

The Mayor and City Council welcome you. Please note: comments are permitted only during Open Forum and only for items not already on the agenda. Due to Governor Pritzker's Executive Order No. 8 issued on March 20, 2020 limiting to 10 the number of people allowed to congregate and Executive Order No. 5, section 6 suspending In-Person Participation rules for Elected Officials this meeting is allowing remote participation. Berwyn City Hall is closed to the Public to prevent the spread of the Covid-19 virus.

PUBLIC PARTICIPATION: PLEASE READ

Staff will stream this meeting live using Face Book. Please go to the City of Berwyn Face Book page to view. **Any person wishing to submit comments for the Open Forum for this or future meetings may do so in writing, by e-mail, or by telephone. Your comments will be announced during the Open Forum section of the meeting. You may submit your comments to Clerk Margaret Paul through the U.S. Mail at 6700 West 26th Street, Berwyn, IL 60402, by E-mail at Mpaulberwyn@ci.berwyn.il.us or by telephone at 708-749-6451. All comments received by 7:45 p.m. on 4/14/2020 will be announced at this meeting. All comments received after this time limit will be placed on future City Council agendas. Please include a reference that you wish your comments to be made a part of the City Council Meeting Record.**

A. Pledge of Allegiance and Moment of Silence

B. Open Forum

1. Juan Garcia via e-mail received April 6, 2020 Re: Stop Deployment of Wireless During Quarantine.
2. Kaleena Olivio via e-mail received April 8, 2020 Re: Stop Deployment of Wireless During Quarantine.

C. Approval of Minutes

1. Public Hearing held March 24, 2020 at 5:45 p.m. Re: Proposed Budget and Appropriation Ordinance
2. Committee of the Whole and Regular City Council Meetings of March 24, 2020

D. Bid Openings

1. Pub. Works Dir.: Recommendation to Award Roadway Resurfacing Project
2. Pub. Works Dir.: Recommendation to Award 2020 MFT Pavement Patching Project

E. Berwyn Township, Berwyn Health District, Berwyn Development Corporation

1. **BDC: An Ordinance Amending Chapter 1244 (Uses) of Title 4 (Zoning) of Part Twelve (Planning and Zoning) of the Codified Ordinances of Berwyn, By Adding New Section 1244.07 (Special Commercial Uses) Allowing Special Commercial Uses of Certain Properties.**
2. **BDC: An Ordinance Amending Section 1248.02 (Required Off Street Parking Spaces), Table 1248.02-B (Off-Street Parking Requirements) of Chapter 1248 (Off Street Parking and Loading) in Title 4 (Zoning), Part Twelve (Planning and Zoning) of the Codified Ordinances of Berwyn Relative to the Requirements for Off Street Parking for Medical Offices.**
3. **BDC: An Ordinance Authorizing the Execution of an Agreement for the Lease of Certain Real Property for the City of Berwyn, State of Illinois.**
4. **BDC: An Ordinance Amending Ordinance Number 97-13 to Correct Certain Scrivener's Errors For the City of Berwyn, State of Illinois Correction Roosevelt TIF**
5. **BDC: An Ordinance Adopting and Approving the First Amendment to the City of Berwyn Tax Increment Redevelopment Roosevelt Road TIF – Redevelopment Plan and Project in the City of Berwyn, County of Cook, State of Illinois.**
6. **BDC: An Ordinance Adopting and Approving an Amendment to the City of Berwyn Tax Increment Redevelopment South Berwyn Corridor TIF – Redevelopment Plan and Project in the City of Berwyn, County of Cook, State of Illinois.**
7. **BDC - Resolution: A Resolution Authorizing and Approving an Intergovernmental Agreement with Certain Taxing Districts Related to the Harlem Avenue TIF Amendment for the City of Berwyn, County of Cook, State of Illinois.**

F. Reports from the Mayor: Noting submitted

G. Reports from the Clerk: Swearing In of Auxiliary Officer Class of April, 2020: Informational

H. Zoning Boards of Appeals: Nothing submitted

Berwyn City Council
Regular Meeting – APRIL 14, 2020
Agenda

I. Reports from the Aldermen, Committees, and Boards:

1. Police and Fire Commission: Recommendation to promote Brian Cantwell to Rank of Sergeant
2. Police and Fire Commission: Recommendation to promote Gavin Zarbock to Rank of Sergeant
3. Police and Fire Commission: Recommendation to appoint Thomas Schlesinger as Probationary Paramedic / Firefighter (Clerk's Note: Swearing In postponed to 4/20/2020).

J. Reports from the Staff

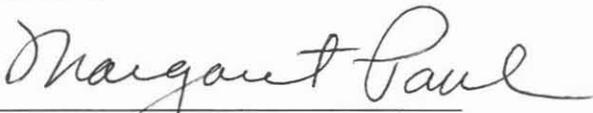
1. Pub. Works Dir: Authorization to request proposals for a four (4) ton trailer mounted asphalt hotbox & recycler.
2. Pub. Works Dir.: Recommendation to Change City Code (Two Ordinances)
 - Recommended Ordinance: **An Ordinance Updating Substantial Construction and Amending Chapter 1042 of the Water and Sewer Connections and Use Code of the Codified Ordinances of the City of Berwyn.**
 - Recommended Ordinance: **An Ordinance Establishing Section 1441 Building Regulations and Amending Part Fourteen of the Building and Housing Code of the Codified Ordinances of the City of Berwyn.**

K. Consent Agenda

1. Payroll: 03/04/20 in the amount of \$1,231,777.21 – Informational
2. Payroll: 03/18/20 in the amount of \$1,390,709.62 - Informational
3. Payroll: 04/01/20 in the amount of \$1,164,493.11 - Informational
4. Payables: 03/26/20 to 04/15/20 in the amount of \$2,039,740.41 – Informational
5. Building Department – Building and Local Improvement Permits issued for March, 2020 - Informational

Committee / Ward Announcements

Adjournment



Margaret Paul, City Clerk

No. of Items: 24



B-1

Public Comment

Margaret M. Paul

From: Juan Garcia <
Sent: Monday, April 6, 2020 6:58 AM
To: Margaret M. Paul
Subject: Stop Deployment of Wireless during Quarantine

#1
E-mail + address
Redacted.
JG

Dear Ms. Paul,

Dear Mayor & City Council Member,

We ask that you impose a moratorium on “small cells” and other wireless infrastructure permits process and deployment until the COVID-19 emergency is over.

The wireless providers are using the COVID-19 emergency as cover to expand and cement their rapid and virtually unsupervised deployment of harmful wireless infrastructure. Our local leaders should not have to dedicate time and resources to policing whether the wireless companies are following local and state law, they have far more important things to do.

The FCC wireless permit rules allow emergency moratoria. Homeland Security guidelines emphasize that maintenance of existing communications capability is the priority. New construction is not “essential.”

The COVID-19 emergency has led to a government shut down of non-essential activity. Hospitals, emergency response and local officials are overwhelmed and they must be allowed to focus on what is indeed “essential”. Now is not the time to be dedicating resources to expanding, rather than just maintaining, our networks.

The FCC has directly held a local jurisdiction can impose a temporary halt to deployment and permits during emergencies. In the Matter of Accelerating Wireline Broadband Deployment by Removing Barriers, FCC 18-111, 33 FCC Rcd 7705, 7784-7785, ¶157 (2018) (“We recognize that there may be limited situations in the case of a natural disaster or other comparable emergency where an express or de facto moratoria that violates section 253(a) may nonetheless be ‘necessary’ to ‘protect the public safety and welfare’ or to ‘ensure the continued quality of telecommunications services.’”)

Homeland Security has declared that local government is on the forefront and can take control over determining whether to temporarily halt all non-essential activity. Homeland Security guidance documents prioritize maintenance of existing Communications Systems, and do not support “essential” status for new construction. See Homeland Security Cybersecurity & Infrastructure Security Agency, Identifying Critical Infrastructure During COVID-19, <https://www.cisa.gov/identifying-critical-infrastructure-during-covid-19> (local control); e-Critical Infrastructure and Key Resources Support Annex, <http://www.fema.gov/pdf/emergency/nrf/nrf-support-cikr.pdf> (focus on “protection, response, recovery, and restoration”). Homeland Security, like the FCC, understands that it is essential in an emergency situations justify focusing on protecting, responding, recovering and restoring of existing systems, but new communications facilities construction is and should be deemed nonessential, and subject to lockdown for so long as we are under emergency conditions.

Cities can and should impose a moratorium on deployment in their local area and freeze the permit process until the COVID-19 emergency is over.

Sincerely,
Juan Garcia

B-2 Public Comment #2

Margaret M. Paul

From: Kaleena Olivo
Sent: Wednesday, April 8, 2020 12:40 PM
To: Margaret M. Paul
Subject: Stop Deployment of Wireless during Quarantine

e-mail + address redacted
SO

Dear Ms. Paul,

Dear Mayor & City Council Member,

We ask that you impose a moratorium on “small cells” and other wireless infrastructure permits process and deployment until the COVID-19 emergency is over.

The wireless providers are using the COVID-19 emergency as cover to expand and cement their rapid and virtually unsupervised deployment of harmful wireless infrastructure. Our local leaders should not have to dedicate time and resources to policing whether the wireless companies are following local and state law, they have far more important things to do.

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Cities can and should impose a moratorium on deployment in their local area and freeze the permit process until the COVID-19 emergency is over.

Sincerely,
Kaleena Olivo



MINUTES of the PUBLIC HEARING
March 24, 2020

C-1

PUBLIC HEARING

2020 PROPOSED BUDGET AND APPROPRIATION ORDINANCE of THE CITY OF BERWYN

Clerk's Note: Governor Pritzker issued Executive Order No. 5 on March 16, 2020. Executive Order No. 5, section 6 suspended "in-person attendance" by elected officials at public meetings required under 5 ILCS 120/2.01 due to the Covid-19 pandemic to allow remote participation. The Order also limited the congregation of Illinois residents to 50 or less to prevent the spread of the disease. Governor Pritzker's subsequent Executive Order No. 8 further limited public gatherings to no more than 10 people. The City of Berwyn used best efforts to comply with the Governor's Order and the spirit of the Open Meetings Act in conducting this Public Hearing under emergency circumstances. The following measures were taken to provide residents with notice of changes to the Public Hearing and of their ability to observe the meeting in progress through a live video stream:

- Notice that the City Council would comply with the Governor's Order was posted on the City's website along with direction on how the public could view the meeting.
- Notice that the City Council would comply with the Governor's Order was posted on the City's Facebook page along with directions on how the public could view the meeting.
- Notice that the City Council would comply with the Governor's Order was published in the Lawndale Bilingual News on March 19, 2020 with directions on how the public could view the meeting.
- City staff live-streamed the meeting on the City of Berwyn Facebook page beginning at 8:00 p.m.

Minutes of the Public Hearing Conducted on March 24, 2020

Mayor Lovero asked Clerk Paul to call the Public Hearing for the 2020 Proposed Appropriation Ordinance to order at 5:45 p.m. The following City Officials and department heads were physically present for the Public Hearing: Mayor Lovero, Clerk Paul, Ald. Lennon, Ald. Fejt, Ald. Nowak, City Administrator Volbre, Finance Dir. Daish, and Claudia Ayala who coordinated the Facebook live video stream of the hearing. The following elected officials participated in the Public Hearing by remote teleconference: City Treasurer Miranda, Ald. Reardon, and Ald. Avila. Ald. Lennon made a motion, seconded by Ald. Fejt, to excuse Aldermen Ramirez, Santoy, and Ruiz. The motion carried.

Clerk Paul presented the Proof of Publication of the Public Hearing Notice as certified by Lawndale Bilingual News. She also confirmed that the Notice of Public Hearing was posted at City Hall according to state law and was posted on the city website. She confirmed that copies of the proposed 2020 Annual Budget and the Appropriations Ordinance had been available for the public upon request.

Mayor Lovero recognized Finance Director Daish. Mr. Daish provided an overview of the Budget citing anticipated income and expenditures. Mayor Lovero invited the attending Aldermen to comment. The



MINUTES of the PUBLIC HEARING
March 24, 2020

Aldermen declined comment. Mayor Lovero then asked those present and participating remotely on the phone if anyone had received a request to comment, or a comment by email, text, or telephone from a member of the community wishing to comment on the proposed appropriation Ordinance. All attendees stated that they had not been contacted to deliver anyone's remarks. Mayor Lovero asked if any person had asked for a copy of the proposed 2020 Budget. Clerk Paul replied that she had not been contacted. Again, those attending in person or remotely remarked that they had not received any requests for copies of the proposed budget.

There being no further comments or discussions, Mayor Lovero announced that the Public Hearing was adjourned at the hour of 5:50 p.m.

Respectfully submitted,


Margaret Paul, City Clerk



Berwyn City Council Committee of the Whole
Minutes of March 24, 2020

C-2

Mayor Lovero called the Committee of the Whole meeting to Order at 7:30 pm. Aldermen were allowed to attend remotely in compliance with Governor Pritzker's March 16, 2020 Executive Order No. 5, section 6 suspending "in-person attendance" found under 5 ILCS 120/2.01 due to the Covid-19 pandemic. The following Aldermen answered Present on the call of the roll: Lennon (attended in-person), Ramirez (attended remotely), Reardon (attended remotely), Fejt (attended in-person), and Nowak (attended in-person). Alderman Lennon made the motion, seconded by Fejt, to excuse Aldermen Santoy and Ruiz from the meeting. The motion carried by a unanimous voice vote.

Clerk's Note: City Treasurer Miranda was also participating in the meeting remotely. City staff live-streamed the meeting via Facebook to allow residents the opportunity to observe the meeting as it took place. Notice of the council's compliance with Governor Pritzker's Order No. 5 (limiting the number of people allowed to congregate at 50) had been previously posted as was information directing the public to the City of Berwyn Facebook page to view the meeting. The notices were placed on the City of Berwyn Facebook page, its website, and were published in the Lawndale News on March 19, 2020.

Mayor Lovero recognized Vincent Bertuca of Berwyn Insurance Services. Mr. Bertuca presented information on the premium he negotiated on behalf of the City for 2020 health, vision, Dental and Life policies up for renewal. Mr. Bertuca distributed materials showing the Blue Cross / Blue Shield 2020 Revised Renewal Rates Cost Summary. Ald. Reardon asked to have copies of the presentation materials scanned and emailed to her. City Administrator scanned the materials to all elected officials for their review during the meeting. Mr. Bertuca continued and reported that he was able to negotiate a 1.2% increase; down from the original 4.3% quote.

Clerk's Note: Ald. Santoy joined the meeting remotely at 7:35 p.m.

Mayor Lovero asked the Aldermen if they had questions on the presentation. The Aldermen all answered that they did not. The Mayor thanked Mr. Bertuca for his diligent work.

Mayor Lovero asked the Aldermen if they had any questions with regard to items on the Regular Meeting agenda scheduled for 8:00 p.m. Each Alderman responded that they did not.

Ald. Lennon then made the motion, seconded by Ald. Nowak, to adjourn the Committee of the Whole. The motion carried by a unanimous voice vote.

The Committee of the Whole adjourned at 7:40 p.m.

Respectfully submitted by,

Margaret Paul, City Clerk



MINUTES
Regular Berwyn City Council Meeting
March 24, 2020

C-2

Clerk's Note: Governor Pritzker issued Executive Order No. 5 on March 16, 2020. Executive Order No. 5, section 6 suspended "in-person attendance" by elected officials at public meetings required under 5 ILCS 120/2.01 due to the Covid-19 pandemic to allow remote participation. The Order also limited the congregation of Illinois residents to 50 or less to prevent the spread of the disease. The Governor further reduced the number of residents that could congregate to 10 or less under Executive Order No. 8 issued on March 20, 2020. The City of Berwyn used best efforts to comply with the Governor's Order and the spirit of the Open Meetings Act. The following measures were taken to provide residents with notice of changes to the Regular Meeting and ability to observe the meeting in progress through a live video stream:

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- City staff live-streamed the meeting on the City of Berwyn Facebook page beginning at 8:00 p.m.

A. Meeting Opening:

Mayor Lovero called the Regular Meeting of the City Council to Order at 8:00 P.M. He recognized Ald. Lennon who made the motion, seconded by Ald. Fejt, to allow that Aldermen calling in be allowed to participate remotely in the meeting in compliance with Executive Order No.5. The motion carried by a unanimous voice vote. Clerk Paul called the roll. The following Aldermen answered Present: Lennon (in-person), Ramirez (participated remotely), Reardon (participated remotely), Fejt (in-person), Santoy (participated remotely), Avila (participated remotely), and Nowak (in-person). Ald. Lennon made the motion, seconded by Ald. Fejt, to excuse Ald. Ruiz. The motion carried by a unanimous voice vote.

Clerk's Note: City Treasurer Miranda also participated in the meeting remotely.

Mayor Lovero led the Council in the Pledge of Allegiance. He asked for a moment of silence in memory of Bonita Sedore, mother of Berwyn Police Department Communications Manager Wayne Sedore. He asked for additional thoughts and prayers for the health and safety of our local First Responders working in the Police, Fire and Public Works departments during this time of emergency as well as all those working in area hospitals and those who are suffering from Covid-19.

- B. Open Forum:** Mayor Lovero asked if anyone had received emails, texts, or phone messages with comments from the public to be communicated during Open Forum. All Aldermen, the Clerk, and staff responded that they had not. Mayor Lovero asked if the Aldermen had comments. Treasurer Miranda spoke about emergency assistance being made available by financial institutions to people during the crisis. She urged everyone to contact their lending institutions to see what help might be available. Alderman Reardon extended her thoughts and prayers for the Emergency Operations Committee and the First Responders. Alderman Santoy thanked Tony Laureto for his leadership during the emergency as well as the preparation all made to be NIMS compliant. Mayor Lovero expressed his thanks to all First Responders including the Fire, Police and Public Works departments and particularly Fire Chief Hayes, Police Chief Cimaglia and Public Works Director Schiller for their efforts. He expressed his gratitude for the efforts and cooperation of his administrative staff, all city staff and department heads, all elected officials, and in particular, Tony Laureto for his guidance during this extraordinary time. He further expressed his appreciation to all Berwyn residents for their cooperation and compliance with difficult orders to shelter in place.
- C. Approval of Minutes:** Ald. Lennon made a motion, seconded by Ald. Fejt, to amend the Minutes of the March 10, 2020 Regular Meeting (at item I-2) to show that he had revoked his initial abstention to vote on the motion (following the tally of votes by the other Aldermen) and voted Nay. The motion to amend the Minutes as requested carried by a

Berwyn City Council Minutes
March 24, 2020 continued

unanimous voice vote. Ald. Fejt then made the motion, seconded by Ald. Lennon, to approve the Committee of the Whole Minutes of March 10, 2020 and the Minutes of the Regular City Council Meeting, as amended, of March 10, 2020. The motion carried by a unanimous voice vote.

Motion by Ald. Avila, seconded by Ald. Fejt, to approve the Committee of the Whole and Regular City Council Minutes of February 25, 2020 as submitted. The motion carried by a unanimous voice vote.

Clerk's Note: Mayor Lovero asked that a Roll Call vote be taken on the remainder of the agenda items to allow the public viewing the live stream and those attending in-person opportunity to hear the votes cast by the Aldermen participating remotely.

D. Bid Openings:

D-1: Berwyn Library LED Lighting Project: Ald. Lennon made the motion, seconded by Ald. Nowak, to concur, award the bid to Twin Supplies as the lowest bidder, and approve a contract for \$31,491.20. The motion carried by a unanimous call of the roll.

D-2: 2020 Seasonal Landscaping Maintenance: Ald. Fejt made the motion, seconded by Ald. Nowak, to concur and award Diaz Group, LLC the contract for the Roosevelt Road Corridor at \$18,000.00, Cermak Road at \$16,800.00, and Ogden Avenue at \$7,500.00 in addition to mulch and also to award a contract to Alvarez, Inc. the contract for the Depot District for all four areas and mulch for the planters for an amount of \$15,500 for a total project amount of \$57,800.00. The motion carried by a unanimous call of the roll.

D-3: 2020 MFT Thermoplastic Pavement Marking Award: Ald. Fejt made the motion, seconded by Ald. Lennon, to concur and award the bid contract Superior Road Striping for \$78,249.20. The motion carried on a unanimous call of the roll.

D-4: Project Management Services: Ald. Fejt made the motion, seconded by Ald. Nowak, to concur and award a contract to Metro Strategies, Inc. for assistance with city infrastructure projects at a monthly retainer fee of \$2,500 per month. The motion carried by a unanimous roll call vote.

D-5: Radar Feedback Sign: Ald. Fejt made the motion, seconded by Ald. Nowak, to concur and award a contract to All Traffic Solutions for a total price of \$10,800.00. The motion carried by a unanimous voice vote.

E. Berwyn Township, Berwyn Health District, Berwyn Development Corporation: No items submitted.

F. Reports from the Mayor:

F-1: Emergency Declaration: Ald. Lennon made the motion, seconded by Ald. Nowak, to **adopt** the Resolution entitled: **A Resolution Declaring an Emergency Affecting the Public Health due to the Outbreak of the Covid-19 Disease in the State of Illinois**, to direct the Corporate Authorities to affix their signatures and send it on its way to passage. The motion carried by a unanimous roll call vote.

F-2: Appointment of Lt. Michael R. Ochsner, Jr. to the rank of Berwyn Police Department Division Commander: Ald. Lennon made the motion, seconded by Ald. Fejt, to concur and approve the appointment of Michael R. Ochsner to the rank of Division Commander. The motion carried by a unanimous roll call vote. Clerk Paul administered the Oath of Office to Div. Commander Ochsner.

F-3: Appointment of Unit Commander Sergeant Michael G. Cirolia to rank of Berwyn Police Department Deputy Chief: Ald. Lennon made the motion, seconded by Ald. Fejt, to concur and approve the appointment of Michael G. Cirolia to the rank of Deputy Chief. The motion carried by a unanimous call of the roll. Clerk Paul administered the Oath of Office to Dep. Chief Cirolia.

F-4: Ald. Lennon made the motion, seconded by Ald. Nowak, to concur and approve the renewal of the insurance policies at the rate negotiated by Berwyn Insurance Services with Blue Cross / Blue Shield as presented at the preceding Committee of the Whole. The motion carried by a unanimous roll call vote.

G. Reports from the Clerk: None submitted.

H. Reports from Zoning, Planning, and Development Commission: None submitted.

I. Reports from the Aldermen, Committees and Boards: None submitted.

Berwyn City Council Minutes
March 24, 2020 continued

J. Reports from the Staff:

J-1: Appropriations Ordinance: Ald. Lennon made the motion, seconded by Ald. Nowak, to **adopt** the Ordinance entitled **The Annual Appropriation Ordinance of the City of Berwyn, Cook County, Illinois for the Fiscal Year 2020**, direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. The motion carried by a unanimous roll call vote.

J-2: Abatement Ordinance for 2019 Tax Levy: Ald. Lennon made the motion, seconded by Ald. Nowak, to **adopt** the Ordinance entitled: **Ordinance for the Abatement of Taxes Levied for General Obligation Bonds for the Tax Year 2019**, direct the Corporate Authorities to affix the necessary signatures and place it on its way to passage. The motion carried by a unanimous roll call vote.

J-3: Waive Sealed Bid Requirement and Purchase 2017 Ford E450: Ald. Nowak made the motion, seconded by Ald. Lennon, to waive the sealed bid requirement and approve the Fire Department's purchase of a 2017 Ford E450 as submitted. The motion carried by a unanimous roll call vote.

J-4: Request to Hire 7 Probationary Police Officers: Ald. Nowak made the motion, seconded by Ald. Lennon, to concur and approve the Police Chief's request to hire 7 Probationary Police Officers to fill various vacancies on the force. The motion carried by a unanimous roll call vote.

J-5: Request to Promote 2 Patrol Officers to the Rank of Sergeant: Ald. Nowak made the motion, seconded by Ald. Lennon, to concur with the Police Chief and approve the promotion of two Patrol Officers to the rank of Sergeant. The motion carried by a unanimous roll call vote.

J-6: Request to Purchase 1 Police Service Dog: Ald. Nowak made the motion, seconded by Ald. Lennon, to approve the purchase of 1 police service dog from Excel K-9 for \$10,800.00. The motion carried by a unanimous roll call vote.

K. Consent Agenda:

Motion by Ald. Lennon, seconded by Ald. Reardon, to approve item K-2 as submitted. The motion carried by a unanimous roll call vote.

Aldermanic Committee Meetings: All committee and ward meetings have been temporarily postponed due to the Covid-19 emergency.

Adjournment: Ald. Lennon made the motion, seconded by Ald. Reardon, to adjourn. The motion carried by a unanimous voice vote. The meeting adjourned at the hour of 8:40 p.m.

Respectfully submitted,

Margaret Paul, City Clerk

The City of Berwyn



Robert P. Schiller
Director of Public Works

A Century of Progress with Pride

D-1

Date: March 25, 2020

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

Re: Recommendation to award roadway resurfacing project.

Bids were opened publicly and read aloud on March 25, 2020 in the presence of the City Clerk, staff from Public Works/Engineering, Tom Brandstedt from Novotny Engineering and staff, representatives from some of the bidders were in attendance. The City received six (6) bids for this project. Bids were received from Brothers Asphalt Paving, M&J Asphalt Paving, Schroeder Asphalt Services, Chicagoland Paving Construction, Orange Crush and Lindahl Brothers Inc. A final tabulation of bids is included as part of this document. The budget for this project is \$420,000. The engineers estimate was \$620,322.50. The lowest proposal from Schroeder Asphalt for \$594,322.50.

There is language in the contract that allows reduction of the project based on the availability of funds. So it is my recommendation to award this amended project to Schroeder Asphalt Services for the budget amount of \$420,000 and shift some of this project to the 2020 MFT patching project.

