevelopment Project Area and adopting tax increment allocation financing for the Redevelopment Project Area; and

WHEREAS, the City desires to and finds that it is in the best interests of its residents to alter the boundaries of the Redevelopment Project Area to include the addition of certain parcels and rights-of-way, amend the tax increment allocation financing plan budget, amend the anticipated equalized assessed valuation and make other amendments to the redevelopment project and plan for the Redevelopment Project Area, which amendments are authorized under Division 74.4 of Article 11 of the Illinois Municipal Code, known as the Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, *et seq.*) (the “Act”), including Section 11-74.4-5 of the Act; and

WHEREAS, it is desirable and in the best interests of the residents of the City for the City to implement tax increment allocation financing pursuant to the Act for a proposed redevelopment plan (the “Amended Redevelopment Plan”) and a proposed redevelopment project (with the Amended Redevelopment Plan, the “Amended Redevelopment Plan and Project”) within the municipal boundaries of the City and within the proposed redevelopment project area (the “Amended Redevelopment Project Area”) described in Section 3 of this Ordinance; and

WHEREAS, by ordinance, the Corporate Authorities have heretofore approved the Amended Redevelopment Plan and Project, which was identified in such ordinance and was the subject, along with the Amended Redevelopment Project Area, of a public hearing held on June 22, 2010; and

WHEREAS, the Corporate Authorities have determined that it is now necessary and desirable to amend the Redevelopment Project Area and designate the Amended Redevelopment Project Area as a redevelopment project area pursuant to the Act; and

WHEREAS, the Amended Redevelopment Project Area constitutes in the aggregate more than one and one-half (1½) acres; and

WHEREAS, the Corporate Authorities hereby find that there exist conditions that cause the Amended Redevelopment Project Area to be subject to designation as a redevelopment project area under the Act and to be classified as a “conservation area” as defined in Section 11-74.4-3(b) of the Act; and

WHEREAS, the Corporate Authorities hereby find that the Amended Redevelopment Project Area on the whole has not been subject to growth and development through investment

by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Amended Redevelopment Plan; and

WHEREAS, the Corporate Authorities hereby find that the parcels of real property in the Amended Redevelopment Project Area are contiguous, and only those contiguous parcels of real property and improvements thereon substantially benefited by the proposed redevelopment project improvements are included in the Amended Redevelopment Project Area; and

WHEREAS, the Corporate Authorities have otherwise complied with all conditions precedent required by the Act including, without limitation, giving proper notice, convening a joint review board and conducting a public hearing in accordance with the provisions of the Act; and

WHEREAS, the Corporate Authorities find that it is in the best interests of its residents to amend the Redevelopment Project Area by adding certain parcels and rights-of-way thereto and to designate the Amended Redevelopment Project Area as a redevelopment project area pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Berwyn, Cook County, Illinois, as follows:

Section 1. That the foregoing recitals to this Ordinance are adopted as findings of the Corporate Authorities and are incorporated herein by specific reference.

Section 2. The additional parcels and rights-of-way shall be and are hereby added to the Redevelopment Project Area in connection with the Amended Redevelopment Plan and Project. The Redevelopment Project Area shall be and is hereby amended by the addition of certain parcels and rights-of-way thereto. A copy of this Ordinance shall be attached to the Amended Redevelopment Plan and Project to effectuate the amendments hereby, but any failure

to so attach this Ordinance shall not abrogate, diminish, impair or delay the effect of such amendment. Upon adoption of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the county clerk of the county in which any part of the Amended Redevelopment Project Area is located and obtain a revised initial equalized assessed value certification for the Amended Redevelopment Project Area.

Section 3. That the Amended Redevelopment Project Area, as legally described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the Amended Redevelopment Project Area is described in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference. The map of the Amended Redevelopment Project Area is depicted on Exhibit C, attached hereto and incorporated herein as if set out in full by this reference. 2008 shall be the year that the county clerk shall use for determining the total initial equalized assessed value of the Amended Redevelopment Project Area, consistent with Section 11-74.4-9(a) of the Act. A list of the parcel or tax identification number of each parcel of property included in the Amended Redevelopment Project Area is set forth in Exhibit D, attached hereto and incorporated herein as if set out in full by this reference.

Section 4. That 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 5. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict.

Section 6. That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this _____ day of _____, 2010.

AYES _____ NAYS _____ ABSENT _____

APPROVED by me this _____ day of _____, 2010.

Mayor

ATTEST:

CITY CLERK

EXHIBIT A
**LEGAL DESCRIPTION OF THE AMENDED
REDEVELOPMENT PROJECT AREA**

LEGAL DESCRIPTION

THAT PART of Sections 31 and 32, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

BEGINNING AT THE INTERSECTION of the north line of 38th Street with the east line of Harlem Avenue for a point of beginning, thence east along the north line of 38th Street and 38th Street extended to the intersection of the east line of Maple Avenue and the north line of 38th Street, thence north along the east line and east line extended of Maple Avenue; to the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended of Ogden Avenue to a point of intersection of the southerly line of Ogden Avenue and the westerly line of Wisconsin Avenue; thence south along the west line of Wisconsin Avenue to its intersection with the extended south line of Lot 21, Block 45, in the Subdivision of Blocks 45 and 47 to 52 in Circuit Court Partition in Sections 31, and 32-39-12 and Parts of 6-38-13 and 1 and 12-38-12; thence east along the extended south line and the south line of said Lot 21 to a point on the east line of the north-south alley adjacent to said Lot 21; thence north along the east line of said north-south alley to its intersection with the south line of the east-west alley adjacent to Lot 14, Block 45, of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said east-west alley to its intersection with the east line of Wenonah Avenue; thence north along the east line of Wenonah Avenue to the southwest corner of Lot 12, Block 45 of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 12 to the west line of the north-south alley lying east of and adjacent to said Lot 12; thence east to the southwest corner of Lot 1, Block 45, of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 1 to the point of intersection of the east line of Home Avenue and the south line of 37th Street; thence north along the east line and east line extended of Home Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended of Ogden Avenue to the westerly line of Clinton Avenue; thence south along the westerly line of Clinton Avenue to its intersection with the extended south line of Lot 6, Block 49 of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 6 to a point of intersection with the east line of the north-south alley adjacent to said Lot 6; thence north along the east line of the last described north-south alley to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended

of Ogden Avenue to its intersection with the west line of Oak Park Avenue; thence south along the west line of Oak Park Avenue to its intersection with the extended southerly line of the easterly-westerly alley which runs south of and parallel to Ogden Avenue between Oak Park Avenue and Wesley Avenue; thence northeasterly along the southerly line, and southerly line extended of said easterly-westerly alley to its intersection with the east line of Wesley Avenue; thence north along the east line and east line extended of Wesley Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line of Ogden Avenue to its intersection with the west line of Clarence Avenue; thence south along the west line of Clarence Avenue to its intersection with the extended southerly line of the easterly-westerly alley which lies adjacent to and north of the Resubdivision of Block 9 (except the south 32.61 feet) in Oliver L. Watson's Ogden Avenue Addition to Berwyn; thence easterly along the southerly line and southerly line extended of said easterly-westerly alley to its intersection with the west line of East Avenue; thence continuing northeasterly along the southerly line and southerly line extended of the easterly-westerly alleys which lie southerly of and parallel to Ogden Avenue between East Avenue and Gunderson Avenue, to its intersection with the easterly line of Gunderson Avenue; thence north along the easterly line of Gunderson Avenue to its intersection with the south line of the easterly-westerly alley which lies southerly of Ogden Avenue; thence easterly and north-easterly along the southerly line and southerly line extended of the last described easterly-westerly alley to its intersection with the east line of Elmwood Avenue; thence north along the east line of Elmwood Avenue to its intersection with the south line of the easterly-westerly alley which lies southerly of Ogden Avenue; thence easterly and northeasterly along the southerly line and southerly line extended of the last described easterly-westerly alley to its intersection with the east line of Ridgeland Avenue; thence north along the east line and east line extended of Ridgeland Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line of Ogden Avenue to its intersection with the west line of Cuyler Avenue; thence south along the west line of Cuyler Avenue to its intersection with the extended south line of the east-west alley which lies south of Ogden Avenue between Cuyler Avenue and Highland Avenue; thence east and northeasterly along the south line and south line extended of the last described east-west alley to its intersection with the east line and east line extended of Highland Avenue; thence north along the east line and east line extended of Highland Avenue to its intersection with the south line of the east-west alley which lies south of Ogden Avenue; thence east and northeasterly along the south line and south line extended of the last described east-west alley to its intersection with the east line of Harvey Avenue; thence north along the east line of Harvey Avenue to its intersection with the south line of the east-west alley which lies south of Ogden Avenue; thence east and northeasterly along the south line and south line extended to its

intersection with the east line of the West 1/2 of the Northwest 1/4 of said Section 32-39-13 (being the centerline of Lombard Avenue); thence north along the east line of the West 1/2 of the Northwest 1/4 of said Section 32 to its intersection with the extended north line of the easterly-westerly alley which lies north of and parallel to Ogden Avenue; thence southwesterly along the north line and north line extended of the last described easterly-westerly alley to the west line of Ridgeland Avenue; thence south along the west line and west line extended of Ridgeland Avenue to its intersection with the north line of 34th Street; thence west along the north line and north line extended of 34th Street to its intersection with the west line and west line extended of Gunderson Avenue; thence south along the west line and west line extended of Gunderson Avenue to a point of intersection with the north line of the easterly-westerly 16 foot wide alley which lies north of and adjacent to Lots 30 through 53 inclusive of Block 9 of Baldwin's Subdivision of Blocks 3 to 14, 19, 30, 31, & 33 in La Vergne's subdivision, a subdivision of Section 31-39-13; thence west and southwesterly along the north line and north line extended of the last described 16 foot alley to its intersection with the west line of East Avenue; thence south along the west line of East Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the last described easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue; south of 34th Street and between Clarence and East Avenues; thence south along the west line of said north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Clarence Avenue; thence south along the west line of Clarence Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the last described easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 34th Street and between Clarence and Wesley Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the last described easterly-westerly alley; thence southwesterly along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wesley Avenue; thence south along the west line of Wesley Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 34th Street and between Wesley and Euclid Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the

north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Euclid Avenue; thence south along the west line of Euclid Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Euclid and Oak Park Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Oak Park Avenue; thence south along the west line of Oak Park Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Oak Park and Grove Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Grove Avenue; thence south along the west line of Grove Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Grove and Kenilworth Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Kenilworth Avenue; thence south along the west line of Kenilworth Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Kenilworth and Clinton Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Clinton Avenue; thence south along the west line of Clinton Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between

Clinton and Home Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Home Avenue; thence south along the west line of Home Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wenonah Avenue; thence south along the west line of Wenonah Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wisconsin Avenue; thence south along the west line of Wisconsin Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Maple Avenue; thence south along the west line and west line extended of Maple Avenue to the centerline of Ogden Avenue; thence southwesterly along the centerline of Ogden Avenue to its intersection with the extended east line of Harlem Avenue; thence south along the east line and east line extended of Harlem Avenue to the point of beginning;

all in Cook County, Illinois, commonly known as Ogden Avenue from Lombard Avenue to Harlem Avenue, including both sides of Ogden Avenue, all in Berwyn, Illinois.

Legal Description for Ogden TIF District Amendment Area

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 34TH STREET AND THE WEST LINE OF RIDGELAND AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 15 FEET OF LOT 86 IN EMMA A. BALDWIN'S SUBDIVISION OF BLOCK 17 IN LAVERGNE SUBDIVISION OF SAID SECTION 31; THENCE NORTHERLY ALONG SAID EAST LINE AND NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING SAID LOT 86; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON SAID WEST LINE OF RIDGELAND AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE AND THE EAST LINE OF RIDGELAND AVENUE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON THE WEST LINE OF CUYLER AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE SOUTHERLY LINE OF THE EASTERLY - WESTERLY ALLEY LYING SOUTHERLY OF SAID OGDEN AVENUE BETWEEN SAID CUYLER AVENUE AND SAID RIDGELAND AVENUE; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTHERLY LINE THEREOF, TO A POINT ON SAID EAST LINE OF RIDGELAND AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE AND THE WEST LINE OF GROVE AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 50 OF SAID SUBDIVISION OF BLOCKS 45 AND 47 TO 52 IN THE CIRCUIT COURT PARTITION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE WESTERLY ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 20 IN SAID BLOCK 50; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 20 TO A POINT ON THE EAST LINE OF KENILWORTH AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON SAID SOUTHERLY LINE OF OGDEN AVENUE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF OGDEN AVENUE AND THE WEST LINE OF THE SOUTHWEST QUARTER SAID SECTION 31; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF 36TH STREET; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE THEREOF TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF THE NORTH - SOUTH ALLEY IN BLOCK 40 OF HOME AVENUE SECOND ADDITION TO BERWYN SUBDIVISION BEING A SUBDIVISION OF PART OF BLOCK 40 AND ALL OF BLOCK 41 OF SAID CIRCUIT COURT PARTITION; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EAST LINE THEREOF TO A POINT ON THE NORTHERLY LINE OF THE EASTERLY-WESTERLY ALLEY IN SAID BLOCK 40 IN SAID HOME AVENUE SECOND ADDITION TO BERWYN; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A POINT ON THE WEST LINE OF MAPLE AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON SAID CENTER LINE OF OGDEN AVENUE; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM LOT 7 IN SAID BLOCK 40.

EXHIBIT B
**GENERAL STREET LOCATION OF THE AMENDED
REDEVELOPMENT PROJECT AREA**

The Amended Redevelopment Project Area is generally bounded by the following streets:

- Harlem Avenue on the west;
- Lombard Avenue on the east;
- Alleys north of parcels fronting on the north side of Ogden Avenue on the north;
- Alleys south of parcels fronting on the south side of Ogden Avenue on the south.

EXHIBIT C
MAP OF THE AMENDED REDEVELOPMENT PROJECT AREA

EXHIBIT D
**THE LIST OF THE PARCEL OR TAX IDENTIFICATION NUMBER OF
EACH PARCEL OF PROPERTY INCLUDED IN THE AMENDED
REDEVELOPMENT PROJECT AREA**

PINs

16-31-314-001-0000
16-31-314-012-0000
16-31-314-013-0000
16-31-228-037-0000
16-31-228-032-0000
16-31-228-033-0000
16-31-228-033-0000
16-31-228-033-0000
16-31-228-047-0000
16-32-130-001-0000
16-32-130-002-0000
16-32-130-003-0000
16-32-130-004-0000
16-32-130-005-0000
16-32-130-006-0000
16-32-130-007-0000
16-32-130-008-0000
16-31-308-001-0000
16-31-308-002-0000
16-31-308-003-0000
16-31-308-004-0000
16-31-308-005-0000
16-31-308-006-0000
16-31-308-007-0000
16-31-308-008-0000
16-31-308-009-0000
16-31-308-022-0000
16-31-308-023-0000
16-31-308-024-0000
16-31-308-025-0000
16-31-308-048-0000
16-31-308-049-0000
16-31-308-050-0000
16-31-308-051-0000
16-31-308-052-0000
16-31-308-053-0000
16-31-308-054-0000
16-31-308-055-0000



July 9, 2010

To: City of Berwyn Mayor Robert Lovero and the City Council

Re: Ordinance for City Council Consideration for Ogden TIF District Tax Increment Financing

Please find attached a draft ordinance re-designating tax increment financing for the Ogden Avenue TIF District.

The ordinance is needed since, via a separate ordinance, the District's Redevelopment Plan and Eligibility Report will be amended to increase the District's budget, originally included in the Plan, in order to comply with the state statutes governing TIF in Illinois.

The current Plan for the District has a limited TIF budget which does not contain an inflation adjustment, so the Plan should be amended to cover inflation and provide the ability to tackle additional redevelopment projects. The proposed amendments to the Plan also include adding additional parcels to the District, to allow TIF incentives to assist in redevelopment on those sites, should property owners become interested in redevelopment of their property.

The City and BDC have completed all necessary steps, including holding a public hearing, a Joint Review Board meeting, and notices to property owners, to comply with all state laws governing amendment to TIF districts.

BDC staff recommends that the Council approve the ordinance to continue and strengthen redevelopment activities in the District.

Please let BDC staff know if you have any questions or concerns.

Respectfully Submitted,

Tim Angell, AICP
Senior Project Manager

ORDINANCE _____

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE OGDEN AVENUE REDEVELOPMENT PROJECT AREA FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.

WHEREAS, the City of Berwyn (the “City”) is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970, and as a home rule unit of local government the City may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, on or about May 25, 1993, the Mayor and the City Council (collectively, the “Corporate Authorities”) adopted a series of ordinances, as supplemented and amended in 2000, designating a redevelopment project area known as the Ogden Avenue Redevelopment Project Area of the City (sometimes referred to as the Ogden Avenue Corridor Redevelopment Project) (the “Redevelopment Project Area”), approving a redevelopment project and plan for the Redevelopment Project Area and adopting tax increment allocation financing for the Redevelopment Project Area; and

WHEREAS, the City altered the boundaries of the Redevelopment Project Area to include the addition of certain parcels and rights-of-way and amended the redevelopment project and plan by amending the tax increment allocation financing plan budget, amending the anticipated equalized assessed valuation and making other amendments to the redevelopment project and plan; and

WHEREAS, by the passage of an ordinance and in connection with the foregoing, the City has heretofore approved an amended redevelopment plan and project (the “Amended Redevelopment Plan and Project”) as required by Division 74.4 of Article 11 of the Illinois

Municipal Code, known as the Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, *et seq.*) (the “Act”); and

WHEREAS, by the passage of an ordinance, the City has heretofore designated an amended redevelopment project area (the “Amended Redevelopment Project Area”) as required by the Act and has otherwise complied with all other conditions precedent required by the Act; and

WHEREAS, it is desirable and in the best interests of the residents of the City for the City to implement tax increment allocation financing pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Berwyn, Cook County, Illinois, as follows:

Section 1. That the foregoing recitals to this Ordinance are adopted as findings of the Corporate Authorities and are incorporated herein by specific reference.

Section 2. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Amended Redevelopment Plan and Project within the Amended Redevelopment Project Area, as legally described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Amended Redevelopment Project Area is described in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference. The map of the Amended Redevelopment Project Area is depicted in Exhibit C, attached hereto and incorporated herein as if set out in full by this reference.

Section 3. Pursuant to the Act, that the ad valorem taxes, if any, arising from the levies upon taxable real property in the Amended Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year

after the effective date of this Ordinance until redevelopment project costs and all City obligations financing redevelopment project costs incurred under the Act have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Amended Redevelopment Project Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Amended Redevelopment Project Area, as set forth in Section 11-74.4-8 of the Act, shall be allocated to and when collected shall be paid to the City Treasurer who shall deposit said taxes into a special fund, designated the "Ogden Avenue Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

Section 4. That 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 5. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict.

Section 6. That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this _____ day of _____, 2010.

AYES _____ NAYS _____ ABSENT _____

APPROVED by me this _____ day of _____, 2010.

Mayor

ATTEST:

CITY CLERK

EXHIBIT A
LEGAL DESCRIPTION OF THE AMENDED
REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

THAT PART of Sections 31 and 32, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

BEGINNING AT THE INTERSECTION of the north line of 38th Street with the east line of Harlem Avenue for a point of beginning, thence east along the north line of 38th Street and 38th Street extended to the intersection of the east line of Maple Avenue and the north line of 38th Street, thence north along the east line and east line extended of Maple Avenue; to the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended of Ogden Avenue to a point of intersection of the southerly line of Ogden Avenue and the westerly line of Wisconsin Avenue; thence south along the west line of Wisconsin Avenue to its intersection with the extended south line of Lot 21, Block 45, in the Subdivision of Blocks 45 and 47 to 52 in Circuit Court Partition in Sections 31, and 32-39-12 and Parts of 6-38-13 and 1 and 12-38-12; thence east along the extended south line and the south line of said Lot 21 to a point on the east line of the north-south alley adjacent to said Lot 21; thence north along the east line of said north-south alley to its intersection with the south line of the east-west alley adjacent to Lot 14, Block 45, of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said east-west alley to its intersection with the east line of Wenonah Avenue; thence north along the east line of Wenonah Avenue to the southwest corner of Lot 12, Block 45 of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 12 to the west line of the north-south alley lying east of and adjacent to said Lot 12; thence east to the southwest corner of Lot 1, Block 45, of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 1 to the point of intersection of the east line of Home Avenue and the south line of 37th Street; thence north along the east line and east line extended of Home Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended of Ogden Avenue to the westerly line of Clinton Avenue; thence south along the westerly line of Clinton Avenue to its intersection with the extended south line of Lot 5, Block 49 of said Subdivision of Blocks 45 and 47 to 52; thence east along the south line and south line extended of said Lot 5 to a point of intersection with the east line of the north-south alley adjacent to said Lot 5; thence north along the east line of the last described north-south alley to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line and southerly line extended

of Ogden Avenue to its intersection with the west line of Oak Park Avenue; thence south along the west line of Oak Park Avenue to its intersection with the extended southerly line of the easterly-westerly alley which runs south of and parallel to Ogden Avenue between Oak Park Avenue and Wesley Avenue; thence northeasterly along the southerly line, and southerly line extended of said easterly-westerly alley to its intersection with the east line of Wesley Avenue; thence north along the east line and east line extended of Wesley Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line of Ogden Avenue to its intersection with the west line of Clarence Avenue; thence south along the west line of Clarence Avenue to its intersection with the extended southerly line of the easterly-westerly alley which lies adjacent to and north of the Resubdivision of Block 9 (except the south 32.61 feet) in Oliver L. Watson's Ogden Avenue Addition to Berwyn; thence easterly along the southerly line and southerly line extended of said easterly-westerly alley to its intersection with the west line of East Avenue; thence continuing northeasterly along the southerly line and southerly line extended of the easterly-westerly alleys which lie southerly of and parallel to Ogden Avenue between East Avenue and Gunderson Avenue, to its intersection with the easterly line of Gunderson Avenue; thence north along the easterly line of Gunderson Avenue to its intersection with the south line of the easterly-westerly alley which lies southerly of Ogden Avenue; thence easterly and north-easterly along the southerly line and southerly line extended of the last described easterly-westerly alley to its intersection with the east line of Elmwood Avenue; thence north along the east line of Elmwood Avenue to its intersection with the south line of the easterly-westerly alley which lies southerly of Ogden Avenue; thence easterly and northeasterly along the southerly line and southerly line extended of the last described easterly-westerly alley to its intersection with the east line of Ridgeland Avenue; thence north along the east line and east line extended of Ridgeland Avenue to its intersection with the southerly line of Ogden Avenue; thence northeasterly along the southerly line of Ogden Avenue to its intersection with the west line of Cuyler Avenue; thence south along the west line of Cuyler Avenue to its intersection with the extended south line of the east-west alley which lies south of Ogden Avenue between Cuyler Avenue and Highland Avenue; thence east and northeasterly along the south line and south line extended of the last described east-west alley to its intersection with the east line and east line extended of Highland Avenue; thence north along the east line and east line extended of Highland Avenue to its intersection with the south line of the east-west alley which lies south of Ogden Avenue; thence east and northeasterly along the south line and south line extended of the last described east-west alley to its intersection with the east line of Harvey Avenue; thence north along the east line of Harvey Avenue to its intersection with the south line of the east-west alley which lies south of Ogden Avenue; thence east and northeasterly along the south line and south line extended to its

intersection with the east line of the West 1/2 of the Northwest 1/4 of said Section 32-39-13 (being the centerline of Lombard Avenue); thence north along the east line of the West 1/2 of the Northwest 1/4 of said Section 32 to its intersection with the extended north line of the easterly-westerly alley which lies north of and parallel to Ogden Avenue; thence southwesterly along the north line and north line extended of the last described easterly-westerly alley to the west line of Ridgeland Avenue; thence south along the west line and west line extended of Ridgeland Avenue to its intersection with the north line of 34th Street; thence west along the north line and north line extended of 34th Street to its intersection with the west line and west line extended of Gunderson Avenue; thence south along the west line and west line extended of Gunderson Avenue to a point of intersection with the north line of the easterly-westerly 16 foot wide alley which lies north of and adjacent to Lots 30 through 53 inclusive of Block 9 of Baldwin's Subdivision of Blocks 3 to 14, 19, 30, 31, & 33 in La Vergne's subdivision, a subdivision of Section 31-39-13; thence west and southwesterly along the north line and north line extended of the last described 16 foot alley to its intersection with the west line of East Avenue; thence south along the west line of East Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the last described easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue; south of 34th Street and between Clarence and East Avenues; thence south along the west line of said north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Clarence Avenue; thence south along the west line of Clarence Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the last described easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 34th Street and between Clarence and Wesley Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the last described easterly-westerly alley; thence southwesterly along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wesley Avenue; thence south along the west line of Wesley Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 34th Street and between Wesley and Euclid Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the

north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Euclid Avenue; thence south along the west line of Euclid Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Euclid and Oak Park Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Oak Park Avenue; thence south along the west line of Oak Park Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Oak Park and Grove Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Grove Avenue; thence south along the west line of Grove Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Grove and Kenilworth Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Kenilworth Avenue; thence south along the west line of Kenilworth Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between Kenilworth and Clinton Avenues; thence south along the west line of the aforesaid north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Clinton Avenue; thence south along the west line of Clinton Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of the north-south alley which lies north of Ogden Avenue, south of 35th Street and between

Clinton and Home Avenues; thence south along the west line of the last described north-south alley to its intersection with the north line of the aforesaid easterly-westerly alley; thence southwesterly along the north line and north line extended of the easterly-westerly alley to its intersection with the west line of Home Avenue; thence south along the west line of Home Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wenonah Avenue; thence south along the west line of Wenonah Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and the north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Wisconsin Avenue; thence south along the west line of Wisconsin Avenue to its intersection with the north line of the easterly-westerly alley which lies north of Ogden Avenue; thence west and southwesterly along the north line and north line extended of the aforesaid easterly-westerly alley to its intersection with the west line of Maple Avenue; thence south along the west line and west line extended of Maple Avenue to the centerline of Ogden Avenue; thence southwesterly along the centerline of Ogden Avenue to its intersection with the extended east line of Harlem Avenue; thence south along the east line and east line extended of Harlem Avenue to the point of beginning;

all in Cook County, Illinois, commonly known as Ogden Avenue from Lombard Avenue to Harlem Avenue, including both sides of Ogden Avenue, all in Berwyn, Illinois.