Therefore; **It is my recommendation to award this amended project to Schroeder Asphalt Services for the budget amount of \$420,000.**

Respectfully,

Robert Schiller
Director of Public Works

March 13, 2020

Mr. Robert Schiller
Director of Public Works
City of Berwyn
1 Public Works Drive
Berwyn, Illinois 60402

Re: **2020 Street Resurfacing**

Dear Bob:

Enclosed is the *Tabulation of Bids* for the bids that were received and opened for the above-referenced project on March 12, 2020, at 10:30 am. Six (6) bids were received and tabulated, with no errors found.

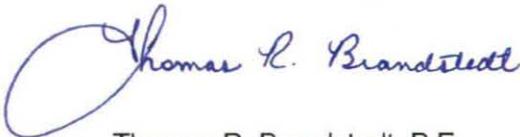
The low bidder was Schroeder Asphalt Services, Inc., submitting a bid in the amount of \$594,210.50, which is \$26,112.00 (4.21%) under the Engineer's Estimate of \$620,322.50. The city has budgeted \$420,000 of funds for this project which includes 5% for contingencies. Under the terms of the bidding specifications, a portion of the streets to be resurfaced will be deleted to ensure that the contract price will not be in excess of the City budget funding for this project.

Schroeder Asphalt Services, Inc. is qualified to perform this type of work. Therefore, we recommend that the Contract be awarded to **Schroeder Asphalt Services, Inc., P.O. Box 831, Huntley, IL 60142**, in the amount of **\$420,000.00**.

Please call if you have any questions regarding this matter.

Sincerely,

NOVOTNY ENGINEERING



Thomas R. Brandstedt, P.E.

TRB/ce
Enclosure
cc: File No. 19108

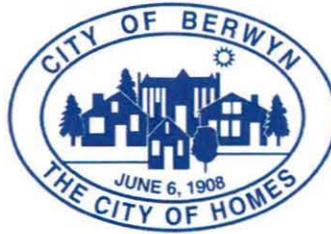
OWNER: CITY OF BERWYN
 PROJECT DESCRIPTION: 2020 STREET RESURFACING

PROJECT NO: 19108

BID OPENING: March 12, 2020 @ 10:30 a.m.

Item No	Description	Unit	Quantity	Unit Price	Amount	Engineers Estimate	Schroeder Asphalt Services P.O. Box 831 Huntley, IL 60142 5% Bid Bond	Chicagoland Paving Contractors. 225 Teiser Road Lake Zurich, IL 60047 5% Bid Bond	Orange Crush 321 Center Street Hillside, IL 60162 5% Bid Bond	Lindahl Brothers 622 E. Green Street Bensenville, IL 60106 5% Bid Bond	M & J Asphalt Paving 3124 S. 60th Court Cicero, IL 60804 5% Bid Bond	Brothers Asphalt Paving 315 S. Stewart Avenue Addison, IL 60101 5% Bid Bond
1	POROUS GRANULAR EMBANKMENT, SUBGRADE (PGES), SPECIAL	CU YD	150	50.00	7,500.00							
2	TOPSOIL FURNISH AND PLACE, 4"	SO YD	250	15.00	3,750.00							
3	SODDING, SPECIAL	SO YD	250	22.00	5,500.00							
4	PREPARATION OF BASE	SO YD	3000	2.00	6,000.00							
5	AGGREGATE BASE REPAIR (SPECIAL)	TON	500	40.00	20,000.00							
6	SUBBASE GRANULAR MATERIAL, TYPE B	TON	60	30.00	1,800.00							
7	BITUMINOUS MATERIALS (TACK COAT)	POUND	18750	0.25	4,687.50							
8	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, NS0, 2"	TON	350	80.00	28,000.00							
9	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", IL-9.5, NS0, 1-1/2"	TON	280	80.00	22,400.00							
10	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", IL-9.5, NS0, 2"	TON	2670	80.00	213,600.00							
11	CONCRETE FILL	FOOT	1000	3.00	3,000.00							
12	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-V, 12"	FOOT	600	28.00	16,800.00							
13	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6, 18"	FOOT	1000	27.00	27,000.00							
14	PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH	SO FT	6000	7.00	42,000.00							
15	DETECTABLE WARNINGS	SO FT	500	25.00	12,500.00							
16	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SO YD	350	15.00	5,250.00							
17	HOT-MIX ASPHALT SURFACE REMOVAL, 1-3/4"	SO YD	24000	1.90	45,600.00							
18	HOT-MIX ASPHALT SURFACE REMOVAL, 3"	SO YD	3000	3.00	9,000.00							
19	COMBINATION CURB AND GUTTER REMOVAL	FOOT	1600	5.00	8,000.00							
20	SIDEWALK REMOVAL (SPECIAL)	SO FT	6000	2.00	12,000.00							
21	CLASS D PATCHES, 6", SPECIAL	SO YD	1000	50.00	50,000.00							
22	CATCH BASINS TO BE ADJUSTED	EACH	19	400.00	7,600.00							
23	MANHOLES TO BE RECONSTRUCTED	EACH	1	2,500.00	2,500.00							
24	FRAMES AND LIDS TO BE ADJUSTED (SPECIAL)	EACH	40	750.00	30,000.00							
25	FRAMES AND LIDS, TYPE 1, OPEN LID	EACH	1	350.00	350.00							
26	WHEEL STOPS, TYPE A	EACH	4	200.00	800.00							
27	FRAMES AND LIDS, TYPE 1, CLOSED LID	EACH	40	350.00	14,000.00							
28	INLET FILTERS	EACH	20	100.00	2,000.00							
29	THERMOPLASTIC PAVEMENT MARKINGS - LETTERS & SYMBOLS	SO FT	50	4.00	200.00							
30	THERMOPLASTIC PAVEMENT MARKINGS - LINE 4"	FOOT	2500	1.50	3,750.00							
31	THERMOPLASTIC PAVEMENT MARKINGS - LINE 6"	FOOT	470	2.00	940.00							
32	THERMOPLASTIC PAVEMENT MARKINGS - LINE 12"	FOOT	240	3.00	720.00							
33	THERMOPLASTIC PAVEMENT MARKINGS - LINE 24"	FOOT	455	5.00	2,275.00							
34	TRAFFIC CONTROL AND PROTECTION	L SUM	1	10,000.00	10,000.00							
35	INSURANCE PROVISIONS - COMPLETE	L SUM	1	2,000.00	2,000.00							
Totals:					620,322.50		594,210.50	600,000.00	609,000.00	629,090.00	665,775.00	676,647.70
Bid Error Corrections:												
Corrected Totals					694,210.50		600,000.00	609,000.00	629,090.00	665,775.00	676,647.70	
					Over / Under		-26,112.00	-20,322.50	-11,322.50	8,767.50	45,452.50	56,325.20
					Percent		-4.21%	-3.28%	-1.83%	1.41%	7.33%	9.08%

The City of Berwyn



Robert P. Schiller
Director of Public Works

A Century of Progress with Pride

D-2

Date: March 25, 2020

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

Re: Recommendation to award the 2020 Motor Fuel Tax pavement patching project.

Bids were opened publicly and read aloud on March 12, 2020 at 10:00 a.m. for the 2020 MFT pavement patching project in the presence of the Clerk, Tom Brandstedt from Novotny Engineering and staff, representatives from some of the bidders were in attendance. The City received six (6) bids for this project. Bids were received from Brothers Asphalt Paving, M&J Asphalt Paving, Schroeder Asphalt Services, Chicagoland Paving Construction, J.A. Johnson Paving Company and Lindahl Brothers Inc. A final tabulation of bids is included as part of this document. All bids were competitive and well below the engineer's estimate of \$619,500. I recommend award to the lowest responsible bidder, Schroeder Asphalt Services, Inc. with a bid amount of \$444,725 The 2020 Motor Fuel Tax budget amount is \$600,000 and a 10% contingency to cover unforeseen road base issues. Therefore, I am recommending to award this contract at the budgeted amount of \$600,000 plus a 10 percent contingency for unforeseen conditions.

I recommend review and approval of the 2020 Motor Fuel Tax pavement patching project to the lowest qualified bidder, Schroeder Asphalt Services, Inc. for a budget of \$600,000 and a 10% contingency to cover unforeseen road base issues.

Respectfully,

A handwritten signature in blue ink, appearing to be 'R. Schiller', is written over the word 'Respectfully,'.

Robert Schiller
Director of Public Works



CIVIL ENGINEERS
MUNICIPAL CONSULTANTS
SINCE 1948

March 13, 2020

Mr. Robert Schiller
Director of Public Works
City of Berwyn
1 Public Works Drive
Berwyn, Illinois 60402

Re: **2020 MFT Street Patching**
MFT Section No. 20-00000-04-GM

Dear Bob:

Enclosed is the *Tabulation of Bids* for the bids that were received and opened for the above-referenced project on March 12, 2020, at 10:15 am. Six (6) bids were received and tabulated, with no errors found.

The low bidder was Schroeder Asphalt Services, Inc., submitting a bid in the amount of \$444,725.00, which is \$174,775.00 (28.21%) under the Engineer's Estimate of \$619,500.00.

Schroeder Asphalt Services, Inc. is qualified to perform this type of work. Therefore, we recommend that the Contract be awarded to **Schroeder Asphalt Services, Inc., P.O. Box 831, Huntley, IL 60142**, in the amount of **\$444,725.00**.

Please call if you have any questions regarding this matter.

Sincerely,

NOVOTNY ENGINEERING

A handwritten signature in blue ink that reads 'Thomas R. Brandstedt'. The signature is written in a cursive style with a large, looping initial 'T'.

Thomas R. Brandstedt, P.E.

TRB/ce
Enclosure
cc: File No. 19434(4)

TABLATION OF BIDS

PROJECT NO : 19434(4)

OWNER: CITY OF BERWYN
 PROJECT DESCRIPTION: 2020 MFT STREET PATCHING
 MFT SECTION NO. 20-00000-04-GM
 BID OPENING: March 12, 2020 @ 10:15 a.m.

Item No	Description	Unit	Quantity	Engineers Estimate		Schroeder Asphalt Services P.O. Box 831 Huntley, IL 60142 5% Bid Bond		Chicago Land Paving Contrctrs. 225 Teiser Road Lake Zurich, IL 60047 5% Bid Bond		J.A. Johnson Paving 1025 E. Addison Court Arlington Heights, IL 60005 5% Bid Bond		M & J Asphalt Paving 3124 S. 60th Court Cicero, IL 60804 5% Bid Bond		Brothers Asphalt Paving 315 S. Stewart Avenue Addison, IL 60101 5% Bid Bond		Lindahl Brothers 622 E. Green Street Bensenville, IL 60106 5% Bid Bond	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Hot-Mix Asphalt Surface Patching, 2" (Type I)	SQ YD	200	30.00	6,000.00	24.25	4,850.00	25.00	5,000.00	32.50	6,500.00	23.00	4,600.00	25.00	5,000.00	30.00	6,000.00
2	Hot-Mix Asphalt Surface Patching, 2" (Type II)	SQ YD	500	25.00	12,500.00	22.50	11,250.00	25.00	12,500.00	27.50	13,750.00	21.00	10,500.00	25.00	12,500.00	25.00	12,500.00
3	Hot-Mix Asphalt Surface Patching, 2" (Type III)	SQ YD	2500	25.00	62,500.00	18.25	45,625.00	20.00	50,000.00	20.50	51,250.00	19.50	48,750.00	20.00	50,000.00	20.00	50,000.00
4	Hot-Mix Asphalt Surface Patching, 2" (Type IV)	SQ YD	20000	25.00	500,000.00	18.00	360,000.00	17.00	340,000.00	17.25	345,000.00	19.00	380,000.00	20.00	400,000.00	20.00	400,000.00
5	Class D Patches, Special, 6"	SQ YD	500	60.00	30,000.00	42.00	21,000.00	50.00	25,000.00	55.00	27,500.00	55.00	27,500.00	69.00	34,500.00	45.00	22,500.00
6	Traffic Control & Protection	L SUM	1	6,000.00	6,000.00	1,000.00	1,000.00	16,250.00	16,250.00	24,700.00	24,700.00	1,590.00	1,590.00	10,100.00	10,100.00	27,500.00	27,500.00
7	Insurance Provisions - Complete	L SUM	1	2,500.00	2,500.00	1,000.00	1,000.00	1,250.00	1,250.00	1,000.00	1,000.00	1,250.00	1,250.00	1,750.00	1,750.00	2,500.00	2,500.00
Totals:					619,500.00		444,725.00		450,000.00		489,700.00		474,190.00		513,850.00		521,000.00
Bid Error Corrections:							444,725.00		450,000.00		489,700.00		474,190.00		513,850.00		521,000.00
Corrected Totals							444,725.00		450,000.00		489,700.00		474,190.00		513,850.00		521,000.00
Over / Under							-174,775.00		-169,500.00		-149,800.00		-145,310.00		-105,650.00		-98,500.00
Percent							-28.21%		-27.36%		-24.18%		-23.46%		-17.05%		-15.90%

Sandra Anderson

E-1

From: David Hulseberg <davidh@berwyn.net>
Sent: Tuesday, April 7, 2020 3:22 PM
To: Margaret M. Paul; Sandra Anderson; Tiffany Nelson-Jaworski; David A. Hulseberg (External Contact)
Cc: Ruth E. Volbre; Robert J. Lovero; James Vasselli
Subject: April 14, 2020 City Council
Attachments: BDC-COB.Lease.24March2020.v3.doc

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- Exhibit A - Signed JRB Resolution
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- Group Exhibit C - Wire instructions - to be inserted later

Given the size of these exhibits, I will need to send multiple email

David Hulseberg
Executive Director/CEO

Berwyn Development Corporation
3322 South Oak Park Avenue | Berwyn IL 60402
P 708.749-6580 F 708.788.0966 M 331.302.0830
Promoting Berwyn as a prime business and leisure destination
[Why Berwyn?](#) · [Facebook](#) · [Twitter](#) · [Instagram](#) · [Linkedin](#)

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 1244 (USES) OF TITLE 4 (ZONING) OF PART TWELVE (PLANNING AND ZONING) OF THE CODIFIED ORDINANCES OF BERWYN, BY ADDING NEW SECTION 1244.07 (SPECIAL COMMERCIAL USES) ALLOWING SPECIAL COMMERCIAL USES OF CERTAIN PROPERTIES

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 such, may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

WHEREAS, the City of Berwyn has filed a petition (the “Application”) proposing certain amendments to the text of Title 4 (Zoning) of Part Twelve (Planning and Zoning) of the Codified Ordinances of Berwyn (the “Zoning Code”) relative to Special Commercial Uses (the “Proposed Text Amendments”); and

WHEREAS, the City has an interest in promoting the preservation and occupation of historically commercial buildings in residential districts for commercial use in order to expand the tax base while maintaining the historical characteristics and features of the City; and

WHEREAS, the City Council of the City has duly considered all of the materials, facts and circumstances affecting the Application and Proposed Text Amendments, and finds that the Application satisfies the standards set forth in Section 1252.03(E)(3) of the Zoning Code relating to Zoning Code text amendments; and

WHEREAS, pursuant to the authority granted under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.), and its home rule powers and authority, pursuant to Article VII, Section 6 of the Illinois Constitution of 1970, the City Council of the City approves the Proposed Text Amendments to the Zoning Code set forth below, and finds the adoption of the Proposed Text Amendments to be in the best interests of the City.

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

SECTION 1: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

SECTION 2: Approval of Text Amendments. Chapter 1244 (Uses) of Title 4 (Zoning) of Part Twelve (Planning and Zoning) of the Codified Ordinances of Berwyn is hereby amended by adding new section 1244.07 (Special Commercial Uses), to read in its entirety as follows:

1244.07: Special Commercial Uses

Commercial uses not otherwise allowed as permitted or special uses in the R-1, R-2 and R-3 Zoning Districts may be approved as a Special Commercial Use when located in qualifying commercial structures on corner properties or interior lots that abut corner properties in the R-1, R-2 and R-3 Zoning Districts, subject to the following standards.

- A. General Provisions for Special Commercial Use. A Special Commercial Use may be located in a qualifying commercial structure subject to the following standards.
1. Qualification. Structures in R-1, R-2, and R-3 Zoning Districts, which occupy corner lots or interior lots that abut corner lots, may qualify as a commercial structure for use by a Special Commercial Use if the structure is historically designed as having commercial structural characteristics.
 2. Special Use. An applicant may only locate a proposed special Commercial Use in a qualifying commercial structure following an application for, and the approval and issuance of, a Special Use Permit in accordance with §1252.03(C). In addition, any application for a Special Commercial Use under this section must be accompanied by information establishing the proposed structure as a qualifying commercial structure, as well as a plan to preserve or restore the historical commercial design characteristics of the structure.
 3. Use Standards. Commercial uses seeking to locate as a Special Commercial Use in a qualifying commercial structure may have specific use standards that must be met, as established in §1244.03 (Use Standards), and referenced in the "Use Standards" column of Table 1244.02-A(Use Table).

SECTION 3: No Other Changes. Except as to the Zoning Code Text Amendments set forth above in this Ordinance, all Chapters and Sections of the Codified Ordinances of Berwyn, as amended, shall remain in full force and effect.

SECTION 4: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this ____ day of _____ 2020.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____ 2020.

Robert J. Lovero, Mayor

ATTEST:

Margaret Paul, City Clerk

Published by me in pamphlet form this ____ day of _____, 2020.

Margaret Paul, City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Margaret Paul, Clerk of the City of Berwyn, in the County of Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 1244 (USES) OF TITLE 4 (ZONING) OF PART TWELVE (PLANNING AND ZONING) OF THE CODIFIED ORDINANCES OF BERWYN, BY ADDING NEW SECTION 1244.07 (SPECIAL COMMERCIAL USES) ALLOWING SPECIAL COMMERCIAL USES OF CERTAIN PROPERTIES

which Ordinance was passed by the City Council of the City of Berwyn at a Regular City Council Meeting on the __th day of _____, 2020, at which meeting a quorum was present, and approved by the Mayor of the City of Berwyn on the __th day of _____, 2020.

I further certify that the vote on the question of the passage of said Ordinance by the City Council of the City of Berwyn was taken by Ayes and Nays and recorded in the minutes of the City Council of the City of Berwyn, and that the result of said vote was as follows, to-wit:

AYES:

NAYS:

ABSENT:

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Berwyn, this ___ day of _____, 2020.

City Clerk

[SEAL]

Sandra Anderson

E-2

From: David Hulseberg <davidh@berwyn.net>
Sent: Tuesday, April 7, 2020 3:22 PM
To: Margaret M. Paul; Sandra Anderson; Tiffany Nelson-Jaworski; David A. Hulseberg (External Contact)
Cc: Ruth E. Volbre; Robert J. Lovero; James Vasselli
Subject: April 14, 2020 City Council
Attachments: BDC-COB.Lease.24March2020.v3.doc

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- Exhibit A - the IGA

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David Hulseberg
Executive Director/CEO

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ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 1248.02 (REQUIRED OFF STREET PARKING SPACES), TABLE 1248.02-B (OFF-STREET PARKING REQUIREMENTS) OF CHAPTER 1248 (OFF STREET PARKING AND LOADING) IN TITLE 4 (ZONING), PART TWELVE (PLANNING AND ZONING) OF THE CODIFIED ORDINANCES OF BERWYN RELATIVE TO THE REQUIREMENTS FOR OFF STREET PARKING FOR MEDICAL OFFICES

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 such, may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

WHEREAS, the City of Berwyn has filed a petition (the “Application”) proposing certain amendments to the text of Title 4 (Zoning) of Part Twelve (Planning and Zoning) of the Codified Ordinances of Berwyn (the “Zoning Code”) relative to Off Street Parking for Medical Offices (the “Proposed Text Amendments”); and

WHEREAS, the City Council of the City has duly considered all of the materials, facts and circumstances affecting the Application and Proposed Text Amendments, and finds that the Application satisfies the standards set forth in Section 1252.03(E)(3) of the Zoning Code relating to Zoning Code text amendments; and

WHEREAS, pursuant to the authority granted under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.), and its home rule powers and authority, pursuant to Article VII, Section 6 of the Illinois Constitution of 1970, the City Council of the City approves the Proposed Text Amendments to the Zoning Code set forth below, and finds the adoption of the Proposed Text Amendments to be in the best interests of the City.

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

SECTION 1: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

SECTION 2: Approval of Text Amendments. Section 1248.02 (Required Off Street Parking Spaces), Table 1248.02-B (Off-Street Parking Requirements) of Chapter 1248 (Off Street Parking and Loading) in Title 4 (Zoning), Part Twelve (Planning and Zoning) of the Codified Ordinances of Berwyn is hereby amended by removing the current language:

Medical/Dental Office With or Without Dispensary	1 per 300 sf of GFA
---	----------------------------

and replacing it with the following:

Medical/ Dental Office With or Without Dispensary	5 per 1000 sf of GFA
--	-----------------------------

SECTION 3: No Other Changes. Except as to the Zoning Code Text Amendments set forth above in this Ordinance, all Chapters and Sections of the Codified Ordinances of Berwyn, as amended, shall remain in full force and effect.

SECTION 4: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this ____ day of _____ 2020.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____ 2020.

Robert J. Lovero, Mayor

ATTEST:

Margaret Paul, City Clerk

Published by me in pamphlet form this ____ day of _____, 2020.

Margaret Paul, City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

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ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 1248.02 (REQUIRED OFF STREET PARKING SPACES), TABLE 1248.02-B (OFF-STREET PARKING REQUIREMENTS) OF CHAPTER 1248 (OFF STREET PARKING AND LOADING) IN TITLE 4 (ZONING), PART TWELVE (PLANNING AND ZONING) OF THE CODIFIED ORDINANCES OF BERWYN RELATIVE TO THE REQUIREMENTS FOR OFF STREET PARKING FOR MEDICAL OFFICES

which Ordinance was passed by the City Council of the City of Berwyn at a Regular City Council Meeting on the ___th day of _____, 2020, at which meeting a quorum was present, and approved by the Mayor of the City of Berwyn on the ___th day of _____, 2020.

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AYES:

NAYS:

ABSENT:

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City Clerk

[SEAL]

E-3

Sandra Anderson

From: David Hulseberg <davidh@berwyn.net>
Sent: Tuesday, April 7, 2020 3:22 PM
To: Margaret M. Paul; Sandra Anderson; Tiffany Nelson-Jaworski; David A. Hulseberg (External Contact)
Cc: Ruth E. Volbre; Robert J. Lovero; James Vasselli
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Executive Director/CEO

Berwyn Development Corporation
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THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE LEASE OF CERTAIN REAL PROPERTY FOR THE CITY OF BERWYN, STATE OF ILLINOIS.

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

James "Scott" Lennon
Jose Ramirez
Jeanine Reardon
Robert Fejt
Cesar A. Santoy
Alicia M. Ruiz
Rafael Avila
Anthony Nowak
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on this ___ day of _____, 2020.

ORDINANCE No. _____

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE LEASE OF CERTAIN REAL PROPERTY FOR THE CITY OF BERWYN, 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(a) of the Illinois Constitution (1970) and, as such, may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

WHEREAS, pursuant to Section 11-76.1-1 of the Illinois Municipal Code, the City is authorized to lease real property for public purposes; and

WHEREAS, the City recognizes the need to lease real property for public purposes; and

WHEREAS, in connection with the foregoing, the City desires to lease certain real property located at the address commonly known as 6839 Roosevelt Road, Berwyn, Illinois 60402 (the “Property”); and

WHEREAS, the current owner of record of the Property (the “Landlord”) and the City have discussed an agreement (the “Agreement”), attached hereto and incorporated herein as Exhibit “A,” which sets forth the terms and conditions under which the Landlord will lease the Property to the City; and

WHEREAS, the City desires to enter into the Agreement, or an Agreement with terms substantially the same as the Agreement, with the Landlord, whereby the Landlord will lease the Property to the City; and

WHEREAS, it has been determined by the Mayor and the City Council (collectively, the “Corporate Authorities”) that it is in the best interest of the City and its residents to enter into the

Agreement; and

WHEREAS, the Mayor is authorized to enter into and the City Attorney is authorized to revise Agreements for the City making such insertions, omissions, and changes as shall be approved by the Mayor and the City Attorney;

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

Section 1. The statements set forth in the preambles to this Ordinance are found to be true and correct and are incorporated into this Ordinance as if set forth in full.

Section 2. The City Council hereby finds and determines that it is necessary and advisable and otherwise in the best interests of the City to execute, enter into and approve the Agreement with terms substantially similar to the terms set forth in Exhibit A.

Section 3. The Agreement is hereby approved with such insertions, omissions and changes as shall be approved by the Mayor and the City Attorney.

Section 4. The City Attorney is hereby authorized to negotiate additional terms of the Agreement as needed and undertake any and all actions on behalf of the City to effectuate the intent of this Ordinance. Furthermore, the City retains the unilateral right to terminate the Agreement, in writing, unless and until the Agreement is signed by all parties.

Section 5. The Mayor is hereby authorized and directed to execute the Agreement, with such insertions, omissions and changes as shall be approved by the Mayor and the City Attorney. The City Council further authorizes the Mayor to execute any and all additional documentation that may be necessary to carry out the intent of this Ordinance. The officers, employees and/or agents of the City are authorized and directed to take all action necessary or reasonably required by the City to

carry out, give effect to and consummate the Agreement contemplated herein and shall take all actions necessary in conformity therewith. The City Clerk is hereby authorized and directed to attest to and countersign any such documents, as required.

Section 6. All prior actions of the City's officials, employees and agents with respect to the subject matter of this Ordinance are hereby expressly ratified.

Section 7. The provisions of this Ordinance are hereby declared to be severable, and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

Section 8. All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 9. This Ordinance shall be immediately in full force and effect after passage, approval and publication. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

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ADOPTED by the City Council of the City of Berwyn, Cook County, Illinois on this ____ day of ____, 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Nowak				
(Mayor Lovero)				
TOTAL				

APPROVED this ____ day of ____, 2020.

 Robert J. Lovero
 MAYOR

ATTEST:

 Margaret Paul

CITY CLERK

EXHIBIT A

Not furnished

STANDARD COMMERCIAL LEASE

This **STANDARD COMMERCIAL LEASE** is made this _____ day of _____, 2020, by and between **the Berwyn Development Corporation**, an Illinois not for profit corporation (hereinafter "**LESSOR**"), and **the City of Berwyn**, an Illinois municipal corporation (hereinafter "**LESSEE**"). Lessor and Lessee, when applicable, may be referred to as the "Parties".

WITNESSETH:

WHEREAS, LESSOR is the fee simple owner of certain real property located in the City of Berwyn, Illinois, legally described in Exhibit "A" attached hereto and made a part hereof and commonly _____ known _____ and _____ numbered _____ as 6839 Roosevelt Road, Berwyn, Illinois 60402, together with the building constructed thereon consisting of _____ square feet and the other improvements located thereon and the appurtenances thereunto belonging (collectively the "**Premises**"); and

WHEREAS, LESSOR has agreed to lease the Premises to LESSEE and LESSEE has agreed to lease the Premises from LESSOR on the terms stated herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, LESSOR and LESSEE hereby covenant and agree as follows:

1. **PREMISES:** LESSOR leases the Premises to LESSEE, and LESSEE leases the Premises from LESSOR. The Premises shall be used only for _____, and for no other purpose, without LESSOR'S prior written consent, which shall not be unreasonably withheld.

2. **RENT:** LESSEE agrees to pay as rent for the Premises, twelve and no/100 Dollars (\$ 12.00) per year, payable in equal monthly installments of one and no/100 Dollar (\$ 1.00) each, payable in advance on the first day of each calendar month during the term of this Lease.

3. **TERM:** This Lease shall be for a term commencing on _____, _____ and ending at midnight on _____. In the event either Party desires to terminate this Lease pursuant to the terms set forth herein, the terminating Party shall give the other Party no less thirty (30) days notice prior to the date this Lease will be terminated.

4. **DELIVERY AND ACCEPTANCE OF PREMISES:** LESSEE has inspected and knows the condition of the Premises and accepts the same in their present condition. LESSEE acknowledges that LESSOR has made no warranties or representations concerning the Premises.

5. **UTILITIES:** LESSEE agrees to furnish all utilities and pay all electric, gas, water, fuel and sewer company charges, as well as all charges for any additional services or other utilities used on or assessed against the Premises.

6. **LICENSING AND FEES:** LESSEE shall obtain all necessary licensing and registrations for the use and operation of the Premises and shall pay when due all license and registration fees.

7. **TAXES:** In the event taxes are levied on the Premises, the Lessee shall promptly pay said taxes.

8. **INSURANCE:** The following provisions shall apply:

8.1. LESSOR shall obtain "All Risk" Property Insurance on the Property, including fixtures and non-removable tenant improvements in such amount as LESSOR deems sufficient. LESSEE shall cooperate with LESSOR so that the lowest insurance rating can be obtained. Accordingly, LESSEE shall fully cooperate with the insurance carrier in implementing any measures of complying with any requirements the carrier may have. All costs of such measures or compliance shall be borne by LESSEE. If LESSOR'S insurance rates are increased as the result of any activities or hazards introduced by LESSEE, then LESSEE shall pay the amount by which the insurance premiums are increased because of such activities or hazards.

8.2. The "All Risk" Property Insurance premiums on the Property during the

calendar year [_____] ("Base Year") will total \$_____. LESSEE agrees to pay as additional rent all amounts by which the insurance premiums may exceed, for whatever reason, this amount in future years during the term of this Lease. If LESSOR receives an insurance premium bill for an amount exceeding the amount stated above, LESSOR shall forward a copy of the bill to LESSEE, together with a letter stating the amount of the excess, and within ten (10) days of its receipt of the bill and letter, LESSEE shall pay the applicable excess amount to LESSOR.

8.3. At its sole cost and expense, LESSEE shall purchase and maintain commercial general liability insurance on the Premises, including a property damage provision, insuring against liability for injury to persons or property occurring on or about the Premises or arising out of the ownership, maintenance, use or occupancy of the Premises. The insurance shall be in an amount not less than _____ Dollars (\$_____) combined single limit per occurrence, and a general policy aggregate of not less than _____ Dollars (\$_____) if such aggregate applies to this policy.

8.4. All policies of liability insurance obtained now or at any future time by LESSEE, must insure the interest of LESSOR as Additional Insured under the form of endorsement which makes the coverage thereunder primary insurance as regards to LESSOR, and non-contributory with any other insurance carried by LESSOR, shall include a long form non-contributory clause naming LESSOR, as well as LESSEE, as an insured. The policies shall also provide that LESSOR be given at least thirty (30) days notice before any cancellation or material modification of the policy.

8.5. Upon request, LESSEE shall furnish to LESSOR Certificates of Insurance evidencing the insurance coverage required by these provisions, and providing that LESSOR shall receive thirty (30) days' notice of cancellation or material change in coverage. Upon reasonable request, LESSEE shall furnish LESSOR with a copy of the premium bill and evidence of payment.

8.6. In the event of casualty damage to the Premises, and if LESSOR is carrying the "All Risk" Property Insurance, LESSEE shall promptly report the damage to LESSOR and LESSOR shall make whatever claim against the insurance company that LESSOR deems advisable. LESSEE shall cooperate in connection with the claim. In the event of either damage

to the Premises by casualty or an assertion of liability, and if LESSEE is carrying the applicable insurance policy, LESSEE shall promptly report the same to the applicable insurance company and make a claim for insurance proceeds, delivering to LESSOR a copy of the claim. Any insurance proceeds shall be applied to the rebuilding or repair of the property, with any excess paid to LESSOR or disbursed as LESSOR deems appropriate.

9. LIENS AND ENCUMBRANCES: This Lease shall be subject and subordinate to any present or future mortgages, deeds of trust, and other liens or encumbrances executed or consented to by LESSOR, which do not materially adversely affect LESSEE'S use of the Premises. The holder of any such mortgage, deed of trust, lien or encumbrance may notify LESSEE in writing of its interest, and in such event LESSEE shall send copies of all notices or communications regarding this Lease to the holder of the mortgage, deed of trust, lien or encumbrance. Such holder shall be entitled to take any action or exercise any rights reserved to LESSOR under this Lease. LESSEE shall, within ten (10) days after receipt of a request therefor, execute and deliver to LESSOR and the holder of such a mortgage, deed of trust, lien or other encumbrance, an estoppel certificate and/or agreement evidencing the subordination of this Lease as described above, which estoppel certificate and/or agreement shall be in form satisfactory to LESSOR and such holder.

9.1. LESSEE shall not encumber or permit the encumbrance of the Premises or this leasehold estate by any mortgage, deed of trust, assignment, security interest, lien or other charge, without LESSOR'S prior written consent, which consent shall not be unreasonably withheld.

9.2. This Lease does not require LESSEE to improve the Premises or construct any improvements or additions on the Premises. Any improvements or additions to the Premises which LESSEE might make or permit are for the sole use of LESSEE and will not benefit LESSOR'S reversion. LESSEE is not, and shall not be deemed to be, the agent of LESSOR in contracting or arranging for any improvements to the Premises or any construction on the Premises. Additional provisions relating to alterations and improvements are contained in Section 13 of this Lease.

9.3. LESSEE shall promptly pay all bills for labor done or material or equipment supplied for any construction or repair work done on the Premises. Failure to promptly pay any such bills shall be a default under this Lease. LESSEE shall defend and indemnify LESSOR from

all liability, damages or expense resulting from any mechanic's lien claims affecting the Premises.

10. MAINTENANCE AND REPAIR: LESSOR shall repair and maintain the roof, exterior walls and foundation of any structures located on the Premises.

10.1. LESSEE shall have the obligation of maintaining all portions of the Premises which LESSOR is not specifically obligated to maintain under the above section. LESSEE shall maintain and keep in good working order all equipment, fixtures, and systems on the Premises, and shall perform routine repair and maintenance on the same, including without limitation all heating and air conditioning systems and equipment. In addition, and without limitation, LESSEE shall protect water pipes, heating and air conditioning equipment, plumbing, fixtures, appliances, and sprinkler systems from becoming frozen. LESSEE shall keep the Premises and all approaches, sidewalks, parking areas, truck pads, and adjacent alleys clean, sightly, and free of snow and rubbish, and shall keep and maintain the same in good condition repairing cracks and potholes and repairing the same when needed.

10.2. LESSEE shall be responsible for all window glass replacement, for maintenance of light fixtures and lamps throughout the Premises, for repair and routine maintenance of gas heaters, boilers, water pipes, plumbing apparatus and fixtures, gutters, downspouts, and all other portions of or equipment upon the Premises, including without limitation all mechanical systems which are a part of the Premises. LESSEE shall replace any worn or outdated equipment with new equipment of like quality and durability.

10.3. In particular, LESSEE shall maintain in good working condition the water sprinkler monitoring system which is a part of the Premises, pay the monthly charge for such system, and promptly repair any damage which may be suffered by the system.

11. USE OF PREMISES: LESSEE may use the Premises for any purpose set forth in Section 1 of this Lease, which is not destructive of the Premises. LESSEE shall not, however, commit or allow any waste, nuisance, or other such act or omission to occur on the Premises, and shall not do any act or allow on the Premises any condition which may disturb the quiet enjoyment of those occupying surrounding properties, including without limitation any other tenants or occupants in the Building or on the Premises. LESSEE shall advise LESSOR in

writing of any change in the nature of LESSEE'S use of the Premises.

11.1. LESSEE shall fully comply with all federal, state and local laws and regulations applicable to air emissions, water pollution, hazardous waste, hazardous materials, toxic materials, and underground storage tanks. LESSEE shall secure all permits, licenses and approvals necessary for its operations and shall remain in compliance with such permits. LESSEE shall notify LESSOR within two (2) days if LESSEE learns of any allegation that LESSEE'S operations are in violation of any requirement of any permit or any requirement to have a permit.

11.2. LESSEE shall not allow on the Premises any leakage, spillage or release of any hazardous substance, hazardous waste, petroleum, or toxic material as those terms are defined by federal or state law or regulation. If such a release should occur, LESSEE shall notify LESSOR of such fact within two (2) days. Furthermore, in such event, LESSEE shall promptly remove and clean up any such leakage, spillage or release, at its own cost, and LESSEE shall accomplish such removal and clean-up in strict compliance with all applicable laws, codes and regulations. LESSEE shall notify LESSOR within two (2) days if LESSEE receives notice of intent to sue, notice of violation, citation, warning or similar notification arising out of operations on the Premises. LESSEE shall notify LESSOR within two (2) days if LESSEE learns of any federal, state, or local agency investigation or inquiry concerning the Premises or LESSEE'S operations.

11.3. LESSEE shall not use all or any part of the Premises for the purpose of refining, producing, storing, handling, transferring, processing, or transporting any pollutants or contaminants or any Hazardous Substances or petroleum products in any manner which would result in a release or threatened release which could require response under applicable Environmental Regulations, nor shall LESSEE permit or suffer any other party to use all or any part of the Premises for any purpose forbidden herein. As used herein, the term "**Hazardous Substances**" shall mean ureaformaldehyde, polychlorinated biphenyls, asbestos, asbestos-containing materials, radioactive materials or wastes, petroleum products, or any other waste material or other substance which would subject the LESSOR as owner of the Property to any response costs, damages, penalties or liabilities under any applicable Environmental Regulations. The term "**Environmental Regulations**" as used herein means any federal, state or local laws, statutes, codes, ordinances, regulations, requirements or rules relating to any environmental

matters, including the removal, handling, and disposal of hazardous or toxic waste materials.

11.4. LESSEE shall defend and indemnify LESSOR from and against, any and all claims, assertions, demands, judgments, penalties, fines, liabilities, costs, damages and expenses, including court costs and attorney's fees and expenses incurred by LESSOR, at any time, in any claim or action against or involving LESSEE or LESSOR resulting from (i) any breach of the covenants of LESSEE contained herein, (ii) any act or failure to act by LESSEE, its employees and assigns which results in a violation of or liability under any of the Environmental Regulations, or (iii) from the discovery of any Hazardous Substance in, upon, or over or emanating from the Premises as a result of acts or failures to act by LESSEE, its agents, employees and assigns. It is the intent of LESSOR and LESSEE that LESSOR shall have no liability or responsibility for damage or injury to human health, the environment or natural resources caused by, for abatement and/or clean-up of, or otherwise with respect to Hazardous Substances not caused by LESSOR.

12. PUBLIC REQUIREMENTS: LESSEE shall comply with all laws, orders, regulations, ordinances and other public requirements at any time affecting the Premises or the use of the Premises.

13. ALTERATIONS: At its sole expense, LESSEE may, but is not required to, make improvements, alterations or additions to the Premises. Any alterations shall be of good workmanship and material and shall not reduce the size or strength of the then existing improvements or of any load bearing wall or structural support. Any improvements, alterations, additions or fixtures placed on the Premises, whether or not permanently affixed to the Premises, other than trade fixtures, shall become a part of the realty, shall belong to LESSOR, and shall remain on and be surrendered with the Premises at the termination of this Lease. No improvements, alterations or additions to the Premises, other than trade fixtures, shall be removed without LESSOR's prior written consent, which consent shall not unreasonably be withheld. LESSEE shall repair all damage caused by any removal of any trade or other fixtures or additions. Notwithstanding the foregoing or anything else to the contrary, LESSEE shall not be permitted to place any underground storage tanks on or under the Premises.

14. ASSIGNMENT OR SUBLEASE: LESSEE shall not assign this Lease, sublease the Premises, or allow anyone else to use or occupy any part of the Premises, without LESSOR'S

prior written consent, which consent shall not unreasonably be withheld. LESSOR may assign this Lease to any subsequent purchaser of the Premises, and upon such assignment shall be released from all rights and obligations under this Lease.

15. INSPECTION: LESSOR and its agents may enter the Premises at reasonable hours to examine the same and do anything required of LESSOR by this Lease. During the last 120 days of the Lease term, LESSOR may display a "For Rent" sign on the Premises, and show the Premises to prospective tenants.

16. LESSEE'S PERSONALTY: LESSOR shall not be liable for any loss or damage to any of LESSEE'S merchandise, personalty or other property on or about the Premises, or for any lost profits of or consequential damage to LESSEE, regardless of the cause of the loss or damage. LESSEE shall be responsible for any taxes or assessments made against LESSEE'S personal property, and shall defend and indemnify LESSOR against the same.

17. EMINENT DOMAIN: If any substantial part of the Premises (affecting LESSEE'S operations) is taken under the power of eminent domain, conveyed in lieu of condemnation, or acquired for any public or quasi-public use, this Lease may be terminated by either party. The parties shall make their individual claims for the award, which shall be distributed according to law.

18. DAMAGE BY CASUALTY: If a substantial part of the Premises is so damaged by fire or other casualty that the Premises are totally untenable, LESSOR may at its sole option terminate this Lease. If the Lease is so cancelled, rent shall be paid only to the date of cancellation and LESSEE shall promptly surrender the Premises to LESSOR.

18.1. If LESSOR does not elect to terminate this Lease in case of total untenability, this Lease shall continue in full force and effect and LESSOR shall restore the Premises to at least their previous condition within a reasonable time. For that purpose, LESSOR and its agents and contractors may enter the Premises. Rent shall abate during the period of untenability.

18.2. If the Premises are so damaged by fire or other casualty that tenantability is only partially disturbed, LESSOR shall restore the same to at least their previous condition

within a reasonable time. For that purpose, LESSOR and its agents may enter the Premises, and rent shall abate in proportion and in duration equal to the partial untenability of the Premises. No claims shall be made by or allowed to LESSEE by reason of any inconvenience or annoyance arising from the repair work.

18.3. In the event the Premises suffer any casualty damage, LESSEE shall within ten (10) days remove any debris or rubbish, remove its personal property from the damaged Premises, and clean the damaged Premises to facilitate repair or restoring operations.

19. DEFAULT BY LESSOR: LESSEE shall give LESSOR written notice of any default by LESSOR. If (a) the default is not cured within thirty (30) days after LESSOR receives the written notice, or (b) LESSOR does not within that thirty (30) day time period take actions which, if continued with reasonable diligence, will cure the default, then LESSEE at its election may declare this Lease terminated after an additional period of thirty (30) days. If this Lease is rightfully terminated in accordance with this section, rent shall be paid only to the end of the second thirty (30) day period.

20. DEFAULT BY LESSEE: The following provisions shall govern default by the LESSEE:

20.1. LESSEE will be in default under this Lease upon the happening of any one or more of the following events:

20.1.1. Failure of LESSEE to make any rent payment when due or fully and timely perform any obligation contained in this Lease.

20.1.2. Any warranty, representation or statement made or furnished to LESSOR by or on behalf of LESSEE for the purpose of inducing the execution of this Lease or any other agreement between the parties proves to have been false in any material respect when made or furnished.

20.1.3. LESSEE is dissolved or its existence terminated; LESSEE becomes insolvent or a receiver is appointed for any of LESSEE'S property; LESSEE is generally not paying its debts as they become due; or LESSEE makes an assignment for

the benefit of its creditors or is the subject of any voluntary or involuntary bankruptcy or insolvency proceeding.

20.1.4. Any of the occurrences set forth in Section 20.1.3. of this Lease above occurs with respect to any guarantor or surety of LESSEE'S obligations.

20.1.5. LESSEE abandons the Premises, or the Premises or LESSEE'S leasehold interest in the Premises are attached or taken under any court order or writ of execution.

20.2. If LESSEE defaults, LESSOR may enforce its rights by an action for rent and possession, unlawful detainer, or other legal remedy. LESSEE agrees that, notwithstanding LESSOR'S possession of the Premises, LESSEE shall remain liable for and shall pay LESSOR an amount equal to the entire rent payable to the end of the then-applicable term of this Lease. This amount may either (a) be accelerated and become payable at once, or (b) become due and be payable monthly, at the sole option of LESSOR. In addition, LESSEE shall be liable for and shall pay to LESSOR any loss or deficiency sustained by LESSOR because of LESSEE'S default.

20.3. Notwithstanding LESSOR'S re-entry and possession of the Premises, LESSOR, upon LESSEE'S default, shall have the right, without notice to LESSEE, and without terminating this Lease, to make alterations and repairs for the purpose of reletting the Premises. LESSOR may relet or attempt to relet the Premises or any part of the Premises for the remainder of the then-applicable Lease term or for any longer or shorter period as opportunity may offer, to such persons and at such rent as may be obtained. Nothing in this Lease shall require LESSOR to relet or make any attempt to relet the Premises, and any reletting shall be done by LESSOR as agent for LESSEE. In case the Premises are relet, LESSEE shall pay the difference between the amount of rent payable during the remainder of the term and the net rent actually received by LESSOR during the term after deducting all expenses for repairs, alterations, recovering possession and reletting the same, which difference shall either (a) accrue and be payable monthly, or (b) be accelerated and become payable at once, at LESSOR'S sole option.

20.4. No actions taken by LESSOR after LESSEE'S default shall be construed as indicating a termination of this Lease. This Lease shall remain in full force and effect and shall not be terminated unless LESSOR so elects in writing.

20.5. At LESSOR'S election, LESSOR may cure any default of LESSEE by expending money, contracting for the making of repairs, purchasing insurance, or by any other actions. If LESSOR takes any such actions, LESSEE will promptly, upon demand, reimburse LESSOR for all of LESSOR'S expenses. All such expenses shall bear interest from the dates they are incurred until the dates they are paid, at a rate of 10 percent (10%) per annum.

20.6. LESSOR shall be entitled to recover from LESSEE all of LESSOR'S expenses in exercising any of its rights under this Lease, including without limitation LESSOR'S reasonable attorney's fees.

20.7. All of LESSOR'S remedies are cumulative, and may be exercised successively or concurrently, at LESSOR'S election.

21. WAIVERS: Any waiver, consent or approval on the part of LESSOR must be in writing, and shall be effective only to the extent specifically set forth in the writing. No delay or omission by LESSOR in the exercise of any right or remedy with respect to any one occasion shall impair LESSOR'S ability to exercise the right or remedy in the same or on another occasion.

22. NOTICES: All notices or other communications shall be in writing signed by the sender, and shall either be (a) personally delivered or (b) mailed by certified mail, at or to the following addresses:

LESSOR: Berwyn Development Corporation
Attn: Executive Director
322 S. Oak Park Ave., 2nd floor
Berwyn, IL 60402

LESSEE:

Attention:

22.1. Either party may change the address by written notice to the other. Notices shall be effective when received (if personally delivered) or when deposited in the United States Mail (if mailed by certified mail).

23. RETURN OF PREMISES: At the termination of this Lease, LESSEE agrees to deliver to LESSOR the Premises and all mechanical systems and all equipment and fixtures thereon, in good working order and condition.

23.1 Should LESSEE fail to vacate the Premises at the termination of this Lease, LESSEE shall pay for each day of the holdover period either (a) twice the then-applicable rent, or (b) a current fair market rent for the Premises (as determined by LESSOR in its sole judgment), whichever is higher. All the terms and provisions of this Lease shall continue to apply. LESSEE will be a tenant at will during the holdover period. Nothing in this section shall be a waiver of or preclude the exercise of LESSOR'S remedies for LESSEE'S default. Should LESSEE'S holdover prevent LESSOR from fulfilling the terms of another lease, LESSEE shall defend and indemnify LESSOR from all direct and consequential damages for which LESSOR may be liable, or which LESSOR may suffer, as a result thereof.

24. QUIET ENJOYMENT: Neither LESSOR nor LESSOR'S successors or assigns will disturb LESSEE in its quiet enjoyment of the Premises.

25. SIGNS: LESSEE shall not place any signs or advertisements on the Premises without the written consent of LESSOR, which consent shall not be unreasonably withheld. Within 120 days prior to the termination of any Lease term, LESSOR may display signs advertising the rental of the Premises.

26. INDEMNITY: LESSEE shall indemnify, defend and hold harmless LESSOR from and against any and all damage, expense, claim, liability or loss, including reasonable attorneys' fees, arising out of or in any way connected to any condition, occurrence or event occurring on the Premises or arising out of any use of the Premises during the term of this Lease. This duty to indemnify and defend shall include but shall not be limited to damages, costs, liability, loss and expense including professional consultant, engineering or attorneys' fees incurred in responding to federal, state, or local laws, strict liability, or common law.

27. WAIVER OF SUBROGATION: LESSOR and LESSEE each respectively waive all rights of recovery against the other and the other's agents, employees, permitted licensees and assignees, for any loss or damage to property or injury to or death of persons, to the extent the same is covered or indemnified by proceeds of any insurance, or for which reimbursement is otherwise received. This agreement, however, shall apply only so long as the parties' respective insurance companies expressly concur in this agreement and waive all subrogation rights. Each party shall have a continuing obligation to notify the other party if these waivers are not granted. Nothing in this section shall impose any greater liability upon the LESSOR than would have existed in the absence of this section.

28. ATTORNMENT: LESSEE agrees to and does attorn to any successor to LESSOR'S interest in all or any part of the Premises, including without limitation any purchaser at any foreclosure sale of all or any part of the Premises.

29. BANKRUPTCY: The following covenants are a part of this agreement:

29.1. The parties agree that this Lease has been entered into partly because of LESSOR'S judgment that LESSEE will be particularly able to perform the Lease covenants. LESSEE has substantial duties of performance under this Lease, apart from its mere financial obligations. This Lease is a personal contract between the parties which cannot be assumed by any trustee or other party in bankruptcy.

29.2. In the event any proceedings in bankruptcy are brought against LESSEE or affect LESSEE, and should an assumption of this Lease be attempted by the trustee or other party in violation of the above agreement, LESSOR will not have adequate assurance of performance, within the meaning of Section 365 of the Bankruptcy Code of 1978, as amended, unless the trustee or other party can demonstrate that itself or a substitute lessee will have the particular capacity to fulfill the nonmonetary covenants of this Lease. LESSOR will not have adequate assurance of performance unless and until (a) LESSOR is allowed access to adequate financial and other information about the proposed lessee, including without limitation references from prior lessors, to satisfy itself that the trustee, other party or proposed lessee is fully able to assume the financial and personal covenants of LESSEE in this Lease, in full accordance with its terms, and (b) sufficient bonds or letters of credit are posted by the trustee, other party or proposed lessee to guarantee performance of the Lease obligations. The parties further agree that the

definition of the term "adequate assurance" as set forth in Section 365(b) (3) of the Bankruptcy Code of 1978, as amended, shall apply to any determination of adequate assurance in connection with this Lease.

29.3. In the event any proceedings in bankruptcy are brought against LESSEE or affect LESSEE, the trustee or other party shall not be permitted to use, sell or lease any of the Premises, whether or not in the ordinary course of business, without providing adequate protection to LESSOR. The parties agree that the language in Section 361 of the Bankruptcy Code of 1978, as amended, shall be the exclusive definition of the term "adequate protection" in connection with any use, sale or lease of the Premises. The cash payment referred to in that section shall mean the full payments required under this Lease, plus payment representing the value of LESSOR'S lost ability to use or lease the Premises; and the then "indubitable equivalent" as used in that section shall mean protection afforded by either grants of administrative expense priority, grants to LESSOR of ownership interests in a continuing business surviving the bankruptcy, or grants to LESSOR of protected securities issued by a continuing business surviving the bankruptcy, which completely compensate LESSOR for the loss of the present value (computed at the then market rate of interest for commercial loans) of LESSOR'S ability to use or lease the Premises.

29.4. The parties agree that because of the extreme financial importance to LESSOR of this transaction, LESSOR will be irreparably harmed by any stay of its collection efforts or the exercise of its remedies under this Lease.