Legal Description for Ogden TIF District Amendment Area

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 34TH STREET AND THE WEST LINE OF RIDGELAND AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 15 FEET OF LOT 86 IN EMMA A. BALDWIN'S SUBDIVISION OF BLOCK 17 IN LAVERGNE SUBDIVISION OF SAID SECTION 31; THENCE NORTHERLY ALONG SAID EAST LINE AND NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING SAID LOT 86; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON SAID WEST LINE OF RIDGELAND AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE AND THE EAST LINE OF RIDGELAND AVENUE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON THE WEST LINE OF CUYLER AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE SOUTHERLY LINE OF THE EASTERLY - WESTERLY ALLEY LYING SOUTHERLY OF SAID OGDEN AVENUE BETWEEN SAID CUYLER AVENUE AND SAID RIDGELAND AVENUE; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTHERLY LINE THEREOF, TO A POINT ON SAID EAST LINE OF RIDGELAND AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE AND THE WEST LINE OF GROVE AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 50 OF SAID SUBDIVISION OF BLOCKS 45 AND 47 TO 52 IN THE CIRCUIT COURT PARTITION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE WESTERLY ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 20 IN SAID BLOCK 50; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 20 TO A POINT ON THE EAST LINE OF KENILWORTH AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON SAID SOUTHERLY LINE OF OGDEN AVENUE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING,

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF OGDEN AVENUE AND THE WEST LINE OF THE SOUTHWEST QUARTER SAID SECTION 31; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF 36TH STREET; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE THEREOF TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF THE NORTH - SOUTH ALLEY IN BLOCK 40 OF HOME AVENUE SECOND ADDITION TO BERWYN SUBDIVISION BEING A SUBDIVISION OF PART OF BLOCK 40 AND ALL OF BLOCK 41 OF SAID CIRCUIT COURT PARTITION; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EAST LINE THEREOF TO A POINT ON THE NORTHERLY LINE OF THE EASTERLY-WESTERLY ALLEY IN SAID BLOCK 40 IN SAID HOME AVENUE SECOND ADDITION TO BERWYN; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A POINT ON THE WEST LINE OF MAPLE AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON SAID CENTER LINE OF OGDEN AVENUE; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM LOT 7 IN SAID BLOCK 40.

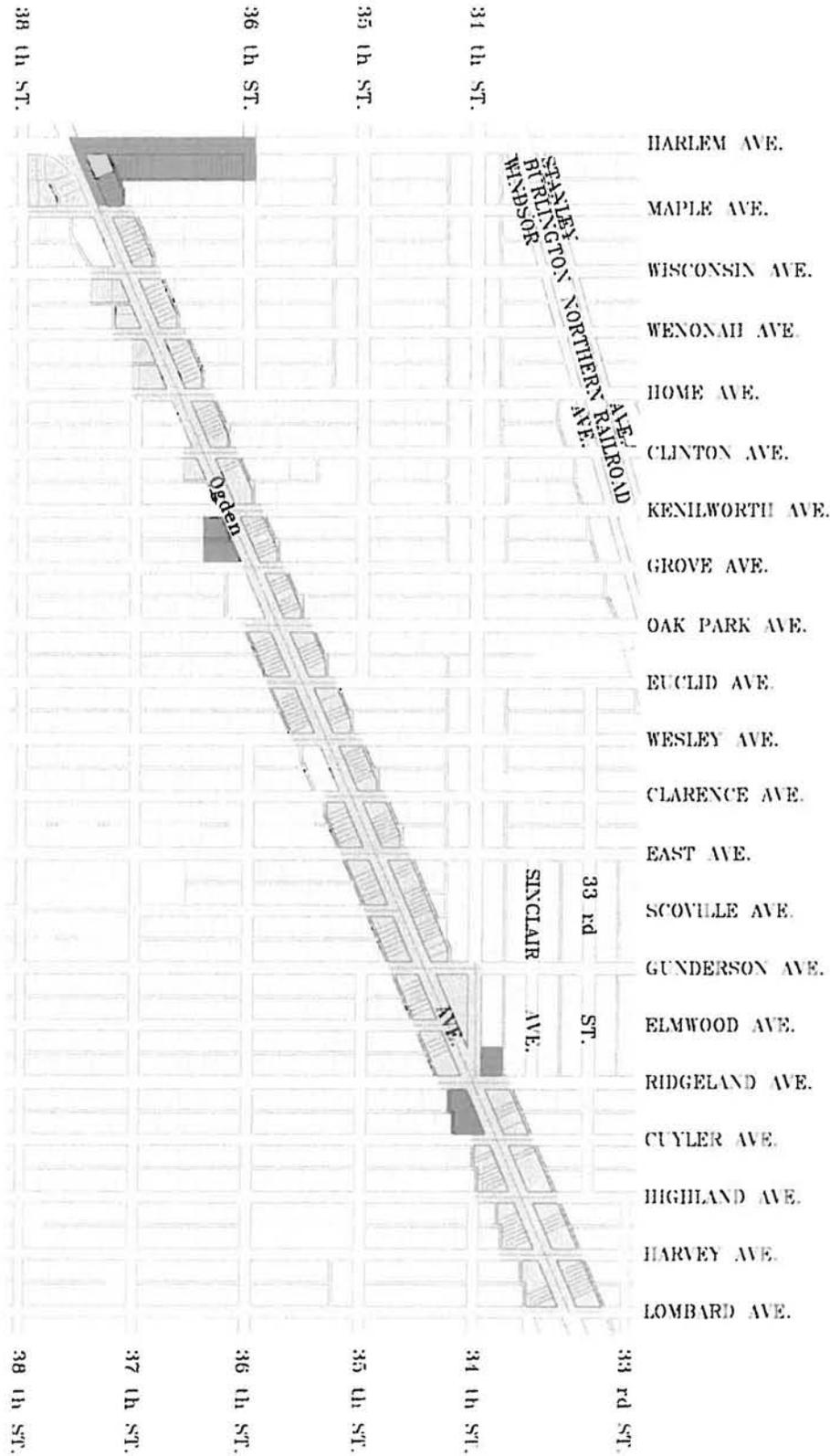
EXHIBIT B
**GENERAL STREET LOCATION OF THE AMENDED REDEVELOPMENT
PROJECT AREA**

The Amended Redevelopment Project Area is generally bounded by the following streets:

- Harlem Avenue on the west;
- Lombard Avenue on the east;
- Alleys north of parcels fronting on the north side of Ogden Avenue on the north;
- Alleys south of parcels fronting on the south side of Ogden Avenue on the south.

EXHIBIT C
MAP OF THE AMENDED REDEVELOPMENT PROJECT AREA

CITY OF BERWYN, ILLINOIS OGDEN AVENUE TIF DISTRICT MAP PROPOSED TIF AMENDMENTS



EXISTING TIF DISTRICT
 PROPOSED TIF AMENDMENTS

DATE: 11/14/2010

MAP OF THE CITY OF BERWYN, ILLINOIS
 PREPARED BY: [unreadable]
 DATE: [unreadable]



**F. Reports and Communications
From The Mayor**

F-1

CITY OF BERWYN

CITY COUNCIL MEETING (Date) 07/13/10

Deferred Communication

Agenda Item F-1 is a Deferred Communication from C C Meeting dated 06/22/10 Item #6

FROM MAYOR
Re: PROCLAMATION-TONY LAURETO

F-1 6
ITEM # _____

Roll Call/Tally Sheet
City of Berwyn

DATE: June 22, 2010

TIME: 8:00 p.m.

CITY COUNCIL MEETING

Member	Motion	Second	Yea	Nay	No Vote
CHAPMAN		✓			
BOYAJIAN					
PAUL	✓				
SKRYD					
SANTOY					
POLASHEK					
AVILA					
LAURETO					
LOVERO					

Present	Absent	Excused	Abstain

MOTION TO:	REFER TO:	TO:	COMMENTS:
Approve as submitted	BDC		
Accept as Info	Building Dept.		
Adjorn	Collector		
Adopt	Finance		
Approved as Amended	Fire Dept.		
Approved for Payment	Human Resources	JWS	
Approved as Submitted	Law Dept. / O & S		
Bring Forward	Mayor		
Carried	Police Dept.		
Concur	Public Works Dept		
Defeated	Committees & Boards		
Defer	Administration Comm.		
Defer / Refer	Bldg/Zon/Plan Comm.		
Deny	Budget Comm.		
Germane	Comm. Of Whole		
Grant Permission	Business/License & Taxation		
Recess	Fire & Police Comm.		
Refer	Library		
Study & Report	Parking & Traffic		
Suspend the Rules	Public Works Comm.		
Withdraw	Recreation Comm.		
	Traffic Engineer		
	Zon. Bd. Appeals		

The City of Berwyn



Robert J. Lovero

Mayor

NO.

DATE

JUN 22 2010

DISPOSITION

Fax: (708) 788-2675

[Handwritten signature]

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660
www.berwyn-il.gov

PROCLAMATION

Whereas; Tony Laureto has been employed by the City of Berwyn Fire Department since September 1, 1979, working under former Mayors Thomas Hett, John Naughton, Joseph Lanzillotti, Thomas Shaughnessy, Michael A. O'Connor and present Mayor Robert Lovero

Whereas; Tony Laureto has risen through the ranks working as an EMT on an ambulance, a Firefighter, an Engineer for 13 years, and a Lieutenant and Training Officer for the last 2 years. During his 30 year career, he has assisted with 2 child births and received department commendations for a successful resuscitation and an extraction involving a woman pinned under a car. He has served the North Berwyn School District 98 for 19 years (15 as President, 2 as Vice President), Berwyn Development Commission, Dollars for Scholars, Roosevelt Road TIF Commission, Citizens Emergency Response Team, just to name a few. Some awards for community service include the North Berwyn Park District Volunteer and the Teeter Awards.

Whereas; Tony Laureto graduated from LaVergne and Morton West High Schools in Berwyn, loves spending time with his wife of 33 years Nora, son Michael age 29 and daughter Mary Beth age 27

Whereas; The City of Berwyn would like to extend its best wishes to a devoted, employee for a retirement filled with joy, the love of his family and friends, and the good health to pursue whatever plans with his family he may have in the future.

Therefore; I, Mayor Robert Lovero and the Aldermen of the City of Berwyn would like to extend our appreciation and thanks to Mr. Tony Laureto for his 30 years of service and do hereby proclaim, June 30, 2010 as Tony Laureto Day in the City of Berwyn.

Dated this _____ day of June, 2010

Robert J Lovero, Mayor

Thomas J. Pavlik, City Clerk

F-2

CITY OF BERWYN

CITY COUNCIL MEETING (Date) 07/13/10

Deferred Communication

Agenda Item F-2 is a Deferred Communication from C C Meeting dated 06/22/10 Item #7

FROM MAYOR

Re: PROCLAMATION-BRYAN DAVIDS

F-27
 ITEM # _____

Roll Call/Tally Sheet
 City of Berwyn

DATE: June 22, 2010

TIME: 8:00 p.m.

CITY COUNCIL MEETING

Member	Motion	Second	Yea	Nay	No Vote
CHAPMAN	✓				
BOYAJIAN					
PAUL					
SKRYD		✓			
SANTOY					
POLASHEK					
AVILA					
LAURETO					
LOVERO					

Present	Absent	Excused	Abstain

MOTION TO:	REFER TO:	TO:	COMMENTS:
Approve as submitted	BDC		
Accept as Info	Building Dept.		
Adjorn	Collector		
Adopt	Finance		
Approved as Amended	Fire Dept.		zrk
Approved for Payment	Human Resouces		
Approved as Submitted	Law Dept. / O & S		
Bring Forward	Mayor		
Carried	Police Dept.		
Concur	Public Works Dept		
Defeated	Committees & Boards		
Defer	Administration Comm.		
Defer / Refer	Bldg/Zon/Plan Comm.		
Deny	Budget Comm.		
Germane	Comm. Of Whole		
Grant Permission	Business/License & Taxation		
Recess	Fire & Police Comm.		
Refer	Library		
Study & Report	Parking & Traffic		
Suspend the Rules	Public Works Comm.		
Withdraw	Recreation Comm.		
	Traffic Engineer		
	Zon. Bd. Appeals		

The City of Berwyn



Robert J. Lovero
Mayor

F-3

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

ITEM NO. 7
 DATE JUN 22 2010
 DISPOSITION [Signature]

PROCLAMATION

Whereas; Bryan Davids has been employed by the City of Berwyn Fire Department since June 1,1979, working under former Mayors Thomas Hett, John Naughton, Joseph Lanzillotti, Thomas Shaughnessy , Michael A. O'Connor and present Mayor Robert Lovero

Whereas; Bryan Davids has risen through the ranks working as an EMT on the ambulance, a Firefighter, and a Lieutenant for the last 19 years

Whereas; Bryan Davids graduated from Emerson and Morton West High Schools in Berwyn, loves spending time with his wife Odalis, son Steven age 23, and daughters Vanessa age 20 and Natalie age 16

Whereas; The City of Berwyn would like to extend its best wishes to a devoted, employee for a retirement filled with joy, the love of his family and friends, and the good health to pursue whatever plans with his family he may have in the future.

Therefore; I, Mayor Robert Lovero and the Aldermen of the City of Berwyn would like to extend our appreciation and thanks to Mr. Bryan Davids for his 30 years of service and do hereby proclaim May 31, 2010 as Bryan Davids Day in the City of Berwyn.

Dated this _____ day of June, 2010

Robert J Lovero, Mayor

Thomas J. Pavlik, City Clerk



**G. Reports and Communication From
The City Clerk**

G-1

The City of Berwyn



Thomas J. Pavlik
City Clerk

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

July 9, 2010

To: Mayor and City Council

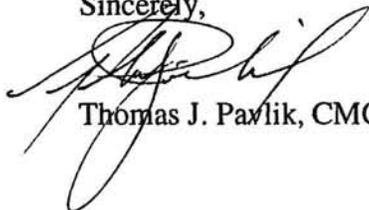
From: Tom Pavlik, City Clerk

Re: Ordinance Adopting the Identity Protection Act

Ladies and Gentlemen,

Attached you will find an Ordinance adopting the Identity Protection Act and Policy in accordance with Public Act 96-874 and complying with 5 ILCS 179. This will insure improper disclosure of protected personal identifiers such as Social Security numbers which contributes to identity theft. This policy will require any and all City of Berwyn employees and/or officials who have cause to collect, handle or have access to any individuals Social Security personal identifier to be compliant. Upon adoption, the City shall advise its employees of the existence of the policy and make a copy of the policy available to each employee and shall also make this policy available to any member of the public, upon request (see attachment A.) **Please Note:** Any person who intentionally violates the prohibitions in 5 ILCS 179/10, Section 2 of this Policy, is guilty of a Class B misdemeanor. Therefore upon adoption, I request this Policy be referred to the City Administrator to disseminate to all Departments of the City and enact a procedure to insure all employees and officials are fully trained and educated with regards to this Act. Your concurrence, a motion to adopt and refer to the City Administrator is requested.

Sincerely,



Thomas J. Pavlik, CMC

ORDINANCE _____

**AN ORDINANCE AMENDING ARTICLE ONE OF THE CITY OF BERWYN
CODE AND ESTABLISHING POLICY WITH REGARD TO THE COLLECTION,
USE, AND COMMUNICATION OF INDIVIDUALS SOCIAL SECURITY
NUMBERS**

WHEREAS, the City of Berwyn (City) is a duly-organized Illinois Municipal Corporation existing within the State of Illinois;

WHEREAS, the City is subject to the terms of the Illinois Identity Protection Act (Act) as amended from time to time;

WHEREAS, by Public Act 096-0874, the Act has been amended and now mandates that no later than June 1, 2011, all municipalities and public employees must adopt and have in place and practice a policy regarding the collection, use, and disclosure of individual's Social Security numbers;

WHEREAS, improper disclosure of protected personal identifiers such as social security numbers contributes to identity theft or theft of savings incidents;

WHEREAS, as it currently exists, the City Code contains no policy or directives as to the proper procedure for collecting, using, and communicating Social Security numbers so as to prevent improper or accidental disclosure; and

WHEREAS, the Mayor and City Council hereby find and determine that it is reasonable, necessary, desirable, and otherwise in the best interest of the City to adopt policy rules to prevent unnecessary, improper, or inadvertent disclosure of an individuals Social Security number.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals shall hereby be incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Approval and Adoption of Policy Relating to Social Security Numbers.
In order to establish a policy and rules for the collection, use, and communication of Social Security numbers in compliance with the Act, the Mayor and City Council hereby approve and adopt a policy with regard to the collection, use, and communication of individual's Social Security numbers in substantially the same form as attached to this Ordinance, but subject to amendment from time-to-time as deemed necessary to maintain compliance with the Act.

Section 3. Penalty. Any person who violates Section 2 of this policy (5 ILCS 179/10 of the Act) is guilty of a Class B misdemeanor. For purposes of the violation of the City code, said person is subject to a fine of \$100 for the first such violation and a \$500 fine for each violation thereafter. For purposes of criminal prosecution, such person may face any or all penalties that the State Legislature may establish from time-to-time for the commission of Class B misdemeanors, including incarceration.

Section 4. Severability. If any provision of this Ordinance or policy is held to be invalid or unenforceable, it shall not affect any other provision of the Ordinance or policy.

Section 5. Conflicting Provisions. All prior ordinances, resolutions, motions, or orders in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Publication and Effective Date. This Ordinance shall be published immediately upon passage and approval and be in full force and effect immediately upon its passage and approval as provided by law.

PASSED by the Berwyn City Council this ____ day of _____, 2010.

APPROVED by the Mayor of the City of Berwyn this ____ day of _____, 2010.

APPROVED:
Robert J. Lovero, Mayor

ATTEST:
Thomas J. Pavlik, City Clerk

VOTING AYE: _____

VOTING NAY: _____

EXCUSED: _____

ABSTAINED: _____

DEPOSITED in my office this _____ day of _____

Thomas J. Pavlik, City Clerk

City of Berwyn Policy with Regard to the Collection, Use and Communication of Individual's Social Security Numbers

This policy is to comply with Public Act 096-0874 of the State of Illinois, cited as the Identity Protection Act.

Section 1 Definitions

"Person" means any individual in the employ of the City of Berwyn ("City").

"Publicly post" or "publicly display" means to intentionally communicate or otherwise intentionally make available to the general public.

Section 2 Prohibited Activities

A. No officer or employee of the City shall do any of the following:

- 1 Publicly post or publicly display in any manner an individual's social security number.
- 2 Print an individual's social security number on any card required for the individual to access products or services provided by the person or entity.
- 3 Require an individual to transmit his or her social security number over the Internet, unless the connection is secure or the social security number is encrypted.
- 4 Print an individual's social security number on any materials that are mailed to the individual, through the U.S. Postal Service, any private mail service, electronic mail, or any similar method of delivery, unless State or federal law requires the social security number to be on the document to be mailed.. Notwithstanding any provision in this Section to the contrary, social security numbers may be included in applications and forms sent by mail, including, but not limited to, any material mailed in connection with the administration of the Unemployment Insurance Act, any material mailed in connection with any tax administered by the Department of Revenue, and documents sent as part of an application or enrollment process or to establish, amend, or terminate an account, contract, or policy or to confirm the accuracy of the social security number. A social security number that may permissibly be mailed under this Section may not be printed, in whole or in part, on a postcard or other mailer that does not require an envelope or be visible on an envelope without the envelope having been opened.

B. Except as otherwise provided in this policy, beginning July 1, 2010, no officer or employee of the City shall do any of the following:

1. Collect, use, or disclose a social security number from an individual, unless (i) required to do so under State or federal law, rules, or regulations, or the collection, use, Or disclosure of the social security number is otherwise necessary for the performance of that agency's duties and responsibilities; (ii) the need and purpose for the social security number is documented before collection of the social security number; and (iii) the social security number collected is relevant to the documented need and purpose.

- 1 Require an individual to use his or her social security number to access an Internet website,

- 2 Use the social security number for any purpose other than the purpose for which it was collected.

C. The prohibitions in subsection (b) do not apply in the following circumstances:

- 1 The disclosure of social security numbers to agents, employees, contractors, or subcontractors of the City or disclosure to another governmental entity or its agents, employees, contractors, or subcontractors if disclosure is necessary in order for the entity to perform its duties and responsibilities; and, if disclosing to a contractor or subcontractor, prior to such disclosure, the officer or employee of the City must first receive from the contractor or subcontractor a copy of the contractor's or subcontractors policy that sets forth how the requirements imposed under this Policy on the City to protect an individual's social security number will be achieved.

- 2 The disclosure of social security numbers pursuant to a court order, warrant, or subpoena.

- 3 The collection, use, or disclosure of social security numbers in order to ensure the safety of: City employees, persons committed to correctional facilities, local jails, and other law enforcement facilities or retention centers; wards of the State; and all persons working in or visiting a City facility.

- 4 The collection, use, or disclosure of social security numbers for internal verification or administrative purposes.

- 5 The collection or use of social security numbers to investigate or prevent fraud, to conduct background checks, to collect a debt, to obtain a credit report from a consumer reporting agency under the federal Fair Credit Reporting Act, to undertake any permissible purpose that is enumerated under the federal Gramm Leach Bliley Act, or to locate a missing person, a lost relative, or a person who is due a benefit such as a pension benefit or an unclaimed property benefit.

D. Any standards of the City for the collection, use, or disclosure of social security numbers that are stricter than the standards under this policy with respect to the protection of those social security numbers, then, in the event of any conflict with the provisions of this policy, the stricter standards adopted by the City shall control.

Section 3 Public Inspection and Copying of Documents

Notwithstanding any other provision of this policy to the contrary, all officers and employees of the City must comply with the provisions of any other State law with respect to allowing the public inspection and copying of information or documents containing all or any portion of an individual's social security number. All officers and employees of the City must redact social security numbers from the information or documents before allowing the public inspection or copying of the information or documents.

Section 4 Applicability

A. This policy does not apply to the collection, use, or disclosure of a social security number as required by State or federal law, rule, or regulation.

B. This policy does not apply to documents that are required to be open to the public under any State or federal law, rule, or regulation, applicable case law, Supreme Court Rule, or the Constitution of the State of Illinois.

Section 5 Compliance with Federal Law

If a federal law takes effect requiring any federal agency to establish a national unique patient health identifier program, the City shall follow that law.

Section 6 Embedded Social Security Numbers

Beginning December 31, 2009, no officer or employee of the City may encode or embed a social security number in or on a card or document, including, but not limited to, using a bar code, chip, magnetic strip, RFID technology, or other technology, in place of removing the social security number as required by this policy.

Section 7 Identity--Protection Requirements

A. All officers, employees and agents of the City identified as having access to social security numbers in the course of performing their duties to be trained to protect the confidentiality of social security numbers. Training shall include instructions on the proper handling of information that contains social security numbers from the time of collection through the destruction of the information.

B. Only employees who are required to use or handle information or documents that contain social security numbers have access to such information or documents.

C. Social security numbers requested from an individual shall be provided in a manner that makes the social security number easily redacted if required to be released as part of a public records request.

D. When collecting a social security number or upon request by the individual, a statement of the purpose or purposes for which the City is collecting and using the social security number be provided.

E. A written copy of this privacy policy and any amendment thereto, shall be filed with the City Council within 30 days after approval of this policy or any amendment thereto.

F. The City shall advise its employees of the existence of the policy and make a copy of the policy available to each employee, and shall also make this privacy policy available to any member of the public, upon request. If the City amends this privacy policy, then the City shall also advise its employees of the existence of the amended policy and make a copy of the amended policy available to each employee.

Section 8 Violation

Any person who intentionally violates the prohibitions in 5 ILCS 179/10 of the Identity Protection Act (Section 2 of this policy) is guilty of a Class B misdemeanor.

Section 9 Supersede

This policy does not supersede any more restrictive law, rule, or regulation regarding the collection, use, or disclosure of social security numbers.

Section 10 Statement of Purpose: See (Attachment) A

**Attachment
A**

Statement of Purpose

What does the City of Berwyn do with your Social Security Number?

Statement of Purpose for Collection of Social Security Numbers Identity-Protection Policy

The Identity Protection Act, 5 ILCS 179/1 *et seq.*, requires each local and State government agency to draft, approve, and implement an Identity-Protection Policy that includes a statement of the purpose or purposes for which the agency is collecting and using an individual's Social Security number (SSN). This statement of purpose is being provided to you because you have been asked by the City of Berwyn to provide your SSN or because you requested a copy of this statement.

Why do we collect your Social Security number?

You are being asked for your SSN for one or more of the following reasons:

- Complaint mediation or investigation;
- Crime victim compensation;
- Vendor services, such as executing contracts and/or billing;
- Law enforcement investigation;
- Child support collection;
- Internal verification;
- Administrative services; and/or
- Other: _____

What do we do with your Social Security number?