30. SUCCESSORS AND ASSIGNS: This Lease shall inure to the benefit of and be binding upon the heirs, estates, executors, administrators, receivers, custodians, successors and (in the case of LESSEE, permitted) assigns of the respective parties.

31. LIGHT: This Lease does not grant any rights to light, view or air over adjacent properties. Any diminution or elimination of light, view or air by any structure which may be erected on property adjacent to the Premises shall not be a breach of, and shall not affect the rights and obligations of, the parties under this Lease.

32. AMENDMENTS: This Lease contains the entire agreement of the parties. No amendments may be made to this Lease except by an agreement in writing executed by all the

parties.

33. **MISCELLANEOUS:** The following provisions are additional terms of this Lease:

33.1. The captions of the sections of this Lease are inserted for convenience only and shall not be used in the interpretation or construction of any provisions of this Lease.

33.2. If any provision of this Lease is held invalid or unenforceable, the holding shall affect only the provision in question and that provision in other circumstances, and all other provisions of this Lease, shall remain in full force and effect.

33.3. The rule that the terms of an agreement are strictly construed against the drafting party shall have no application to the construction of interpretation of this Lease.

34. **FINANCIAL STATEMENTS:** LESSEE shall furnish to LESSOR during each year of any term hereof, a complete copy of the LESSEE'S audited financial statements for the immediately preceding year.

Intending to be fully bound, the parties have executed this Lease the day and year first above written.

LESSOR:

THE BERWYN DEVELOPMENT CORPORATION,
an Illinois Not for Profit Corporation

By: _____
Duly Authorized Officer

LESSEE:

a _____ Corporation

By: _____
Duly Authorized Officer

EXHIBIT A

Not furnished

Margaret M. Paul

E-4

From: Tiffany Nelson-Jaworski <jaworski@dlglawgroup.com>
Sent: Wednesday, April 8, 2020 12:18 PM
To: Margaret M. Paul; Sandra Anderson; Maria D. Cooper
Cc: Brett Michaelson; David A. Hulseberg (External Contact); robert rychlicki; James Vasselli
Subject: Ordinances for upcoming City Council meeting on April 14, 2020
Attachments: Ordinance amending Ord No. 97-13 v3.doc; Ordinance Extending Roosevelt TIF_DRAFT_V11.doc; Ordinance Extending South Berwyn TIF_DRAFT_V8.doc

Hello Madam Clerk, Sandy and Maria:

Attached to this email are the 3 ordinances for the upcoming meeting that Dave Hulseberg advised I would be sending. The ordinances are as follows:

1. An Ordinance Amending Ordinance Number 97-13 to Correct Certain Scrivener's Errors for the City of Berwyn, State of Illinois. - **NO EXHIBITS**

2. An Ordinance Adopting and Approving an Amendment to the City of Berwyn Tax Increment Redevelopment South Berwyn Corridor TIF - Redevelopment Plan and Project in the City of Berwyn, County of Cook, State of Illinois. - **As Clerk Paul and I discussed, I amended this ordinance to remove the previously approved ordinances as exhibits and instead, incorporated these ordinances by reference.**

3. An Ordinance Adopting and Approving an Amendment to the City of Berwyn Tax Increment Redevelopment Roosevelt Road TIF - Redevelopment Plan and Project in the City of Berwyn, County of Cook, State of Illinois. - **As Clerk Paul and I discussed, I also amended this ordinance to remove the previously approved ordinances as exhibits and instead, incorporated these ordinances by reference. However, please note that page 2 of this ordinance will need to be filled in related to the ordinance number of the above referenced Scrivener's Error ordinance.**

Thanks!

Tiffany

Tiffany Nelson-Jaworski

708-222-7000 ext. 259

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THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 97-13 TO CORRECT CERTAIN
SCRIVENER'S ERRORS FOR THE CITY OF BERWYN, STATE OF ILLINOIS.**

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

James "Scott" Lennon
Jose Ramirez
Jeanine Reardon
Robert Fejt
Cesar A. Santoy
Alicia M. Ruiz
Rafael Avila
Anthony Nowak
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on this ____ day
of _____, 2020.

ORDINANCE No. _____

AN ORDINANCE AMENDING ORDINANCE NUMBER 97-13 TO CORRECT CERTAIN SCRIVENER'S ERRORS FOR THE CITY OF BERWYN, 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(a) of the Illinois Constitution (1970) and, as such, may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

WHEREAS, on March 25, 1997, the Mayor of the City (the "Mayor") and City Council of the City (collectively, the "Corporate Authorities") adopted Ordinance No. 97-13, titled "An Ordinance Correcting Scrivener's Error In Ordinances 96-8, 96-9 and 96-10 of the City of Berwyn, Cook County Illinois"; and

WHEREAS, certain scrivener's errors were made in Ordinance No. 97-13; and

WHEREAS, Ordinance Nos. 97-8, 97-9 and 97-10 were inaccurately referred to as Ordinance Nos. 96-8, 96-9, and 96-10 in Ordinance No. 97-13; and

WHEREAS, after due investigation, inquiry and consideration, the Corporate Authorities, are of the opinion that Ordinance No. 97-13 requires certain amendments to ensure that Ordinance 97-13 is true and accurate in the correction of and reference to certain scrivener's errors in the original Ordinance Nos. 97-8, 97-9, and 97-10; and

WHEREAS, to carry out and give effect to the above findings and determinations of the Corporate Authorities, Ordinance No. 97-13 must be amended to correct the references to the ordinances and scrivener's errors that it purported to correct;

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

Section 1. The statements set forth in the preamble to this Ordinance are found to be true and correct and are incorporated into this Ordinance as if set forth in full.

Section 2. The purpose of this Ordinance is to amend Ordinance No. 97-13 to correct certain scrivener's errors.

Section 3. Ordinance No. 97-13 is hereby amended by changing references of Ordinance No. 96-8 to Ordinance No. 97-8, changing references of Ordinance No. 96-9 to Ordinance No. 97-9, and changing references of Ordinance No. 96-10 to Ordinance No. 97-10.

Section 4. The provisions of this Ordinance are hereby declared to be severable, and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

Section 5. All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 6. This Ordinance shall be immediately in full force and effect after passage, approval and publication. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

ADOPTED by the City Council of the City of Berwyn, Cook County, Illinois on this ____ day of ____, 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Nowak				
(Mayor Lovero)				
TOTAL				

APPROVED this ____ day of ____, 2020.

ATTEST:

Margaret Paul

Robert J. Lovero
MAYOR

E-5

Margaret M. Paul

From: Tiffany Nelson-Jaworski <jaworski@dlglawgroup.com>
Sent: Wednesday, April 8, 2020 12:18 PM
To: Margaret M. Paul; Sandra Anderson; Maria D. Cooper
Cc: Brett Michaelson; David A. Hulseberg (External Contact); robert rychlicki; James Vasselli
Subject: Ordinances for upcoming City Council meeting on April 14, 2020
Attachments: Ordinance amending Ord No. 97-13 v3.doc; Ordinance Extending Roosevelt TIF_DRAFT_V11.doc; Ordinance Extending South Berwyn TIF_DRAFT_V8.doc

Hello Madam Clerk, Sandy and Maria:

Attached to this email are the 3 ordinances for the upcoming meeting that Dave Hulseberg advised I would be sending. The ordinances are as follows:

1. An Ordinance Amending Ordinance Number 97-13 to Correct Certain Scrivener's Errors for the City of Berwyn, State of Illinois. - **NO EXHIBITS**
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Thanks!

Tiffany

Tiffany Nelson-Jaworski

708-222-7000 ext. 259

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THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

AN ORDINANCE ADOPTING AND APPROVING THE FIRST AMENDMENT TO THE CITY OF BERWYN TAX INCREMENT REDEVELOPMENT ROOSEVELT ROAD TIF - REDEVELOPMENT PLAN AND PROJECT IN THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

James "Scott" Lennon
Jose Ramirez
Jeanine Reardon
Robert Fejt
Cesar A. Santoy
Alicia M. Ruiz
Rafael Avila
Anthony Nowak
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on this ___ day of _____, 2020.

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AND APPROVING THE FIRST AMENDMENT TO THE CITY OF BERWYN TAX INCREMENT REDEVELOPMENT ROOSEVELT ROAD TIF - REDEVELOPMENT PLAN AND PROJECT IN THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.

* * * * *

WHEREAS, the City of Berwyn, Cook County, State of Illinois (the "City") is a duly organized and existing City created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto with full powers to enact ordinances for the benefit of the residents of the City; and

WHEREAS, on January 28, 1997, the Mayor of the City of Berwyn (the "Mayor") and the City Council of the City of Berwyn (the "City Council") (together the "Corporate Authorities") passed and adopted Ordinance No. 97-08 entitled "An Ordinance of the City of Berwyn, Cook County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Roosevelt Road Tax Increment Redevelopment Project Area," Ordinance No. 97-09 entitled "An Ordinance of the City of Berwyn, Cook County, Illinois, Designating the Roosevelt Road Redevelopment Project Area of Said City a Redevelopment Project Area Pursuant To The Tax Increment Allocation Redevelopment Act", Ordinance No. 97-10 passed on March 25, 1997 entitled "An Ordinance of the City of Berwyn, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the Roosevelt Road Redevelopment Project Area", and Ordinance No. 97-13 entitled "An Ordinance Correcting Scrivener's Error In Ordinances 96-8, 96-9 And 96-10 of the City of Berwyn, Cook County, Illinois", and on _____, 2020 passed and adopted Ordinance No. ____ [TO BE INSERTED LATER] entitled "An Ordinance Correcting Scrivener's Error in Ordinance No. 97-13 of the City of

Berwyn, Cook County, Illinois,” (collectively, the “Roosevelt TIF Ordinances”) all of which are incorporated herein by reference and are available for review through the City Clerk’s Office; and

WHEREAS, said Roosevelt TIF Ordinances were adopted pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “Act”); and

WHEREAS, the City Council has determined that it is both desirable and in the best interests of the City and its citizens to provide for this first amendment to the City of Berwyn Tax Increment Roosevelt Road Redevelopment Project Area Redevelopment Plan and Project to incorporate certain changes, including authority granted pursuant to Public Act 101-0618 (effective December 20, 2019), and by the Act to extend the term through December 31, 2032, said date being December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 35th calendar year occurring after adoption of the Ordinance which establishes the Redevelopment Project Area, under which the City may retire obligations issued in connection with the City of Berwyn Tax Increment Roosevelt Road Redevelopment Project Area Redevelopment Plan and Project (the “First Amendment”);

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

Section 1. Incorporation. The City Council hereby finds that all of the recitals as contained in the preambles to this Ordinance are full, true and correct and does hereby, by reference, incorporate and make them part of this Ordinance.

Section 2. Purpose. The purpose of this Ordinance is to authorize, approve and adopt this First Amendment to the City of Berwyn Tax Increment Roosevelt Road Redevelopment

Project Area Redevelopment Plan and Project and amend Ordinance Nos. 97-08, 97-09, 97-10 and 97-13 to reflect and incorporate this First Amendment.

Section 3. Authority. This Ordinance is enacted pursuant to the authority granted to the City by the Constitution of the State of Illinois, the Illinois Compiled Statutes and Public Act 101-0618. All applicable provisions of the Illinois Compiled Statutes, including the Illinois Municipal Code, as may be amended from time to time, relating to the purposes of this Ordinance are incorporated herein by reference.

Section 4. Amendment of Roosevelt Road TIF. The City of Berwyn Tax Increment Roosevelt Road Redevelopment Project Area Redevelopment Plan and Project shall be amended to reflect and incorporate the First Amendment, the provisions of which are included in the attached Exhibit A entitled "First Amendment to the City of Berwyn Tax Increment Roosevelt Road Redevelopment Project Area Redevelopment Plan and Project" which is hereby adopted. Ordinance Nos. 97-08, 97-09, 97-10 and 97-13 are hereby amended by reference to reflect and incorporate this First Amendment.

Section 5. Other Actions Authorized.

The officers and employees of the City shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Ordinance and otherwise to consummate the transactions contemplated hereby, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the Ordinance.

Section 6. Publication and Notice.

The City or its agent shall cause notice to be served and published as required by Section 11-74.4-5 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-5, in a form substantially similar to Group Exhibit B, attached hereto and incorporated herein.

Section 7. Acts of City Officials.

That all past, present and future acts and doings of the officials of the City that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

Section 8. Severability. The provisions of this Ordinance are hereby declared to be severable and should any provision, clause, sentence, paragraph, sub-paragraph, section or part of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect. It is hereby declared to be the legislative intent of the City Council that this Ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, sub-paragraph, section or part thereof not been included.

Section 9. Superseder. All code provisions, ordinances, resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 10. Publication. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the City as provided by the Illinois Municipal Code, as amended.

Section 11. Effective Date. This Ordinance shall be in full force and effect upon its passage, approval and publication, as provided by law.

ATTACHMENTS:

EXHIBIT A – First Amendment to the City of Berwyn Tax Increment Roosevelt Road
Redevelopment Project Area Redevelopment Plan and Project.

GROUP EXHIBIT B – Notice (English and Spanish)

ADOPTED by the City Council of the City of Berwyn, Cook County, Illinois on this _____ day of _____ 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Nowak				
(Mayor Lovero)				
TOTAL				

APPROVED this _____ day of _____ 2020.

ATTEST:

Robert J. Lovero
MAYOR

Margaret Paul
CITY CLERK

EXHIBIT A

**FIRST AMENDMENT TO THE CITY OF BERWYN TAX INCREMENT ROOSEVELT
ROAD REDEVELOPMENT PLAN AND PROJECT**

Ordinance No. 97-08 Section 1(g) is hereby amended by repealing and replacing the existing language with the following:

Any and/or all obligations issued by the City pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than thirty-five (35) years from the date of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. All relevant and applicable sections of the Redevelopment Plan pertaining to the term of years are likewise hereby amended consistent with the above.

Ordinance Nos. 97-08, 97-09, 97-10 and 97-13 are hereby amended by reference to reflect and incorporate this First Amendment.

GROUP EXHIBIT B

(English Version)

**NOTICE OF AMENDMENT
CITY OF BERYWN
ROOSEVELT ROAD TIF DISTRICT**

Take notice that on April 14, 2020, the City of Berwyn amended its Roosevelt Road TIF District Area to extend the term of the Roosevelt Road TIF District Area pursuant to Public Act 101-0618 to provide the Roosevelt Road TIF shall be retired not more than thirty-five (35) years from the date of adoption of the ordinance approving the Redevelopment Project Area.

This notice is given in accordance with Section 5/44-74.4-5(c) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/44-74.4-5(c).

Margaret Paul
City Clerk
City of Berwyn

(Versión en español)

**AVISO DE ENMIENDA
CIUDAD DE BERYWN
DISTRITO TIF DE ROOSEVELT ROAD**

Tenga en cuenta que el 14 de abril de 2020, la Ciudad de Berwyn ha enmiendado su área del distrito TIF de Roosevelt Road para extender el plazo del área del distrito TIF de Roosevelt Road de conformidad con el Acto Público 101-0618 para proporcionar el TIF de Roosevelt Road el TIF se retirará no más de treinta y cinco (35) años desde la fecha de adopción de la ordenanza aprobando el Área del Proyecto de Redesarrollo.

Este aviso se entrega de acuerdo con Sección 5/44-74.4-5(c) de la Acta de Redesarrollo y Asignación de Incremento de Impuestos, 65 ILCS 5/44-74.4-5(c).

Margaret Paul
City Clerk
Ciudad de Berwyn

MINUTES

Alderman _____ moved and Alderman _____ seconded the motion that said ordinance as presented and read by the City Clerk be adopted.

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

Upon the roll being called, the following Alderman voted AYE: _____

The following Alderman voted NAY: _____

Whereupon the Mayor declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the City Clerk to record the same in full in the records of the Mayor and City Council of the City of Berwyn, Cook County, Illinois, which was done.

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

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

Margaret Paul, City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the _____ day of _____, 2020, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE ADOPTING AND APPROVING THE FIRST AMENDMENT TO THE CITY OF BERWYN TAX INCREMENT REDEVELOPMENT ROOSEVELT ROAD TIF - REDEVELOPMENT PLAN AND PROJECT IN THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.

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

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public and in compliance with the Office of the Governor's Executive Order No. 7 related to the conduct of public meetings and hearing and in compliance with guidance from the Public Access Counselor, a division of the Illinois Attorney General's Office, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, the Office of the Governor's Executive Order No. 7 related to the conduct of public meetings and hearing and in compliance with guidance from the Public Access Counselor, a division of the Illinois Attorney General's Office, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City, this _____ day of _____, 2020.

Margaret Paul, City Clerk

(Seal)

Margaret M. Paul

E-6

From: Tiffany Nelson-Jaworski <jaworski@dlglawgroup.com>
Sent: Wednesday, April 8, 2020 12:18 PM
To: Margaret M. Paul; Sandra Anderson; Maria D. Cooper
Cc: Brett Michaelson; David A. Hulseberg (External Contact); robert rychlicki; James Vasselli
Subject: Ordinances for upcoming City Council meeting on April 14, 2020
Attachments: Ordinance amending Ord No. 97-13 v3.doc; Ordinance Extending Roosevelt TIF_DRAFT_V11.doc; Ordinance Extending South Berwyn TIF_DRAFT_V8.doc

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Thanks!

Tiffany

Tiffany Nelson-Jaworski

708-222-7000 ext. 259

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THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

AN ORDINANCE ADOPTING AND APPROVING AN AMENDMENT TO THE CITY OF BERWYN TAX INCREMENT REDEVELOPMENT SOUTH BERWYN CORRIDOR TIF - REDEVELOPMENT PLAN AND PROJECT IN THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

James "Scott" Lennon
Jose Ramirez
Jeanine Reardon
Robert Fejt
Cesar A. Santoy
Alicia M. Ruiz
Rafael Avila
Anthony Nowak
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on this ___ day of _____, 2020.

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AND APPROVING AN AMENDMENT TO THE CITY OF BERWYN TAX INCREMENT REDEVELOPMENT SOUTH BERWYN CORRIDOR TIF - REDEVELOPMENT PLAN AND PROJECT IN THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.

* * * * *

WHEREAS, the City of Berwyn, Cook County, State of Illinois (the "City") is a duly organized and existing City created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto with full powers to enact ordinances for the benefit of the residents of the City; and

WHEREAS, on January 28, 1997, the Mayor of the City of Berwyn (the "Mayor") and the City Council of the City of Berwyn (the "City Council") (together the "Corporate Authorities") passed and adopted Ordinance No. 97-05 entitled "An Ordinance of the City of Berwyn, Cook County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the South Berwyn Corridor Redevelopment Tax Increment Redevelopment Project Area," Ordinance No. 97-06 entitled "An Ordinance of the City of Berwyn, Cook County, Illinois, Designating the South Berwyn Corridor Redevelopment Project Area of Said City a Redevelopment Project Area Pursuant To The Tax Increment Allocation Redevelopment Act," Ordinance No. 97-07 entitled "An Ordinance of the City of Berwyn, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the South Berwyn Corridor Redevelopment Project Area", and on September 12, 2000, the Corporate Authorities passed and adopted Ordinance No. 00-38 entitled "An Ordinance Amending the Tax Increment Redevelopment Plan and Redevelopment Project for the South Berwyn Corridor Redevelopment Project Area of the City of Berwyn, Illinois," and on August 26, 2008, the Corporate Authorities

passed and adopted Ordinance No. 08-58 entitled “An Ordinance of the City of Berwyn, Cook County, Illinois, Designating the Amended South Berwyn Corridor Tax Increment Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act,” and on August 26, 2008, the Corporate Authorities passed and adopted Ordinance No. 08-59 entitled “An Ordinance of the City of Berwyn, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the Amended South Berwyn Corridor Tax Increment Redevelopment Project Area,” and any other ordinances adopted and approved by the City Council related to the South Berwyn Corridor Tax Increment Redevelopment Project Area (collectively, the “South Berwyn Corridor TIF Ordinances”) all of which are incorporated herein by reference and are available for review through the City Clerk’s Office; and

WHEREAS, said South Berwyn Corridor TIF Ordinances were adopted pursuant to the Tax Increment Allocation Redevelopment Act, 65, ILCS 5/11-74.4-1 et seq. (the “Act”); and

WHEREAS, the City Council has determined that it is both desirable and in the best interests of the City and its citizens to provide for this amendment to the City of Berwyn Tax Increment South Berwyn Corridor Redevelopment Project Area Redevelopment Plan and Project to incorporate certain changes including authority granted pursuant to Public Act 101-0618 (effective December 20, 2019) and by the Act to extend the term through December 31, 2032, said date being December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 35th calendar year occurring after adoption of the Ordinance which establishes the Redevelopment Project Area, under which the City may retire obligations issued in connection with the City of Berwyn Tax Increment South Berwyn Corridor Redevelopment Project Area Redevelopment Plan and Project (the “Amendment”).

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

Section 1. Incorporation. The City Council hereby finds that all of the recitals as contained in the preambles to this Ordinance are full, true and correct and does hereby, by reference, incorporate and make them part of this Ordinance.

Section 2. Purpose. The purpose of this Ordinance is to authorize, approve and adopt this Amendment to the City of Berwyn Tax Increment South Berwyn Corridor Redevelopment Project Area Redevelopment Plan and Project and amend Ordinance Nos. 97-05, 97-06, 97-07, 00-38, 08-58, and 08-59 and all other ordinances adopted or approved by the Corporate Authorities related to the South Berwyn Corridor Tax Increment South Berwyn Corridor Tax Increment Redevelopment Project Area to reflect and incorporate this Amendment.

Section 3. Authority. This Ordinance is enacted pursuant to the authority granted to the City by the Constitution of the State of Illinois, the Illinois Compiled Statutes and Public Act 101-0618. All applicable provisions of the Illinois Compiled Statutes, including the Illinois Municipal Code, as may be amended from time to time, relating to the purposes of this Ordinance are incorporated herein by reference.

Section 4. Amendment of South Berwyn Corridor TIF. The City of Berwyn Tax Increment South Berwyn Redevelopment Project Area Redevelopment Plan and Project shall be amended to reflect and incorporate the Amendment, the provisions of which are included in the attached Exhibit A entitled "Amendment to the City of Berwyn Tax Increment South Berwyn Corridor Redevelopment Project Area Redevelopment Plan and Project" which is hereby adopted. Ordinance Nos. 97-05, 97-06, 97-07, 00-38, 08-58, and 08-59 and all other ordinances adopted or approved by the Corporate Authorities related to the South Berwyn Corridor Tax

Increment South Berwyn Corridor Tax Increment Redevelopment Project Area are hereby amended by reference to reflect and incorporate this Amendment.

Section 5. Other Actions Authorized.

The officers and employees of the City shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Ordinance and otherwise to consummate the transactions contemplated hereby, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the Ordinance.

Section 6. Publication and Notice.

The City or its agent shall cause notice to be served and published as required by Section 11-74.4-5 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-5, in a form substantially similar to Group Exhibit B, attached hereto and incorporated herein.

Section 7. Acts of City Officials.

That all past, present and future acts and doings of the officials of the City that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

Section 8. Severability. The provisions of this Ordinance are hereby declared to be severable and should any provision, clause, sentence, paragraph, sub-paragraph, section or part of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect. It is hereby declared to be the legislative intent of the City Council that this Ordinance would have

been adopted had not such unconstitutional or invalid provision, clause, sentence, paragraph, sub-paragraph, section or part thereof had not been included.

Section 9. Superseder. All code provisions, ordinances, resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 10. Publication. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the City as provided by the Illinois Municipal Code, as amended.

Section 11. Effective Date. This Ordinance shall be in full force and effect upon its passage, approval and publication, as provided by law.

ATTACHMENTS:

EXHIBIT A –Amendment to the City of Berwyn Tax Increment South Berwyn Corridor Redevelopment Project Area Redevelopment Plan and Project.

GROUP EXHIBIT B – Notice (English and Spanish)

ADOPTED by the City Council of the City of Berwyn, Cook County, Illinois on this
 ___ day of _____ 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Nowak				
(Mayor Lovero)				
TOTAL				

APPROVED this ___ day of _____ 2020.

ATTEST:

 Robert J. Lovero
 MAYOR

 Margaret Paul
 CITY CLERK

EXHIBIT A

**AMENDMENT TO THE CITY OF BERWYN TAX INCREMENT SOUTH BERWYN
CORRIDOR REDEVELOPMENT PLAN AND PROJECT**

Ordinance No. 97-05 Section 1(g) is hereby amended by repealing and replacing the existing language with the following:

Any and/or all obligations issued by the City pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than thirty-five (35) years from the date of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. All relevant and applicable sections of the Redevelopment Plan pertaining to the term of years are likewise hereby amended consistent with the above.

Ordinance Nos. 97-05, 97-06, 97-07, 00-38, 08-58 and 08-59 are hereby amended by reference to reflect and incorporate this Amendment.

GROUP EXHIBIT B

(English Version)

**NOTICE OF AMENDMENT
CITY OF BERYWN
SOUTH BERWYN CORRIDOR TIF DISTRICT**

Take notice that on April 14, 2020 the City of Berwyn amended its South Berwyn Corridor TIF District Area to extend the term of the South Berwyn Corridor TIF District Area pursuant to Public Act 101-0618 to provide the South Berwyn Corridor TIF shall be retired not more than thirty-five (35) years from the date of adoption of the ordinance approving the Redevelopment Project Area.

This notice is given in accordance with Section 5/44-74.4-5(c) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/44-74.4-5(c).

Margaret Paul
City Clerk
City of Berwyn

(Versión en español)

**AVISO DE ENMIENDA
CIUDAD DE BERYWN
DISTRITO TIF DEL SOUTH BERWYN CORRIDOR**

Tenga en cuenta que el 14 de abril de 2020, la Ciudad de Berwyn ha enmiendado su área del distrito TIF del South Berwyn Corridor para extender el plazo del área del distrito TIF del South Berwyn Corridor de conformidad con el Acto Público 101-0618 para proporcionar el TIF del South Berwyn Corridor el TIF se retirará no más de treinta y cinco (35) años desde la fecha de adopción de la ordenanza aprobando el Área del Proyecto de Redesarrollo.

Este aviso se entrega de acuerdo con Sección 5/44-74.4-5(c) de la Acta de Redesarrollo y Asignación de Incremento de Impuestos, 65 ILCS 5/44-74.4-5(c).

Margaret Paul
City Clerk
Ciudad de Berwyn

MINUTES

Alderman _____ moved and Alderman _____ seconded the motion that said ordinance as presented and read by the City Clerk be adopted.

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

Upon the roll being called, the following Alderman voted AYE: _____

The following Alderman voted NAY: _____

Whereupon the Mayor declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the City Clerk to record the same in full in the records of the Mayor and City Council of the City of Berwyn, Cook County, Illinois, which was done.

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

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

Margaret Paul, City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the _____ day of _____, 2020, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE ADOPTING AND APPROVING AN AMENDMENT TO THE CITY OF BERWYN TAX INCREMENT REDEVELOPMENT SOUTH BERWYN CORRIDOR TIF - REDEVELOPMENT PLAN AND PROJECT IN THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.

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

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public and in compliance with the Office of the Governor's Executive Order No. 7 related to the conduct of public meetings and hearing and in compliance with guidance from the Public Access Counselor, a division of the Illinois Attorney General's Office, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, the Office of the Governor's Executive Order No. 7 related to the conduct of public meetings and hearing and in compliance with guidance from the Public Access Counselor, a division of the Illinois Attorney General's Office, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City, this _____ day of _____, 2020.

Margaret Paul, City Clerk

(Seal)

E-7

Sandra Anderson

From: David Hulseberg <davidh@berwyn.net>
Sent: Tuesday, April 7, 2020 3:22 PM
To: Margaret M. Paul; Sandra Anderson; Tiffany Nelson-Jaworski; David A. Hulseberg (External Contact)
Cc: Ruth E. Volbre; Robert J. Lovero; James Vasselli
Subject: April 14, 2020 City Council
Attachments: BDC-COB.Lease.24March2020.v3.doc

Here is the list of BDC items for the upcoming agenda

1. Scribner Error Correction Roosevelt TIF (housekeeping issue) (Tiffany to send)
2. Harlem TIF - Intergovernmental Agreement Declaring Certain Funds Surplus Annually (See below)
3. Roosevelt TIF extension to 35 years (housekeeping issue) (Tiffany to send)
4. South Berwyn TIF extension to 35 years (housekeeping issue) (Tiffany to send)
5. City lease of 6839 Roosevelt from the BDC (property to be used by PW) (Attached)
6. Zoning Code Amendments (To be sent separately)
 - a. Commercial Structures in Residential Areas
 - b. Contractor and Contractor Yards
 - c. Medical Parking Requirements

The final versions of the IGA, the Resolution to adopt the IGA, and the JRB resolution will be sent in subsequent emails. Please be advised that due to the size of the attachments, multiple emails will need to be sent.

The Exhibit to the Resolution to adopt the IGA is:

- Exhibit A - the IGA

In addition, the Exhibits to the IGA include

- Exhibit A - Signed JRB Resolution
- Group Exhibit B - Signed ordinances for Ordinance Numbers 11-26, 11-27, 11-28, 20-07, 20-08 and 20-09. We should also adopt a copy of the resolution to adopt the IGA to the IGA as an exhibit.
- Group Exhibit C - Wire instructions - to be inserted later

Given the size of these exhibits, I will need to send multiple email

David Hulseberg
 Executive Director/CEO

Berwyn Development Corporation
 3322 South Oak Park Avenue | Berwyn IL 60402
 P 708.749-6580 F 708.788.0966 M 331.302.0830
 Promoting Berwyn as a prime business and leisure destination
[Why Berwyn?](#) · [Facebook](#) · [Twitter](#) · [Instagram](#) · [Linkedin](#)

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER _____

A RESOLUTION AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH CERTAIN TAXING DISTRICTS RELATED TO THE HARLEM AVENUE TIF AMENDMENT FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

James "Scott" Lennon
Jose Ramirez
Jeanine Reardon
Robert Fejt
Cesar A. Santoy
Alicia M. Ruiz
Rafael Avila
Anthony Nowak
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on this ____ day of April, 2020.

RESOLUTION _____

A RESOLUTION AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH CERTAIN TAXING DISTRICTS RELATED TO THE HARLEM AVENUE TIF AMENDMENT 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 such, may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

WHEREAS, Article VII, Section 10(a) of the Illinois Constitution authorizes units of local government to contract or otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or by ordinance; and

WHEREAS, on March 10, 2020, the City approved three (3) ordinances, specifically Ordinance Nos. 20-07, 20-08 and 20-09, copies of which are incorporated herein by reference, amending the Original Redevelopment Project Area and Original Redevelopment Plan and Project to add certain parcels of property to the Original Redevelopment Project Area (the “First Amended Redevelopment Project Area”) and the Original Redevelopment Plan and Project (the “First Amended Redevelopment Plan and Project”); and

WHEREAS, on January 9, 2020, a Joint Review Board hearing was held as required by law and a positive recommendation was made related to the First Amended Redevelopment Project Area and the First Amended Redevelopment Plan and Project and for the taxing districts to enter into an intergovernmental agreement (the “IGA”), a copy of which is attached hereto and incorporated herein as “Exhibit A”, related to the disbursement of certain surplus incremental taxes; and

WHEREAS, it has been determined by the Mayor of the City (the “Mayor”) and the City Council (collectively, the “Corporate Authorities”) that it is in the best interest of the City and its residents to enter into the IGA; and

WHEREAS, the Mayor is authorized to enter into and the City’s legal counsel (the “Attorney”) is authorized to revise agreements for the City making such insertions, omissions and changes as shall be approved by the Mayor and the Attorney;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of Berwyn, County of Cook, State of Illinois, in the exercise of the City’s home rule powers, as follows:

Section 1. The statements set forth in the preambles to this Resolution are found to be true and correct and are incorporated into this Resolution as if set forth in full.

Section 2. The City Council hereby finds and determines that it is necessary and advisable and otherwise in the best interests of the City to execute, enter into and approve the IGA with terms substantially similar to the terms set forth in Exhibit A.

Section 3. The IGA is hereby approved with such insertions, omissions and changes as shall be approved by the Mayor and the Attorney.

Section 4. The Attorney is hereby authorized to negotiate additional terms of the IGA as needed and undertake any and all actions on the part of the City to effectuate the intent of this Resolution. Furthermore, the City retains the unilateral right to terminate the IGA, in writing, unless and until the IGA is signed by all parties and returned to the City.

Section 5. The Mayor is hereby authorized and directed to execute the IGA, with such insertions, omissions and changes as shall be approved by the Mayor and the Attorney. The City Council further authorizes the Mayor to execute any and all additional documentation

that may be necessary to carry out the intent of this Resolution. The officers, employees and/or agents of the City are authorized and directed to take all action necessary or reasonably required by the City to carry out, give effect to and consummate the IGA contemplated herein and shall take all actions necessary in conformity therewith. The City Clerk is hereby authorized and directed to attest to and countersign any such documents, as required.

Section 6. All prior actions of the City's officials, employees and agents with respect to the subject matter of this Resolution are hereby expressly ratified.

Section 7. The provisions of this Resolution are hereby declared to be severable, and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

Section 8. All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 9. This Resolution shall be immediately in full force and effect after passage, approval and publication. A full, true and complete copy of this Resolution shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

ADOPTED by the City Council of the City of Berwyn, Cook County, Illinois on this
 ___ day of _____ 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Nowak				
(Mayor Lovero)				
TOTAL				

APPROVED this ___ day of _____ 2020.

 Robert J. Lovero
 MAYOR

ATTEST:

 Margaret Paul
 CITY CLERK

EXHIBIT A

**INTERGOVERNMENTAL AGREEMENT
HARLEM AVENUE AMENDED TIF DISTRICT**

THIS INTERGOVERNMENTAL AGREEMENT (this “**Agreement**”), effective on the Effective Date (defined below) is made by and among the City of Berwyn, an Illinois municipal corporation (the “**City**”), Berwyn Township (the “**Township**”), Berwyn North School District No. 98, an Illinois school district (“**District 98**”), South Berwyn School District No. 100, an Illinois school district (“**District 100**”), J. Sterling Morton High School District No. 201, an Illinois school district (“**District 201**”), Morton Community College District No. 527, an Illinois community college district (“**Morton College**”), the Berwyn Park District, an Illinois park district (“**BPD**”), the North Berwyn Park District, an Illinois park district (“**NBPD**”), and the County of Cook, an Illinois county (“**Cook County**”). The Township, District 98, District 100, District 201, Morton College, BPD, NBPD and Cook County may, for convenience purposes only, be hereinafter referred to individually as a “**Taxing District**” and collectively as the “**Taxing Districts.**” Additionally, the City and the Taxing Districts may, for convenience purposes only, be referred to individually as a “**Party**” and collectively as the “**Parties.**”

R E C I T A L S:

WHEREAS, the City is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970 (the “**Constitution**”), and as such may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

WHEREAS, the City has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the City and its inhabitants, to prevent the spread of and eradicate blight, to encourage private development in order to enhance the local tax base, to increase employment and to enter into agreements with third parties for the purpose of achieving the aforementioned goals; and

WHEREAS, the City specifically has the authority under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the “**Act**”), to assist in financing redevelopment in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, pursuant to the Act, the City proposes to approve a revised redevelopment plan and project area (the “**Plan**”), to add additional properties (the “**Additional Properties**”) designate an amended redevelopment project area within the City to be known as the City of Berwyn Amended Harlem Avenue Tax Increment Financing District (the “**Project Area**” or the “**Harlem TIF District**”) and to adopt tax increment financing (“**TIF**”) for the Project Area; and

WHEREAS, pursuant to the Act, the City convened a joint review board (the “**JRB**”) on January 9, 2020 (the “**JRB Meeting**”) composed of those certain statutorily designated taxing districts with authority to levy real estate taxes against the property located within the boundaries of the proposed Project Area, including but not limited to all of the Parties hereto; and

WHEREAS, during the JRB Meeting, the JRB adopted the “**JRB Resolution**”; (attached as **Exhibit A**), which recommended that the City approve the Plan and designation of the Project Area; and

WHEREAS, at the JRB Meeting, the JRB recommended that the Parties negotiate and enter into this Agreement to govern the distribution of Surplus Incremental Taxes, as defined herein; and

WHEREAS, for this Agreement to be in full force and effect, the Agreement must be adopted by the City’s Mayor and City Council (collectively, the “**Corporate Authorities**”) and by the governing bodies of the Taxing Districts; and

WHEREAS, Article VII, Section 10 of the Constitution expressly permits units of local government and school districts to contract among themselves to obtain or share services and to exercise, combine or transfer any power or function, in any manner not prohibited by law or by ordinance; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*, authorizes public agencies, which include units of local government, school districts and community college districts, to jointly enjoy and/or exercise powers, privileges, functions or authority with other public agencies except where specifically and expressly prohibited by law, and further authorizes public agencies to enter into intergovernmental agreements with other public agencies; and

WHEREAS, the Act expressly authorizes municipalities, such as the City, to make and enter into all contracts with overlapping taxing bodies necessary or incidental to the implementation and furtherance of its redevelopment plan and project; and

WHEREAS, the Parties find and determine that the City’s approval of the Plan and designation of the Project Area will encourage redevelopment of the Project Area, which will eliminate the blight factors and characteristics associated with the Project Area, increase economic activity within the boundaries of the Project Area and the larger community, produce increased tax revenues for the Parties, create employment opportunities for residents of the community, and otherwise inure to the benefit of the Parties and their constituents; and

WHEREAS, based on the foregoing, the Parties find and determine that entering into this Agreement is in the best interests of the Parties, and that doing so will further the health, safety and welfare of the Parties’ residents and taxpayers; and

NOW, THEREFORE, in consideration of the foregoing, the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

**SECTION I
INCORPORATION OF RECITALS; APPLICABLE LAW**

A. Incorporation of Recitals. The statements set forth in the recitals to this Agreement are true and correct and are incorporated herein as if set forth in full.

B. Law. This Agreement shall be governed by, construed under and interpreted in accordance with the laws of the State of Illinois, without giving effect to its principles of conflicts of law or choice of law. All suits, actions, claims and causes of action relating to the construction, validity, performance and enforcement of this Agreement shall be brought in the Circuit Court of Cook County, Illinois.

C. Scope. This Agreement is only applicable to those parcels of property that serve as the enlargement of the Project Area (or the Additional Properties), which is a loosely described as generally bounded on the south by the 31st Street, on the east by Lombard Avenue, on the north by Cermak Road (including properties on the north and south side of Cermak Road), and on the west by the City Boundaries at Harlem Avenue. The distribution of any payments provided for herein shall be limited to those parcels serving as the enlargement of the Project Area extension (the Additional Properties) and as detailed below.

**SECTION II
TERM OF AGREEMENT**

A. Coterminous with Term of Project Area; Extension of Term of Project Area. Subject to Sections IV and V herein, the term of this Agreement shall commence on the Effective Date, *infra*, and shall remain in full force and effect to and through 11:59PM Chicago Time, on December 31 of the year in which the payment to the City treasurer is to be made with respect to ad valorem property taxes levied in the twenty-third (23rd) year after the year in which the City ordinance designating the Project Area is adopted (the “**Statutory Termination Date**”). If the City, in its sole and absolute discretion, terminates the Project Area, or the Project Area is otherwise legally terminated, prior to the Statutory Termination Date (the “**Early Termination Date**”), then the provisions of Section II B shall control and govern. If the Statutory Termination Date is enlarged or extended by operation of law (the “**Project Area Extension**”), then the term of this Agreement shall also be extended so that it is coterminous with the Project Area Extension.

B. Effective Date. The Effective Date of this Agreement shall be the last date on which all the Parties have executed the Agreement.

C. Authorizing Ordinances. The Parties acknowledge City Ordinance Numbers 11-26, 11-27, and 11-28, which established the TIF District and City Ordinances Numbers 20-07, 20-08 and 20-09, which enlarged the boundaries of the Project Area (alternatively, the “**Harlem TIF Amendment**” or “**TIF Amendment**”), copies of which are attached hereto and incorporated herein as **Group Exhibit B**, which shall also include all legislation adopted by the Parties to authorize this Agreement.

D. Cessation of TIF. In the event of a binding judicial order, legislative act, or other such binding legal enactment terminating the TIF or prohibiting the Parties from effectuating the covenants under this Agreement, the obligations of the City to pay the Surplus Incremental Taxes, as provided in Section IV below, shall be deemed immediately null and void, vacated and of no further effect.

E. Time is of the Essence. The Parties acknowledge that time is of the essence of this Agreement.

SECTION III SUPPORT FOR TIF AMENDMENT; FOREBEARANCE

The Taxing Districts hereby affirmatively and voluntarily pledge their support for the approval of the Plan, the designation of the Project Area and the adoption of TIF the use of tax increment as set forth in the Act. The Taxing Districts hereby affirmatively, voluntarily and knowingly and without qualification: (a) waive any and all legal or factual objections to the Plan, the Project Area, the use of Tax Increment Financing, and/or the Harlem TIF Amendment; (b) agree not to and are hereby prohibited from initiating or participating, directly or indirectly, in any suit or other challenge to the designation of the Project Area, the adoption of the Plan for the Project Area, the approval of tax increment financing for the Project Area, and the approval of any Outstanding Increment Obligations, the Harlem TIF Amendment or Project Area Amendments or other actions taken by the City in respect thereto; and (c) are strictly prohibited from executing any documents related to, witnessing or providing evidence or funding in any suit or other action commenced objecting or seeking relief relative to the Plan, the Project Area, Tax Increment Financing for the Project Area or the Harlem TIF Amendment or Project Area Amendments. The City enters into this Agreement in full reliance on the affirmative and negative covenants made in this Agreement and the Taxing Districts discharging their obligations thereunder.

SECTION IV SURPLUS FUNDS

A. Special Tax Allocation Fund. The Parties acknowledge that as part of the Harlem TIF District, a special tax allocation fund (the “**STAF**”) for the Project Area is (or will be) established and that “**Incremental Property Taxes,**” defined as the ad valorem taxes, if any, arising from the tax levies upon taxable real property in the Project Area by any and all taxing districts or municipal corporations having the power to tax real property in the Project Area, which taxes are attributable to the increase in the then current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Additional Properties of the Project Area over and above the total initial equalized assessed value of each such piece of property, all as determined by the County Clerk in accord with Section 11-74.4-9 of the TIF Act, shall be deposited in the STAF during the term of the TIF Project Area.

B. Disbursement of Incremental Property Taxes; Declaration of Surplus. The Parties acknowledge that there are no current Redevelopment Agreements, debt service obligations, or other pledges upon or of the increment generated by the TIF District (“**Outstanding Increment**

Obligations”). Unless and until an Outstanding Increment Obligation which requires the payment of Incremental Property Taxes to a Party or a third party exists, all Incremental Property Taxes generated by the TIF District and received by the City from those newly included properties in the TIF District (the Additional Properties) exclusive of (1) increment to be used by the City for payments required to be made under the Act or otherwise by law, and (2) increment to be used by the City for the payment of professional service fees necessary for the continued operation and viability of the TIF District under the Act, shall, upon receipt, be deemed “**Surplus Incremental Taxes**.” Nothing set forth in this Section of the Agreement shall prohibit the City from entering into an Outstanding Increment Obligation after the Effective Date. The determination of the existence and amount Surplus Incremental Taxes shall be made by the City in accordance with this Agreement, but otherwise in sole and absolute discretion of the City, and no earlier than one hundred-eighty (180) days after the mailing of the Second Installment of that applicable tax collection year’s property tax bill by the Cook County Treasurer. The City shall distribute the Surplus Incremental Taxes in a pro rata share to the Taxing Districts in accordance with the terms of this Agreement. Each Taxing District shall provide standard form wire instructions to allow for the distribution of the Surplus Incremental Taxes to the Taxing District distributions (collectively, the “**Wire Instructions**”). Upon receipt, the Wire Instructions shall be attached hereto as **Group Exhibit C**. An amendment by a Taxing District to its wire instruction comprising **Group Exhibit C** shall not require full approval of the Parties as a standard revision of this Agreement. All payments shall be made in pari passu.

C. Exclusions. The Taxing District distribution required by this Agreement shall only be made from the Surplus Incremental Taxes. In no event should the following funding sources be used to pay the Taxing District distributions of the Surplus Incremental Taxes:

1. Proceeds from the sales of any City-owned property located in the Project Area; and
2. Proceeds from the issuance of any debt obligations; and
3. Any source other than a direct deposit of Incremental Property Taxes from Cook County.

D. Offset. In the event the City is required to repay to Cook County or any other third party any Incremental Property Taxes previously distributed to the Taxing Districts as Surplus Incremental Taxes, each Taxing District shall via the Wire Instructions, no more than thirty (30) days after demand for repayment by the City, repay the sum demanded by the City. If such payments are not timely made by the applicable Taxing District, the City may reduce any such prospective payment to the non-compliant Taxing District, including a distribution of Surplus Incremental Taxes to be made.

E. Inducement. The Taxing Districts enter into this Agreement in full reliance on the affirmative and negative covenants made in this Agreement and the City’s discharging its obligations thereunder.

SECTION V
ADDITIONAL COVENANTS, ACKNOWLEDGMENTS AND OBLIGATIONS

A. Amendment to Act Concerning Surplus Distribution. If at any time prior to the City's adoption of an ordinance establishing the Project Area, or at any time during the term of the Project Area, including any Project Area Extension, the Illinois General Assembly enacts legislation amending the Act so as to require the City to declare a surplus on an annual or other periodic basis, or upon the occurrence of a specified event or events, then the City, in its sole and absolute discretion, may terminate this Agreement, rendering it null and void and of no further effect, as of the effective date of such amendatory legislation.

B. Requests for TIF Assistance. If any Taxing District desires to request assistance with eligible redevelopment project costs, including but not limited to taxing districts' capital costs as defined in the Act, it must complete and submit the City's TIF assistance application (the "**TIF Application**"). The City agrees to evaluate any such TIF Application in good faith, but the Parties expressly acknowledge and understand that the decision on whether to grant such TIF Application and the amounts, if any, of assistance to be provided pursuant to such TIF Application, is within the sole and absolute discretion of the City.

C. Notice of Assessment Appeal. Throughout the term of the Project Area, including any Project Area Extension, and to the extent that the following obligations imposed upon the City are allowed by law, the City shall, with respect to any developer or property owner that is the recipient of any financial incentives payable from the STAF or from the issuance of Obligations secured by the STAF (each, a "**TIF Recipient**"), require that such TIF Recipient provide timely notice to the City of any property tax assessment appeal that the TIF Recipient files with Cook County concerning the TIF Recipient's property located in the Project Area (the "**Tax Appeal Notice**"). To the extent that the City receives any Tax Appeal Notice(s) pursuant to this Section, it shall send written notice of the same to all of the Taxing Districts within thirty (30) days of receipt of the Tax Appeal Notice(s), or as soon thereafter as is reasonably practical. This Section shall not be construed to create any liability against the City if the TIF Recipient to which it applies fails to provide the Tax Appeal Notice to the City.

D. Review of Project Area. Subsequent to December 31 of the thirteenth (13th) year after the year of the Harlem TIF Amendment, the Parties shall meet at a mutually convenient time and location to review the status, performance and future goals of the Project Area (the "**Status Review**"). Any delay in the occurrence of the Status Review occurring less than ten (10) business days after the required date pursuant to this Agreement shall not be deemed an event of default under this Agreement. Upon a joint request submitted in writing to the City by no fewer than and not more than six (6) of the Taxing Districts, the City may agree, in its sole and absolute discretion, to participate in a Status Review at any other time during the term of the Project Area. There shall be no more than three (3) Status Reviews in any eighteen (18) month time span.

E. Increased or Additional Redevelopment Project Costs. If, after the Harlem TIF Amendment, the City desires to (1) increase the total estimated redevelopment costs set out in

the Plan by more than five percent (5%) after adjustment for inflation from the date the Plan was adopted, or (2) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the Plan, then the City shall provide appropriate notice, convene the JRB and conduct a public hearing, all in accordance with Sections 11-74-4-5 and 11-74.4-6 of the Act.

F. Change in School Funding Mechanism. If at any time during the term of the Project Area, including any Project Area Extension, the Illinois General Assembly enacts legislation to change the funding mechanism for the public school system to a non-property tax based formula, then this Agreement shall be terminated and deemed null and void and of no further effect as of the effective date of such legislation. In that event, the Parties agree to meet and attempt in good faith to renegotiate this Agreement.

G. School District Costs. To the extent that District 98, District 100 or District 201 incur increased costs attributable to TIF-assisted housing units located within the Project Area for which the developer or redeveloper receives financial assistance through an agreement with the City or because the City incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing, such costs shall be paid by the City from the STAF in accordance with the terms of Section 11-74.4-3(q)(7.5) of the TIF Act and be paid in addition to the and in lieu of the City's obligations under this Agreement. Payments made in accordance with this subsection of this Agreement are wholly distinct from and not reduced or offset in the event of any payments of Surplus Incremental Taxes.

H. No Cross-Defaults. A default by the City under this Agreement against one Taxing District shall not automatically and independently constitute a default against another Taxing District.

I. No Interference or Objection. The Taxing Districts agree not to interfere with or object to the City entering into an Outstanding Increment Obligation.

J. Default. In the event of a default, the non-defaulting Party shall be entitled to recover any and all reasonable attorney's fees and costs incurred by the non-defaulting Party in enforcing the terms of this Agreement against the defaulting Party. A Party shall not be considered to be in default under the Agreement until the non-defaulting Party provides written notice to such Party with ten (10) days to cure such default. This notice shall describe with sufficient detail the nature of the default. In the event the defaulting Party fails to cure within such ten (10) day period, the non-defaulting Party may pursue all of its rights and remedies in law and equity including without limitation those remedies set forth herein. This cure period can be mutually extended by the Parties, in writing.

K. Limited Obligations. **THE PARTIES UNDERSTAND AND ACKNOWLEDGE THAT ANY OBLIGATION OF THE CITY TO COMMIT OR EXPEND FUNDS PURSUANT TO THIS AGREEMENT IS LIMITED TO THE EXISTANCE AND AVAILABILITY OF SURPLUS INCREMENTAL PROPERTY**

TAXES. NO OBLIGATION IN THIS AGREEMENT SHALL CONSTITUTE GENERAL OBLIGATION OF THE CITY.

**SECTION VI
MISCELLANEOUS PROVISIONS**

A. Drafter Bias. The Parties acknowledge and agree that the terms of this Agreement are the result of ongoing and extensive negotiations among the Parties, all of which are or have had the opportunity to be represented by legal counsel, and that this Agreement is a compilation of such negotiations. As a result, in the event that a court of law is asked to interpret any portion of this Agreement, none of the Parties shall be deemed the drafter hereof and none shall be given the benefit of such presumption as may be set out by law.

B. Entirety and Binding Effect. This Agreement, including the exhibits attached hereto, represents the entirety of the agreement between the Parties with respect to the subject matter herein and shall be binding upon them. All previous communications and negotiations among the Parties, either written or oral, which are not contained herein are hereby withdrawn, nullified and void with respect to the subject matters addressed herein. All exhibits are incorporated herein by this reference.

C. Use of Headings. The headings appearing in this Agreement have been inserted for the purpose of convenience and ready reference. They do not purport to and shall not be deemed to define, limit or extend the scope or intent of the clauses to which they pertain.