- We will only use your SSN for the purpose for which it was collected.
- We will not:
 - Sell, lease, loan, trade, or rent your SSN to a third party for any purpose;
 - Publicly post or publicly display your SSN;
 - Print your SSN on any card required for you to access our services;
 - Require you to transmit your SSN over the Internet, unless the connection is secure or your SSN is encrypted; or
 - Print your SSN on any materials that are mailed to you, unless State or Federal law requires that number to be on documents mailed to you, or unless we are confirming the accuracy of your SSN.

Questions or Complaints about this Statement of Purpose

Write to the City of Berwyn:

City of Berwyn
City Clerk's Office
6700 W. 26th St.
Berwyn, IL 60402

G-2

Robert J. Lovero
Mayor



Thomas J. Pavlik
City Clerk

The City of

A Century of Progress with Pride

8700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

July 9, 2010

To: Mayor and City Council

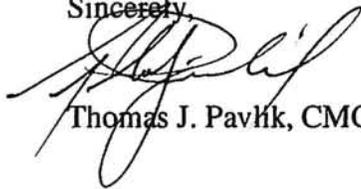
From: Tom Pavlik, City Clerk

Re: Swearing in of Probationary Firefighter

Ladies and Gentlemen,

At the last City Council Meeting on June 22, 2010 you approved the appointment of Probationary Firefighter Orticelli. Unfortunately he was unable to attend that meeting to be sworn in and presented to Council. At this time, I would like to introduce Probationary Firefighter Leonardo Orticelli and administer the Oath of Office. Please accept this matter as informational.

Sincerely,



Thomas J. Pavlik, CMC



J-17

BERWYN FIRE DEPARTMENT

6700 W. 26th Street • Berwyn, IL 60402-0701

708.788.2660 ext 3281

FAX 708.788.3039 • Emergency 9-1-1



Mayor Robert J. Lovero

ITEM NO. _____

DATE JUN 22 2010

DISPOSITION _____

_____ *concur* _____

Denis O'Halloran
Fire Chief

Frank Simek
Assistant Fire Chief

June 18, 2010

To: Honorable Mayor Robert Lovero
Members of City Council

From: Fire Chief Denis O'Halloran

Re: Appointment and swearing in of 2 Probationary Firefighters

The Berwyn Fire & Police Commission has made the appointment of two probationary firefighters. I would like to introduce and present Probationary Firefighter Kevin Ryan Cooper and Probationary Firefighter Leonardo Orticelli for appointment to the position of Probationary Firefighter. The positions are budgeted for and due to the retirement and promotion of Lieutenants.

Respectfully submitted,

Denis O'Halloran

Fire Chief



**Board of
Fire & Police Commissioners**

6401 West 31st Street
Berwyn, Illinois 60402-0701

HONORABLE MAYOR ROBERT J. LOVERO
FIRE CHIEF DENIS O'HALLORAN
ALD. RALPH AVILA, CHAIRMAN FIRE & POLICE COMMITTEE
CITY CLERK THOMAS PAVLIK
CITY TREASURER JOSEPH KROC
BERWYN CITY COUNCIL MEMBERS

JUNE 21, 2010

RE: FIREFIGHTER APPOINTMENTS

PLEASE BE ADVISED THAT THE BOARD OF FIRE AND POLICE
COMMISSIONERS APPOINTED THE FOLLOWING TO PROBATIONARY
FIREFIGHTER IN THE BERWYN FIRE DEPARTMENT.

KEVIN RYAN COOPER

LEONARDO ORTICELLI

EFFECTIVE JUNE 17, 2010

EFFECTIVE JULY 1, 2010

THE APPOINTMENTS WERE PROMPTED BY THE PROMOTIONS OF
FIREFIGHTERS HAYES AND O'LEARY TO LIEUTENANT.

THE BOARD WISHES THE NEW APPOINTEES WELL IN HIS NEW ENDEAVOR.

BOARD OF FIRE AND POLICE COMMISSION

ANTON ADOLF

CARL REINA

RICK TOMAN



THE CITY OF **BERWYN, ILLINOIS**

Building A New Berwyn

ROBERT J. LOVERO, *Mayor*

6700 West 26th Street • Berwyn, Illinois 60402-0701

Telephone: (708) 788-2660 • Fax: (708) 788-2675 • www.berwyn-il.gov

June 22, 2010

ZONING BOARD OF APPEALS

CHAIRMAN: Joel W. Chrastka

EXECUTIVE SECRETARY: Milton F. Persin

MEMBERS:

Dominick Castaldo

Robert W. Fejt

Mary Esther Hernandez

Lance C. Malina

Don Miller

Mayor and City Council
C/O City Clerk
6700 W. 26th Street
Berwyn, Illinois 60402

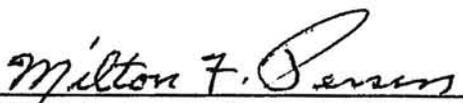
RE: **Arbor Vitae Group LLC -6910-6918 Windsor Ave.
Construct a 6 story building with two or more
Commercial Sites, 85 Senior Apartments & 40
Parking Spaces.**

Dear Mr. Pavlik:

Enclosed is a Resolution pertaining to the above Hearing(s) in which the Berwyn Zoning Board of Appeals DENIED the request of the Applicant(s).

Please present this matter to the City Council for the final decision at your earliest convenience. If the City Council decides to approve the request of the Applicant, then either the City attorney can prepare the Ordinance or I can prepare the Ordinance upon request.

Sincerely


Milton F. Persin-Executive Secretary

LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "A"

COMMON ADDRESS

6910-6918 Windsor Avenue

REQUEST BY APPLICANT

Construct a 6 story mixed use building

APPLICANT-(Individually and Collectively)

Arbor Vitae Group LLC

DATE OF PUBLIC HEARING

June 15, 2010

DATE OF PUBLIC NOTICE PUBLICATION

May 26, 2010, Life Newspaper

MEMBERS PRESENT

Messrs: Malina, Cástaldo, Fejt, Miller, Chrastka, Persin & Mrs. Hernandez.

WHEREAS, IT IS HEREBY RESOLVED by the BERWYN ZONING BOARD OF APPEALS, (the "BOARD"), in a PUBLIC MEETING of the BOARD on the 15th day of June, in the year 2010, having considered all the facts presented at the Hearing of this matter;

WHEREAS, the APPLICANT has been duly informed that if: (a) the BOARD fully or partially approves the request of the APPLICANT; OR (b) the BOARD has rejected the request of the APPLICANT; OR (c) the BOARD has made no recommendation to the CITY COUNCIL; and the CITY COUNCIL wholly or partially approves the request of the APPLICANT, the APPLICANT must obtain a building permit within SIX (6) MONTHS after the date that the ORDINANCE is enacted;

The BOARD has reached its decision after considering the testimony of the witnesses and the documents presented both prior to and during the Hearing, briefly set forth as follows:

EXHIBIT "A"

LEGAL DESCRIPTIONS

6910 WINDSOR

16-31-125-004-0000, 16-31-125-005-0000, 16-31-125-006-0000

THE WEST 1/2 OF LOT 3, ALL OF LOTS 4,5, AND 6 IN BLOCK 5 OF THE ANDREW AND PIPER'S FIRST ADDITION TO BERWYN IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6918 WINDSOR

16-31-125-001-0000

LOT 10 IN BLOCK 5 IN ANDREW AND PIPER'S FIRST ADDITION TO BERWYN, A SUBDIVISION OF BLOCKS 6, 11, 22, AND 27 IN LAVERGNE, A SUBDIVISION OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-31-125-002-0000

LOT 9 IN BLOCK 5 IN ANDREW AND PIPER'S FIRST ADDITION TO BERWYN, A SUBDIVISION OF BLOCKS 6, 11, 22, AND 27 IN LAVERGNE, A SUBDIVISION OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-31-125-003-0000

LOT 7 AND LOT 8 IN BLOCK 5 IN ANDREW AND PIPER'S FIRST ADDITION TO BERWYN, A SUBDIVISION OF BLOCKS 6, 11, 22, AND 27 IN LAVERGNE, A SUBDIVISION OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1. Mr. Jonathan Shack, whose job designation is Developer & Manager for the applicant, Arbor Vitae Group LLC, testified on behalf of the applicant, and Mr. John Schiess, the Architect contributed his testimony as needed, and both stated that they had full authority to testify as agents of the applicant.

2. This project involves two zoning parcels of land with Clinton Avenue to the west and the next main street to the east being Kenilworth Avenue. There is an irregular curvature of the land cutting off a portion of the parcel at the west rear south area of the parcel at the alley line, and a southwest angular frontage at Clinton Avenue. Dimensions are 191'.6" at the north Windsor Avenue lot line, 125 feet at the east lot line, 90 feet at the west Clinton lot line, 130 feet at the rear south angular alley portion starting at the Clinton Avenue lot line in a southeasterly direction, and then 87.5' in a straight line west to the east lot line. The parcel starting at the east end and extending westerly, will be identified as Parcel Number 1, with an address of 6910 Windsor Avenue, and consists of the west ½ of lot 3 and lots 4, 5, and 6, and is improved with a two story building; and the parcel contiguous to and west of Parcel Number 1, which will be identified as Parcel Number 2, with an address of 6918 Windsor, consists of lots 7 through 10, and is improved with a single story building.

3. The applicant Arbor Vitae Group LLC has entered into a Contract to purchase Parcel #1 from Depot District Development LLC and is presently negotiating to purchase Parcel #2 from Pillars Community Services. The Contract for Parcel #1 is contingent upon approval of the zoning.

4. The applicant intends to demolish both buildings situated on the parcels and then construct a six story masonry façade building, 67 feet high, covering almost the entire length of both parcels east to west, approximately 190'-5", except for a side yard at the west lot line of approximately 1'-1-3/16", and 80 feet in width from north to south.

5. Based on the information in the file, the applicant is requesting the following variations: 1252.10-Parking; 1258.04-Floor Area. This variation will not be necessary since the Petition was subsequently amended to conform; 1258.05-Permitted Yard Structures; 1258.06-Required yards; 1258.07-Building Height; and also subject to 1258.13 Special Regulations For Overlay District. Applicant was informed that

they will have to get approval from the City Building Department in regard to the commercial tenants.

6. There will be no basement in the building. The ground floor present plans show two commercial areas, the one at the west portion of the lot off Clinton Avenue, will have 3,130 Square feet, and the one at the east end, 2,655 square feet and there will be 85 apartments on the 5 floors above. They might consider adding partitions to divide into more commercial units in the future. There is a Community-Party Room for use of the residents, 970 square feet, between the two commercial sites and a lobby area between the Community Room and the west commercial site. There is an Elevator Room, at the west end of the lobby containing the elevator equipment, an Electrical Room at the east end of the lobby containing the building equipment and two elevators at the rear south end of the lobby, and a Mechanical Room and a Fire Pump Room east of the east commercial site. There is a stairwell at the rear of the lobby next to the elevators leading to all floors above, a stairwell at the southwest rear of the west commercial space leading to all floors above and to the roof, and a stairwell south of the Mechanical Room leading to all floors above and into the parking lot and the stairwells will be fire rated and partially concrete block. The main entrance is at Windsor Avenue, another entrance from the parking lot south of the building, and an emergency exit at the west Clinton Avenue side of the building. The Refuse and Recycling Room is located south of the southwest rear of the west commercial site, and a Loading Berth Area measuring 10' X 35' that is within the angular 130' at the rear south end of the parcel.

7. Parking is to the south rear of the building on the ground level, north to south, and perpendicular to the commercial units with 5 spaces south of the west commercial unit, and 6 spaces south of the east commercial unit, and these 11 spaces are underneath the upper structure of the building; then an aisle area and 17 spaces south of the aisle and another 12 spaces directly south to the south lot line, for a total of 40. There is a terrace extending west to east the entire length of the building that extends 17'10" south beyond the south rear wall of the building which partially covers 15 of the 17 parking spaces. The applicant stated that they had a study made which verifies that 40 parking spaces will be sufficient for this type of senior housing & commercial sites. The parking areas will have lighting at night.

8. The parking spaces will be leased to the tenants as they sign leases for an additional extra charge each month, and when all are leased, any subsequent tenants will have to be confined to persons without cars.

9. The applicant initially indicated that 3 of the apartments on each level above the ground level will have a square footage of less than 600 square feet but the petition was amended to indicate that no apartment will have less than 600 square feet. There shall be a total of 17 apartments on each floor above ground level, . 2 through 6. Each floor shall have 16 one bedroom apartments with a square footage ranging from 600 to 670 square feet, and one two bedroom apartment with a square footage of 815 square feet, located at the northeast corner of each floor, a total of 80 one bedroom apartments and 5 two bedroom apartments, and a grand total of 85 apartments in the building. The building will provide central heat and air conditioning located in the Mechanical Room, which can be regulated within each apartment and commercial site, and they will install air conditioning chiller equipment on the roof to cool the water and fans to bring air in and out of the building, and all kitchens will have electrical systems so no gas will be needed. A general Laundry Room plan is in process for each floor of the building and each floor will have a Community-Party Room. They may also install solar panels sometime in the future. Landscaping will be located at the west Clinton side of the parcel and at the Windsor lot line. They will have separate electric meters for each tenant in the building.

10. The entire project cost is estimated at twenty to twenty two million dollars and they have applied for some federal funding. Under the guide lines this will be an independent living building and they must rent to seniors 55 and over, spouse can be younger, and 20 % of the rental units must be affordable housing and the remaining 80% market value. Their tenant base will be primarily from the Berwyn area and the federal funding they are seeking will not be subject to Section 8 restrictions. The building will be equipped with a sprinkler system and the commercial businesses will have to conform to the sign and other Berwyn zoning and building ordinances. The residents will have to arrange for their own health care as there will be no medical services on the premises. The witnesses stated that they have viewed other properties in the Berwyn area and that this is the best location for this building.

11. Alderman Nona Chapman questioned the witnesses and expressed concern over the lack of parking area and since many of the tenants will have no parking rights, this could cause a default of the project in the future. Applicant witnesses responded by stating that they are confident that they can properly market the property in accordance with their study plan.

12. Mr. William Woodward expressed concern over the lack of parking and Mr. Robert Schiller, Berwyn Public Works Director, also expressed great concern over lack of adequate resident and commercial parking for the occupants of the building and that this project will actually eliminate some of the public parking.

13. The area investigator, Don Miller, presented a written report which is incorporated by reference in this resolution. He did his investigation on Thursday, June 6th, 2010, in the presence of Mr. Jonathon Shack, the developer. The proposed structure will start at the west bearing wall of 6908 Windsor Avenue, currently occupied by Martin Aire Heating and Cooling Company, through 6910 Windsor Avenue, the former Abrams Funeral Home and continue through 6918 Windsor Avenue, the former Filmore Center, now Pillars Community Center. Mr. Shack explained to him the growing need for an independent (55 and older) residential type building in the Berwyn Area. The City of Berwyn Zoning Code 1252.10 (e) (2) states that one parking space shall be provided for each dwelling unit so they would need 85 spaces for the apartment dwellers. Upon researching the surrounding area he found that there is no off site parking available close to this location. Notices were distributed in the surrounding area. Mr. Miller voted against granting this project to build a six story building with two or more commercial sites on the ground floor level, 85 apartments on the upper 5 floors, and 40 parking spaces.

14. Messrs: Malina, Castaldo, Fejt, Persin, and Mrs. Hernandez, all agreed with the area investigator and voted against the project. Mr. Chrastka voted in favor and stated reasons are that these two parcels are considered as abandoned property and the new six story building will be a great improvement to the community. Also, this building will generate more taxes for the City of Berwyn and since they will not rent to couples with children, there will be no adverse affect financially on the school system nor will any added space be necessary. Those that voted against the project did so specifically on the parking issue

and none of the other variations were cited as a reason for declination. The applicant's parking study assumes that there are a great many senior citizens that do not own their own car. Comments to the contrary were that unless prohibited from driving for medical reasons, most senior citizens do in fact own a car, and how about the invitees of the commercial sites and invitee visitors of the apartment tenants? Not only is there a shortage of parking for the tenant occupants of the building, but there are no parking spaces available for invitees either on site or on the adjoining streets due to parking restrictions. To add more concern, no specific parking plans are in place for the commercial business sites. Since the parking spaces will be leased on a first come, first served tenant basis, there is a concern that after all the spaces are leased, there may not be a sufficient market for senior citizens who do not own cars, willing to rent, and that could result in a project default. During the hearing under ground parking was suggested but Mr. Schiess, the Architect, said that would be too costly, so in essence the applicant is relying on a study that says 40 parking spaces should be adequate to accommodate two or more commercial business sites and 85 apartment dwellers on the upper five floors, and most Board Members cannot agree with that study.

The final vote was 6 to 1 against granting the requested project to build a six story apartment building with two or more commercial business sites on the ground level, 85 senior apartments on the upper five (5) floors and parking for 40 vehicles on the ground level. If the City Council chooses to vote in favor of the project then the applicant must obtain prior approval of any contemplated commercial tenants.

This resolution was drafted in accordance with testimony at the hearing, documents presented, and the final vote by the Board Members on June 15th, 2010.

BERWYN ZONING BOARD OF APPEALS



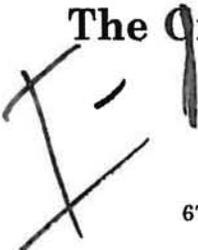
Milton F. Persin-Executive Secretary



**H. Communications From (Zoning)
Board of Appeals**



**I. Reports and Communications From
Aldermen, Committees other Boards
and Commissions**

The City of Berwyn



Michele D. Skryd
4th Ward Alderman

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 749-6404 Fax: (708) 788-2675
www.berwyn-il.gov

July 7, 2010

Hon. Robert J. Lovero
Alderman of the Berwyn City Council
6700 W. 26th Street
Berwyn, IL 60402

RE: Sidewalk Placement of Goods

Ladies and Gentlemen:

There are numerous merchants that currently display merchandise that is for sale. From Antique to Hardware stores this is a daily occurrence, even though the City of Berwyn does not allow it.

The City of Berwyn has alfresco dining and allows beer gardens, it would seem fitting to allow other types of businesses to display their wares. I have attached a sample ordinance which can be adjusted by our city attorney to add as an amendment to 1020.01 or where ever it seems most fitting.

It would be my recommendation to refer this to the City Attorney for proper drafting and updating.

Respectfully,

Michele D. Skryd

Michele D. Skryd
Alderman 4th Ward

PERMIT REQUIRED FOR SIDEWALK PLACEMENT OF GOODS FOR SALE.

It shall be unlawful for any person to locate or place for the purpose of selling or exposing for sale, whether by auction or private sale, any goods, wares or merchandise in any public place or on any sidewalk in the City of Berwyn without first obtaining a permit therefore after approval of the Collectors office. The application fee is \$55.00. Proper insurance rider must be presented. The permit must then be displayed in public view. Display must not exceed coverage that does not allow for safe passage of pedestrian traffic.

INSURANCE.

(A) Required coverages and limits. Unless otherwise provided by a franchise, license, or similar agreement that supersedes this subchapter, each permittee whose facilities occupy right-of-way or who is constructing any facility in the right-of-way shall secure and maintain the following liability insurance policies, insuring the permittee as named insured, and naming the city, and its elected and appointed officers, agents, and employees as additional insureds on the policies listed in divisions (A)(1) and (A)(2) below:

Commercial general liability insurance, including premises-operations, explosion, collapse, and underground hazard (commonly referred to as X, C, and U coverages) and products-completed operations coverage with limits not less than:

1. \$1,000,000 for bodily injury or death to each person;
2. \$1,000,000 for property damage resulting from any one accident; and
3. \$1,000,000 for all other types of liability;

(b) Automobile liability for owned, non-owned and hired vehicles with a combined single limit of \$1,000,000 for personal injury and property damage for each accident;

(c) Workers' compensation with statutory limits; and

(d) Employers' liability insurance with limits of not less than \$500,000 per employee and per accident.

(2) If the utility is not providing such insurance to protect the contractors and subcontractors performing the work, then such contractors and subcontractors shall comply with this section.

(B) Excess or umbrella policies. The coverages required by this section may be in any combination of primary, excess, and/or umbrella policies; provided that the city may,

in its discretion, require up to \$4,000,000 in excess or umbrella coverage over and above the coverages required in division (A), if the city determines that the scope of the work to be performed in constructing any facility in the right-of-way is so substantial as to require such additional coverage. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

(C) Copies required. The permittee shall provide certificates of insurance to the city as evidence of the coverages required in division (A), including the provisions for additional named insureds and notice of cancellation, as required in divisions (A) and (D), respectively. The permittee shall also provide copies of any of the policies required by this section to the city within ten days following receipt of a written request therefore from the city.

(D) Maintenance and renewal of required coverages.

(1) The insurance policies required by this section shall contain the following endorsement:

"It is hereby understood and agreed that this policy may not be canceled nor the intention not to renew be stated until 30 days after receipt by the city, by registered mail or certified mail, return receipt requested, of a written notice addressed to the City Manager of such intent to cancel or not to renew."

(2) Within ten days after receipt by the city of the notice, and in no event later than ten days prior to the cancellation, the permittee shall obtain and furnish to the city evidence of replacement insurance policies meeting the requirements of this section.

(E) Self-insurance. A permittee may self-insure all or a portion of the insurance coverage and limit requirements in division (A); provided that the permittee shall first submit evidence of such self-insurance and the terms and conditions of coverage thereunder, and shall be required to obtain the city's approval thereof, which approval shall not be unreasonably withheld. A permittee that self-insures shall be required, to the extent of such self-insurance, to comply with the requirement for the naming of additional insureds under division (A), and the requirements of divisions (B) and (D). A permittee that elects to self-insure shall not be required to provide copies of the policies as required under division (C); however, the city shall be provided with evidence of such self-insurance and the terms and conditions thereof.

(F) Effect of insurance and self-insurance on liability. The legal liability of the permittee to the city and any person for any of the matters that are the subject of the insurance policies or self-insurance required by this section shall not be limited by such insurance policies or self-insurance or by the recovery of any amounts thereunder.

(G) Insurance companies. All insurance provided pursuant to this section shall be effected under valid and enforceable policies, issued by insurers legally able to conduct business with the licensee in the State of Illinois. All insurance carriers and surplus line carriers shall be rated "A-" or better and of a class size "X" or higher by A.M. Best Company.

INDEMNIFICATION.

By occupying or constructing facilities in the right-of-way, any permittee and the owner of any facility in the rights-of-way of the city shall be deemed to agree to defend, indemnify and hold the city and its elected and appointed officers, employees, agents and representatives harmless from and against any and all injuries, claims, demands, judgments, damages, losses and expenses, including reasonable attorneys' fees and costs of suit or defense, arising out of, resulting from or alleged to arise out of or result from the negligent, careless or wrongful acts, omissions, failures to act or misconduct of the permittee or owner or its affiliates, officers, employees, agents, contractors or subcontractors in the construction of facilities or occupancy of the rights-of-way, and in providing or offering service over the facilities, whether such acts or omissions are authorized, allowed or prohibited by this subchapter or by a franchise, license, or similar agreement; provided, however, that the permittee's or owner's indemnity obligations hereunder shall not apply to any injuries, claims, demands, judgments, damages, losses or expenses arising out of or resulting from the negligence, misconduct or breach of this subchapter by the city, its officers, employees, agents or representatives.



The City of Berwyn



Cesar A. Santoy
5th Ward Alderman

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 749-6405 Fax: (708) 788-2675
www.berwyn-il.gov
5thward@berwyn-il.gov

July 9, 2010

Hon. Robert J. Lovero, Mayor
Alderman of the Berwyn City Council
6700 W 26th St.
Berwyn, IL 60402

Re: 2100 block of Lombard Parking Issues

Ladies and Gentlemen:

It has been brought to my attention that the residents of the 2100 block of Lombard are experiencing a shortage of parking due to the opening of the Olympic Theater and the many events that are held there. The residents of this block have circulated a petition which is included herein containing (23) signatures. The petition requests resident only parking between the hours of 6 PM and 6 AM.

It is my recommendation that this communication be referred to the Traffic Engineer for further study and subsequent recommendation.

Sincerely,

Cesar A. Santoy
5th Ward Alderman

Encl: Resident Petitions

Dear Neighbors

As you are all aware parking in the 2100 block of Lombard is limited. With the opening of the Olympic Theater, we are now experiencing, a greater parking spot shortage. This is a petition I would like all to sign in an effort to get resident parking only from 6PM -6 AM.

This parking restriction may also help with the littering from the bar and theater patrons on our street.

As a side note please park your vehicle without taking up 2 parking spots that way all of our neighbors can park. We have many vehicles on our block. Let's be good neighbors.

Return the form to 2118 Lombard and I will get them to our City leaders.

Name

Address

✓

2120 S Lombard

Dear Neighbors

As you are all aware parking in the 2100 block of Lombard is limited. With the opening of the Olympic Theater, we are now experiencing, a greater parking spot shortage. This is a petition I would like all to sign in an effort to get resident parking only from 6PM -6 AM.

This parking restriction may also help with the littering from the bar and theater patrons on our street.

As a side note please park your vehicle without taking up 2 parking spots that way all of our neighbors can park. We have many vehicles on our block. Let's be good neighbors.

Return the form to 2118 Lombard and I will get them to our City leaders.

Name

U
U

Address

2120 Lombard

Dear Neighbors

As you are all aware parking in the 2100 block of Lombard is limited. With the opening of the Olympic Theater, we are now experiencing, a greater parking spot shortage. This is a petition I would like all to sign in an effort to get resident parking only from 6PM -6 AM.