D. Amendments and Modifications. Except as otherwise provided for herein, this Agreement may not be amended, modified or terminated, nor may any obligation hereunder be waived orally, and no such amendment, modification, termination or waiver shall be effective for any purpose unless it is in writing and bears the signatures of all of the Parties hereto.

E. Counterparts and Facsimile Transmission. This Agreement may be executed in counterpart originals, each of which shall be deemed to be an original with the same effect as if the signatures thereto were on the same instrument. A signature affixed to this Agreement and submitted by facsimile or electronic mail shall have the same effect as an original signature.

F. Notices. Any and all notices, demands, requests, consents, approvals, communications or other instruments required or permitted to be given under this Agreement shall be in writing (unless otherwise set forth herein) and shall be executed by a Party or an officer, agent or attorney of the Party, and shall be deemed to have been duly received upon: (i) actual receipt if personally delivered and the sender received written confirmation of personal delivery; (ii) receipt as indicated by the written or electronic verification of delivery when delivered by overnight courier; (iii) receipt as indicated by the electronic transmission confirmation when sent via telecopy or facsimile transmission; (iv) three (3) calendar days after the sender posts notice with the U.S. Post Office when sent by certified or registered mail, return receipt requested; or (v) when delivery is refused. Notices shall be sent to the addresses set forth below, or to such address as any Party may specify in writing:

The City: City of Berwyn
 Attn: Office of the Mayor
 6700 W. 26th Street
 Berwyn, IL 60402

The Township: Berwyn Township
 Attn: _____
 6600 W. 26th Street
 Berwyn, IL 60402

District 98: Berwyn North School District No. 98
 Attn: _____
 6633 W. 16th Street
 Berwyn, IL 60402

District 100: South Berwyn School District No. 100
 Attn: _____
 3401 S. Gunderson Avenue
 Berwyn, IL 60402

District 201: J. Sterling Morton High School District No. 201
 Attn: _____
 3145 S. 55th Avenue
 Cicero, IL 60804

Morton College: Morton Community College District No. 527
 Attn: _____
 3801 S. Central Avenue
 Cicero, IL 60804

BPD: Berwyn Park District
 Attn: _____
 3701 S. Scoville Avenue
 Berwyn, IL 60402

NBPD: North Berwyn Park District
 Attn: _____
 1619 Wesley Avenue
 Berwyn, IL 60402

Cook County: County of Cook, Board of Commissioners and Office of the
 President
 Attn: _____
 118 N. Clark St.
 Chicago, IL 60602

The Parties, by notice given hereunder, may designate any further or different address to which subsequent notices, certificates, approvals, consents or other communications shall be sent.

G. Severability. The provisions of this Agreement shall be deemed to be severable, and the invalidity or unenforceability of any one or more provisions contained herein shall not affect the validity and enforceability of the other provisions hereof, and the remainder of this Agreement shall continue to be valid and enforceable to the fullest extent permitted by law.

H. Authority to Execute. The Parties warrant and represent that they have taken all legislative actions necessary to approve this Agreement, and that the persons executing this Agreement on their behalf have been properly authorized to do so.

[Signature Pages Follow.]

IN WITNESS WHEREOF, THE PARTIES HAVE VOLUNTARILY EXECUTED THIS AGREEMENT ON THE DATES SET FORTH BELOW, AND BY SO DOING ACKNOWLEDGE THAT THEY HAVE READ THE FOREGOING INSTRUMENT IN ITS ENTIRETY, THAT THE SAME IS A LEGALLY BINDING AGREEMENT, THAT THEY HAVE CONSCIOUSLY EXECUTED THE SAME AS THEIR OWN FREE AND VOLUNTARY ACT, AND THAT THEY SUBMIT TO AND ACKNOWLEDGE THE TERMS AND CONDITIONS HEREIN.

CITY OF BERWYN

By: _____
Name: Robert J. Lovero
Title: Mayor

Date: _____

Attest: _____
Margaret Paul
City Clerk

BERWYN TOWNSHIP

By: _____
Name: _____
Title: _____

Date: _____

Attest: _____

**BERWYN NORTH SCHOOL DISTRICT NO.
98**

By: _____
Name: _____
Title: _____

Date: _____

Attest: _____

**SOUTH BERWYN SCHOOL DISTRICT NO.
100**

By: _____
Name: _____
Title: _____

Date: _____

Attest: _____

**J. STERLING MORTON HIGH SCHOOL
DISTRICT NO. 201**

By: _____
Name: _____
Title: _____

Date: _____

Attest: _____

**MORTON COMMUNITY COLLEGE
DISTRICT NO. 527**

By: _____
Name: _____
Title: _____

Date: _____

Attest: _____

BERWYN PARK DISTRICT

By: _____
Name: _____
Title: _____

Date: _____

Attest: _____

NORTH BERWYN PARK DISTRICT

By: _____
Name: _____
Title: _____

Date: _____

Attest: _____

COOK COUNTY

By: _____
Name: _____
Title: _____

Date: _____

Attest: _____

AGREEMENT ACKNOWLEDGMENT

This agreement is hereby acknowledged by the
Berwyn Development Corporation.

BERWYN DEVELOPMENT CORPORATION

By: _____
Name: _____
Title: _____

Date: _____

Attest: _____

EXHIBIT A

JRB RESOLUTION

RESOLUTION AND RECOMMENDATION OF THE JOINT REVIEW BOARD

CONCERNING PROPOSED FIRST AMENDMENT TO HARLEM TIF DISTRICT

WHEREAS, the Joint Review Board convened in the Berwyn City Hall on January 9, 2020, due notice being given, pursuant to the Illinois Tax Increment Allocation Redevelopment Act. 65ILCS 5/11-74.4-1 *et seq.* (“Act”), which was attended and comprised of representatives of certain affected taxing jurisdictions of the proposed First Amendment to Harlem Avenue Tax Increment Financing and Redevelopment Project Area as well as a public member pursuant to the Act; and

WHEREAS, a public member to the Joint Review Board was appointed and confirmed on January 9, 2020, by a majority vote of the taxing districts present and serving on the Joint Review Board and a chairperson was also duly selected by the members of the Joint Review Board by majority vote; and

WHEREAS, the Joint Review Board did carefully review and consider the public record and planning documents relating to the City of Berwyn Harlem TIF Redevelopment Project Area including the proposed amendments to the Harlem TIF Redevelopment Plan, the Harlem TIF Qualification Report for the Redevelopment Project and Plan, and the Harlem TIF Housing Impact Study prepared by Kane, McKenna and Associates, Inc.; and

WHEREAS, after consideration of said matters, the Joint Review Board did agree by a vote of the members present, that the proposed amendment to the City of Berwyn Harlem TIF Redevelopment Plan and Project be approved; that the amendment area proposed for inclusion within the City of Berwyn Harlem TIF Redevelopment Project Area satisfies the eligibility criteria defined in the Act; that the amendment area proposed for inclusion within the City of Berwyn Harlem TIF Redevelopment Project Area qualifies as a conservation area, as such term is defined in the Act; and further, that the amended Redevelopment Project and Plan as presented, conforms to the requirements of the Act.

NOW THEREFORE, BE IT RESOLVED BY THE JOINT REVIEW BOARD, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. RECOMMENDATION. The Joint Review Board does hereby submit its advisory, non-binding recommendation to the Mayor and the City Council of the City of Berwyn, that the amendments to the City of Berwyn Harlem TIF Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act, and that the proposed amendments to the City of Berwyn Harlem TIF Redevelopment Plan and Redevelopment Project, the Harlem

TIF Qualification Report for the Redevelopment Project and Plan, and the Harlem TIF Housing Impact Study be therefore approved.

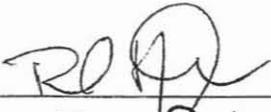
SECTION 3. SEVERABILITY. If any provision of this Resolution or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Resolution shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Resolution to the greatest extent permitted by applicable law

[SIGNATURE PAGE FOLLOWS]

PASSED this 9th day of January, 2020.

AYES:

Members


City of Berwyn Mayor Robert J. Lovero
Richard & Liza Public Member

NAYS:

Members: _____

ABSENT:

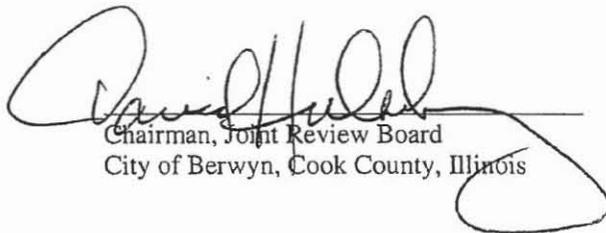
Members: _____

Berwyn North School District 98
North Berwyn Park District

ABSTENTION:

Members: _____

Attested:


Chairman, Joint Review Board
City of Berwyn, Cook County, Illinois

PASSED this 9th day of January, 2020.

AYES: 2

Members Arthur Williams
[Signature]

NAYS: _____

Members: _____

ABSENT: _____

Members: _____

ABSTENTION: _____

Members: _____

Attested:

Chairman, Joint Review Board
City of Berwyn, Cook County, Illinois

PASSED this 9th day of January, 2020.

HARLEM TIF

AYES: X

Members

Quilith A Peckens

NAYS: _____

Members: _____

ABSENT: _____

Members: _____

ABSTENTION: _____

Members: _____

Attested:

Chairman, Joint Review Board
City of Berwyn, Cook County, Illinois

GROUP EXHIBIT B

**CITY OF BERWYN ORDINANCES AND AUTHORIZING LEGISLATION OF THE
PARTIES**

CITY OF BERWYN

ORDINANCE NO. 11-26

ADOPTED BY THE CITY COUNCIL
OF THE
CITY OF BERWYN

THIS 26th DAY OF July, 2011

**PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS, THIS 27th DAY OF
July, 2011**

STATE OF ILLINOIS) SS
COUNTY OF COOK }

CERTIFICATE

**I, THOMAS J. PAVLIK, CERTIFY THAT I AM THE DULY ELECTED CITY
CLERK OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS.**

**I FURTHER CERTIFY THAT ON June 27, 2011, THE CORPORATE
AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED
ORDINANCE NO. 11-26 ENTITLED:**

**AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN
AND PROJECT FOR THE HARLEM REDEVELOPMENT PROJECT AREA IN
THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.**

**THE PAMPHLET FORM OF ORDINANCE NO. 11-26, INCLUDING THE
ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A
COPY OF SUCH ORDINANCE WAS POSTED IN THE MUNICIPAL
BUILDING, COMMENCING ON, June 27th, 2011 AND CONTINUING FOR AT
LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE
ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE
OFFICE OF THE MUNICIPAL CLERK.**

DATED AT BERWYN, ILLINOIS THIS 27th DAY OF July 2011.

(SEAL)



THOMAS J. PAVLIK, CITY CLERK



ORDINANCE 11-26

AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE HARLEM REDEVELOPMENT PROJECT AREA IN 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, the City depends upon the success and vibrancy of its commercial areas to maintain the fiscal vitality of the City to provide superior governmental services; and

WHEREAS, certain areas of the City that are appropriate for commercial redevelopment, including but not limited to parcels in the vicinity of Cermak Road, between Harlem Avenue and Wesley Avenue, and in the vicinity of Harlem Avenue, between Cermak Road and 30th Street, are not reasonably anticipated to be redeveloped without the City's investment in improvements adequate for commercial needs; and

WHEREAS, the City has examined the conditions of the properties generally located in the vicinity of Cermak Road, between Harlem Avenue and Wesley Avenue, and in the vicinity of Harlem Avenue, between Cermak Road and 30th Street, in the City ("Redevelopment Project Area"), which examinations have identified improvements that are necessary or appropriate to create, sustain, and enhance commercial redevelopment in the Redevelopment Project Area specifically and in the City generally; and

WHEREAS, the City has explored various sources of revenue to pay for the expense of the improvements that are needed to create, sustain, and enhance commercial redevelopment within the Redevelopment Project Area; and

WHEREAS, one means by which the City could generate sufficient revenue to undertake necessary and appropriate improvements in the Redevelopment Project Area is the use of tax increment financing (“TIF”) and the establishment of a redevelopment project area (a “TIF District”) as authorized under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (“TIF Act”); and

WHEREAS, on January 25, 2011, the Mayor and the City Council (collectively, the “Corporate Authorities”) commissioned a study by Kane, McKenna and Associates, Inc. (“KMA”) to determine whether the Redevelopment Project Area meets the qualifications for establishing a TIF District; and

WHEREAS, on January 21, 2011, after extensive review of the Redevelopment Project Area, KMA delivered to the Office of the City Clerk a report in which KMA concluded that the Redevelopment Project Area qualifies as a TIF District under the TIF Act (the “Eligibility Report”); and

WHEREAS, in light of its review of the Redevelopment Project Area and pursuant to extensive discussions with City officials and stakeholders in the Redevelopment Project Area, KMA has also prepared a plan for the redevelopment of the Redevelopment Project Area (the “Redevelopment Plan and Project”); and

WHEREAS, the Eligibility Report and the Redevelopment Plan and Project set forth the qualification factors that make the Redevelopment Project Area eligible for consideration as a “conservation area” under Section 11-74.4-3 of the TIF Act; and

WHEREAS, the Eligibility Report and the Redevelopment Plan and Project have been on file and available at the City Hall as of January 21, 2011; and

WHEREAS, pursuant to the requirements of the TIF Act, including Sections 11-74.4-5 and 11-74.4-6 of the TIF 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 27, 2011, said notice was published in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area in English and Spanish on June 1, 2011, and June 8, 2011, 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 Redevelopment Project Area on June 3, 2011; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities convened a meeting of the joint review board on May 17, 2011; and

WHEREAS, at its meeting on May 17, 2011, the joint review board: (i) reviewed the public record, planning documents, and proposed ordinance approving the Redevelopment Plan and Project, and (ii) approved a resolution recommending to the Corporate Authorities the establishment of a TIF District for the Redevelopment Project Area (the "JRB Resolution"); and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities held a public hearing relative to the Redevelopment Plan and Project and Redevelopment Project Area on June 28, 2011 (the "Public Hearing"), at which hearing the Corporate Authorities: (i) reviewed the Redevelopment Plan and Project, the information contained in the Eligibility Report, and the JRB Resolution; (ii) heard testimony and received written information concerning the Redevelopment Plan and Project; and (iii) reviewed other information, documentation, and studies so as to be generally informed about the conditions of the Redevelopment Project Area; and

WHEREAS, the Corporate Authorities have reviewed the information concerning the factors presented at the Public Hearing and are generally informed of the conditions in the proposed Redevelopment Project Area that cause the proposed Redevelopment Project Area to be a “conservation area” as defined in the TIF Act; and

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

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

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

WHEREAS, pursuant to the findings and determinations as provided in this Ordinance, the Corporate Authorities have determined that it is desirable and in the best interests of the residents of the City for the City to approve the Redevelopment Plan and Project.

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. A copy of this Ordinance shall be attached to the Redevelopment Plan and Project to effectuate the recommendations, goals, and objectives set forth herein, but any failure to so attach this Ordinance shall not abrogate, diminish, impair or delay the effect of such Redevelopment Plan and Project. Within ten (10) days of the adoption and approval of this Ordinance, this Ordinance shall be published in the Lawndale News, 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 Redevelopment Project Area; and (b) each taxing district with property constituting a part of the 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 of Cook, Illinois in which any part of the Redevelopment Project Area is located and obtain an initial equalized assessed value certification for the Redevelopment Project Area.

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

a. The 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 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 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 Redevelopment Project Area is depicted on Exhibit D, attached hereto and incorporated herein as if set out in full by this reference. 2010 shall be the year that the county clerk shall use for determining the total initial equalized assessed value of the Redevelopment Project Area, consistent with Section 11-74.4-9(a) of the TIF Act.

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

c. The 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 Redevelopment Plan and Project.

d. The 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 Redevelopment Plan and Project establishes the estimated dates of completion of the redevelopment project, as set forth in the Redevelopment Plan and Project, and retirement of obligations issued to finance redevelopment project costs. As set forth in the Redevelopment Plan and Project, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the 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 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 Redevelopment Project Area.

Section 4. That the Redevelopment Plan and Project, which were the subject matter of the public hearing held on June 28, 2011, are hereby adopted and approved. A copy of the 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.

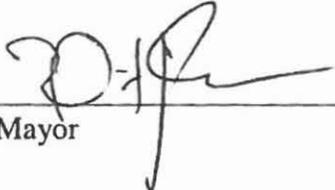
Section 6. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict.

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 26th day of July, 2011.

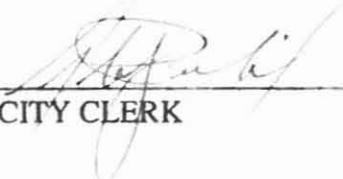
AYES 7 NAYS 0 ABSENT 1

APPROVED by me this 27th day of July, 2011.



Mayor

ATTEST:



CITY CLERK

EXHIBIT A
LEGAL DESCRIPTION OF THE
REDEVELOPMENT PROJECT AREA

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PEINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 28 IN BLOCK 9 OF KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 9;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 30TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 30TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 5 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 29TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 29TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY IN KOMAREK'S RIVERSIDE DRIVE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30, TO AN ANGLE POINT IN SAID NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN SAID KOMAREK'S RIVERSIDE DRIVE SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTHWESTERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN RIVERSIDE PARK SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE HARLEM AND 26TH STREET SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 5 IN SAID HARLEM AND 26TH STREET SUBDIVISION;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 23 AND 126 IN THE 22ND STREET LAND ASSOCIATION SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 127 AND 197 IN SAID 22ND STREET LAND ASSOCIATION SUBDIVISION;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 99 AND 52 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF GROVE AVENUE;

THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 50 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 50;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN KLIMA'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN SAID BLOCK 1;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY IN SAID BLOCK 1;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF WESLEY AVENUE;

THENCE NORTHERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN BERWYN MANOR SUBDIVISION;

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN MANOR SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "A" IN BERWYN GARDEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "B" IN SAID BERWYN GARDEN'S SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "C" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "D" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "E" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WENONAH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "F" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19,

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING

EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

THAT PART OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD AND WITH THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST ON AN ASSUMED BEARING ALONG SAID SOUTH RIGHT-OF-WAY LINE 286.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES WEST, A DISTANCE OF 5.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES, 37 MINUTES 40 SECONDS WEST, 321.70 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 61.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST, 160.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 243.02 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 21 MINUTES 52 SECONDS WEST, 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD, (DEDICATED AS PER DOCUMENT NO. 19198042, RECORDED JULY 28, 1964) SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 91.26 FEET;

THENCE SOUTH 61 DEGREES 14 MINUTES 31 SECONDS WEST, 67.86 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, 59.37 FEET;

THENCE SOUTH 57 DEGREES 39 MINUTES 48 SECONDS WEST, 87.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARLEM AVENUE;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 107.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A 65.00 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 102.51 FEET (THE CHORD BEARS NORTH 45 DEGREES 10 MINUTES 56 SECONDS EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 127.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

EXHIBIT C
MAP OF THE
REDEVELOPMENT PROJECT AREA

EXHIBIT B

**GENERAL STREET LOCATION OF THE
REDEVELOPMENT PROJECT AREA**

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

- Harlem Avenue on the west;
- Wesley Avenue on the east;
- Alleys north of the Vacin Parkway on the north side of Cermak Road on the north;
- 30th Place on the south.

EXHIBIT D

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

16-19-425-030-0000	16-19-330-028-0000	16-19-326-027-0000
16-19-425-029-0000	16-19-328-030-0000	16-19-325-028-0000
16-19-425-028-0000	16-19-325-033-0000	16-19-324-029-0000
16-19-425-027-0000	16-19-324-034-0000	16-19-331-021-0000
16-19-424-027-0000	16-19-331-026-0000	16-19-328-024-0000
16-19-425-026-0000	16-19-330-027-0000	16-19-327-025-0000
16-19-424-026-0000	16-19-329-028-0000	16-19-326-026-0000
16-19-425-025-0000	16-19-328-029-0000	16-19-325-027-0000
16-19-424-025-0000	16-19-327-030-0000	16-19-324-028-0000
16-19-425-023-0000	16-19-326-031-0000	16-19-331-020-0000
16-19-425-022-0000	16-19-324-033-0000	16-19-330-021-0000
16-19-424-023-0000	16-19-331-025-0000	16-19-328-023-0000
16-19-425-021-0000	16-19-330-026-0000	16-19-326-025-0000
16-19-424-022-0000	16-19-329-027-0000	16-19-325-026-0000
16-19-425-020-0000	16-19-328-028-0000	16-19-329-021-0000
16-19-424-021-0000	16-19-327-029-0000	16-19-328-022-0000
16-19-425-019-0000	16-19-326-030-0000	16-19-326-024-0000
16-19-424-018-0000	16-19-324-032-0000	16-19-325-025-0000
16-19-424-017-0000	16-30-327-018-0000	16-19-327-022-0000
16-19-425-009-0000	16-19-331-024-0000	16-19-326-023-0000
16-19-424-006-0000	16-19-330-025-0000	16-19-325-024-0000
16-30-314-055-0000	16-19-329-026-0000	16-19-325-023-0000
16-30-320-043-0000	16-19-328-027-0000	16-30-314-023-0000
16-19-324-047-0000	16-19-327-028-0000	16-19-325-022-0000
16-30-308-044-0000	16-19-326-029-0000	16-19-324-023-0000
16-19-329-033-0000	16-19-325-030-0000	16-30-314-022-0000
16-19-327-035-0000	16-19-324-031-0000	16-30-308-027-0000
16-19-324-038-0000	16-30-327-017-0000	16-30-314-021-0000
16-19-330-032-0000	16-19-331-023-0000	16-30-308-026-0000
16-19-330-031-0000	16-19-330-024-0000	16-30-314-020-0000
16-19-329-032-0000	16-19-328-026-0000	16-30-308-025-0000
16-19-328-033-0000	16-19-327-027-0000	16-30-314-019-0000
16-19-327-034-0000	16-19-326-028-0000	16-30-308-024-0000
16-19-330-030-0000	16-19-325-029-0000	16-30-314-018-0000
16-19-328-032-0000	16-19-324-030-0000	16-30-308-023-0000
16-19-330-029-0000	16-19-331-022-0000	16-30-314-017-0000
16-19-328-031-0000	16-19-328-025-0000	16-19-330-011-0000
16-19-331-027-0000	16-19-327-026-0000	16-30-308-022-0000

16-30-314-016-0000	16-30-314-003-0000	16-30-104-007-0000
16-30-320-010-0000	16-30-314-002-0000	16-30-103-008-0000
16-19-331-009-0000	16-30-314-001-0000	16-30-102-009-0000
16-19-329-011-0000	16-30-307-002-0000	16-30-101-010-0000
16-30-308-021-0000	16-30-200-043-0000	16-30-104-006-0000
16-30-314-015-0000	16-30-200-042-0000	16-30-103-007-0000
16-30-320-009-0000	16-30-200-041-0000	16-30-102-008-0000
16-19-328-011-0000	16-30-200-040-0000	16-30-101-009-0000
16-30-308-020-0000	16-30-200-022-0000	16-30-104-005-0000
16-30-314-014-0000	16-30-200-021-0000	16-30-103-006-0000
16-30-320-008-0000	16-30-200-020-0000	16-30-102-007-0000
16-19-327-011-0000	16-30-200-019-0000	16-30-101-008-0000
16-19-326-012-0000	16-30-200-016-0000	16-30-104-004-0000
16-30-308-019-0000	16-30-200-015-0000	16-30-103-005-0000
16-30-314-013-0000	16-30-200-014-0000	16-30-102-006-0000
16-30-320-007-0000	16-30-200-013-0000	16-30-101-007-0000
16-30-308-018-0000	16-30-200-012-0000	16-30-100-008-0000
16-30-314-012-0000	16-30-200-008-0000	16-30-104-003-0000
16-30-320-006-0000	16-30-200-007-0000	16-30-103-004-0000
16-19-325-011-0000	16-30-200-006-0000	16-30-102-005-0000
16-19-324-012-0000	16-30-200-005-0000	16-30-101-006-0000
16-30-308-017-0000	16-30-200-002-0000	16-30-103-003-0000
16-30-314-011-0000	16-30-200-001-0000	16-30-102-004-0000
16-30-320-005-0000	16-30-104-043-0000	16-30-101-005-0000
16-30-308-016-0000	16-30-104-042-0000	16-30-103-002-0000
16-30-314-010-0000	16-30-104-024-0000	16-30-102-003-0000
16-30-320-004-0000	16-30-104-023-0000	16-30-101-004-0000
16-30-308-015-0000	16-30-100-014-0000	16-30-103-001-0000
16-30-314-009-0000	16-30-104-009-0000	16-30-102-002-0000
16-30-320-003-0000	16-30-103-010-0000	16-30-101-003-0000
16-30-314-008-0000	16-30-100-013-0000	16-30-102-001-0000
16-30-320-002-0000	16-30-104-008-0000	16-30-101-002-0000
16-30-320-001-0000	16-30-103-009-0000	16-30-101-001-0000
16-30-314-005-0000	16-30-102-010-0000	
16-30-314-004-0000	16-30-101-011-0000	

EXHIBIT E
REDEVELOPMENT PLAN AND PROJECT

**CITY OF BERWYN
TIF REDEVELOPMENT PLAN
HARLEM TIF DISTRICT**

"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 forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

Prepared by the City of Berwyn, Illinois

in conjunction with

Kane, McKenna and Associates, Inc.

July 2011

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I. INTRODUCTION

The City of Berwyn (the "City") is an established community located in western Cook County, Illinois. The City blends old and new: historical development in the post-Civil War era, a strong mix of architecturally significant homes built in the early 20th century, and more recently, a dynamic influx of new residents and new businesses reinvesting in the community. The City is centrally located within the metropolitan area, with easy access to downtown Chicago and proximity to suburbs further to the west.