This parking restriction may also help with the littering from the bar and theater patrons on our street.

As a side note please park your vehicle without taking up 2 parking spots that way all of our neighbors can park. We have many vehicles on our block. Let's be good neighbors.

Return the form to 2118 Lombard and I will get them to our City leaders.

Name

Address

2126 Lombard ^{live}

2126 LOMBARD AVE

Dear Neighbors

As you are all aware parking in the 2100 block of Lombard is limited. With the opening of the Olympic Theater, we are now experiencing, a greater parking spot shortage. This is a petition I would like all to sign in an effort to get resident parking only from 6PM -6 AM.

This parking restriction may also help with the littering from the bar and theater patrons on our street.

As a side note please park your vehicle without taking up 2 parking spots that way all of our neighbors can park. We have many vehicles on our block. Let's be good neighbors.

Return the form to 2118 Lombard and I will get them to our City leaders.

Name

Address

[Handwritten scribbles]

2114 S. LOMBARDO

[Handwritten scribbles]

2114 S. Lombard

Dear Neighbors

As you are all aware parking in the 2100 block of Lombard is limited. With the opening of the Olympic Theater, we are now experiencing, a greater parking spot shortage. This is a petition I would like all to sign in an effort to get resident parking only from 6PM -6 AM.

This parking restriction may also help with the littering from the bar and theater patrons on our street.

As a side note please park your vehicle without taking up 2 parking spots that way all of our neighbors can park. We have many vehicles on our block. Let's be good neighbors.

Return the form to 2118 Lombard and I will get them to our City leaders.

Name

Address

2106 Lombard Ave.
Berwyn, IL 60402

Dear Neighbors

As you are all aware parking in the 2100 block of Lombard is limited. With the opening of the Olympic Theater, we are now experiencing, a greater parking spot shortage. This is a petition I would like all to sign in an effort to get resident parking only from 6PM -6 AM.

This parking restriction may also help with the littering from the bar and theater patrons on our street.

As a side note please park your vehicle without taking up 2 parking spots that way all of our neighbors can park. We have many vehicles on our block. Let's be good neighbors.

Return the form to 2118 Lombard and I will get them to our City leaders.

Name

Address

2108 Lombard Ave.

Dear Neighbors

As you are all aware parking in the 2100 block of Lombard is limited. With the opening of the Olympic Theater, we are now experiencing, a greater parking spot shortage. This is a petition I would like all to sign in an effort to get resident parking only from 6PM -6 AM.

This parking restriction may also help with the littering from the bar and theater patrons on our street.

As a side note please park your vehicle without taking up 2 parking spots that way all of our neighbors can park. We have many vehicles on our block. Let's be good neighbors.

Return the form to 2118 Lombard and I will get them to our City leaders.

Name :

Address

2112 - S - Lombard

Berwyn ILL 60402

Dear Neighbors

As you are all aware parking in the 2100 block of Lombard is limited. With the opening of the Olympic Theater, we are now experiencing, a greater parking spot shortage. This is a petition I would like all to sign in an effort to get resident parking only from 6PM -6 AM.

This parking restriction may also help with the littering from the bar and theater patrons on our street.

As a side note please park your vehicle without taking up 2 parking spots that way all of our neighbors can park. We have many vehicles on our block. Let's be good neighbors.

Return the form to 2118 Lombard and I will get them to our City leaders.

Name

Address

' 2108 S Lombard ave.

Dear Neighbors

As you are all aware parking in the 2100 block of Lombard is limited. With the opening of the Olympic Theater, we are now experiencing, a greater parking spot shortage. This is a petition I would like all to sign in an effort to get resident parking only from 6PM -6 AM.

This parking restriction may also help with the littering from the bar and theater patrons on our street.

As a side note please park your vehicle without taking up 2 parking spots that way all of our neighbors can park. We have many vehicles on our block. Let's be good neighbors.

Return the form to 2118 Lombard and I will get them to our City leaders.

Name

Address

2124 Lombard

I-3
The City of Berwyn



Nora Laureto
8th Ward Alderman

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 749-6408 Fax: (708) 788-2675
www.berwyn-il.gov

July 8, 2010

Mayor Robert Lovero
Members of the City Council
6700 W. 26th St.
Berwyn, IL 60402

RE: One way access Roosevelt/Kenilworth Avenues

Dear Mayor and Member of the City Council:

In the recent weeks we have had a couple of near miss accidents at the intersections of 13th and Clinton and Grove Avenues. We also had a very bad accident, a roll over, at 13th and Oak Park Ave. Currently traffic can turn onto Kenilworth Avenue off of Roosevelt Road and proceed to the alley, east or west. With the continued construction of 290, and Roosevelt Road being an alternate route, there has been additional traffic on Roosevelt Road, especially during rush hours. Motorists who get frustrated turn off onto Kenilworth only to see they have to then turn into an alley; they proceed east or west to Clinton or Grove and then race down to 13th to avoid Roosevelt Road. I am asking that Kenilworth Avenue be a continuous south bound street to Roosevelt Road to alleviate this problem. This would mean that cars would only be able to turn northbound on either Harlem or Oak Park Avenues. I feel that doing this would help somewhat with the increased traffic in the area, especially 13th street. We have many small children in this area and I would feel better is some of this additional traffic would cease especially with the children out of school.

It would therefore be my motion to send this communication to the Legal Dept. to change the ordinance and instruct the Director of Public Works to change the signage on Kenilworth and Roosevelt Road as soon as possible to indicate one way only (southbound) to Roosevelt Road. I would also ask that the Traffic Engineer conduct a traffic study of 13th and Oak Park Avenues as this intersection seems to have a history of accidents with injuries and give any advice as to any signage which may help this situation.

Sincerely,

Nora Laureto

Nora Laureto
Alderman 8th Ward
City of Berwyn

IL
The City of Berwyn



Nora Laureto
8th Ward Alderman

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 749-6408 Fax: (708) 788-2675
www.berwyn-il.gov

July 8, 2010

Mayor Robert Lovero
Members of the City Council
6700 W. 26th St.
Berwyn, IL 60402

RE: Storm follow up

Dear Mayor and Member of the City Council:

I would like to acknowledge Public Works Director Robert Schiller and all public works employees for a superb job during the storms of the past few weeks. During the last storm, which was followed by a previous damaging storm, workers were out working throughout the late evening and back at work the next morning. Mr. Schiller's updates on the city website were of great help to getting the information out to the residents. He personally helped me on more than a few problems in the 8th ward.

Also, the Berwyn Fire Department is to be commended for helping with downed trees and dangerous electrical wire problems. The Police Department helped man the phones at Public Works to help with the numerous calls from the community. All Departments worked together in this effort and I heard more than one positive comment from my residents regarding the quick response the City offered post-storm. **Kudos to all involved!**

Sincerely,

A handwritten signature in cursive script that reads "Nora Laureto".

Nora Laureto
Alderman 8th Ward
City of Berwyn

IS
The City of Berwyn



Nora Laureto
8th Ward Alderman

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 749-6408 Fax: (708) 788-2675
www.berwyn-il.gov

July 8, 2010

Mayor Robert Lovero
Members of the City Council
6700 W. 26th St.
Berwyn, IL 60402

RE: Foreclosed home program

Dear Mayor and Member of the City Council:

I would like to acknowledge Mr. Robert Dwan and Attorney Jim Healy for the outstanding job they did presenting the City of Berwyn plan to the Illinois Housing Development Authority. Due to their well thought out and detailed plan, the City will now be receiving nearly 4 million dollars to purchase vacant bank owned homes throughout Berwyn. Mr. Dwan and Attorney Healy are to be commended for their due diligence in writing and presenting this plan to the Illinois Housing Development Authority. This is a great opportunity for the City of Berwyn to begin rehabilitation on the properties now under foreclosure. **Many thanks for an outstanding job well done.**

Sincerely,

Nora Laureto
Alderman 8th Ward
City of Berwyn

1-6

Robert J. Lovero
Mayor



Thomas J. Pavlik
City Clerk

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

Nona Chapman
1st Ward Alderman

Date: 6-24-2010

Mayor Robert J. Lovero
And Members of the Berwyn City Council

Ladies and Gentlemen:

A meeting of the Budget Committee was held

On 6-24-2010 at City Hall Conference Room @ 5:20 p.m.

Those in attendance were: Alderman Nona Chapman, Alderman Ralph Avilia,
Finance Director John Wysocki

The matter discussed was referral item# dated in regards to:
Reviewed the Draft of the 2009 Comprehensive Annual Financial Report .

It is the recommendation of the committee that The Budget committee will refer the
Draft 2010 budget to the COW review.

Voting Aye: 2

Voting Nay: 0

Adjourned: 6:15 p.m.

Nona N. Chapman
Nona Chapman-Chairman
Rafael Avila-Member
Jeffrey Boyajian-Member



J. Staff Reports

The City of Berwyn



Anthony T. Bertuca
City Attorney

J-1

A Century of Progress with Pride

July 13, 2010

Thomas J. Pavlik
City Clerk
City of Berwyn
6700 W. 26th Street
Berwyn, Illinois 60402

Re: 09WC30293

Dear Mr. Pavlik:

Please put an item on the July 13, 2010 agenda, authorizing the settlement of the above referenced matter for the total of \$20,000.00, based upon the City Council authority granted in Executive session.

Very truly yours,


Anthony T. Bertuca
City Attorney

The City of Berwyn

J-2



Anthony T. Bertuca
City Attorney

A Century of Progress with Pride

July 13, 2010

Thomas J. Pavlik
City Clerk
City of Berwyn
6700 W. 26th Street
Berwyn, Illinois 60402

Re: 09WC30292

Dear Mr. Pavlik:

Please put an item on the July 13, 2010 agenda, authorizing the settlement of the above referenced matter for the total of \$24,141.85, based upon the City Council authority granted in Executive session.

Very truly yours,

Anthony T. Bertuca

Anthony T. Bertuca
City Attorney



We Serve and Protect

JDR

BERWYN POLICE DEPARTMENT



6401 West 31st Street
Berwyn, Illinois 60402-0733
Phone (708) 795-5600
Fax (708) 795-5627 Emergency 9-1-1

July 9, 2010

Mayor Robert J. Lovero
Members of the Berwyn City Council
6700 W. 26th Street
Berwyn, IL 60402

RE: Request for hiring of five lateral officers

Ladies and Gentlemen:

The Berwyn Police Department, in its continuing effort to provide the citizens of Berwyn a safe community in which to live, work and play, is respectfully requesting your approval for the hiring of five officers from the newly created Lateral Eligibility Pool. This list was created using the newly established requirements as outlined in the new Collective Bargaining Agreement between the Illinois Municipal Police Association Chapter 1 and the City of Berwyn.

This request is being made to replace vacancies created with the retirement of five officers from the department since January 2010 and does not reflect an increase in either staffing or budget.

Thank you for your prompt attention and consideration of this request.

Respectfully,


James D. Ritz
Chief of Police

JDR/md



We Serve and Protect

J-4

BERWYN POLICE DEPARTMENT



6401 West 31st Street
Berwyn, Illinois 60402-0733
Phone (708) 795-5600
Fax (708) 795-5627 Emergency 9-1-1

July 6, 2010

Mayor Robert J. Lovero
Members of the Berwyn City Council
6700 W. 26th Street
Berwyn, IL 60402

RE: Promotion to Sergeant – Christ Anisi

Ladies and Gentlemen:

Per the City Council's authorization and the attached letter from the Board of Fire and Police Commissioners, I am requesting that Officer Christ Anisi be sworn in as a Sergeant for the Berwyn Police Department at the July 13, 2010 City Council meeting.

Thank you for your consideration.

Respectfully,

James D. Ritz
Chief of Police



**Board of
Fire & Police Commissioners**

6401 West 31st Street
Berwyn, Illinois 60402-0701

HONORABLE MAYOR ROBERT J. LOVERO
ALD. RALPH AVILA, CHAIRMAN FIRE & POLICE COMMITTEE
CITY CLERK THOMAS PAVLIK
CITY TREASURER JOSEPH KROC
BERWYN CITY COUNCIL MEMBERS

JUNE 23, 2010

RE: POLICE SERGEANT PROMOTION

PLEASE BE ADVISED THAT THE BOARD OF FIRE AND POLICE
COMMISSIONERS PROMOTED THE FOLLOWING POLICE OFFICER TO
SERGEANT IN THE BERWYN POLICE DEPARTMENT, EFFECTIVE JUNE 22,
2010. SGT. ROGER MONTORO RETIRED, THUS CREATING THE VACANCY.

CHRIST ANISI

THE BOARD WISHES THE PROMOTEE AND RETIREE WELL IN THEIR NEW
ENDEAVOR.

BOARD OF FIRE AND POLICE COMMISSION

ANTON ADOLF

CARL REINA

RICK TOMAN

The City of Berwyn

J-5



Robert P. Schiller
Director of Public Works

A Century of Progress with Pride

July 8, 2010

To: Mayor Robert J. Lovero
Members of the Berwyn City Council

Re: Permission to hire one Public Works Laborer

Dear Mayor Lovero and members of the Berwyn City Council,

The Public Works Department is requesting permission to advertise and hire one Public Works Laborer to fill the vacancy left by the retirement of Leo Stillo.

This position is budgeted and does not constitute an increase in staffing levels.

Respectfully,

Robert Schiller
Director of Public Works

 The City of Berwyn



John Wysocki
Finance Director

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 (708) 788-0273
www.berwyn-il.gov

To: Mayor Robert J. Lovero and City Council

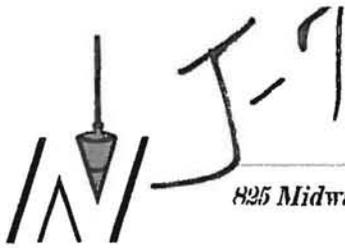
From: John Wysocki



Subject: 2009 CAFR

Date: July 9, 2010

Attached is a copy of the City of Berwyn's 2009 Comprehensive Annual Financial Report ("CAFR"). Dan Berg, CPA, the partner with Sikich who performed the 2009 annual audit, and I will be at the July 13 Committee of the Whole meeting to discuss the report and the audit and answer any questions that you may have.



Frank Novotny & Associates, Inc.

825 Midway Drive ♦ Willowbrook, IL ♦ 60527 ♦ Telephone: (630) 887-8640 ♦ Fax: (630) 887-0132

Civil Engineers
Municipal Consultants

July 9, 2010

Hon. Mayor & City Council
City of Berwyn
6700 West 26th Street
Berwyn, Illinois 60402

Re: **Cermak Road T.I.F. Vacin Fairway Parking Improvements**

Mesdames & Gentlemen:

Enclosed is a copy of the "Tabulation of Bids" for the bids that were received and opened for the above-captioned project at 10:00 a.m. on July 7, 2010. Five (5) bids were received and checked for accuracy, with no errors being found.

The low bidder was Central Blacktop Company, submitting a bid in the amount of \$614,738.00, which was \$125,662.00 (16.97%) below the Engineer's Estimate of \$740,400.00.

Central Blacktop Company is qualified for this type of work and has previously performed work for the City of Berwyn on similar type projects. Therefore, we recommend that the Contract be awarded to **Central Blacktop Company, 6160 South East Avenue, LaGrange, IL 60525**, in the amount of **\$614,738.00**.

Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

FRANK NOVOTNY & ASSOCIATES, INC.

John E. Fitzgerald, P.E.

JEF/dan
Enclosure

cc: Mr. Robert Schiller, Director of Public Works, w/Enc.
Mr. Anthony Griffin, Executive Director, Berwyn Development Corporation, w/Enc.
File No. 10216



Frank Novotny & Associates, Inc.

825 Midway Drive ♦ Willowbrook, IL ♦ 60527 ♦ Telephone: (630) 887-8640 ♦ Fax: (630) 887-0132

Civil Engineers
Municipal Consultants

July 9, 2010

Hon. Mayor & City Council
City of Berwyn
6700 West 26th Street
Berwyn, Illinois 60402

Re: **Cermak Road T.I.F. Streetscape Improvements**

Mesdames & Gentlemen:

Enclosed is a copy of the "Tabulation of Bids" for the bids that were received and opened for the above-captioned project at 10:00 a.m. on July 7, 2010. Six (6) bids were received and checked for accuracy, with no errors being found.

The low bidder was Kovilic Construction Company, submitting a bid in the amount of \$1,698,067.00, which was \$325,808.00 (16.10%) below the Engineer's Estimate of \$2,023,875.

Kovilic Construction Company has performed work on similar type projects under the supervision of our office, and their performance and workmanship was found to be quite satisfactory. Therefore, we recommend that the Contract be awarded to **Kovilic Construction Company, 3721 North Carnation Street, Franklin Park, IL 60131**, in the amount of **\$1,698,067.00**.

Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

FRANK NOVOTNY & ASSOCIATES, INC.

John E. Fitzgerald, P.E.

JEF/dan
Enclosure

cc: Mr. Robert Schiller, Director of Public Works, w/Enc.
Mr. Anthony Griffin, Executive Director, Berwyn Development Corporation, w/Enc.
File No. 09364

OWNER: CITY OF BERWYN
 PROJECT DESCRIPTION: CERMAK ROAD T.I.F. STREETScape IMPROVEMENTS

PROJECT NO: 09364

BID OPENING: July 7, 2010 @ 10:00 am

Item No	Description	Unit	Quantity	Engineers Estimate		Kovilic Construction Co. 3721 N Carnation Street Franklin Park, IL 60131 5% Bid Bond		Copenhaver Construction 121 Center Drive Gilberts, IL 60136 5% Bid Bond		Landmark Contractors, Inc. 11916 W Main St/POB 1104 Huntley, IL 60142 5% Bid Bond		A Lamp Concrete Contr. 1900 Wright Blvd. Schaumburg, IL 60193 5% Bid Bond		Riccio Construction Corp. P.O. Box 672 Palos Park, IL 60464 5% Bid Bond		Martam Construction 1200 Gasket Drive Elgin, IL 60120 5% Bid Bond	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
41	Tree Cages to be Removed	EACH	58	100.00	5,800.00	100.00	5,800.00	300.00	16,500.00	35.00	1,925.00	125.00	6,875.00	125.00	6,875.00	50.00	2,750.00
42	Tree Grates, 8" Dia. Opening	EACH	1	2,250.00	2,250.00	1,700.00	1,700.00	1,600.00	1,600.00	2,400.00	2,400.00	2,200.00	2,150.00	2,150.00	2,880.00	2,880.00	
43	Tree Grates (Special), 8" Dia. Opening	EACH	1	1,250.00	1,250.00	1,800.00	1,800.00	1,800.00	1,800.00	1,595.00	1,595.00	1,350.00	1,400.00	1,400.00	1,500.00	1,500.00	
44	Tree Grates to be Removed and Replaced, 8" Dia. Opening	EACH	16	1,800.00	28,800.00	1,700.00	27,200.00	1,600.00	25,600.00	2,400.00	38,400.00	2,350.00	37,600.00	2,200.00	35,200.00	2,880.00	46,080.00
45	Tree Grates, 12" Dia. Opening	EACH	1	2,250.00	2,250.00	1,800.00	1,800.00	2,000.00	2,000.00	2,400.00	2,400.00	2,250.00	2,250.00	2,150.00	2,150.00	2,880.00	2,880.00
46	Tree Grates (Special), 12" Dia. Opening	EACH	1	1,250.00	1,250.00	2,000.00	2,000.00	2,000.00	2,000.00	1,595.00	1,595.00	1,450.00	1,450.00	1,400.00	1,400.00	1,500.00	1,500.00
47	Tree Grates to be Removed and Replaced, 12" Dia. Opening	EACH	16	1,800.00	28,800.00	1,400.00	22,400.00	1,900.00	30,400.00	2,400.00	38,400.00	2,400.00	38,400.00	2,200.00	35,200.00	2,880.00	46,080.00
48	Planter Boxes to be Repaired	EACH	30	3,000.00	90,000.00	850.00	25,500.00	840.00	28,200.00	910.00	27,300.00	950.00	28,500.00	1,150.00	34,500.00	1,200.00	36,000.00
49	Planters	EACH	6	900.00	5,400.00	1,500.00	9,000.00	1,500.00	9,000.00	1,110.00	6,660.00	1,450.00	8,700.00	1,050.00	6,300.00	1,325.00	7,950.00
50	Planters (Special)	EACH	2	800.00	1,600.00	1,500.00	3,000.00	1,800.00	3,600.00	1,050.00	2,100.00	1,000.00	2,000.00	900.00	1,800.00	1,100.00	2,200.00
51	Planters to be Removed and Reset	EACH	227	100.00	22,700.00	150.00	34,050.00	350.00	79,450.00	290.00	65,830.00	300.00	68,100.00	200.00	45,400.00	200.00	45,400.00
52	Benches	EACH	5	2,500.00	12,500.00	1,840.00	9,200.00	1,600.00	8,000.00	2,100.00	10,500.00	1,850.00	9,250.00	2,100.00	10,500.00	2,080.00	10,400.00
53	Benches (Special)	EACH	2	1,300.00	2,600.00	2,100.00	4,200.00	1,800.00	3,600.00	1,670.00	3,340.00	1,450.00	2,900.00	1,445.00	2,890.00	1,650.00	3,300.00
54	Benches to be Removed and Replaced	EACH	80	2,300.00	184,000.00	500.00	40,000.00	1,600.00	128,000.00	2,300.00	184,000.00	1,900.00	152,000.00	2,200.00	176,000.00	1,950.00	156,000.00
55	BBQ Racks to be Removed and Replaced	EACH	8	850.00	6,800.00	350.00	2,800.00	700.00	5,600.00	367.00	2,936.00	1,250.00	10,000.00	940.00	7,520.00	1,420.00	11,360.00
56	Trash Receptacles	EACH	5	1,700.00	8,500.00	1,500.00	7,500.00	1,300.00	6,500.00	1,361.00	6,805.00	1,600.00	8,000.00	1,525.00	7,625.00	1,600.00	8,000.00
57	Trash Receptacles (Special)	EACH	8	950.00	7,600.00	2,000.00	16,000.00	1,800.00	14,400.00	1,202.00	9,616.00	1,050.00	8,400.00	1,025.00	8,200.00	1,250.00	10,000.00
58	Trash Receptacles to be Removed and Replaced	EACH	87	1,400.00	121,800.00	350.00	30,450.00	1,400.00	121,800.00	1,495.00	130,065.00	1,700.00	147,900.00	1,850.00	143,550.00	1,680.00	146,160.00
59	Newspaper Corrals	L.S.	1	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
60	Tree Trimming, 2" thru 12"	EACH	12	50.00	600.00	120.00	1,440.00	300.00	3,600.00	100.00	1,200.00	150.00	1,800.00	125.00	1,500.00	100.00	1,200.00
61	Tree Trimming, 13" thru 23"	EACH	12	70.00	840.00	192.00	2,304.00	400.00	4,800.00	160.00	1,920.00	200.00	2,400.00	150.00	1,800.00	225.00	2,700.00
62	Tree Removal (2 to 15 Units Diameter)	UNIT	600	35.00	21,000.00	19.00	11,400.00	25.00	15,000.00	15.00	9,000.00	20.00	12,000.00	32.00	19,200.00	18.00	10,800.00
63	Tree Removal (Over 15 Units Diameter)	UNIT	125	40.00	5,000.00	32.00	4,000.00	30.00	3,750.00	25.00	3,125.00	25.00	3,125.00	35.00	4,375.00	28.00	3,500.00
64	Tree, Carpinus Betulus Fastigiata (Columnar European Hornbeam), 3" Caliper, Balled and Burlapped	EACH	19	900.00	17,100.00	525.00	9,975.00	400.00	7,600.00	400.00	7,600.00	550.00	10,450.00	460.00	8,740.00	725.00	13,775.00
65	Tree, Syringa Reticulata (Japanese Tree Lilac), 8" Height, Clump Form, Balled and Burlapped	EACH	7	600.00	4,200.00	325.00	2,275.00	250.00	1,750.00	255.00	1,785.00	450.00	3,150.00	375.00	2,625.00	520.00	3,640.00
66	Tree, Ginkgo Biloba Autumn Gold (Autumn Gold Ginkgo), 2" Caliper, Balled and Burlapped	EACH	12	650.00	7,800.00	325.00	3,900.00	450.00	5,400.00	280.00	3,360.00	400.00	4,800.00	450.00	5,400.00	525.00	6,300.00
67	Tree, Malus Profusion (Profusion Crab Apple), 2" Caliper, Tree Form, Balled and Burlapped	EACH	5	300.00	1,500.00	325.00	1,625.00	200.00	1,000.00	220.00	1,100.00	350.00	1,750.00	300.00	1,500.00	320.00	1,600.00
68	Tree, Fagus Sylvatica, European Beech, 1-1/2" Balled and Burlapped	EACH	4	950.00	3,800.00	400.00	1,600.00	320.00	1,280.00	200.00	800.00	575.00	2,300.00	325.00	1,300.00	480.00	1,920.00
69	Tree, Acer X Freemanii Marmo (Marmo Freeman Maple), 3" Caliper, Balled and Burlapped	EACH	21	750.00	15,750.00	310.00	6,510.00	350.00	7,350.00	295.00	6,195.00	500.00	10,500.00	449.00	9,428.00	440.00	9,240.00
70	Planter Boxes to be Power Washed	L.S.	1	4,500.00	4,500.00	2,000.00	2,000.00	3,000.00	3,000.00	5,500.00	5,500.00	5,000.00	5,000.00	4,000.00	4,000.00	7,500.00	7,500.00
71	Sidewalk to be Power Washed	L.S.	1	20,000.00	20,000.00	28,000.00	28,000.00	16,000.00	16,000.00	56,000.00	56,000.00	25,000.00	25,000.00	24,350.00	24,350.00	28,000.00	28,000.00
72	Planter Box Preparation and Plantings	L.S.	1	81,500.00	81,500.00	52,000.00	52,000.00	45,000.00	45,000.00	45,459.00	45,459.00	47,500.00	47,500.00	50,000.00	50,000.00	48,000.00	48,000.00
73	Traffic Control and Protection	L.S.	1	30,000.00	30,000.00	100,000.00	100,000.00	95,000.00	95,000.00	83,600.00	83,600.00	100,000.00	100,000.00	63,000.00	63,000.00	95,000.00	95,000.00
74	Insurance Provisions - Complete	L.S.	1	15,000.00	15,000.00	20,000.00	20,000.00	3,500.00	3,500.00	1,700.00	1,700.00	15,000.00	15,000.00	12,500.00	12,500.00	7,500.00	7,500.00
Totals:					2,023,875.00		1,698,067.00		1,724,735.00		1,881,561.50		1,882,625.00		1,918,889.00		1,954,425.00
Bid Error Corrections:																	
Corrected Totals ---							1,698,067.00		1,724,735.00		1,881,561.50		1,882,625.00		1,918,889.00		1,954,425.00
Over / Under ----							-325,808.00		-289,140.00		-142,313.50		-141,250.00		-104,986.00		-69,450.00
Percent ----							-16.10%		-14.78%		-7.03%		-6.98%		-5.19%		-3.43%

J
9

The City of Berwyn



Robert J. Lovero
Mayor

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-1427
www.berwyn-il.gov

July 9, 2010

To: Mayor Robert J. Lovero
City Council Members

From: Robert E. Dwan
Director of Community Development

RE: Resolution

Dear Mayor Lovero and Council Members:

Included in this correspondence is a Resolution approving an intergovernmental agreement between the City of Berwyn and the Illinois Housing Development Authority (IHDA). The agreement is an amendment to the original agreement the City signed with IHDA in April of this year. As you will recall, the original agreement was a grant to Berwyn in the amount of \$1.3 million for the purchase, rehab and resale of foreclosed homes in Berwyn.