In this report, the City proposes a Tax Increment Financing Redevelopment Plan to assist a strategically important commercial area in overcoming a number of redevelopment barriers. 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 the area as a Tax Increment Financing ("TIF") District, and to assist the City in drafting this TIF Redevelopment Plan.

TIF Plan Requirements. The City is preparing this Plan as required by the Tax Increment Allocation Redevelopment Act, (the "Act") 65 ILCS 5/11-74.4-3, *et. seq.*, as amended. To establish a TIF district (also known as a Redevelopment Project Area ("RPA")), Illinois municipalities must adopt several documents, including a TIF Redevelopment Plan and Eligibility Report.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b)).

By definition, a TIF "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 qualify the redevelopment project area as a "blighted area," "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 forth in the Tax Increment Allocation Redevelopment Act.

Community Background. The City of Berwyn was incorporated in 1908, the successor to several settlements that were developed in the 19th century. In the early 20th century, the municipality became a vibrant, fast growing suburban community, nearly reaching its current population level as early as 1930. Since then

the population has stabilized and was at an estimated 49,664 based upon a 2009 U.S. Census estimate. Recent decennial censuses have fluctuated, with 1990 and 2000 censuses indicating a population of 45,426 and 54,016, respectively.

The City has a number of important assets that contribute to a competitive businesses environment and desirable location for residents. Because of its proximity to Chicago and transportation assets, it features an excellent location and access to important amenities. Harlem Avenue, one of the oldest arterial roads in the region, acts as an important gateway to the community. Aside from providing excellent transportation access to I-290 and I-55, Harlem serves as an important entry point for visitors entering Berwyn either from the north or the south.

The City possesses a number of other transportation assets, in addition to the Harlem corridor. Cermak Road is an important east/west arterial road that intersects with Harlem; the intersection of the two roads has one of the highest traffic counts in western Cook County. In addition to the network of roadways, residents and businesses benefit from a network of railways; the City features a Metra commuter rail line and is closely situated to several CTA train stations.

In addition to physical assets, the City has benefited in recent years from a dynamic environment for demographic change. A diverse set of demographic groups have relocated to the City, bolstering the housing market, adding to the roster of business owners, adding cultural amenities, and creating new draws to the community.

In summary, the proposed Harlem RPA has a number of important advantages that can be potentially leveraged via TIF establishment:

- Harlem Avenue is a major arterial road and, in conjunction with Cermak Road (the major intersecting road) generates the vehicular traffic necessary to support commercial and retail uses;
- The proposed RPA is close to Interstates I-55 and I-290; and
- Public institutions such as Morton West High School and Berwyn Public Library stabilize the area and, in economic terms, attract the purchasing power of students, patrons and employees that benefit nearby businesses.

Regarding Cermak Plaza shopping center within the proposed RPA, its operators have made partial but insufficient investments to modernize the site. For example, the center management has worked to locate a new Walgreens pharmacy (adjacent to the TIF but not in the proposed TIF District) and repaved the parking lot on the north side (the south side has not been repaved and is in deteriorated condition). However, portions of the plaza are still underutilized, have vacancies, and exhibit signs of physical and/or economic obsolescence.

Despite its potential advantages, many parcels in the area are underutilized. Cermak Plaza has several vacancies (including one comparatively large vacant space

that, pending City action, could be occupied with TIF assistance or a combination of TIF and other municipal assistance). Moreover, the area as a whole has a number of vacancies, particularly east of Cermak Plaza among smaller businesses.

The proposed TIF District generally suffers from a variety of economic development impediments as identified in the TIF Act, such as obsolescence and the aforementioned excessive vacancies. In comparison to the balance of City EAV, the proposed TIF district property valuations have lagged behind the City's annual EAV growth rates. The TIF Qualification Report (Section V) identifies other impediments to redevelopment.

The Harlem TIF area has the potential for redevelopment of certain underutilized properties. Such redevelopment would build upon locational advantages and established commercial uses. As such, the City has identified a number of objectives for redevelopment, with tax increment financing acting as a tool to achieve them. Please refer to Section III of this report for additional information about the goals, objectives and activities to support redevelopment.

The Proposed TIF District. The proposed RPA consists of approximately 222 tax parcels. A major portion of the proposed TIF District area (in terms of land and building space) is at or near the intersection of Harlem Avenue and Cermak Road where both the Cermak Plaza and Morton West High School are located. Further south along Harlem are additional businesses as well as certain non-commercial uses such as the Berwyn Public Library. In the eastern portion of the TIF District are a number of mixed use and commercial buildings.

The proposed TIF District suffers from a variety of economic development impediments, as defined in the TIF Act. For example, it suffers from obsolescence and excessive vacancies. Section V of the *TIF Qualification Report* (see Appendix 5) identifies the following impediments to redevelopment:

- Obsolescence
- Excessive vacancies
- Lagging growth in EAV, in comparison to the City as a whole
- Deterioration
- Inadequate Utilities
- Deleterious Layout.

On balance, the combination of these factors limits the opportunities for private reinvestment within and around the proposed RPA. Such factors potentially suppress the value of future development and weaken the potential for business growth – limiting employment and contributing to the lack of sustained investment in the area.

The RPA would be suitable for new development if there is coordination of uses and redevelopment activity by the City. Through this TIF Redevelopment Plan and as part of its comprehensive economic development planning, the City intends to attract and encourage commercial and retail/mixed uses to locate, upgrade, expand and/or modernize their facilities within Berwyn. Through the establishment of the RPA, the City would implement a program to redevelop key areas within the new TIF District and in so doing, it would stabilize the area, extend benefits to the community, and assist affected taxing districts over the long run.

Rationale for Redevelopment Plan. The City recognizes the need for a strategy to revitalize properties and promote development within the boundaries of the RPA. The needed private investment would only be possible if a TIF district is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions and diverse ownership that has discouraged intensive private investment in the past will be eliminated. Ultimately, the implementation of the Plan will benefit both the City and surrounding taxing districts, by virtue of the expected expansion of the tax base.

The City has determined that the area as a whole would be developed in a coordinated manner without the adoption of the TIF Redevelopment Plan. The City, with the assistance of KMA, has therefore commissioned this Plan to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment and land assembly, the RPA will become a more viable area that will attract private investment. The public investment and land assembly will lay the foundation for the redevelopment of the area with private capital. This in turn will set the stage for future retail, commercial and retail/residential/mixed use opportunities surrounding the area.

The designation of the area as an RPA will allow the City to pursue the following beneficial strategies:

- Assembling land in order to provide sites for redevelopment;
- Entering into redevelopment agreements in order to redevelop property and/or to induce new development to locate within the RPA;
- Establishing a pattern of land-use activities that will increase efficiency and economic inter-relationships, especially as such uses complement adjacent current and/or future commercial opportunities and City redevelopment projects within the RPA and/or surrounding area;

- Providing infrastructure that supports subsequent redevelopment plans for the RPA; and
- Enhancing area appearance through improvements to landscape, streetscape and signage;

Through this Plan, the City will direct the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Several benefits are expected to accrue to the area: entry of new businesses; new employment opportunities; and physical and aesthetic improvements. Ultimately, the implementation of the Plan will benefit (a) the City, (b) the taxing districts serving the RPA, (c) residents and property owners within the RPA, and (d) existing and new businesses.

City Findings. The City, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken;
- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and redevelopment would not reasonably be expected to be achieved;
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and
- That the TIF Redevelopment Plan conforms to the Berwyn Comprehensive Plan, as detailed in Section III of this report.

Additionally, the City finds that it is useful, desirable, and necessary for the City to assemble land into parcels of sufficient size to encourage development consistent with current standards.

It is further found, and certified by the City, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA may result in the displacement of ten (10) inhabited residential units or more, and that the RPA contains over seventy-five (75) inhabited residential units. Therefore, *this Plan includes a Housing Impact Study.*

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres. A boundary map of the RPA is included in Appendix 2 of this Plan.

II. RPA LEGAL DESCRIPTION

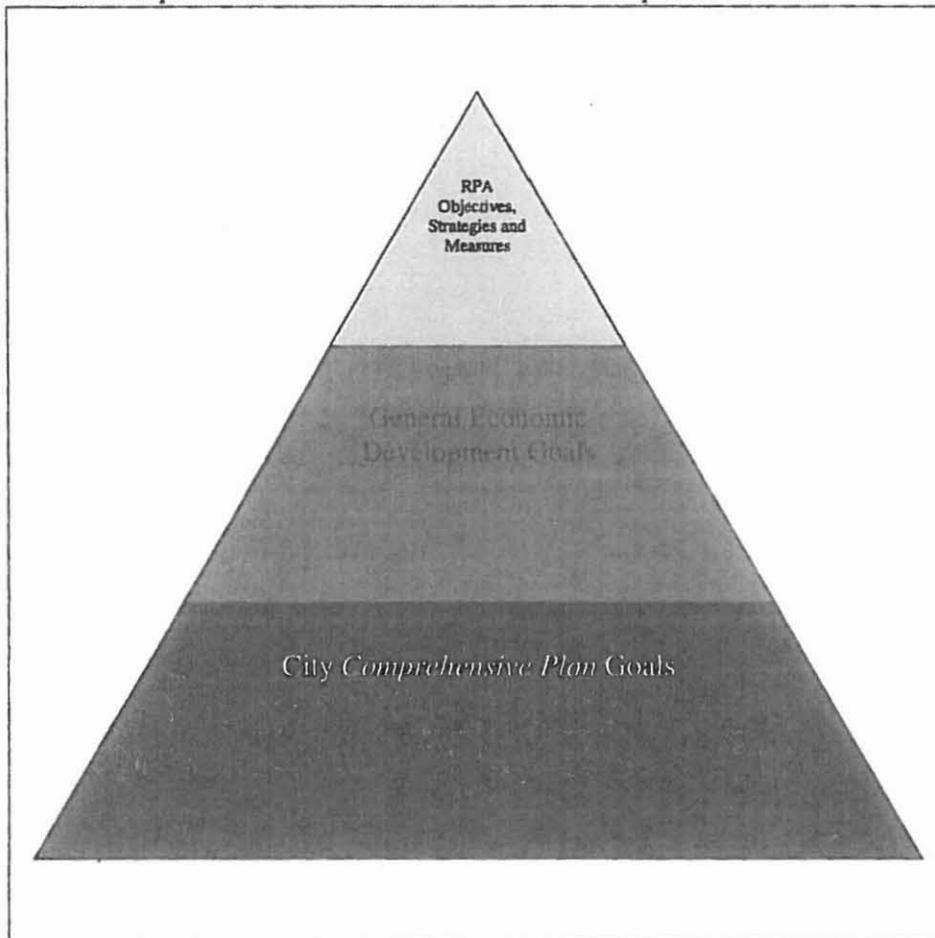
The Redevelopment Project Area legal description is attached in Appendix 1.

III. RPA GOALS AND OBJECTIVES

The City has established a number of economic development goals, objectives, and strategies which would determine the kinds of activities to be undertaken within the proposed Harlem TIF District. These efforts would conform to and promote the achievement of land use objectives in the City's *Comprehensive Plan*.

Exhibit 1

Relationship of Land Use and Economic Development Plans



As indicated in the exhibit above, the City's primary planning document is the *Comprehensive Plan* which describes the overall vision for the City and is the foundation for City initiatives such as the proposed Harlem TIF District. This overarching planning document determines future land uses and influences all other City planning efforts such as the TIF planning process.

General Economic Development Goals of the City. Establishment of the proposed Harlem RPA supports the following City-wide objectives enunciated in the

Comprehensive Plan that would directly determine future economic development activities and influence the parameters of future redevelopment projects.

Exhibit 2

Components of *Comprehensive Plan* Applicable to Harlem RPA

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: City of Berwyn *Comprehensive Plan and Economic Development Strategy*

TIF designation would allow the City to pursue the following objectives within the RPA:

- Reduce or eliminate blight or other negative factors present within the area;
- Coordinate redevelopment activities within the RPA in order to provide a positive marketplace signal to private investors;
- Accomplish redevelopment over a reasonable time period;
- Create an attractive overall appearance for the area; and
- Further the goals and objectives of the Comprehensive Plan.

Ultimately, the implementation of the Redevelopment Project would contribute to the economic development of the area and provide new employment opportunities for City residents.

The RPA-specific objectives would be fulfilled by the execution of certain strategies, including but not limited to the following:

- Facilitating the preparation of improved and vacant sites, by assisting private developers to assemble suitable sites for modern development needs or by exercising the City's power of eminent domain to assemble parcels for disposition for public or private development;
- Coordinate site preparation to provide additional land for new development, as appropriate;
- Fostering the replacement, repair, and/or improvement of infrastructure, including (as needed) sidewalks, streets, curbs, gutters and underground water and sanitary systems to facilitate the construction of new development within the RPA;
- Facilitating the provision of adequate on- and off-street parking within the RPA; and/or
- Coordinating development in tandem with any transportation system upgrades to make the area more accessible.

Additionally, in 2010 the City commissioned a Cermak Road corridor study to develop additional redevelopment strategies. The geographic scope of the study covers the entire Cermak corridor as well as Cermak Plaza; the portion of the study for the western portion of Cermak Road as well as Cermak Plaza directly affects the TIF Plan in three ways. First, the boundaries of the corridor study west of Wesley Street were used to help formulate the Harlem TIF District boundaries. Secondly, the corridor study promotes certain automotive-based strategies for the western portion of Cermak and Cermak Plaza (versus the eastern Cermak portion, which is seen as a mix of automotive and pedestrian-oriented commerce along a walkable "boulevard"). Third, the corridor study recommends specific measures such as (a) private and public gateway enhancements at the Cermak/Harlem intersection that would result in a more "welcoming" presence for commuters and visitors (e.g., better quality signage and more vertical structures at the northeastern and southeastern corners of the intersection); (b) green space that would meld the high school and shopping center into a more cohesive whole; and (c) coordinated redevelopment of certain blocks such as those on the north side of Cermak Road facing the shopping center (e.g., "controlled and modulated urban design" per the corridor study).

To track success in meeting RPA-specific objectives and strategies, the City may wish to consider establishing certain performance measures that would help the City monitor the projects to be undertaken within the proposed RPA. The Government Finance Officers Association recommends that municipalities adopting TIF districts evaluate actual against projected performance (e.g., using metrics such

as job creation or tax revenue generation). Exhibit 3 below identifies the types of performance measures the City may consider to track the performance of projects within the RPA. (Section VI of this report discusses the types of projects that the City may pursue within the RPA, with the caveat that specific projects at this point are only conceptual in nature.)

Exhibit 3
Examples of TIF Performance Measures

Measure	Examples
Input	Public investment (\$) Private investment (\$) Acres of land assembled for TIF Bond proceeds
Output/Workload	Jobs created or retained Number of streetscaping fixtures installed Commercial space created (square feet)
Efficiency	Leverage ratio (private investment / public investment) Cost per square foot of commercial space Public subsidies per job created/retained
Effectiveness	% change in assessed value (AV) in TIF versus AV in rest of City % change in AV within TIF before and after TIF creation Municipal sales taxes before and after TIF creation
Risk	Debt coverage ratio Credit ratings of anchor tenants Tenant diversification (e.g., percent of total TIF EAV attributable to top 10 tenants in commercial development)

Source: *An Elected Official's Guide to Tax Increment Financing*, Government Finance Officers Association, 2005.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth within the RPA. As documented in Appendix 5 of this Plan, the RPA has suffered from the lack of development and would qualify as a Conservation Area. In recent years, the area has not benefited from sustained private investment and/or development, instead suffering economic decline. Absent intervention by the City, properties within the RPA would not be likely to gain in value.

The proposed RPA exhibits various conditions which, if not addressed by the City, would eventually result in blight. Those conditions include structures and public improvements reflecting lagging EAV and obsolescence. These various conditions discourage private sector investment in business enterprises.

Assessment of Fiscal Impact on Affected Taxing Districts. It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the City to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting the potential decline or lag in property values, as measured by assessed valuations (AV). In short, the establishment of a TIF district would protect other taxing districts from the potential downside risk of falling AV.

Should the City achieve success in attracting private investment which results in the need for documented increased services from any taxing districts, the City will consider the declaration of "surplus funds," as defined under the Act. Such funds which are neither expended nor obligated for TIF-related purposes can be used to assist affected taxing districts in paying the costs for increased services.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the City. Any such sharing would be undertaken after all TIF-eligible costs – either expended or incurred as an obligation by the City – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act.

An exception to the tax-sharing provision relates to the City's utilization of TIF funding to mitigate the impact of residential redevelopment upon school and library districts. In such cases, the City will provide funds to offset the costs incurred by the eligible school and the library districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act. (Refer to Section VI of this Report, which describes allowable TIF project costs.)

V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA

Findings. The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under the Act. Refer to the *TIF Qualification Report*, attached as Appendix 5 in this Plan.

Eligibility Survey. Representatives of KMA and City staff evaluated the RPA from August 2010 to the date of this Plan. Analysis was aided by certain reports obtained from the City, reports from City engineering consultants, on-site due diligence, and other sources. In KMA's evaluation, only information was recorded which would help assess the eligibility of the proposed area as a TIF District.

VI. REDEVELOPMENT PROJECT

Redevelopment Plan and Project Objectives. As indicated in Section III of this Report, the City has established a planning process which guides economic development and land use activities throughout the City. Consistent with the established planning process, the City proposes to achieve economic development goals and objectives through the redevelopment of the Harlem RPA, pursuit of projects within the RPA, and the promotion of private investment via public financing techniques (including but not limited to tax increment financing).

The project-specific objectives envisioned for the Harlem RPA are as follows:

- 1) Implementing a plan that provides for the attraction of users to redevelop underutilized land and buildings that are available within the RPA.
- 2) Constructing public improvements which may include (if necessary):
 - Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with City standards for context-sensitive design);
 - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
 - Signalization, traffic control and lighting;
 - Off-street parking and public parking facilities; and
 - Landscaping, streetscaping, and beautification.
- 3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation (any demolition activities would conform to City criteria for allowing demolition).
- 5) Exploration and review of job training programs in coordination with any City, federal, state, and county programs.
- 6) Entering into agreements with other public bodies for the development and/or construction of public facilities and infrastructure.

Redevelopment Activities. Pursuant to the project objectives cited above, the City will implement a coordinated program of actions. These include, but are not limited to, land acquisition, land disposition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, construction of

new public facilities, and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

Site Preparation, Clearance, Relocation and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment. Residents and those displaced by condemnation may be relocated and the relocation costs reimbursed in accordance with the requirements of Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and its regulations.

Land Assembly and Disposition

Certain properties or interests in properties in the RPA may be acquired by purchase or the exercise of eminent domain. Properties owned by or acquired by the City may be assembled and reconfigured into appropriate redevelopment sites. It is expected that the City would facilitate private acquisition through reimbursement of acquisition and related costs as well as through the write-down of its acquisition costs. Such land may be held or disposed of by the City on terms appropriate for public or private development, including the acquisition of land needed for construction of public improvements.

Public Improvements

The City may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Plan. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems, roadways, and traffic-related improvements;
- Parking facilities (on grade and parking structures); and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

Rehabilitation/Taxing District Capital Costs

The City may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conform to City code provisions. Improvements may include exterior and facade-related work as well as interior-related work.

The City may construct or provide for the construction and reimbursement for new facilities to be owned or used by units of local government. The City does not expect that locally designated landmarks or properties listed on or eligible for listing on the National Register of Historic Places (or properties significantly contributing to districts listed on the National Register of Historic Places) will be demolished or modified in connection with the Plan.

Interest Rate Write-Down

The City may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The City may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

School and Library District Costs

The City may provide for payment of school district and library district costs as provided for in the Act relating to residential components assisted through TIF funding.

General Land Use Plan. As noted in Section I of this report, the proposed RPA currently contains primarily commercial and mixed uses.

Existing land uses are shown in Appendix 3 attached hereto and made a part of this Plan. Appendix 4 designates intended land uses in the Redevelopment Project Area. Future land uses will conform to the Zoning Ordinance and the *Comprehensive Plan* as either may be amended from time to time.

Additional Design and Control Standards. The appropriate design standards (including any Planned Unit Developments) as set forth in the City's Zoning Ordinance and/or *Comprehensive Plan* shall apply to the RPA.

Eligible Redevelopment Project Costs. Under the TIF statute, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

- (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.¹ Certain library district costs may also be paid as provided for in the Act.
- (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;

¹ The calculation is as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

- (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).²

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.³

Additionally, the TIF Act prohibits cost reimbursement for the demolition, removal, or substantially modification of a historic resource, unless no prudent and feasible

² The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

³ Termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

alternative exists. "Historic resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This paragraph does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government as designated by the National Park Service of the U.S. Department of the Interior.

Projected Redevelopment Project Costs. Estimated project costs are shown in Exhibit 4 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. 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.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs (the "Total Estimated TIF Budget" in Exhibit 4) shall not exceed the amount set forth below, as adjusted pursuant to the Act.

**Exhibit 4
RPA Project Cost Estimates**

Program Actions/Improvements	Estimated Costs
Land Acquisition, Assembly, and Relocation	\$17,500,000
Site Preparation, Including Environmental Remediation, Demolition, and Site Grading	\$4,000,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	\$20,000,000
Environmental Remediation	\$5,000,000
Rehabilitation of Existing Structures	\$10,000,000
Public Facilities (including Parking Facilities and Streetscaping)	\$15,000,000
Interest Costs Pursuant to the Act	\$1,000,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	\$1,500,000
Job Training	\$1,000,000
Statutory School and Library District Payments; Agreements with Other Taxing Districts	\$5,000,000
TOTAL ESTIMATED TIF BUDGET	\$80,000,000

Notes:

- (1) All project cost estimates are in 2011 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.

As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the Harlem RPA.

Sources of Funds to Pay Redevelopment Project Costs. Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act and this Plan, the City may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas. This would include contiguous TIFs that the City may establish in the future. (Conversely, incremental revenues from the Harlem TIF may be allocated to any contiguous TIF Districts.)

Redevelopment project costs as identified in Exhibit 4 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the City Council, only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2009 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate.

Nature and Term of Obligations to Be Issued. The City may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the City by virtue of its power pursuant to the Illinois State Constitution.

Any and all obligations issued by the City pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds. Further, the securities may be offered on such terms as the City may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions. Additionally, such securities may be issued with either fixed rate or floating interest rates.

Most Recent Equalized Assessed Valuation for the RPA. The most recent equalized assessed valuation for the RPA is based on the 2009 EAV, and is estimated to be approximately \$42,224,511. It is anticipated the estimated base EAV for establishment of the RPA will be the 2009 EAV.

Anticipated Equalized Assessed Valuation for the RPA. Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to approximately \$95 million depending upon market conditions and the scope of the redevelopment projects.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

Redevelopment Project. The City will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to City zoning and planning requirements, or if the City undertakes redevelopment activities pursuant to this Plan. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken by the City:

- Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act. It is expected that the City would facilitate private acquisition through reimbursement or write-down of related costs, including without limitation the acquisition of land needed for construction of public improvements.
- Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.
- Rehabilitation: The City may assist in the rehabilitation of buildings or site improvements located within the RPA.
- Landscaping/Buffering/Streetscaping: The City may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.
- Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The City may also undertake the provision of necessary detention or retention ponds.
- Roadway/Street/Parking Improvements: The City may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

- Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.
- Public Safety-Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.
- School District and Library District Costs: The payment of such costs may be provided pursuant to the requirements of the TIF Act.
- Interest Costs Coverage: The City may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.
- Professional Services: The City may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The City may reimburse itself from annual tax increment revenue if available.

Commitment to Fair Employment Practices and Affirmative Action. As part of any Redevelopment Agreement entered into by the City and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the City. The program will conform to the most recent City policies and plans.

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

All those involved with employment activities will be responsible for conformance to this policy and compliance with applicable state and federal regulations.

The City and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs. This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the ordinance approving the RPA is adopted.