Since April, Berwyn is one of only three (3) grant recipients who have been able to hit the ground running and effectively use our grant funds within the time allowed. Because other grants were not being done in a timely and/or effective manner, IHDA decided to pull back several other grants across the State, and reallocate those funds to grantees who are getting the work done.

Based on Berwyn's effectiveness with the original grant, IHDA approached us and asked if we would be interested in an additional allocation of NSP funds. After further discussions, IHDA has agreed to an additional allocation of \$2.625 million to Berwyn. These funds are to be used exactly as in the original grant for the purchase, rehab and resale of homes in Berwyn.

If you have any questions regarding this resolution or the IHDA grant, please feel free to contact me directly. Thank you for your consideration of this matter.

Robert Dwan

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING EXECUTION OF
AN INTERGOVERNMENTAL AGREEMENT WITH THE
ILLINOIS HOUSING DEVELOPMENT AUTHORITY ENTITLED
*"FIRST AMMENDMENT TO
NEIGHBORHOOD STABILIZATION PROGRAM AGREEMENT"*
FOR THE USE OF NEIGHBORHOOD STABILIZATION FUNDS**

WHEREAS, the City of Berwyn ("Berwyn") is a Home Rule Unit of Government pursuant to and as defined in Article 7 of the 1970 Illinois Constitution ("Article 7"); and

WHEREAS, Article 7 further authorizes a home rule unit of government to exercise any power, and perform any function, pertaining to its government and affairs; and

WHEREAS, Article 7 and the Intergovernmental Cooperation Act provide authority for, and encourage, intergovernmental cooperation; and

WHEREAS, the United States Congress has authorized the Neighborhood Stabilization Programs ("NSP") to address the increased number of foreclosed and vacant properties in America; and

WHEREAS, because of the funding formula approved by Congress, NSP funds that should have been allocated to Berwyn, were allocated to the State of Illinois ("State"); and

WHEREAS, the Mayor and City Council are deeply concerned about the housing foreclosure crisis, and the corresponding rise in vacant and abandoned properties in Berwyn; and

WHEREAS, the Mayor and the City Council determined it was in the best interest of Berwyn to submit a grant proposal for the use of NSP funds to the State: and

WHEREAS, the State, through the Illinois Housing Development Authority ("IHDA"), previously awarded Berwyn an NSP grant in the amount of \$1.3 million dollars ("Original Grant"); and

WHEREAS, because of Berwyn's timely and effective use of the Original Grant, IHDA entered into discussions to reallocate additional NSP funds to Berwyn. IHDA has offered to reallocate to Berwyn an additional Two Million Six Hundred Twenty-Five Thousand and no/100 Dollars (\$2,625,000.00) of NSP funds ("Reallocation Grant"), which reallocation was based upon IHDA's review of Berwyn's plans, and Berwyn's proven capacity to implement its project plans in a timely and effective manner.

WHEREAS, Berwyn and the Illinois Housing Development Authority have tentatively agreed to enter into an Intergovernmental Agreement (the "IGA") relating to the expenditure of the Reallocation Grant funds by Berwyn, said IGA to be in substantially the form set forth in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, the Mayor and the City Council find that entering into the IGA is in the best interests of the City of Berwyn.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS, as follows:

SECTION 1:

The Corporate Authorities of the City of Berwyn hereby approve the IGA with the Illinois Housing Development Authority; said IGA to be in substantially the same form as Exhibit A attached hereto, subject to any modifications and final approval by the City Attorney as to form.

SECTION 2:

The Mayor and City Clerk are hereby authorized and directed to execute said IGA upon final approval of the City Attorney, and to execute and deliver all other instruments and documents that are necessary to fulfill the City's obligations under the IGA.

SECTION 3:

The Mayor and City Clerk, or their designees, are hereby authorized and directed to execute and deliver any and all other instruments and documents that are necessary and proper to fulfill the City's obligations under the IGA, including the purchase, rehabilitation and re-sale of properties within the corporate boundaries of the City of Berwyn, all pursuant to the IGA and the rules and regulations promulgated by HUD, IHDA and any other State or Federal department or agency having authority over the expenditure of NSP funds.

SECTION 4:

That this Resolution shall be in full force and effect from and after its passage and approval according to the law.

PASSED this 13th day of July, 2010.

Thomas J. Pavlik, City Clerk

(The rest of this page was left intentionally blank.)

Voting Aye: _____

Voting Nay: _____

Absent: _____

Abstain: _____

Deposited in my office this 13th day of July, 2010.

Thomas J. Pavlik, City Clerk

APPROVED this 13th day of July, 2010

Robert J. Lovero, Mayor

FIRST AMENDMENT TO NEIGHBORHOOD STABILIZATION PROGRAM AGREEMENT

THIS FIRST AMENDMENT TO NEIGHBORHOOD STABILIZATION PROGRAM AGREEMENT (this “First Amendment”) is made as of this 13th day of July, 2010 by and between the **ILLINOIS HOUSING DEVELOPMENT AUTHORITY** (the “Authority”), a body politic and corporate of the State of Illinois (“State”), created and existing pursuant to the Illinois Housing Development Act, 20 ILCS 3805/1 et seq., having its principal office at 401 N. Michigan Avenue, Suite 700, Chicago, Illinois 60611 (“Authority”) and the **CITY OF BERWYN**, an Illinois municipal corporation (“Subgrantee”), having its principal office at 6420 West 16th Street, Berwyn, Illinois 60402.

RECITALS

A. The Authority has applied for and received an allocation of funds (“NSP Funds”) from the United States Government under the Neighborhood Stabilization Program as authorized by Title III of Division B of the Housing and Economic Recovery Act of 2008, Public Law 110-289 (“HERA”), applicable NSP Laws, as the same may be amended and supplemented from time to time, and which are hereby incorporated herein by reference.

B. The State of Illinois State Consolidated Plan – Substantial Amendment to the 2008 Action Plan for the Neighborhood Stabilization Program was filed on January 30, 2009 (the “NSP Program Plan”) by the Department of Human Services (“DHS”) with the Department of Housing and Urban Development (“HUD”) and thereafter DHS filed a Substantial Amendment to the NSP Program Plan on December 8, 2009 to allow the transfer of the NSP Program Plan to the Authority (the “Substantial Amendment”).

C. The Subgrantee is a “Subrecipient” as defined in 24 CFR 570.500(c) and the Subgrantee has been awarded a portion of the NSP Funds in the amount of One Million Three Hundred Thousand and No/100 Dollars (\$1,300,000.00) (the “Subgrantee Allocation”), in the form of a grant, as evidenced by and pursuant to that certain Neighborhood Stabilization Program Agreement between the Authority and the Subgrantee dated April 12, 2010 (the “NSP Agreement”) whereby the Subgrantee agreed to use the Subgrantee Allocation in connection with the certain activities to benefit Low, Moderate and Middle Income Persons as set forth in 24 CFR 570, as supplemented by the October 2008 Notice and the June 2009 Notice, and as further amended, supplemented or revised from time to time (the “National Objective”) and other uses of NSP Funds permitted under the NSP Laws, including, without limitation, (i) the establishment

of financing mechanisms to purchase and redevelop Foreclosed upon homes and residential properties, including such mechanisms as so-called “soft” second priority mortgage loans, loan loss reserves, and shared-equity loans for Low and Moderate Income homebuyers; (ii) the purchase and rehabilitation of homes and residential properties that have been Abandoned or Foreclosed upon, in order to sell, rent or redevelop such homes and properties; (iii) the establishment of “land banks” for homes that have been foreclosed upon; (iv) the demolition of blighted structures; and/or (v) the redevelopment of demolished or vacant properties (each an “Eligible Use”, and collectively, the “Eligible Uses”).

D. Subgrantee understands that all activities utilizing the NSP Funds must meet certain conditions set forth in the NSP Laws including, without limitation, the National Objective and that the NSP Funds awarded are to be used with respect to individuals and families whose incomes do not exceed 120% of area median income and, pursuant to the requirements of Section 2301(f)(3)(A)(ii) of HERA, that not less than 25% of the NSP Funds allocated to the Authority are to be used for the purchase and redevelopment of Abandoned or Foreclosed homes or residential properties that will be used to house individuals or families whose income does not exceed 50% of area median income.

E. In accordance with the Substantial Amendment, the Authority is permitted to rescind NSP Funds from subgrantees which are unable to demonstrate progress for projects, and the Authority may reallocate NSP Funds to subgrantees and to other grantees which have received a direct allocation of NSP Funds from HUD.

F. The Authority, pursuant to Resolution No. 2010-IHDA-083 adopted on June 18, 2010, received authorization from its Board to reallocate NSP Funds to the Subgrantee as an existing subgrantee of the Authority whereby the Subgrantee is to receive an additional Two Million Six Hundred Twenty-Five Thousand and No/100 Dollars (\$2,625,000.00) of NSP Funds (“Reallocation”) which Reallocation was based upon the Authority’s review of the project plans of the Subgrantee and was also based upon the Subgrantee’s demonstrated capacity to implement its project plans in order to meet the federal NSP obligation, production, and expenditure timelines.

G. The purpose of this First Amendment is to document the Reallocation to the Subgrantee.

H. Subgrantee expressly acknowledges and agrees that this First Amendment is a legal, valid and binding obligation of Subgrantee enforceable against Subgrantee by the Authority in accordance with its terms. In addition, the Authority and the Subgrantee mutually agree that the execution of this First Amendment with the completed exhibits that are attached hereto and incorporated herein secures certain performance covenants, contractually requires compliance by the Subgrantee with the NSP Laws, and requires that the Subgrantee achieve the affordable housing objectives of the Neighborhood Stabilization Program.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **INCORPORATION OF RECITALS AND EXHIBITS; DEFINED TERMS**

The recitals set forth above, together with the information set forth in the Exhibits attached hereto, constitute an integral part of this First Amendment and are incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the parties. Terms not otherwise defined herein shall have the meanings ascribed to the same in the NSP Agreement.

2. **REVISED SUBGRANTEE ALLOCATION.**

The Subgrantee Allocation in the original NSP Agreement is hereby revised to be a total of Three Million Nine Hundred Twenty-Five Thousand and No/100 Dollars (\$3,925,000.00) which is comprised of the original NSP Allocation in the amount of One Million Three Hundred Thousand and No/100 Dollars (\$1,300,000.00) plus the additional amount of the Reallocation in the amount of Two Million Six Hundred Twenty-Five Thousand and No/100 Dollars (\$2,625,000.00). All references to the term "Subgrantee Allocation" set forth in the NSP Agreement are hereby amended to mean the Subgrantee Allocation as increased by the Reallocation per the terms of this First Amendment.

3. **ADMINISTRATIVE FEE.**

For the Reallocation, Subgrantee is to receive an additional Administrative Fee from the Authority in the amount of One Hundred Twenty-Five Thousand and No/100 Dollars (\$125,000.00) (the "Reallocation Administrative Fee") subject to the terms and conditions of the Agreement and this First Amendment. The Reallocation Administrative Fee is to be paid from the Reallocation. The Reallocation Administrative Fee shall be payable in installments as milestones are met in the Project Schedule as outlined in the NSP Manual. All references to the term "Administrative Fee" set forth in the NSP Agreement are hereby amended to include the amount of the original Administrative Fee set forth in the NSP Agreement as increased by the Reallocation Administrative Fee per the terms of this First Amendment.

4. **REALLOCATION EXHIBITS.**

The Subgrantee has listed on Exhibit A the intended Eligible Uses for the Reallocation (the "Eligible Uses for the Reallocation"), on Exhibit B the Budget for the Reallocation (the "Reallocation Budget"), and on Exhibit C the Project Schedule for the Reallocation (the "Reallocation Project Schedule") and on Exhibit G the number and type of Neighborhood Stabilization Program units for the Reallocation (the "Reallocation Program Units"), which exhibits are attached hereto and incorporated herein. The Subgrantee and the Authority

understand that the Reallocation Budget attached to this First Amendment is only a preliminary budget for the Reallocation which shall be revised in a form and content prescribed by the Authority with more detail and with specific information as to the use of the Reallocation when the same becomes available to the Subgrantee and as may be required by the Authority. The exhibits attached to this First Amendment shall be deemed to be additions to Exhibits A, B, C and G of the NSP Agreement and any references within or to the NSP Agreement to any one of or all of Exhibits A, B, C and G shall be deemed to include the corresponding counterpart of said Exhibit for the Reallocation which is attached to this First Amendment.

5. **COMPLIANCE.**

Subgrantee shall use the Reallocation awarded hereunder solely: (i) in connection with the Neighborhood Stabilization Program; (ii) to further the National Objective; and (iii) in connection with the activities to be taken or performed by Subgrantee in connection with the use of the Reallocation for the Eligible Use for Eligible Uses activities on the Project related to NSP-assisted housing rehabilitation or construction activities, all as specifically described in Exhibit A attached hereto. Subgrantee shall use the Reallocation in accordance with all NSP Laws and all directives of HUD, the Authority, State or other governmental agency which may be prescribed from time to time, and for no other purpose other than for an Eligible Use without the prior written consent of the Authority, which consent may be withheld by the Authority in its sole and absolute discretion. Subgrantee shall cause the Reallocation to be Obligated on or prior to September 4, 2010 in accordance with the Project Schedule, and shall fully disburse the Reallocation on or prior to March 4, 2013.

6. **EFFECT OF FIRST AMENDMENT.**

Except as specifically amended or modified by the terms of this First Amendment, all terms and provisions of NSP Agreement shall remain in full force and effect. the Authority's agreement to modify the NSP Agreement as set forth herein shall not be interpreted or construed as obligating the Authority to make any future modifications to the NSP Agreement. All references herein to the NSP Agreement shall be understood to be to the NSP Agreement as modified hereby.

7. **FURTHER ASSURANCES.**

Subgrantee agrees to execute from time to time any and all documents reasonably requested by the Authority to carry out the intent of the NSP Agreement as modified by this First Amendment.

8. **REAFFIRMATION OF REPRESENTATIONS AND WARRANTIES.**

Subgrantee hereby reaffirms each and every covenant, condition, obligation and provision set forth in the NSP Agreement, as modified hereby. Subgrantee hereby restates and

reaffirms all of the warranties and representations contained in the NSP Agreement as being true and correct as of the date hereof.

9. **TIME OF THE ESSENCE.**

Time is of the essence in the Subgrantee's performance of its obligations under this First Amendment.

10. **WAIVER AND ESTOPPEL.**

Any delay by the Authority in instituting or prosecuting any actions or proceedings or otherwise asserting their rights shall not operate as a waiver of such rights or operate to deprive the Authority of or limit such rights in any way. No waiver made by the Authority with respect to any specific default by the Subgrantee shall be construed, considered or treated as a waiver of the rights of the Authority with respect to any other defaults of the Subgrantee.

11. **MODIFICATION.**

This First Amendment may not be amended in any manner other than by a written agreement executed by the parties.

12. **HEADINGS.**

The headings of the various sections of this First Amendment have been inserted for convenience of reference only and shall not in any manner be construed as modifying, amending, or affecting in any way the express terms and provisions hereof.

13. **SEVERABILITY.**

If any provision of this First Amendment, or any paragraph, sentence, clause, phrase or word, or the application thereof, is held invalid, the remainder of this First Amendment shall be construed as if such invalid part were never included and this First Amendment shall be and remain valid and enforceable to the fullest extent permitted by law.

14. **NOTICES.**

Any notice, demand or communication required or permitted to be given hereunder shall be given in writing at the addresses set forth and as provided in the NSP Agreement.

15. **ORGANIZATION AND AUTHORITY.**

Subgrantee hereby represents and warrants to the Authority that Subgrantee has taken all respective governmental action necessary to enter into and authorize the execution and delivery of this First Amendment and any other documents to be executed and delivered hereunder and that the person signing this First Amendment on behalf of the Subgrantee has the authority to do so.

16. **COUNTERPARTS/FACSIMILE SIGNATURES.**

This First Amendment may be executed in counterparts, each of which shall constitute an original instrument. A copy, scan or facsimile of a signature on this First Amendment shall constitute an original signature.

17. **GOVERNING LAW.**

This First Amendment shall be governed by and construed in accordance with the internal laws of the State of Illinois.

[SIGNATURES APPEAR ON THE NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed on or as of the date first above written.

SUBGRANTEE:

CITY OF BERWYN, an Illinois municipal corporation

By: _____
Robert J. Lovero, Mayor

Attest: _____
Thomas J. Pavlik, City Clerk

AUTHORITY:

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

By: _____
Gloria L. Materre, Executive Director

APPROVED AS TO FORM:

By: _____
Robert W. Kugel, Chief Financial Officer

By: _____
Mary R. Kenney, General Counsel

EXHIBIT A

ELIGIBLE USES FOR THE REALLOCATION

See attached.

EXHIBIT B

REALLOCATION BUDGET

See attached.

EXHIBIT C

REALLOCATION PROJECT SCHEDULE

See attached.

EXHIBIT G

REALLOCATION PROGRAM UNITS

See attached.

**NUMBER AND TYPE OF NEIGHBORHOOD
STABILIZATION PROGRAM UNITS**

See attached.



K. Consent Agenda



The City of Berwyn



Nona N. Chapman
1st Ward Alderman

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 749-6401 Fax: (708) 788-2675
www.berwyn-il.gov

July 9, 2010

Mayor Robert J. Lovero
Members of the City Council
City of Berwyn

SUBJECT: Payroll June 23, 2010

Ladies and Gentlemen:

The current payroll has been prepared for review by the finance department and is ready for approval at the July 13, 2010 meeting.

Payroll: June 23, 2010 in the amount of \$939,550.69.

Respectfully Submitted,

Nona N. Chapman
Budget Committee Chairman

The City of Berwyn



Nona N. Chapman
1st Ward Alderman

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 749-6401 Fax: (708) 788-2675
www.berwyn-il.gov

July 9, 2010

Mayor Robert J. Lovero
Members of the City Council
City of Berwyn

SUBJECT: Payroll July 7, 2010

Ladies and Gentlemen:

The current payroll has been prepared for review by the finance department and is ready for approval at the July 13, 2010 meeting.

Payroll: July 7, 2010 in the amount of \$1,009,460.37.

Respectfully Submitted,

Nona N. Chapman
Budget Committee Chairman

K-2

The City of Berwyn



Nona N. Chapman
1st Ward Alderman

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 749-6401 Fax: (708) 788-2675
www.berwyn-il.gov

July 9, 2010

Mayor Robert J. Lovero
Members of the City Council
City of Berwyn

SUBJECT: Payables July 13, 2010 meeting

Ladies and Gentlemen:

The current payables were prepared for review by the finance department and are ready for approval at the July 13, 2010 meeting.

Total Payables: July 13, 2010 in the amount of \$1,465,805.57.

Respectfully Submitted,

Nona N. Chapman

Nona N. Chapman
Budget Committee Chairman

CITY of BERWYN
Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
01 - General Cash									
<u>Check</u>									
7853	06/24/2010	Open			Accounts Payable	WJR REMODELING	\$6,900.00		
7854	06/29/2010	Open			Accounts Payable	U.S. Postmaster	\$185.00		
7855	06/29/2010	Open			Accounts Payable	Sister Cities International	\$680.00		
7856	07/02/2010	Open			Accounts Payable	Anna Ceja	\$329.99		
7857	07/02/2010	Open			Accounts Payable	Citizens Community Bank	\$2,593.75		
7858	07/02/2010	Open			Accounts Payable	BERWYN SIGNS	\$100.00		
7859	07/14/2010	Open			Accounts Payable	1st Source America	\$2,881.95		
7860	07/14/2010	Open			Accounts Payable	A & A Sprinkler Company, Inc.	\$1,110.00		
7861	07/14/2010	Open			Accounts Payable	A - American Veterinary Hospital	\$1,000.00		
7862	07/14/2010	Open			Accounts Payable	Abarr Sales, Inc.	\$329.00		
7863	07/14/2010	Open			Accounts Payable	ABC Automotive Electronics	\$3,131.94		
7864	07/14/2010	Open			Accounts Payable	ABC Commercial Maintenance Services, Inc.	\$6,583.00		
7865	07/14/2010	Open			Accounts Payable	ABC HUMANE WILDLIFE CONTROL	\$85.00		
7866	07/14/2010	Open			Accounts Payable	Abraham Lincoln Presidential Library	\$152.40		
7867	07/14/2010	Open			Accounts Payable	ACM Elevator	\$1,163.65		
7868	07/14/2010	Open			Accounts Payable	AETNA - U.S. Healthcare	\$26,137.31		
7869	07/14/2010	Open			Accounts Payable	AIR ONE EQUIPMENT, INC.	\$584.01		
7870	07/14/2010	Open			Accounts Payable	Alex Guzman	\$255.00		
7871	07/14/2010	Open			Accounts Payable	ALLIANCE ENTERTAINMENT, LLC	\$25.73		
7872	07/14/2010	Open			Accounts Payable	ALLIED ASPHALT	\$831.30		
7873	07/14/2010	Open			Accounts Payable	ALTA BOOK CENTER PUBLISHERS	\$669.02		

CITY of BERWYN
Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
7874	07/14/2010	Open			Accounts Payable	AMALGAMATED BANK OF CHICAGO	\$200.00		
7875	07/14/2010	Open			Accounts Payable	AmAudit	\$858.26		
7876	07/14/2010	Open			Accounts Payable	AMAZON.COM	\$702.28		
7877	07/14/2010	Open			Accounts Payable	AMERICAN LIBRARY ASSOCIATION	\$158.00		
7878	07/14/2010	Open			Accounts Payable	AMERICAN MESSAGING	\$19.74		
7879	07/14/2010	Open			Accounts Payable	Angela Gwizdala	\$350.00		
7880	07/14/2010	Open			Accounts Payable	ANIMAL WELFARE LEAGUE	\$244.00		
7881	07/14/2010	Open			Accounts Payable	Antonio Montiel	\$11.20		
7882	07/14/2010	Open			Accounts Payable	Aqua Chill of Chicago # 22	\$140.00		
7883	07/14/2010	Open			Accounts Payable	AT & T Global Services, Inc.	\$797.87		
7884	07/14/2010	Open			Accounts Payable	AT&T	\$14,446.60		
7885	07/14/2010	Open			Accounts Payable	AT&T	\$21,850.10		
7886	07/14/2010	Open			Accounts Payable	AT&T	\$312.73		
7887	07/14/2010	Open			Accounts Payable	AVERY'S SERVICES	\$112.50		
7888	07/14/2010	Open			Accounts Payable	AWESOME Pest Service	\$725.00		
7889	07/14/2010	Open			Accounts Payable	B & B Wholesale Distributors	\$423.54		
7890	07/14/2010	Open			Accounts Payable	B. DAVIDS LANDSCAPING	\$1,130.00		
7891	07/14/2010	Open			Accounts Payable	Baker & Taylor, Inc.	\$348.56		
7892	07/14/2010	Open			Accounts Payable	BANC OF AMERICA PUB CAPTL CORP	\$5,512.68		
7893	07/14/2010	Open			Accounts Payable	Barbara Ziemba	\$81.35		
7894	07/14/2010	Open			Accounts Payable	BBC AUDIOBOOKS AMERICA	\$521.03		
7895	07/14/2010	Open			Accounts Payable	BERWYN ACE HARDWARE	\$127.70		
7896	07/14/2010	Open			Accounts Payable	BERWYN DEVELOPMENT CORP	\$8,250.00		

CITY of BERWYN
Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
7897	07/14/2010	Open			Accounts Payable	Berwyn Park District	\$330.00		
7898	07/14/2010	Open			Accounts Payable	BERWYN WESTERN PLBG. & HEATING	\$2,596.74		
7899	07/14/2010	Open			Accounts Payable	BETH DURKIN	\$1,300.00		
7900	07/14/2010	Open			Accounts Payable	Blue Cross / Blue Shield of Illinois	\$527,943.43		
7901	07/14/2010	Open			Accounts Payable	Brancato Landscaping	\$1,853.12		
7902	07/14/2010	Open			Accounts Payable	Bridget Verdum	\$1,200.00		
7903	07/14/2010	Open			Accounts Payable	Candy Stop	\$125.00		
7904	07/14/2010	Open			Accounts Payable	CASE LOTS INC	\$243.70		
7905	07/14/2010	Open			Accounts Payable	CDW GOVERNMENT,INC.	\$209.34		
7906	07/14/2010	Open			Accounts Payable	Ceda of Cook County	\$13,135.86		
7907	07/14/2010	Open			Accounts Payable	Cengage Learning	\$1,590.34		
7908	07/14/2010	Open			Accounts Payable	Cermak Animal Clinic	\$179.00		
7909	07/14/2010	Open			Accounts Payable	Charles J. Benish	\$1,475.00		
7910	07/14/2010	Open			Accounts Payable	Chicago Communications,LLC	\$432.60		
7911	07/14/2010	Open			Accounts Payable	CHICAGO HOME & GARDEN	\$10.95		
7912	07/14/2010	Open			Accounts Payable	CHICAGO OFFICE TECHNOLOGY GROUP	\$508.67		
7913	07/14/2010	Open			Accounts Payable	CHICAGO OFFICE TECHNOLOGY GROUP	\$550.00		
7914	07/14/2010	Open			Accounts Payable	Chicagoland's Town Roofing Inc.	\$7,500.00		
7915	07/14/2010	Open			Accounts Payable	CHRIS ESQUIVEL	\$270.00		
7916	07/14/2010	Open			Accounts Payable	Christina Santiago	\$40.00		
7917	07/14/2010	Open			Accounts Payable	CHRISTOPHER LOPEZ	\$500.00		
7918	07/14/2010	Open			Accounts Payable	CICERO FIRE ACADEMY	\$270.00		
7919	07/14/2010	Open			Accounts Payable	CITADEL	\$111.00		

CITY of BERWYN
Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
7920	07/14/2010	Open			Accounts Payable	COMCAST CABLE	\$11.94		
7921	07/14/2010	Open			Accounts Payable	ComEd	\$29,746.86		
7922	07/14/2010	Open			Accounts Payable	COMMUNICATION REVOLVING FUND	\$439.15		
7923	07/14/2010	Open			Accounts Payable	CONSTELLATION NEW ENERGY INC.	\$9,217.06		
7924	07/14/2010	Open			Accounts Payable	Cortoand Property	\$1,165.50		
7925	07/14/2010	Open			Accounts Payable	DAEDALUS BOOKS	\$72.90		
7926	07/14/2010	Open			Accounts Payable	Debra Wischmeyer	\$120.00		
7927	07/14/2010	Open			Accounts Payable	Dell Marketing, LP	\$597.78		
7928	07/14/2010	Open			Accounts Payable	DEMCO EDUCATIONAL CORP	\$255.52		
7929	07/14/2010	Open			Accounts Payable	Diamond Graphics, Inc.	\$7,528.25		
7930	07/14/2010	Open			Accounts Payable	DLW UMPS	\$2,750.00		
7931	07/14/2010	Open			Accounts Payable	DON MORRIS ARCHITECTS,P.C.	\$7,151.00		
7932	07/14/2010	Open			Accounts Payable	Duncan Solutions	\$375.78		
7933	07/14/2010	Open			Accounts Payable	E. Diaz	\$67.04		
7934	07/14/2010	Open			Accounts Payable	EAGLE ENGRAVING	\$27.10		
7935	07/14/2010	Open			Accounts Payable	EBI CONSULTING	\$19,000.00		
7936	07/14/2010	Open			Accounts Payable	EDMUND P.WANDERLING	\$4,079.00		
7937	07/14/2010	Open			Accounts Payable	Edward Zempich Jr.	\$40.00		
7938	07/14/2010	Open			Accounts Payable	Elzbieta Zmudzki	\$1,475.00		
7939	07/14/2010	Open			Accounts Payable	FBI-TRAINING UNIT	\$450.00		
7940	07/14/2010	Open			Accounts Payable	FEDERAL EXPRESS CORPORATION	\$69.10		
7941	07/14/2010	Open			Accounts Payable	Felco Vending, Inc.	\$181.00		
7942	07/14/2010	Open			Accounts Payable	FIGATNER SCOTT COMPANY	\$84.87		

CITY of BERWYN

Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
7943	07/14/2010	Open			Accounts Payable	Film Ideas, Inc.	\$362.00		
7944	07/14/2010	Open			Accounts Payable	FLASH ELECTRIC CO.	\$5,080.00		
7945	07/14/2010	Open			Accounts Payable	Fort Dearborn Life Insurance Company	\$4,704.17		
7946	07/14/2010	Open			Accounts Payable	FRANK NOVOTNY & ASSC.	\$4,472.00		
7947	07/14/2010	Open			Accounts Payable	FREEWAY FORD TRUCK SALES INC	\$83.80		
7948	07/14/2010	Open			Accounts Payable	Gabriel Auto Parts	\$527.64		
7949	07/14/2010	Open			Accounts Payable	GALLS INCORPORATED	\$1,579.95		
7950	07/14/2010	Open			Accounts Payable	Gavin R.Zarbock	\$900.00		
7951	07/14/2010	Open			Accounts Payable	Goldstine, Skrodzki, Russian, Nemecek & Hoff, LTD.	\$18,322.11		
7952	07/14/2010	Open			Accounts Payable	GRAINGER	\$195.62		
7953	07/14/2010	Open			Accounts Payable	Graphic Chemical & Ink Company	\$1,230.00		
7954	07/14/2010	Open			Accounts Payable	Great Lakes Automatic Door, Inc.	\$103.75		
7955	07/14/2010	Open			Accounts Payable	GREY HOUSE PUBLISHING	\$163.00		
7956	07/14/2010	Open			Accounts Payable	Gurtner Plumbing, Inc.	\$1,373.00		
7957	07/14/2010	Open			Accounts Payable	H J MOHR & SONS CO	\$1,481.50		
7958	07/14/2010	Open			Accounts Payable	H-O-H CHEMICALS, INC.	\$900.00		
7959	07/14/2010	Open			Accounts Payable	HALOGEN SUPPLY CO INC	\$1,944.60		
7960	07/14/2010	Open			Accounts Payable	HASTINGS AIR-ENERGY CONTROL	\$9,337.63		
7961	07/14/2010	Open			Accounts Payable	HEARTLAND BUSINESS SYSTEMS	\$1,500.00		
7962	07/14/2010	Open			Accounts Payable	Herbert Gavarrete	\$86.25		
7963	07/14/2010	Open			Accounts Payable	HIGH PSI LTD.	\$349.00		
7964	07/14/2010	Open			Accounts Payable	HOLIDAY CAMERA INC.	\$998.54		
7965	07/14/2010	Open			Accounts Payable	HOME DEPOT CREDIT SERVICES	\$73.56		

CITY of BERWYN
Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
7966	07/14/2010	Open			Accounts Payable	HORIZON SCREENING	\$4,639.80		
7967	07/14/2010	Open			Accounts Payable	ILLINOIS MUNICIPAL LEAGUE	\$250.00		
7968	07/14/2010	Open			Accounts Payable	ILLINOIS PAPER & COPIER CO.	\$23.16		
7969	07/14/2010	Open			Accounts Payable	INGRAM LIBRARY SERVICES	\$2,001.99		
7970	07/14/2010	Open			Accounts Payable	INTERSTATE BATTERY SYSTEM OF CENTRAL CHGO.	\$287.85		
7971	07/14/2010	Open			Accounts Payable	ISIDRA CORRALES	\$1,475.00		
7972	07/14/2010	Open			Accounts Payable	JACK PHELAN CHEVROLET	\$101.95		
7973	07/14/2010	Open			Accounts Payable	JACK'S RENTAL INC	\$1,671.49		
7974	07/14/2010	Open			Accounts Payable	James McCormick	\$31.92		
7975	07/14/2010	Open			Accounts Payable	James Michelli	\$626.00		
7976	07/14/2010	Open			Accounts Payable	JEFFREY G.BOYAJIAN	\$1,051.10		
7977	07/14/2010	Open			Accounts Payable	JESSICA GALVEZ	\$1,475.00		
7978	07/14/2010	Open			Accounts Payable	Jim Frank	\$59.95		
7979	07/14/2010	Open			Accounts Payable	JOHN TARULLO	\$3,785.00		
7980	07/14/2010	Open			Accounts Payable	JOHNNY RAMIREZ	\$500.00		
7981	07/14/2010	Open			Accounts Payable	Jonathan & Maria C. Perez	\$1,475.00		
7982	07/14/2010	Open			Accounts Payable	Jose Gonzalez	\$1,475.00		
7983	07/14/2010	Open			Accounts Payable	JOSEPH GREEN	\$1,965.00		
7984	07/14/2010	Open			Accounts Payable	Joseph J.Green	\$500.00		
7985	07/14/2010	Open			Accounts Payable	Josephine Tucci	\$82.40		
7986	07/14/2010	Open			Accounts Payable	Juan Aguirre & Sandra Garcia	\$1,475.00		
7987	07/14/2010	Open			Accounts Payable	Juan J.Monteil	\$225.00		
7988	07/14/2010	Open			Accounts Payable	Julian J. Lazzara	\$1,275.00		

CITY of BERWYN

Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
7989	07/14/2010	Open			Accounts Payable	JUST TIRES	\$319.00		
7990	07/14/2010	Open			Accounts Payable	JYNETTE AYALA	\$12.24		
7991	07/14/2010	Open			Accounts Payable	K's Construction	\$1,185.00		
7992	07/14/2010	Open			Accounts Payable	KATHLEEN BEHRENDT	\$265.01		
7993	07/14/2010	Open			Accounts Payable	KATHY SEXTON	\$108.00		
7994	07/14/2010	Open			Accounts Payable	KB LAWN AND MULCH	\$930.00		
7995	07/14/2010	Open			Accounts Payable	KEVIN LORR	\$900.00		
7996	07/14/2010	Open			Accounts Payable	L-K FIRE EXTINGUISHER SERVICE	\$531.95		
7997	07/14/2010	Open			Accounts Payable	LA GRANGE GLASS CO.	\$187.20		
7998	07/14/2010	Open			Accounts Payable	Lakeview Bus Lines Inc.	\$1,522.50		
7999	07/14/2010	Open			Accounts Payable	LANDMARK AUDIOBOOKS	\$86.50		
8000	07/14/2010	Open			Accounts Payable	Leo Mathews Inc.	\$176.96		
8001	07/14/2010	Open			Accounts Payable	Lexipol LLC	\$3,462.50		
8002	07/14/2010	Open			Accounts Payable	LEXISNEXIS	\$456.00		
8003	07/14/2010	Open			Accounts Payable	LITTLE VILLAGE PRINTING	\$247.35		
8004	07/14/2010	Open			Accounts Payable	LIZBETH MENDEZ	\$1,475.00		
8005	07/14/2010	Open			Accounts Payable	Login/ IACP Net	\$1,300.00		
8006	07/14/2010	Open			Accounts Payable	LUCAS ESQUIVEL	\$255.00		
8007	07/14/2010	Open			Accounts Payable	M. K. SPORTS	\$4,440.00		
8008	07/14/2010	Open			Accounts Payable	M.C. DRYWALL FINISHERS,INC., ED MIJANGOS	\$1,605.00		
8009	07/14/2010	Open			Accounts Payable	Maria & Arcenio Gomez & Ernestina Ortega	\$1,475.00		
8010	07/14/2010	Open			Accounts Payable	MARIA A. VILLAGOMEZ	\$1,475.00		
8011	07/14/2010	Open			Accounts Payable	Maria J. Barahona	\$194.12		

CITY of BERWYN

Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
8012	07/14/2010	Open			Accounts Payable	Maricela N. Leon	\$80.00		
8013	07/14/2010	Open			Accounts Payable	MARK CIONE	\$225.63		
8014	07/14/2010	Open			Accounts Payable	MARLIN LEASING	\$361.93		
8015	07/14/2010	Open			Accounts Payable	MaRous & Company	\$3,200.00		
8016	07/14/2010	Open			Accounts Payable	Martin Hasler	\$1,425.00		
8017	07/14/2010	Open			Accounts Payable	McDONALD MODULAR SOLUTIONS,INC.	\$190.00		
8018	07/14/2010	Open			Accounts Payable	McDONOUGH MECHANICAL SERVICES,INC.	\$1,702.42		
8019	07/14/2010	Open			Accounts Payable	MEDICAL REIMBURSEMENT SERVICES,INC.	\$4,940.00		
8020	07/14/2010	Open			Accounts Payable	MENARDS	\$50.22		
8021	07/14/2010	Open			Accounts Payable	MENARDS	\$717.61		
8022	07/14/2010	Open			Accounts Payable	METRO GARAGE INC	\$473.08		
8023	07/14/2010	Open			Accounts Payable	Metrodesign	\$938.00		
8024	07/14/2010	Open			Accounts Payable	MICHAEL T. MYNARSKI	\$1,500.00		
8025	07/14/2010	Open			Accounts Payable	MICRO MARKETING,LLC	\$34.94		
8026	07/14/2010	Open			Accounts Payable	MIDAS AUTO SERVICE EXPERTS	\$178.57		
8027	07/14/2010	Open			Accounts Payable	Midwest Protection, Inc.	\$1,318.89		
8028	07/14/2010	Open			Accounts Payable	MIDWEST TAPE	\$554.70		
8029	07/14/2010	Open			Accounts Payable	Miguel Llamas	\$1,475.00		
8030	07/14/2010	Open			Accounts Payable	MIKE & SONS	\$1,803.50		
8031	07/14/2010	Open			Accounts Payable	MILTON F PERSIN	\$251.00		
8032	07/14/2010	Open			Accounts Payable	MRA	\$25,521.00		
8033	07/14/2010	Open			Accounts Payable	NAEIR	\$311.20		
8034	07/14/2010	Open			Accounts Payable	NATIONAL PEN CORPORATION	\$218.90		

CITY of BERWYN

Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
8035	07/14/2010	Open			Accounts Payable	NATIONAL SEED	\$150.00		
8036	07/14/2010	Open			Accounts Payable	NEAL & LEROY,L.L.C.	\$11,018.90		
8037	07/14/2010	Open			Accounts Payable	New World Systems	\$6,164.68		
8038	07/14/2010	Open			Accounts Payable	NEXTEL COMMUNICATIONS	\$782.26		
8039	07/14/2010	Open			Accounts Payable	NICOR GAS	\$948.56		
8040	07/14/2010	Open			Accounts Payable	Nimfa Melesio	\$40.00		
8041	07/14/2010	Open			Accounts Payable	North Berwyn Park District	\$1,678.77		
8042	07/14/2010	Open			Accounts Payable	ODELSON & STERK,LTD.	\$247.50		
8043	07/14/2010	Open			Accounts Payable	OFFICE DEPOT	\$803.10		
8044	07/14/2010	Open			Accounts Payable	OFFICE EQUIPMENT SALES	\$374.61		
8045	07/14/2010	Open			Accounts Payable	Oneil Peart	\$1,475.00		
8046	07/14/2010	Open			Accounts Payable	ORIENTAL TRADING CO.	\$633.62		
8047	07/14/2010	Open			Accounts Payable	ORLANDO DIAZ	\$3,100.00		
8048	07/14/2010	Open			Accounts Payable	PACE Vanpool	\$400.00		
8049	07/14/2010	Open			Accounts Payable	Paragon Micro	\$14,784.76		
8050	07/14/2010	Open			Accounts Payable	Patrick N.Murray	\$1,925.00		
8051	07/14/2010	Open			Accounts Payable	PAUL GARDNER	\$14.00		
8052	07/14/2010	Open			Accounts Payable	Pav Custom Builders	\$2,567.50		
8053	07/14/2010	Open			Accounts Payable	PEARSON EDUCATION	\$1,275.31		
8054	07/14/2010	Open			Accounts Payable	PERSONALIZED AWARDS	\$1,327.60		
8055	07/14/2010	Open			Accounts Payable	PHELAN DODGE	\$95.20		
8056	07/14/2010	Open			Accounts Payable	PIONEER ATHLETICS	\$1,225.00		
8057	07/14/2010	Open			Accounts Payable	PITNEY BOWES	\$2,313.00		

CITY of BERWYN

Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
8058	07/14/2010	Open			Accounts Payable	PNC Equipment Finance	\$4,388.00		
8059	07/14/2010	Open			Accounts Payable	Porter Lee Corporation	\$96.00		
8060	07/14/2010	Open			Accounts Payable	Pro Lingua Associates	\$347.75		
8061	07/14/2010	Open			Accounts Payable	PROFESSIONAL PEST CONTROL,INC.	\$65.00		
8062	07/14/2010	Open			Accounts Payable	Prudential Insurance Company of America	\$1,535.72		
8063	07/14/2010	Open			Accounts Payable	QUARRY MATERIALS,INC.	\$1,271.32		
8064	07/14/2010	Open			Accounts Payable	RADCO COMMUNICATIONS,INC.	\$270.00		
8065	07/14/2010	Open			Accounts Payable	Ralph Meister	\$40.00		
8066	07/14/2010	Open			Accounts Payable	RANDOM HOUSE,INC.	\$56.25		
8067	07/14/2010	Open			Accounts Payable	Ranlan Properties,LLC	\$82.22		
8068	07/14/2010	Open			Accounts Payable	RAY O'HERRON CO.INC.	\$263.70		
8069	07/14/2010	Open			Accounts Payable	RELIABLE MANAGEMENT INC.	\$1,935.00		
8070	07/14/2010	Open			Accounts Payable	RIZZA FORD	\$704.01		
8071	07/14/2010	Open			Accounts Payable	ROADSAFE-ROMEUVILLE	\$1,265.00		
8072	07/14/2010	Open			Accounts Payable	ROCKY MOUNTAIN TRACKING,INC.	\$779.40		
8073	07/14/2010	Open			Accounts Payable	ROSCOE COMPANY	\$1,156.84		
8074	07/14/2010	Open			Accounts Payable	Route 66 Car Wash	\$97.65		
8075	07/14/2010	Open			Accounts Payable	S-P-D- INCORPORATED	\$5,498.91		
8076	07/14/2010	Open			Accounts Payable	SAM'S CLUB	\$117.20		
8077	07/14/2010	Open			Accounts Payable	SAM'S CLUB	\$3,320.65		
8078	07/14/2010	Open			Accounts Payable	SAMMY HAYES	\$500.00		
8079	07/14/2010	Open			Accounts Payable	SARAH'S INN	\$4,889.05		
8080	07/14/2010	Open			Accounts Payable	SCHOLASTIC BOOK FAIRS	\$130.85		

CITY of BERWYN

Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
8081	07/14/2010	Open			Accounts Payable	SEGUIN SERVICES,INC.	\$46,547.50		
8082	07/14/2010	Open			Accounts Payable	Shirley Sheridan	\$40.00		
8083	07/14/2010	Open			Accounts Payable	SHOESTRING BUSINESS MARKETING	\$905.50		
8084	07/14/2010	Open			Accounts Payable	SIKICH LLP	\$695.00		
8085	07/14/2010	Open			Accounts Payable	SIMMONS PEST CONTROL	\$150.00		
8086	07/14/2010	Open			Accounts Payable	SIRCHIE FINGER PRINT LABORATORIES	\$633.70		
8087	07/14/2010	Open			Accounts Payable	SNAPPY CONVENIENCE CENTER #12	\$27.00		
8088	07/14/2010	Open			Accounts Payable	SPORTSFIELDS, INC.	\$838.80		
8089	07/14/2010	Open			Accounts Payable	SPRINT	\$340.69		
8090	07/14/2010	Open			Accounts Payable	STANDARD EQUIPMENT CO	\$848.16		
8091	07/14/2010	Open			Accounts Payable	Stanley Security Solutions,Inc.	\$122.73		
8092	07/14/2010	Open			Accounts Payable	STATE INDUSTRIAL PRODUCTS	\$119.17		
8093	07/14/2010	Open			Accounts Payable	STORINO,RAMELLO & DURKIN	\$8,138.00		
8094	07/14/2010	Open			Accounts Payable	Strictly Sewers	\$1,500.00		
8095	07/14/2010	Open			Accounts Payable	SUBURBAN LABORATORIES,INC.	\$166.00		
8096	07/14/2010	Open			Accounts Payable	SUBURBAN LIFE PUBLICATIONS	\$4,362.81		
8097	07/14/2010	Open			Accounts Payable	SULLIVAN'S LAW DIRECTORY	\$86.11		
8098	07/14/2010	Open			Accounts Payable	Superior Lamp Inc.	\$763.26		
8099	07/14/2010	Open			Accounts Payable	T.A. CUMMINGS JR. CO.	\$4,931.00		
8100	07/14/2010	Open			Accounts Payable	TAMMY CLAUSEN	\$50.23		
8101	07/14/2010	Open			Accounts Payable	TANTOR MEDIA	\$86.38		
8102	07/14/2010	Open			Accounts Payable	TARGET AUTO PARTS	\$162.57		
8103	07/14/2010	Open			Accounts Payable	TASER INTERNATIONAL	\$47.90		

CITY of BERWYN
Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
8104	07/14/2010	Open			Accounts Payable	TELE-TRON ACE HARDWARE	\$834.00		
8105	07/14/2010	Open			Accounts Payable	THE ARCHAEOLOGICAL CONSERVANCY	\$25.00		
8106	07/14/2010	Open			Accounts Payable	THE FLAG LADY CORPORATION	\$348.90		
8107	07/14/2010	Open			Accounts Payable	THE GALE GROUP	\$2,435.82		
8108	07/14/2010	Open			Accounts Payable	THE LIBRARY STORE	\$176.11		
8109	07/14/2010	Open			Accounts Payable	The Lifeguard Store,Inc.	\$245.75		
8110	07/14/2010	Open			Accounts Payable	THE SIGN EDGE	\$75.00		
8111	07/14/2010	Open			Accounts Payable	THE SIGN EDGE	\$30.00		
8112	07/14/2010	Open			Accounts Payable	THOMAS J.PAVLIK	\$9.83		
8113	07/14/2010	Open			Accounts Payable	THOMPSON ELEVATOR INSPECTION SERVICE INC.	\$1,066.00		
8114	07/14/2010	Open			Accounts Payable	THYSSENKRUPP ELEVATOR CORP.	\$979.04		
8115	07/14/2010	Open			Accounts Payable	Tomasa Terrazas	\$1,475.00		
8116	07/14/2010	Open			Accounts Payable	TRUCKPRO,INC.	\$94.81		
8117	07/14/2010	Open			Accounts Payable	TRYAD AUTOMOTIVE	\$2,153.79		
8118	07/14/2010	Open			Accounts Payable	U.S. Cellular	\$725.31		
8119	07/14/2010	Open			Accounts Payable	ULINE	\$247.51		
8120	07/14/2010	Open			Accounts Payable	UNITED PARCEL SERVICE	\$32.10		
8121	07/14/2010	Open			Accounts Payable	US GAS	\$450.40		
8122	07/14/2010	Open			Accounts Payable	VCA BERWYN ANIMAL HOSPITAL	\$50.47		
8123	07/14/2010	Open			Accounts Payable	VCG UNIFORM/CARLSON MURRAY	\$1,048.85		
8124	07/14/2010	Open			Accounts Payable	VERIZON WIRELESS	\$65.00		
8125	07/14/2010	Open			Accounts Payable	Verna Austen	\$40.83		
8126	07/14/2010	Open			Accounts Payable	Virginia Espinal	\$25.00		

CITY of BERWYN

Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
8127	07/14/2010	Open			Accounts Payable	VISU-SEWER OF ILLINOIS,LLC	\$6,405.70		
8128	07/14/2010	Open			Accounts Payable	WARREN OIL COMPANY	\$37,110.30		
8129	07/14/2010	Open			Accounts Payable	WASTE MANMAGEMENT ILLINOIS- METRO	\$332,305.38		
8130	07/14/2010	Open			Accounts Payable	WATER ONE	\$37.50		
8131	07/14/2010	Open			Accounts Payable	WAY BACK INN,INC.	\$10,000.00		
8132	07/14/2010	Open			Accounts Payable	WEST PAYMENT CENTER	\$73.00		
8133	07/14/2010	Open			Accounts Payable	WORLD FUEL SERVICES	\$524.33		
8134	07/14/2010	Open			Accounts Payable	Worldwin Media	\$365.00		
Type Check Totals:					282 Transactions		\$1,465,805.57		

01 - General Cash Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	282	\$1,465,805.57	
	Total	282	\$1,465,805.57	\$0.00
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	282	\$1,465,805.57	
	Total	282	\$1,465,805.57	\$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	282	\$1,465,805.57	
	Total	282	\$1,465,805.57	\$0.00
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	282	\$1,465,805.57	

CITY of BERWYN

Payment Register

From Payment Date: 7/10/2009 - To Payment Date: 7/14/2010

Total	282	\$1,465,805.57	\$0.00
-------	-----	----------------	--------

The City of Berwyn



Robert J. Lovero
Mayor

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2567
www.berwyn-il.gov

K-3

June 23, 2010

Members of the City Council

Re: Notification of Written Orders Entered at the
Conclusion of a Liquor License Hearing Proceeding

Council Members:

Pursuant to the requirement of Section 804.21 (b) (6) of the Berwyn Codified Ordinances, below you will find orders entered in the following liquor license hearing proceedings:

<u>Case</u>	<u>Licensee</u>	<u>Location</u>	<u>Fine</u>
10-L-05	Bootlegs Bar	2717-19 Ridgeland.	(30) Day Warning

Respectfully,



Robert J. Lovero
Mayor

The City of Berwyn



Robert J. Lovero
Mayor

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2567
www.berwyn-il.gov

June 23, 2010

Members of the City Council

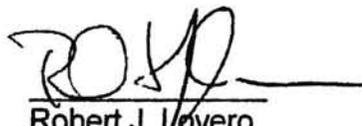
Re: Notification of Written Orders Entered at the
Conclusion of a Liquor License Hearing Proceeding

Council Members:

Pursuant to the requirement of Section 804.21 (b) (6) of the Berwyn Codified Ordinances, below you will find orders entered in the following liquor license hearing proceedings:

<u>Case</u>	<u>Licensee</u>	<u>Location</u>	<u>Fine</u>
10-L-04	Tiger O' Stylies	6300 W. Ogden Ave.	One Hundred Fine (\$100.00)

Respectfully,


Robert J. Lovero
Mayor

K-4

The City of Berwyn



Cesar A. Santoy
5th Ward Alderman

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 749-6405 Fax: (708) 788-2875
www.berwyn-il.gov

July 2, 2010

Honorable Mayor Robert J. Lovero and
Members of the City Council

Re: Handicap Sign Request No. 671 – Gilberto Lopez
2219 S. Highland.

Mayor and City council Members:

I hereby concur with the investigating officer's recommendation in the attached handicap application to **Approve** the request.

Respectfully,

Cesar A. Santoy
5th Ward Alderman

Berwyn
Police Department

6401 West 31st Street
Berwyn, Illinois 60402-0733
Phone (708) 795-5600
(Fax) 795-5627 Emergency 9-1-1

**TO: HONORABLE MAYOR ROBERT J. LOVERO AND
MEMBERS OF THE BERWYN CITY COUNCIL**

**FROM: BERWYN POLICE DEPARTMENT
LOCAL ORDINANCE DIVISION**

DATE: JULY 1, 2010

RE: HANDICAPPED SIGN FOR: Gilberto Lopez #671

**ATTACHED IS A REQUEST FOR A HANDICAPPED SIGN TO BE
ERECTED IN THE CITY OF BERWYN PARKWAY IN FRONT OF:**

2219 S. HIGHLAND

PLEASE REVIEW THE ATTACHED PAPERWORK AND ADVISE.

CC: ALDERMAN SANTOY

Berwyn Police Department

6401 West 31st Street
Berwyn, Illinois 60402-0733
Phone (708) 795-5600
(Fax) 795-5627 Emergency 911

Handicapped Parking Sign Request & Report

To: Mayor Robert J. Lovero
And Members of City Council

From: Berwyn Police Department
Community Service Division

Date: 14 April 2010

Application: 671

Name of Applicant: Gilberto Lopez

Address: 2219 S. Highland Ave. Berwyn, IL. 60402

Telephone:

Nature of Disability:

CITY OF BERWYN
 CLERK'S OFFICE
 2010 JUN 15 P 1:39

Information	YES	NO	Information	YES	NO
Doctor's Note/ Affidavit:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interviewed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Owner's Support Letter:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Handicap Plates:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Garage:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wheelchair:	<input type="checkbox"/>	<input type="checkbox"/>
Driveway:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walker:	<input type="checkbox"/>	<input type="checkbox"/>
Off Street:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cane:	<input type="checkbox"/>	<input type="checkbox"/>
On Street:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oxygen:	<input type="checkbox"/>	<input type="checkbox"/>
Meets Requirements:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Report Number: 10-07702		

Recommendation: APPROVE DENY

Reporting Officer: C. DeLeon #620

Comments:

Alderman: *Santoro*

Ward:

Berwyn Police Department

(708) 795-5600 6401 West 31st Street Berwyn, IL 60402

Incident#: 10-07702

STATION COMPLAINT UCR

9041 (Applicant File)

REPORT TYPE

Incident Report

WHEN REPORTED

06/11/2010 04:57

TIME OF OCCURRENCE

06/11/2010 04:57

INVOLVED ENTITIES

NAME

Lopez, Carlos

SEX RACE

M Hispanic, Latino

UCR

9041 (Applicant File) - 1 count(s)

NAME

Lopez, Gilberto

SEX RACE

M Hispanic, Latino

UCR

9041 (Applicant File) - 1 count(s)

DESCRIPTION

Applicant File

RELATED CAD #

C10-030026

DOT #

LOCATION OF OFFENSE (HOUSE NO., STREET NAME)

2219 S HIGHLAND AV BERWYN, IL 60402

STATUS CODE

INCIDENT #

10-07702

HOW RECEIVED

Walk In

STATUS DATE

DOB

AGE

ADDRESS

2219 S Highland AV Berwyn, IL 60402

SEX

RACE

HGT

WGT

HAIR

EYES

PHONE

UCR

TYPE

RELATED EVENT #

Other

NAME

DOB

AGE

ADDRESS

2219 S Highland AV Berwyn, IL 60402

SEX

RACE

HGT

WGT

HAIR

EYES

PHONE

UCR

TYPE

RELATED EVENT #

Reporting Party

INVOLVED VEHICLES

VEH/PLATE #

STATE

TYPE

INVOLVEMENT

VIN #

IL

Carryall/SUV

YEAR

MAKE

MODEL

COLOR

COMMENTS

1997

Nissan

Pathfinder

Black

NARRATIVES

PRIMARY NARRATIVE

In Summary:

Gilberto Lopez () resides at 2219 S. Highland Ave. and suffers from () of his entire body. Mr. Lopez is requesting handicapped signs due to limited parking availability. Mr. Lopez is driven by his father Carlos Lopez on a daily basis for doctor appointments and daily errands. Mr. Lopez has difficulty walking long distances due to his paralysis. Garage is utilized at this time by an inoperable vehicle.

Gilberto Lopez meets the state requirements for being handicapped and the city requirements for being handicapped.

For the above listed reasons this officer feels that this application should be considered for approval at this time.

REPORTING OFFICER

DE LEON, CARLOS

STAR #

PE4

REVIEWER

STAR #

Berwyn Police Department



BERWYN POLICE DEPARTMENT



6401 West 31st Street
Berwyn, Illinois 60402-0738
Phone: (708) 795-5600
Fax (708) 795-5627 Emergency 9-1-1

HANDICAPPED PARKING INTERVIEW FORM

Applicant Name: GILBERTO LOPEZ

Applicant Address: 2219 S. HIGHLAND AVE.

Applicant Phone #: _____

Applicant D/L #: _____ D.O.B. _____
(IL 10)

Vehicle Make: NISSAN PATHFINDER Vehicle Color: BLK

License Plate #: _____ Handicapped Placard #: BD09801
2014

Does Applicant Use:

Wheelchair _____ Walker _____ Cane _____ Oxygen _____

Parking Availability:

Driveway No Garage YES On Street YES Off Street No

Notes: MR. LOPEZ IS ENTIRE LEFT SIDE MAKING IT DIFFICULT FOR HIM TO WALK WITHOUT ASSISTANCE FROM HIS CANE. THERE IS A GARAGE ON THE PREMISES BUT IS UTILIZED AT THIS TIME WITH AN INOPERABLE VEHICLE, THEY USE ON STREET PARKING. MR. LOPEZ DOES NOT DRIVE. HIS FATHER DRIVES HIM TO RUN HIS ERRANDS AND TO

APPLICANT INTERVIEW DOCTOR APPOINTMENTS

Date: <u>06-09-10</u>	Time: <u>1050AM</u>	Results: <u>APPROVED (RECOMMENDATION)</u>
Date: _____	Time: _____	Results: _____
Date: _____	Time: _____	Results: _____
Date: _____	Time: _____	Results: _____
Date: _____	Time: _____	Results: _____

10-07702

Completion Date: 06-14-10

Application Number: 671

Logged in Book: 06-14-10

 **The City of Berwyn**



Cesar A. Santoy
5th Ward Alderman

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 749-6405 Fax: (708) 788-2675
www.berwyn-il.gov

July 2, 2010

Honorable Mayor Robert J. Lovero and
Members of the City Council

Re: Handicap Sign Request No. 672 – Edward Mangiarulo
1419 S. Ridgeland

Mayor and City council Members:

I hereby concur with the investigating officer's recommendation in the attached handicap application to **Approve** the request.

Respectfully,

Cesar A. Santoy
5th Ward Alderman

Berwyn
Police Department

6401 West 31st Street
Berwyn, Illinois 60402-0733
Phone (708) 795-5600
(Fax) 795-5627 Emergency 9-1-1

**TO: HONORABLE MAYOR ROBERT J. LOVERO AND
MEMBERS OF THE BERWYN CITY COUNCIL**

**FROM: BERWYN POLICE DEPARTMENT
LOCAL ORDINANCE DIVISION**

DATE: JULY 1, 2010

RE: HANDICAPPED SIGN FOR: Edward Mangiarulo #672

**ATTACHED IS A REQUEST FOR A HANDICAPPED SIGN TO BE
ERECTED IN THE CITY OF BERWYN PARKWAY IN FRONT OF:**

1419 S. Ridgeland

PLEASE REVIEW THE ATTACHED PAPERWORK AND ADVISE.

CC: ALDERMAN

SANTOY

Berwyn Police Department

6401 West 31st Street
Berwyn, Illinois 60402-0733
Phone (708) 795-5600
(Fax) 795-5627 Emergency 911

Handicapped Parking Sign Request & Report

To: Mayor Robert J. Lovero
And Members of City Council

From: Berwyn Police Department
Community Service Division

Date: 14 April 2010

Application: 672

Name of Applicant: Edward Mangiarulo

Address: 1419 S. Ridgeland Ave. Berwyn, IL. 60402

Telephone:

Nature of Disability

Information	YES	NO	Information	YES	
Doctor's Note/ Affidavit:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interviewed:	<input checked="" type="checkbox"/>	39
Owner's Support Letter:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Handicap Plates:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wheelchair:	-	1
Driveway:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walker:	-	1
Off Street:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cane:	-	1
On Street:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oxygen:	-	
Meets Requirements:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Report Number: 10-07705		

2010 JUN 15 PM 1:39
CITY OF BERWYN
CLERK'S OFFICE

Recommendation: APPROVE DENY

Reporting Officer: C. DeLeon #620

Comments:

Alderman: *Stanley*

Ward:

Berwyn Police Department

(708) 795-5600 6401 West 31st Street Berwyn, IL 60402

Incident#: 10-07705

STATION COMPLAINT UCR

9041 (Applicant File)

REPORT TYPE

Incident Report

WHEN REPORTED

06/11/2010 05:01

TIME OF OCCURRENCE

06/11/2010 05:01

INVOLVED ENTITIES

NAME

Mangiarulo, Edward

SEX

RACE

M

White, Caucasian

UCR

9041 (Applicant File) - 1 count(s)

DESCRIPTION

Applicant File

RELATED CAD

C10-030029

DOT

LOCATION OF OFFENSE (HOUSE NO., STREET NAME)

1419 S RIDGELAND AV BERWYN, IL 60402

STATUS CODE

INCIDENT

10-07705

HOW RECEIVED

Walk In

STATUS DATE

DOB

AGE

ADDRESS

68

1419 S Ridgeland AV Berwyn, IL 60402

HGT

WGT

HAIR

EYES

PHONE

TYPE

Reporting Party

RELATED EVENT

INVOLVED VEHICLES

VEH/PLATE

STATE

TYPE

INVOLVEMENT

VIN

IL

Sedan, 4-door

YEAR

MAKE

MODEL

COLOR

COMMENTS

2005

Nissan

Altima

Black

NARRATIVES

PRIMARY NARRATIVE

In Summary:

Edward Mangiarulo resides at 1419 S. Ridgeland Ave and currently suffers from y. Mr. Mangiarulo is requesting handicapped signs in front of his residence due to his inability to walk long distances due to his injured He finds it easier to enter through the front of his residence due to the railing in the front. He is a disabled veteran and currently drives his wife to and from work on a daily basis. Mr. Mangiarulo utilizes a to perform his daily activities. Garage is currently utilized as storage.

Mr. Mangiarulo meets the state requirements for being handicapped and meets the city requirements for being handicapped.

For the above reasons this officer feels that this application should be considered for approval at this time.

REPORTING OFFICER

DE LEON, CARLOS

STAR

PE4

REVIEWER

STAR



BERWYN POLICE DEPARTMENT



6401 West 21st Street
Berwyn, Illinois 60402-0738
Phone: (708) 795-5600
Fax: (708) 795-5627 Emergency 9-1-1

HANDICAPPED PARKING INTERVIEW FORM

Applicant Name: EDWARD MANGIARULO SR.

Applicant Address: 1419 RIDGELAND AVE.

Applicant Phone #: _____

Applicant D/L #: _____ D.O.B. _____

Vehicle Make: NISSAN ALTIMA Vehicle Color: SMOKE

License Plate #: _____ Handicapped Placard #: AG55228

Does Applicant Use:

Wheelchair _____ Walker _____ Cane _____ Oxygen _____

Parking Availability:

Driveway No Garage YES On Street YES Off Street No

Notes: 28 YRS. OWNER OF HOUSE. UTILIZES GARAGE FOR STORAGE, EASIER TO USE FRONT STEPS DUE TO RAILING. UNABLE TO WALK LONG DISTANCES DUE TO INJURY AND RUNS ERRANDS AND DRIVES WIFE TO WORK ON A DAILY BASIS.
ON A DAILY BASIS

APPLICANT INTERVIEW

Date: <u>06-09-10</u>	Time: <u>1151AM</u>	Results: <u>APPROVED (RECOMMENDATION)</u>
Date: _____	Time: _____	Results: _____
Date: _____	Time: _____	Results: _____
Date: _____	Time: _____	Results: _____
Date: _____	Time: _____	Results: _____

10-07705

Completion Date: 06-14-10

Application Number: 672

Logged in Book: 06-14 10

Kb



ACTIVE
TRANSPORTATION
ALLIANCE

9 West Hubbard Street
Suite 402
Chicago, IL 60610-6545

T 312.427.3325
F 312.427.4907
info@activetrans.com
www.activetrans.org

June 29, 2010

City of Berwyn
President and Board of Trustees
Attn: Tom Pavlick, City Clerk
6700 W. 26th Street
Berwyn, IL 60402

Dear Mr. Pavlick,

The Active Transportation Alliance will hold its 22nd annual Boulevard Lakefront Tour (BLT) bicycle ride on Sunday, August 29.

The Boulevard Lakefront Tour is produced by the Active Transportation Alliance, a nonprofit bicycling, pedestrian and public transit advocacy organization. We advocate for transportation that encourages and promotes safety, physical activity, health, recreation, social interaction, equity, environmental stewardship and resource conservation. BLT is a fundraising event produced to support these efforts.

This long-running event is a recreational bicycle ride through the city of Chicago and beyond. The ride focuses on the Chicago boulevard and park systems and historical and architectural sites along the route. It is not a competitive race. Riders understand they share the road with other users and are instructed to follow the rules of the road.

Participants select from a 15-, 32- or a 62-mile route options. Only the 62-mile ride extends into Berwyn and the neighboring western suburbs. A complete 62-mile route map and a detailed route map through your suburb are attached.

Riders start from the UIC campus (Morgan and Taylor Streets, Chicago) and are released in waves between 7-7:45 AM. Since the start times are staggered and riders travel at varying speeds, they will be dispersed along the route. We expect riders to pass through your suburb between 8:15 and 9:30 AM. Approximately 400 riders will select the 62-mile route option.

We do not require any village resources or support of any kind. We simply wish to inform you about the Active Transportation Alliance and our bicycling event.

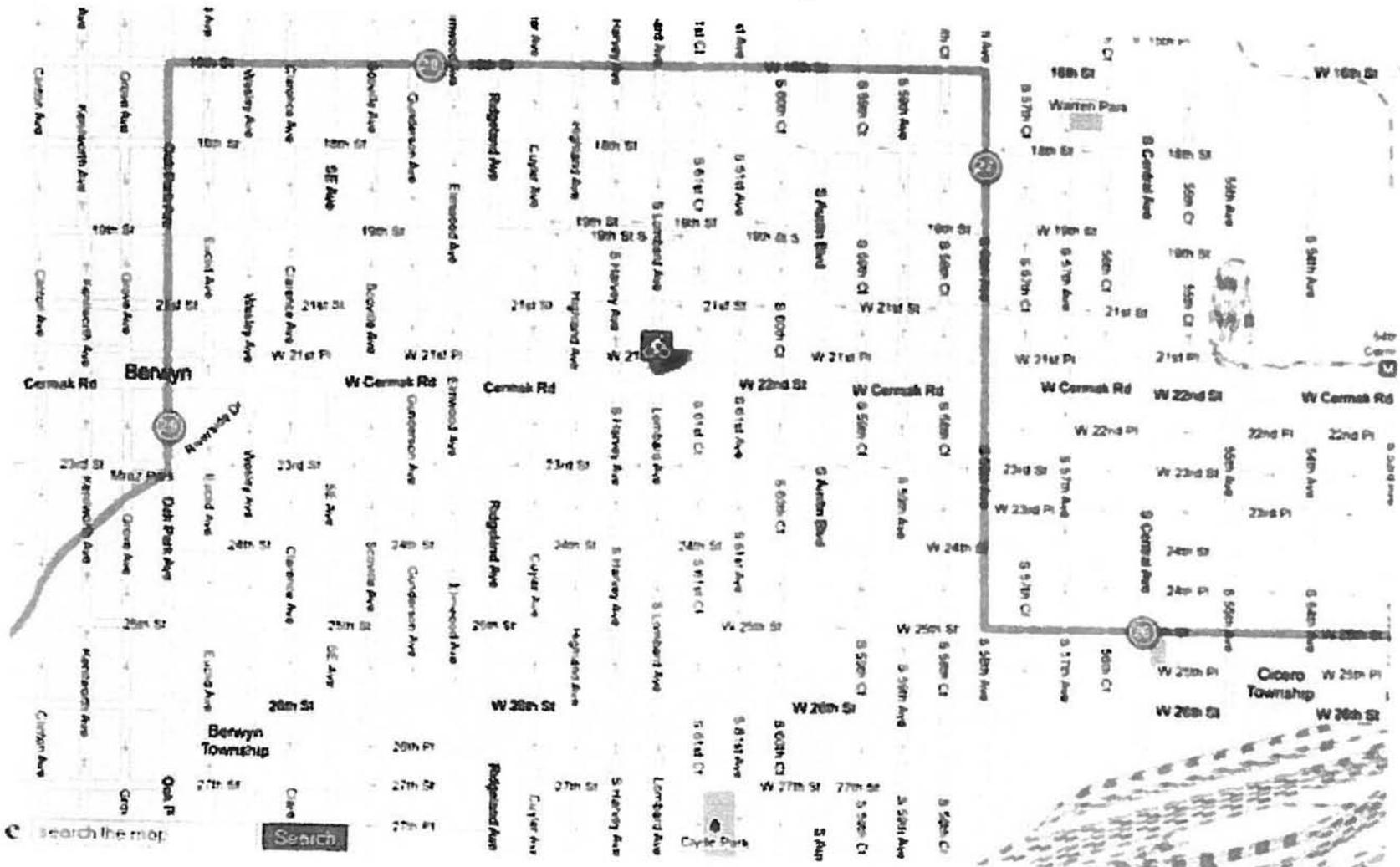
We're excited to extend our 62-mile route into the western suburbs. We're certain they will enjoy the sites and experiences along this new route.

Thank you for your time. Please let me know if you require additional information.

Sincerely,

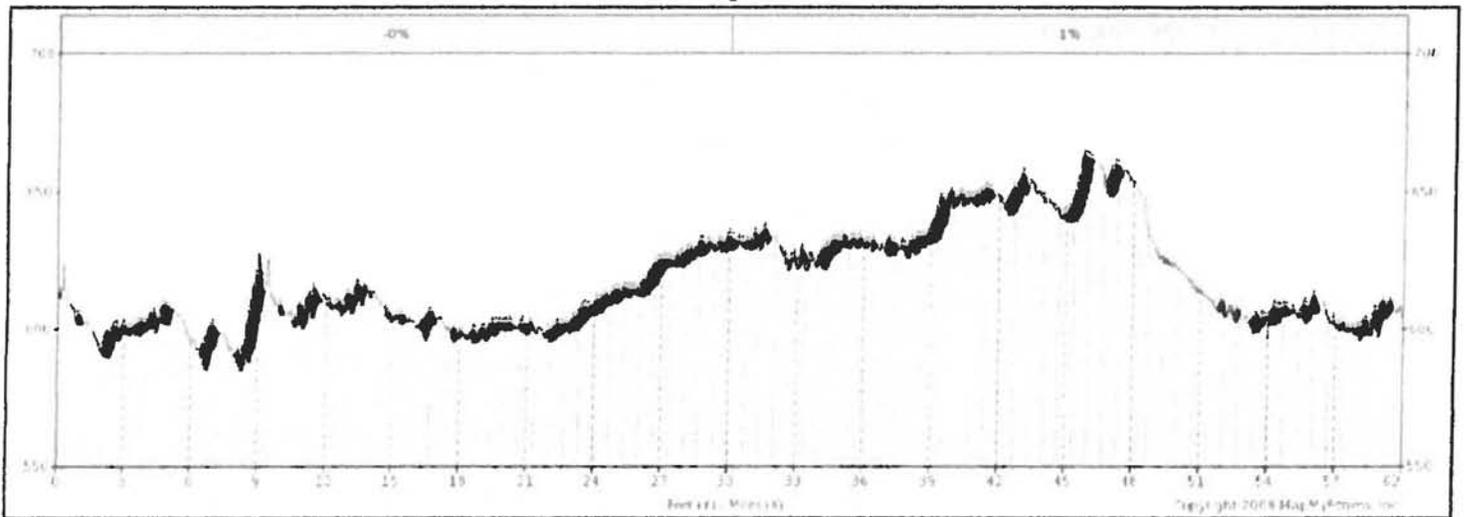
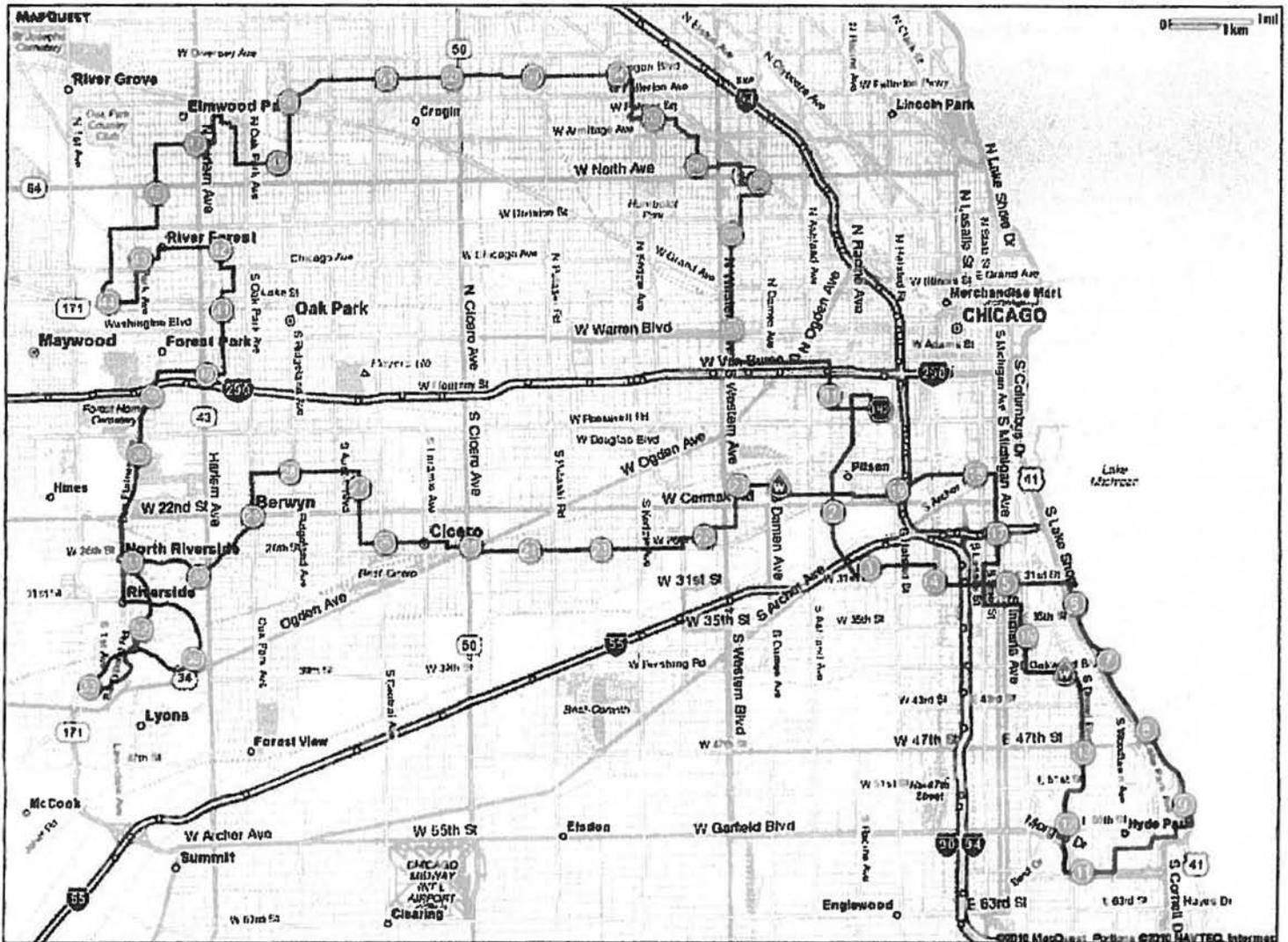
Christine Schwartzkopff
Director of Events

Boulevard Lakefront Tour
Active Transportation Alliance
Sunday, August 29, 2010
62-Mile Route Berwyn Map Detail



ROUTE DESCRIPTION
Description Provided

6/21/10 draft





Trinity Community Church

United Church of Christ

7022 Riverside Drive, Berwyn, Illinois 60402-2125

Phone: 708-484-1818 Fax: 708-484-1819

Website: TCCUCC.com

Rev. William G. Ressler, M.Div., M.S.W., Co-Pastor

Rev. Penny L. Taylor, M.Div., M.S.W., Co-Pastor

June 10, 2010

City of Berwyn
Attn: Clerk's Office
6700 26th Street
Berwyn, IL 60402

RE: Request for Permit

Dear City Clerk:

Trinity Community Church, United Church of Christ is located at the corner of Riverside Drive and 26th Street in Berwyn. We are considering holding an outdoor event to serve the community and our members on Sunday, October 3, 2010.

Our plans are to have a 3B day...that's Brats, Beer (Beer & Root Beer) and Bags (Bean Bags). After the parade, we would be selling brats, root beer and beer, as well as conducting a bean bag tournament, which would have a nominal entry fee. We don't know what the requirements are to sell food and beer in our parking lot for a one-time only event, probably no more than six hours, but could be as little as three hours. It would all be held in our parking lot and our lawn along Riverside Drive. We might also have music.

Please bring this forth to the council at your next meeting and afterwards advise if we would be able to have a permit to sell food and beer on this day on our premises. Thank you for any consideration you can give us.

Sincerely,

Kathleen L. Kerns
Council President of
Trinity Community Church



K-8

J. Sterling Morton High Schools

Morton East High School, 2423 S. Austin Blvd., Cicero, IL 60804

Business Office

PH: (708) 222-5705
FAX: (708) 656-0490
kkopf@jstmorton.org

Thomas J. Pavlik
City of Berwyn
6700 West 26th Street
Berwyn, IL 60402

June 23, 2010

Dear Mr. Pavlik:

I respectfully request a run permit and necessary police escort for the Morton High School 5K run on Saturday, August 14, 2010. The Morton High School Athletic Department is sponsoring this fundraiser to raise funds for the athletic department. The run will begin at Morton West High School at approximately 8:00 a.m. and end at approximately 10:00 a.m.

The 5K run route is as follows:

Start at Morton West, head south on Home Ave towards Riverside Drive—
Left on Riverside Drive towards Cermak—
Right on Wesley Avenue towards 25th Street—
Left on 25th Street towards Highland Avenue—
Left on Highland Avenue towards 24th Street—
Left on 24th Street towards Wesley Avenue—
Right on Wesley towards Cermak—
Left on Riverside Drive towards Home Ave—
Right on Home Avenue back to Morton West

I have requested a certificate of insurance from our agent to show our liability coverage for the 5K Run, and will forward this certificate to the City Clerk. All correspondence should be sent to my attention. If you have any questions please contact my office.

Sincerely,

Gail Kopf
Assistant Superintendent Finance and Operations

CC: Berwyn Fire Department
Berwyn Police Department
B. Manfre
S. Lemon

Greetings Mayor Lovero and City Counsel Members:



This letter is on behalf of the owners of the Garv Inn, 6546 Windsor Ave, as well as the owners of Giovanni's Restaurant. We are requesting to host a block party on Saturday, August 14th 2010. We will be celebrating the opening and joining of Giovanni's Restaurant to our establishment.

The event would be held all day, 11 am until 9 pm, and would require the block of Windsor, between East Avenue and Scoville Avenue, to be blocked off. This event would feature bands throughout the day, as well as Giovanni's food being prepared outdoors on the large grill. Family games and entertainment would also be available for the neighborhood to enjoy.

Hosting this event is a great way for us to bring together the people of Berwyn, with great food and music. Being a contributing business in Berwyn since 1968 the Garv Inn is excited to become a Bar & Grill!

We are asking that you allow us to host this event to introduce our new addition and to provide a great family fun night for all to enjoy. If you have any questions regarding details of the event, or specifics, feel free to contact the Event Coordinator for the Garv Inn, information located below.

Thank you for your consideration, we look forward to seeing all of you, along with your families, at the event!

Sincerely,
Michael Garvin
630-745-0721
6546 Windsor Ave

Event Coordinator · Valerie Scaccia · 708-692-7608 · VScaccia@Hotmail.com



The City of BERWYN, Illinois Fire Department

DENIS O'HALLORAN, Fire Chief
788.782.2000 ext 3250

5700 West 28th Street • Berwyn, Illinois 60402 U.S.A. • Fax 708 789 3009

July 7, 2010

To: Mayor Robert Lovero
Members of City Council

From: Fire Chief Denis O'Halloran

RE: Berwyn Firefighters Local 506 Collection dates for Muscular Dystrophy Drive (M.D.A.)

Ladies & Gentleman,

Attached is a communication from Local 506 requesting permission to collect for Muscular Dystrophy Drive on the following Saturdays in August, 14, 21, 28, 2010 from 09:00 am. to 1:00 pm. The members will be required to wear traffic safety vests while in the various intersections through out the City.

As you are aware the Berwyn Firefighters Union Local 506 has received awards for the highest collections. Last year they collected over \$23,000.00 for this worthy cause. Since 1995 the Berwyn Firefighters have collected over \$173,000. I behalf of the Firefighters Union, I would like to that the Citizens of Berwyn for their generosity and supporting this event. It would be my recommendation that you approve the request for collecting for MDA on the above August 2010 dates.

Respectfully,

Denis O'Halloran

Fire Chief



BERWYN FIRE FIGHTERS ASSOCIATION

LOCAL 506

International Association of Fire Fighters

Affiliated with AFL-CIO-CLC

Associated Fire Fighters of Illinois



June 17, 2010

To: Mayor Lovero and the Berwyn City Council

As chairman of the Berwyn Firefighters Association Local 506 Muscular Dystrophy Drive, I am requesting permission for our Local Fire Fighter's in conjunction with the Berwyn Fire Department, to collect donations at various intersection through out the City of Berwyn.

This will take place on the last three (3) Saturdays during the month of August, 2010 which are the 14th 21st and the 28th. We will be collecting from 9:00 am to 1:00 pm.

Thank you for your consideration in this matter.

Respectfully,

Pat Sharkey, Chairman
Local 506 Muscular Dystrophy Drive

K
M

Robert J. Lovero
Mayor



A Century of Progress with Pride

8700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

THOMAS J. PAVLIK
CITY CLERK

Date: 6/8/10

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party Clarence block of 2448-2401

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the Clarence block
Of 2448-2401

The residents request permission to hold the event on July 10 2010

With a rain date of 8/21/10. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,
[Signature]

Contact person is: Kazidi Feng

Address is: 2439 S Clarence

Phone number is: 708 - 484 1882

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

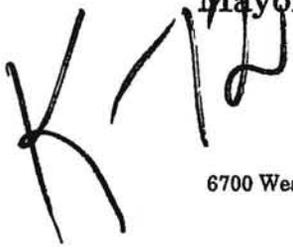
2010 JUN 23 PM 3:27
CITY OF BERWYN

WE THE UNDERSIGNED RESIDENTS OF THE Clarence BLOCK OF 2448-2401
 DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON Clarence
 BETWEEN THE HOURS OF 12pm AND 9pm, OUR RAIN DATE IS 8/21
 ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

NAME ADDRESS

- 2439 Clarence
- 2433 CLARENCE
- UA 2437 CLARENCE
- 2440 S. Clarence
- J 2448 S. CLARENCE
- j 2448 S. Clarence Ave.
- o 2446 S Clarence
- r 2430 S Clarence
- OURZEK 2428 CLARENCE AVE.
- ON 2425 Clarence Ave.
- LS 2442 Clarence Ave
- 2419 S. Clarence
- WIZ 2413 S. Clarence
- R 2401 S. CLARENCE
- 2409 Clarence
- 2431 Clarence.
- h 2445 Clarence
- WEDS 2479 Clarence
- 2427 Clarence
-
-
-

Robert J. Lovero
Mayor



A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

Thomas Pavlik
City Clerk

Date: 7/6/010

Mayor Lovero & Members of
The Berwyn City Council

Re: ALLEY GARAGE SALE 2300 blocks of HARVEY & HIGHLAND

Honorable Mayor Lovero & Members of Council:

The residents of the 2300 block of HARVEY & HIGHLAND
Name of Street/Streets

Wish to hold an ALLEY GARAGE SALE on JULY 10
Date / Dates (Maximum 4)

We are aware of the ordinance regarding ALLEY GARAGE SALES and will abide by all of them.

Thank you for your consideration.

Yours truly,

Gary Wardlow

Contact person is: GARY WARDLOW

Address: 2316 S. HARVEY

Phone number: 708-484-4466 CELL 567-6279

Robert J. Lovero
Mayor



A Century of Progress with Pride

8700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

THOMAS J. PAVLIK
CITY CLERK

Date: 6/15/10

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 6400 block of 33rd

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 6400 block
Of 33rd St.

The residents request permission to hold the event on 7/17/10

With a rain date of _____ . We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,
[Signature]

Contact person is: Dave Ziegler

Address is: 6441 33rd St

Phone number is: 788-9429

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

23
13
07
01

L

WE THE UNDERSIGNED RESIDENTS OF THE 6400 BLOCK OF 33rd St

DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON Saturday July 10th

BETWEEN THE HOURS OF 9:00 am AND 9:00 PM, OUR RAIN DATE IS ---

ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

ADDRESS

- 6441 33rd
- 6442 33rd
- 6438 W 33rd
- 6430 W 33rd
- 6424 W 33rd St
- 6422 33rd St
- 6418 33rd
- 6417 W 33rd St
- 6405 33rd
- 6409 W 33rd St
- 6411 33rd
- 6419 W 33rd St
- 6425 W 33rd
- 6427 W 33rd St
- 6437 W 33rd St
- 6423 33rd St
- 6404 33rd St
- 6426 33rd St
- 6440 33rd St

Robert J. Lovero
Mayor



A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

THOMAS J. PAVLIK
CITY CLERK

Date: 6-26-10

Mayor Lovero & Members
Of the Berwyn City Council

Re: 'Block Party 1600 block of GROVE

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 1600 block
of GROVE.

The residents request permission to hold the event on Sat., July 31st

With a rain date of Sun, Aug. 1st. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,



Contact person is: GEORGINA ALEJOS

Address is: _____

Phone number is: _____

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

WE THE UNDERSIGNED RESIDENTS OF THE 1600 BLOCK OF GROVE
 DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON July 31st
 BETWEEN THE HOURS OF 8⁰⁰am AND 9⁰⁰pm, OUR RAIN DATE IS Aug 1st
 ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

NAME	ADDRESS
	1623 Grove
	1623 Grove.
	1631 GROVE toryanne@mailedprinces
	1633 GROVE Alex1k2006@yahoo.com
	1635 Grove dehlbarndesigns@aol.com
	1643 Grove
	1648 GROVE
	1644 "
	1638 S Grove 60402 #1
	1638 S. GROVE AVE. #2
	1640 S Grove #2
	1634 Grove Ave 60402
	1618 Grove Ave 60402
	1618 GROVE AVE 60402
	1600 GROVE AVE 60402
	1603 Grove Ave. 60402
	1607 GROVE AV. 60402
	1622 Grove Ave 60402
	1613 GROVE AVE 60402
	1619 S. GROVE AVE
	1628 Grove Ave 60402
	1621 GROVE AVE

Robert J. Lovero
Mayor



A Century of Progress with Pride

8700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

THOMAS J. PAVLIK
CITY CLERK

Date: July 5 2010

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 3600 block of Maple

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 3600 block
Of Maple.

The residents request permission to hold the event on August 21, 2010.

With a rain date of August 28, 2010. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

Julia Bauers

Contact person is: Julia Bauers

Address is: 3618 S Maple

Phone number is: 708 484 7795

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

WE THE UNDERSIGNED RESIDENTS OF THE 3600 BLOCK OF Maple

DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON August 21, 2010

BETWEEN THE HOURS OF 9:00 AND 9:00, OUR RAIN DATE IS August 28, 2010

ALL DEBRIS MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

ADDRESS

- 3624 Maple
- 3626 MAPLE
- 3630 Maple
- 3634 S. MAPLE
- 3644 S. Maple
- 3646 S. MAPLE
- 3649 Maple
- 3647 Maple
- 3639 Maple
- 3623 MAPLE
- 3609 MAPLE
- 3601 Maple
- 3604 Maple
- 3610 Maple
- 3614 Maple
- 3618 Maple
- 3637 Maple
- 3633 Maple
- 3622 Maple
- szinski 3605 Maple
- becky 3627 Maple
- e2 3648 Maple
- er 3619 Maple

Robert J. Lovero
Mayor



A Century of Progress with Pride

8700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

THOMAS J. PAVLIK
CITY CLERK

Date: Jun 28/10

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 13 block of 1300 Block Elmwood

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 13 Block block
of ELMWOOD.

The residents request permission to hold the event on JUL 17 2010

With a rain date of JUL 24 2010. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,
White Hochstetler

Contact person is: CELIA REYES

Address is: 1338 S. ELMWOOD AVE.

Phone number is: (708) 337 16 43

2010 JUL -7 10:21
CITY OF BERWYN
CLERK'S OFFICE

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

WE THE UNDERSIGNED RESIDENTS OF THE 13 BLOCK OF ELMWOOD AVE.

DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON JUL 17 2010

BETWEEN THE HOURS OF _____ AND _____, OUR RAIN DATE IS _____

ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

NAME	ADDRESS
	1334 South Elmwood
	226 S. Elmwood
	1322 S ELMWOOD
	1314 Elmwood
	1308 Elmwood
	325 Elmwood
	329 Elmwood Ave
	333 S ELMWOOD AVE
	339 S. Elmwood Ave.
	345 S. Elmwood Ave
	1340 S. Elmwood Ave
	1334 S. Elmwood Av.
	1338 S. Elmwood Ave
	1323 Elmwood Ave.
	1319 Elmwood
	1317 Elmwood
	1313 Elmwood
	1311 Elmwood
	1307 ELMWOOD
	1302 ELMWOOD
	1306 Elmwood

Robert J. Lovero
Mayor

K-17



A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2880 Fax: (708) 788-2675
www.berwyn-il.gov

THOMAS J. PAVLIK
CITY CLERK

Date: June 29th - 2010

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 2300 block of Highland Ave

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 2300
of Highland Ave.

The residents request permission to hold the event on August 28th - 2010

With a rain date of August 29th - 2010. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

Juanita J. Helwig

Contact person is: Juanita J. Helwig

Address is: 2347 S. Highland Ave

Phone number is: 708-484-4213 or 708-484-7905

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

WE THE UNDERSIGNED RESIDENTS OF THE 2300 BLOCK OF Highland Ave

DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON August 28th

AND 9:00 pm, OUR RAIN DATE IS Sun 29th of Aug.

FOR CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

ADDRESS

2301 S. Highland	yes
2303 S. Highland	yes
2305 S. Highland	yes
2307 S. Highland	yes
2313 S. Highland	yes
2315 HIGHLAND	YES
2319 HIGHLAND	
2325 Highland	yes
2327 Highland	yes
2328 Highland	yes
2328 Highland	yes
2330 S. Highland	yes
2331 HIGHLAND	YES
2332 HIGHLAND	YES
2334 Highland	YES
2348 Highland	yes
2334 HIGHLAND	YES
S HIGHLAND	yes
2347 S Highland Ave	yes
2300 Highland	yes
2308 S Highland	yes
310 S HIGHLAND	yes
2322 S. Highland	yes
35 Highland ave	yes

K-18
Robert J. Lovero
Mayor



A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2676
www.berwyn-il.gov

THOMAS J. PAVLIK
CITY CLERK

Date: 7/6/10

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party Highland block of 2100

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the Highland block
Of 2100.

The residents request permission to hold the event on July 18, 2010

With a rain date of July 25, 2010. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

Junely Escobar

Contact person is: Junely Escobar

Address is: 2125 S. Highland 1st floor

Phone number is: 708 323 8933

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

WE THE UNDERSIGNED RESIDENTS OF THE Highland BLOCK OF 2100

DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON July 18 2010

BETWEEN THE HOURS OF 9 AND 9, OUR RAIN DATE IS July 25, 2010

ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

NAME

ADDRESS

Gabriel Escobar

Elyan Galt

Abela Gullat

Joseph Gome

Rick Alford

Margenta Barr

Emilly Amortico

[Signature]

Lucian Jimenez

Derana Bell

Amthia Johnson

Jandra Jimenez

Jerry Jimenez

[Signature]

William

Alicia Flores

Luis Sandoval

Amthia Jimenez

Joseph Sauer

Robert J. Lovero
Mayor



CITY OF BERWYN
CLERK'S OFFICE

A Century of Progress with Pride JUL - 8 P 2:49

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

THOMAS J. PAVLIK
CITY CLERK

Date: 6/30/10

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party August 21, 2010 block of 5700 S. Wauverly Ave

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 5700 block
Of S. Wauverly Ave.

The residents request permission to hold the event on August 21, 2010

With a rain date of August 22, 2010. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,
[Signature]

Contact person is: [Signature]

Address is: _____

Phone number is: _____

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

K-20
Robert J. Lovero
Mayor



A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

THOMAS J. PAVLIK
CITY CLERK

Date: 7/5/10

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 3500 block of CLINTON

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 3500 block
of CLINTON.

The residents request permission to hold the event on 8.21.10

With a rain date of 9.4.10. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

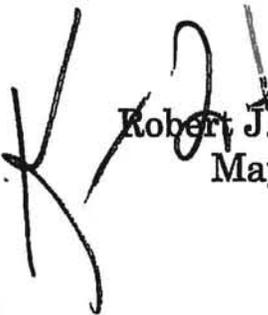
Kate Walczak

Contact person is: KATE WALCZAK

Address is: _____

Phone number is: _____

*****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED*****


Robert J. Lovero
Mayor



Collections and
Licensing

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 749-8910
www.berwyn-il.gov

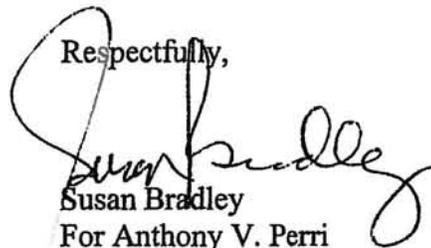
July 8, 2010

Honorable Mayor Robert J. Lovero
And Members of the City Council
Berwyn City Hall
Berwyn, Illinois 60402

Dear Mayor and Council Members:

Attached please find a list of business licenses which were issued by the Collection and Licensing Department during the month of June, 2010. Included are; storefronts, phone use only businesses as well as out of town contractors. I am also providing a list of businesses that have applied for a license with a current status of Application Review/Pending as well as businesses waiting for inspections with a status of Inspections Pending.

Respectfully,


Susan Bradley
For Anthony V. Perri
Licensing and Collections
sb

BERWYN BUSINESSES - LICENSED IN JUNE, 2010 (STOREFRONTS)

<u>NAME</u>	<u>ADDRESS</u>	<u>CORP. NAME OR OWNERS NAME</u>	<u>COMMENTS</u>
One Village	6303 W. Roosevelt Road	Dr. Frank Yurasek	Acupuncturist Office (800) 779-1663
Taqueria Jalisco #1	7021 W. Roosevelt Road	Jose Rios/Javier Alvarez	Restaurant (708) 788-6391
Evitela Salazar DBA, Adam & Eve	2144 S. Clarence Avenue	Evitela Salazar	Beauty Salon (708) 484-8311
Doggie Paradise Introducing Chico & The Man	3259 S. Harlem Avenue	Gloria Vila	Dog Grooming (708) 317-5860

BERWYN BUSINESSES - LICENSED IN JUNE, 2010 (PHONE USE ONLY)

<u>NAME</u>	<u>ADDRESS</u>	<u>CORP. NAME OR OWNERS NAME</u>	<u>COMMENTS</u>
Malik Handyman Service	1812 S. Euclid Avenue	Fazilat Malik	Handyman Contractor (708) 788-5979
Grosso Carpentry	6909 W. 30th Street	Gabe Grosso	General Contractor (708) 363-8379

**BUSINESS LICENSES ISSUED FOR JUNE, 2010
OUT OF TOWN CONTRACTORS**

Page 1

<u>NAME</u>	<u>ADDRESS</u>	<u>CORP. NAME OR OWNERS NAME</u>	<u>COMMENTS</u>
Concrete Power	4010 Bobby, Schiller Park	Concrete Power, Inc.	Contractor (Cement)
Active Electric, Inc.	133 Christopher, Fox Lake	Active Electric, Inc.	Contractor (Electric)
Aemme Electric, Inc.	6740 86th, Burbank	Aemma Electric, Inc.	Contractor (Electric)
ASAP Electric Service	1024 6th, LaGrange	ASAP Electric Service, Inc.	Contractor (Electric)
Advanced Fence & Gate	10144 Pacific, Franklin Park	Professional Fence Installers	Contractor (Fence)
Presidio Capital, LLC	2134 Ashley, Downers Grove	Presidio Capital, LLC	Contractor (General)
Romero's Heating-N-Cool	2330 Huron, Waukegan	Mario Romero	Contractor (HVAC)
Campus Corps Painters	413 Cass, Westmont	Campus Corps Painters, Inc.	Contractor (Painting & Decorating)
AAA Kairos Plumbing	3619 Wolfram, Chicago	AAA Kairos Plumbing, LLC	Contractor (Plumbing)
Del Fiacco Sewer	780 Lily Cache, Bolingbrook	Del Fiacco Sewer	Contractor (Sewer Digger/Installer)

Application Review

Business Name	Address	Last Update	Phone	ID #
<i>Bella's Bakery</i> 6807 W. Ogden Avenue Berwyn IL 60402		4/9/2010	(708)	12158
<i>Jessica Rivera-Herrera, CPA, PC</i> 6418 W. Ogden Avenue Berwyn IL 60402		6/22/2010	(708) 393-2342	12338
<i>Jimmy Johns</i> 7028 W. Cermak Road Berwyn IL 60402		2/5/2010	(708) 488-1129	12048
<i>Ogden Joe's, Inc.</i> 6803 W. Ogden Avenue Berwyn IL 60402		4/28/2010	(708)	12214
<i>PCC South Family Health Center</i> 6201 W. Roosevelt Road Berwyn IL 60402		1/22/2010	(708)	12013
<i>Virtuous Nights</i> 3243 S. Harlem Avenue Berwyn IL 60402		5/24/2010	(708)	12277
Total Businesses				6

Business Directory By Category For:

Thursday, July 08, 2010

Application Pending

Business	Name	Address	Last Update	Phone	ID #
<i>Art Studios</i>				(708) 369-6009	12241
1401 S.	Harlem Avenue	Berwyn IL 60402	5/13/2010		
Total Businesses					1

Inspections Pending

Business Name	Address	Last Update	Phone	ID #
<i>A. S. G. Staffing</i>			(708) 484-1084	12124
6902 W. Cermak Road	Berwyn IL 60402	3/26/2010		
<i>Box 0101, Inc.</i>			(708) 299-6845	12339
6337 W. Cermak Road	Berwyn IL 60402	6/22/2010		
<i>Chicago Legal, LLC</i>			(708) 795-7000	12240
3833 S. Harlem Avenue	Berwyn IL 60402	5/13/2010		
<i>Golden Homes Real Estate, Inc.</i>			(708)	10319
6705 W. 26th Street	Berwyn IL 60402	6/23/2008		
<i>Horrorbles, Inc.</i>			(708) 484-7370	11577
6729 W. Roosevelt Road	Berwyn IL 60402	6/23/2009		
<i>Lions Tai Kwon Do</i>			(708) 484-7555	11989
6811 W. Roosevelt Road	Berwyn IL 60402	1/11/2010		
<i>Marathon Gas Food Mart</i>	<i>AKA Shreeji Berwyn, Inc.</i>		(708)	11073
1600 S. Oak Park Avenue	Berwyn IL 60402	10/15/2008		
<i>Robert Cottle</i>	<i>State Farm Insurance</i>		(708)	12018
6201B W. Cermak Road	Berwyn IL 60402	3/23/2010		
<i>Saint Anthony Hospital Doctor's Office</i>			(708) 788-4933	11979
6917 W. Cermak Road	Berwyn IL 60402	1/5/2010		
<i>Salud Y Bienestar, Health & Well Being</i>			(708) 890-7781	12132
6721 W. 26th Street	Berwyn IL 60402	3/31/2010		
<i>Vanguard Distribution</i>			(708) 484-2090	11529
2905 S. Ridgeland Avenue	Berwyn IL 60402	6/5/2009		
Total Businesses				11