**VIII. PROVISIONS FOR AMENDING THE TIF PLAN
AND PROJECT**

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

APPENDIX 1

Legal Description of Project Area

LEGAL DESCRIPTION:

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 28 IN BLOCK 9 OF KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 9;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 30TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 30TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 5 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 29TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 29TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY IN KOMAREK'S RIVERSIDE DRIVE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30, TO AN ANGLE POINT IN SAID NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN SAID KOMAREK'S RIVERSIDE DRIVE SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTHWESTERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE

NORTHEASTERLY-SOUTHWESTERLY ALLEY IN RIVERSIDE PARK SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE HARLEM AND 26TH STREET SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 5 IN SAID HARLEM AND 26TH STREET SUBDIVISION;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 23 AND 126 IN THE 22ND STREET LAND ASSOCIATION SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 127 AND 197 IN SAID 22ND STREET LAND ASSOCIATION SUBDIVISION;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 99 AND 52 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF GROVE AVENUE;

THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 50 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 50;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN KLIMA'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN SAID BLOCK 1;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY IN SAID BLOCK 1;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF WESLEY AVENUE;

THENCE NORTHERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN BERWYN MANOR SUBDIVISION;

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN MANOR SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "A" IN BERWYN GARDEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "B" IN SAID BERWYN GARDEN'S SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "C" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "D" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO APOINT ON THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE AND THE NORTH

RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "E" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WENONAH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "F" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19;

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

THAT PART OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD AND WITH THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST ON AN ASSUMED BEARING ALONG SAID SOUTH RIGHT-OF-WAY LINE 286.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES WEST, A DISTANCE OF 5.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES, 37 MINUTES 40 SECONDS WEST, 321.70 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 61.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;

THENCE NORTH 89 DEGREES 37 MIUNUTES 40 SECONDS WEST, 160.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 243.02 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 21 MINUTES 52 SECONDS WEST, 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD, (DEDICATED AS PER DOCUMENT NO. 19198042, RECORDED JULY 28, 1964) SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 91.26 FEET;

THENCE SOUTH 61 DEGREES 14 MINUTES 31 SECONDS WEST, 67.86 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, 59.37 FEET;

THENCE SOUTH 57 DEGREES 39 MINUTES 48 SECONDS WEST, 87.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARLEM AVENUE;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 107.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A 65.00 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 102.51 FEET (THE CHORD BEARS NORTH 45 DEGREES 10 MINUTES 56 SECONDS EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 127.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

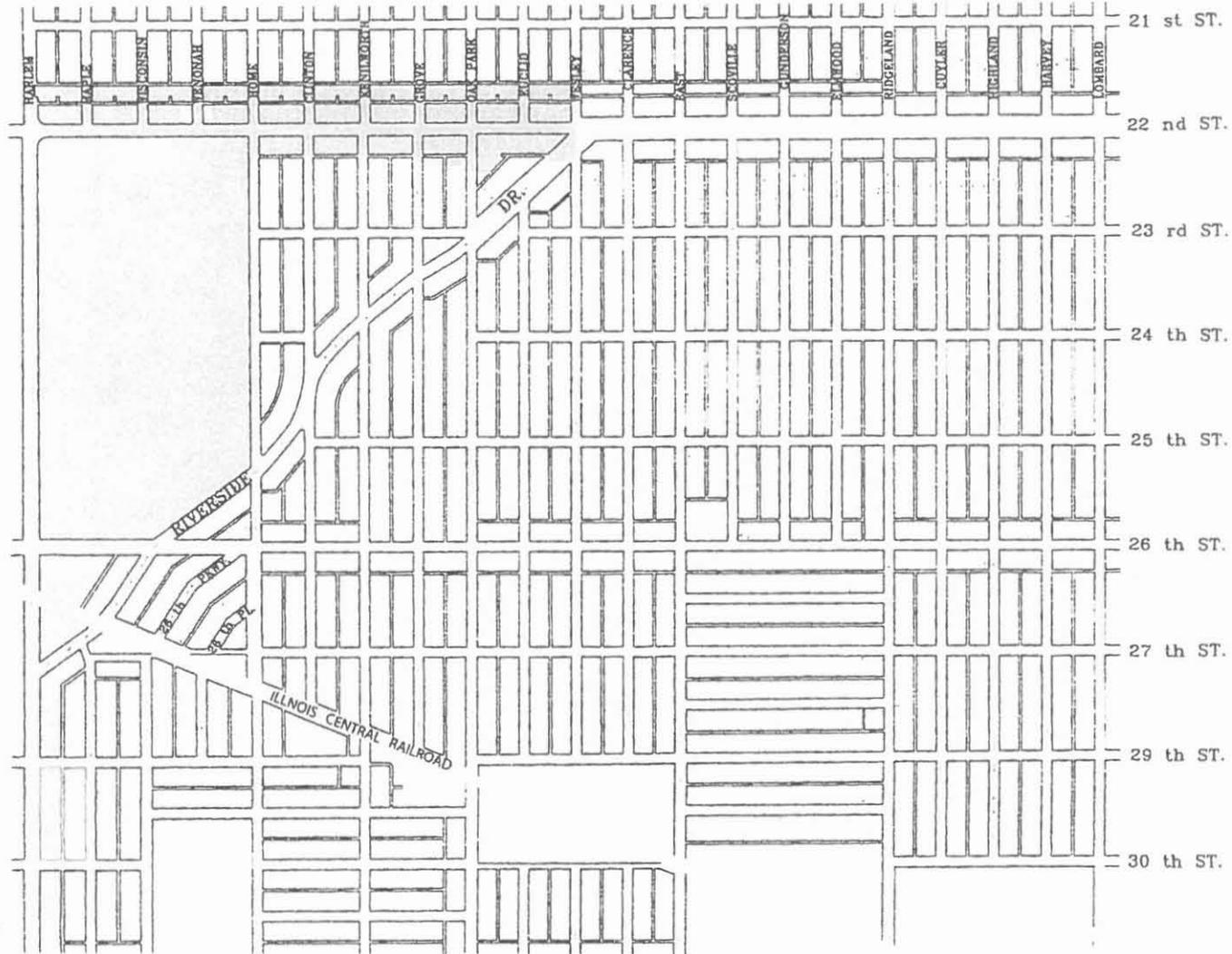
APPENDIX 2
Boundary Map of RPA

CITY OF BERWYN, ILLINOIS

PROPOSED HARLEM TIF DISTRICT MAP

MAYOR - ROBERT J. LOVERO

CITY CLERK - THOMAS J. PAVLIK



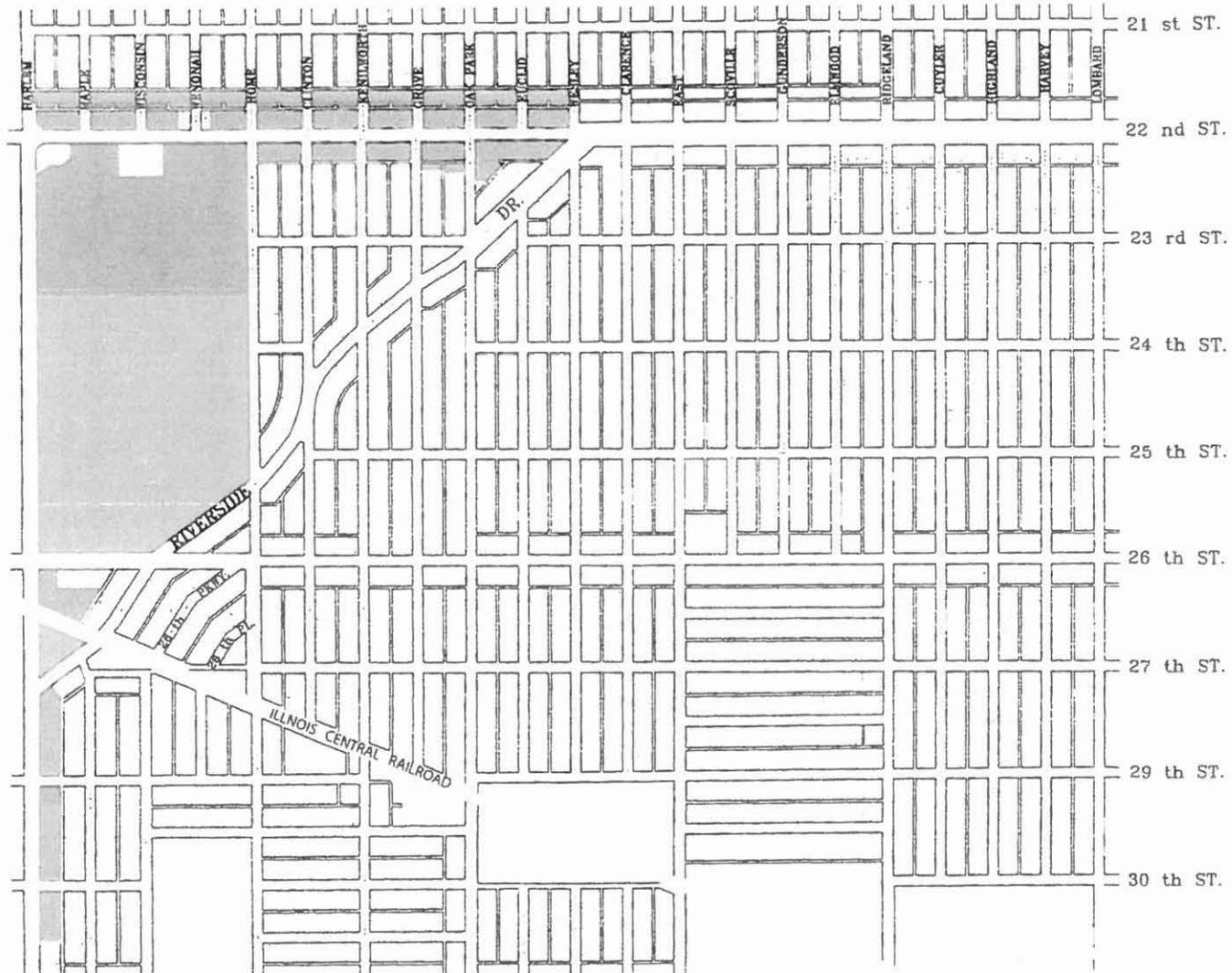
APPENDIX 3

Existing Land Use Map of RPA

CITY OF BERWYN, ILLINOIS

PROPOSED HARLEM TIF DISTRICT CURRENT LAND USE MAP

 PUBLIC  COMMERCIAL  RESIDENTIAL

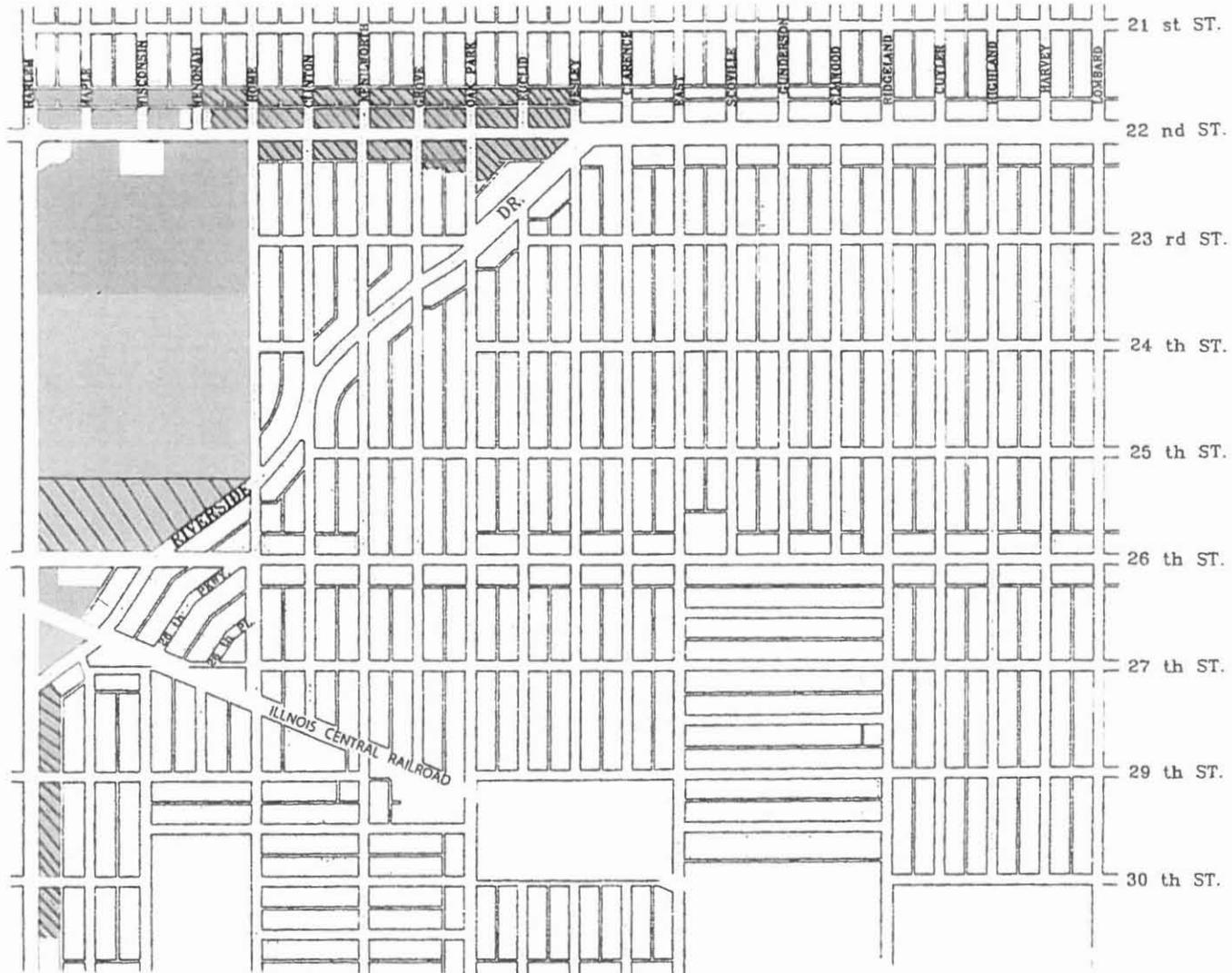


APPENDIX 4
Future Land Use Map of RPA

CITY OF BERWYN, ILLINOIS

PROPOSED HARLEM TIF DISTRICT FUTURE LAND USE MAP

PUBLIC
 COMMERCIAL
 MIXED-USE



APPENDIX 5

TIF Qualification Report

Prepared by Kane, McKenna and Associates

**CITY OF BERWYN, ILLINOIS
TIF QUALIFICATION REPORT
HARLEM REDEVELOPMENT PROJECT AREA**

An analysis to assess the likelihood that all or a portion of an area located in the City of Berwyn would qualify as a Conservation Area as defined 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**

July 2011

**HARLEM REDEVELOPMENT PROJECT AREA
TIF QUALIFICATION ASSESSMENT**

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EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the City of Berwyn, Illinois (the "City") to conduct an analysis of the potential qualification and designation of certain property located in the City, to be addressed herein as the proposed Redevelopment Project Area (the "RPA" or "TIF District").

The City is pursuing the RPA designation as part of its strategy to promote the revitalization of the property and thereby assist the City in achieving its public policy goal of promoting economic redevelopment. By undertaking the designation, the City will help strengthen the RPA as a significant contributor to the City's overall economic base.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification of the RPA as a TIF District:

- 1) *The proposed TIF District meets the criteria for a "Conservation Area," as the term is defined under the TIF Act* – Overall, the parcels within the proposed TIF District either have declined, or are 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 are over 35 years of age, the proposed TIF District is especially vulnerable to potential physical decline and would likely meet statutory criteria as a Conservation Area TIF.
- 2) *Current conditions impede redevelopment* – The conditions found within the proposed TIF District present a barrier to the area's successful redevelopment. Without the use of City planning and economic development resources to mitigate such conditions, potential redevelopment activities are not likely to be economically feasible.
- 3) *Viable redevelopment sites could produce incremental revenue* – Within the proposed TIF District, there are parcels which potentially could be redeveloped or rehabilitated 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 TIF District.
- 4) *Pursuit of TIF designation is recommended* – To mitigate the existing conditions (thereby promoting the improved physical condition of the proposed RPA) and to leverage the City's investment and redevelopment efforts, KMA recommends that the City pursue the formal TIF designation process for the RPA.

Because the City may consider the redevelopment of residential parcels that could potentially dislocate 10 or more residential units within the proposed TIF district, the City will conduct a housing impact study pursuant to the TIF Act.

I. BACKGROUND

In the context of planning for the proposed Redevelopment Project Area, the City has initiated a study of the area to determine whether it would potentially qualify as a TIF District. Kane, McKenna and Associates, Inc. agreed to undertake the study of the proposed RPA or TIF District on the City's behalf.

Current Land Use. The proposed RPA is an "L" shaped TIF District, situated along Harlem and then turning east at Cermak Road. At the intersection of Harlem and Cermak, there are several important commercial structures, including Cermak Plaza and stores in the vicinity of the plaza. East of this intersection is a number of commercial retail, office, and mixed uses along Cermak. The eastern edge of the TIF District is at the intersection of Cermak and Wesley Avenue.

Certain recently completed redevelopment projects, including the Walgreens on Cermak (adjacent to the Cermak Plaza parcel), Jimmy Johns, and an orthodontist, have all been removed from the proposed TIF District boundaries. Additionally, certain end users such as McDonalds have been kept out of the proposed TIF District. Other buildings along Harlem and Cermak within the TIF District are generally older.

In addition to the commercial and mixed uses along Cermak, there are two large institutional uses along Harlem: Morton High School District #201 and the City of Berwyn Public Library. These two institutional uses draw traffic to the area which supports the commercial businesses along the two roads. Additional small-scale commercial, mixed and residential uses are also located along Harlem Avenue.

Overall, the area faces a number of redevelopment impediments as described in Section IV of this report. Lagging equalized assessed valuations ("EAV"), obsolescence, inadequate utilities, excessive vacancies, and deleterious layout are the principal impediments that reduce the competitiveness of the area.

General Redevelopment Objectives. The redevelopment of the proposed RPA is consistent with the City's overarching land use objectives, which are contained in its *Comprehensive Plan*, zoning ordinance and other land use planning elements. In the *Comprehensive Plan* adopted in 1993, the City has articulated a number of public policy objectives which would be supported by the City's adoption of the proposed RPA as a TIF District (see exhibit 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 gap between the City's goals for the area versus the current conditions described in this report, the City has determined that the redevelopment of the proposed RPA would be highly beneficial to the community. With a redevelopment strategy in place, the economic base of the RPA would be stabilized and increased – thereby benefiting the community as a whole. Without such a redevelopment strategy, the adverse conditions identified in this report would likely worsen.

General Scope and Methodology. KMA performed its analysis by conducting a series of meetings and discussions with City staff, starting in August 2010 and continuing periodically up to the date of this report. The purpose of the meetings was 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 RPA, on a parcel-by-parcel basis. The field surveys and data collected have been utilized to test the likelihood that the proposed RPA would qualify for TIF designation.

The qualification factors discussed in this report would qualify the proposed RPA as a Conservation Area, as the term is defined pursuant to the TIF Act.

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

II. QUALIFICATION CRITERIA

With the assistance of City staff, Kane, McKenna and Associates, Inc. assessed the proposed RPA to determine the likelihood that qualifying factors listed in the Act would be present. The relevant provisions of the Act are cited below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area (RPA). 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 RPA qualified 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.

Secondly, the area was examined to determine if a combination of three (3) or more of the following factors were present. Per the TIF Act, such an area is not yet a blighted area but because of a combination of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted 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 include but are 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, and 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, 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, or is 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. The finding is based on the last 5 years for which information is available.

III. EVALUATION METHODOLOGY

In evaluating the proposed RPA's potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the RPA were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each parcel of land within the proposed RPA.
- 2) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as overcrowding and obsolescence. Additionally, KMA reviewed the following data: 2004-2009 tax information from Cook County, Sidwell parcel tax maps, historical aerial photos, site data, local history (including discussions with City and Berwyn Development Corporation 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, etc.).
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act factors applicable to specific structures and site conditions of the parcels.
- 4) The RPA was examined to assess the applicability of the different factors required for qualification as a TIF district. Examination was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The RPA was evaluated to determine the applicability of the thirteen (13) different factors, as defined under the Act, which would qualify the area as a TIF district.

IV. QUALIFICATION FINDINGS FOR PROPOSED RPA

Based upon KMA's evaluation of parcels in the proposed RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed RPA as a Conservation Area under the TIF Act. These factors are summarized in the table below.

Exhibit 2
Summary of TIF-Qualifying Factors

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed RPA
13	3	<ul style="list-style-type: none"> • Lagging EAV • Inadequate Utilities • Deleterious Layout • Excessive Vacancies • Obsolescence • Deterioration

Findings for RPA: Conservation Area Factors. The proposed RPA meets the qualifications for 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 buildings within the Conservation Area were over 35 years of age. Based upon Cook County Assessor and property manager-provided data (for the high school and Cermak Plaza), KMA determined that approximately 92 of the estimated 109 structures (84%) within the RPA exceed the age threshold.

As a second step, KMA reviewed the criteria needed to qualify the area as a Conservation Area, determining that 6 factors were likely to be present:

1. **Lagging or Declining EAV.** The EAV of the TIF District has grown at a rate slower than the City-wide EAV for three (3) of the last five (5) years (refer to chart below). Therefore, a finding of lagging EAV is made pursuant to the TIF Act.

Exhibit 3
EAV Trends for Proposed TIF District

	2009	2008	2007*	2006	2005	2004*
Total EAV for TIF District	\$42,224,511	\$49,772,142	\$43,143,821	\$41,744,497	\$42,074,366	\$31,835,753
EAV Change (%)	-15.2%	15.4%	3.4%	-0.8%	32.2%	
City-wide EAV (Excluding TIF)	\$873,267,378	\$870,068,820	\$793,353,682	\$759,668,861	\$760,173,669	\$615,531,986
City EAV Change (%)	0.4%	9.7%	4.4%	-0.1%	23.5%	
CPI	-0.4%	3.8%	2.8%	3.2%	3.4%	

Notes:

(1) Figures in bold for those years in which City EAV exceeded growth rate of EAV within proposed TIF District.

(2) Reassessment years asterisked.

Source: Cook County and U.S. Bureau of Labor Statistics

2. Inadequate Utilities. The Act states that overhead or underground utilities that are deteriorated, antiquated, obsolete or in disrepair are considered inadequate. Also, those utilities that lack the capacity to meet future development demands are considered inadequate. Utilities would include: storm sewers, storm drainage, sanitary sewers, water lines and gas, telephone and electrical services.

Based on the City Engineer's November 2010 utilities analysis, the existing public utilities in the area are antiquated and obsolete, and certain components reflect deterioration/disrepair. In particular, aged water mains and combined sewers demonstrate obsolescence and require frequent repair, while stormwater capacity is inadequate. The City Engineer's analysis shows the following conditions:

Water mains – "The existing water mains along Harlem Avenue and Cermak Road are nearly 100 years old and are quickly approaching their life expectancy. The existing mains are constructed out of cast iron pipe, which is an obsolete material that is no longer used in water main construction." PVC and ductile pipe are modern materials currently used for newly constructed water mains. Obsolescence is further evidenced by the fact that water mains are undersized relative to today's standards for newly constructed water mains, (in particular, the undersized mains are not adequate in the commercial areas for fire flow requirements). Additionally, the deteriorated condition of certain building components has caused water main leaks or failures.

Combined sewers – "The existing combined sewers along Harlem Avenue and Cermak Road are approximately 90 years old and are quickly approaching their life expectancy. The existing sewers range in size from 12" to 20", and are constructed with vitrified clay (an obsolete material) tiles and mortar joints." PVC is the material used for construction of modern combined sewers. In addition, the City Engineer reports that combined sewer lines have either broken, collapsed, or have been infiltrated by tree roots or other debris, causing an interruption of flow, street pavement failures, and sewer back-up – even without necessarily being triggered by significant rainfall.

Stormwater detention – Stormwater detention capacity is inadequate in relation to modern stormwater standards of the Metropolitan Water Reclamation District. The City Engineer indicates that redevelopment of the area would require underground or above ground facilities. Since the area is primarily commercial, a range of underground facilities would be desirable. The City Engineer reports that “Although underground detention is more expensive, it allows the use of the land at the surface for parking and other limited uses. Therefore, these improvements [should] include construction of underground stormwater detention systems complete with underground piping, flood control structures, and discharge piping.”

In addition to the City Engineer’s report, a separate facilities study by Morton West High School’s architectural consultants indicates certain utility infrastructure problems.

- The existing water main is currently routed through the basement at the south end of the existing building. Any leaks or damage to this main would result in significant flooding to the existing facility.
- The electrical conduit for exterior parking lot lights is deteriorated and, due to leaks, retains water.
- Exterior telecommunication conduits between the main building and the adjacent stadium provide telecommunication network connections but they are not in operation.
- Additionally, the aforementioned stormwater/combined sewer deficiencies of the City result in “backflows into the basement of the school”. Water mains within the school campus have leaks and create an exposure to flooding.

3. Deleterious Layout. As noted in Section II, a municipality can make 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. Most of the problems in the area reflect incompatible land use relationships. The area reflects piece-meal, uncoordinated development, in which competing land uses abut each other -- e.g., office uses are situated next to residential uses within the TIF District, and residential uses outside the TIF District abut commercial uses within the TIF District. Additionally, there is minimal buffering between a large high school and Cermak Plaza.

A major land use issue is the coordination of ingress/egress. Examples of ingress/egress problems include the following:

- Cermak Plaza has, in essence, an outlet placed immediately in front of the Plaza’s front entrance, interfering with traffic flow and requiring cars to navigate around the outlet building’s “bump out”;

- Entering Cermak Plaza from north-bound Harlem is difficult to execute because as soon as the right turn (into the plaza) is executed, drivers must navigate around the aforementioned outlot as well as wait on pedestrian traffic; KMA observed automobile traffic backing-up onto Harlem Avenue during an off-peak time;
- Parking behind Cermak Plaza is not coordinated with the traffic from the high school (the high school students/personnel use the rear of Cermak Plaza as parking) nor with the traffic from the adjacent car wash;
- Many mixed commercial/residential buildings along Cermak have angled parking that “sticks out” into the right-of-away; and
- There are no frontage roads/turn lanes for retailers on Cermak or Harlem, the public library or the high school.

Additionally, there appears to be an overall lack of parking, particularly off-street parking, among retail/office uses along Cermak. Many of these retail/office structures appear to be converted to mixed use residential structures (e.g., ground level retail, upstairs residential) whereby the land uses are more intensive and parking requirements are greater.

High school parking is also limited and consequently the high school uses the adjacent Cermak Plaza parking (behind the plaza’s in line buildings) for overflow parking. The High School parking lot is deteriorated and in need of repair or replacement. In addition, the overflow parking lot is in very poor condition and in need of repair or replacement. Both parking lots are in need of improved lighting for enhanced security.

Lastly, the exterior athletic facilities, including tennis courts, football stadium, and track, are in poor condition. The tennis courts are in very poor condition and have been deemed unusable for competitive play. The surface of the track is in poor condition and in need of replacement. The stadium is in need of interior and exterior upgrades to meet current standards.

4. Excessive Vacancies. The TIF Act states that this finding is characterized by the presence of unoccupied or underutilized buildings that represent an adverse influence on the area. The proposed Harlem TIF District has numerous vacant or partially vacant structures, including structures with the following addresses/users:

Because of (a) the reduced economic activity associated with vacancies and (b) the prominent location along regional arterial roadways, the vacant structures represent an adverse influence on the overall TIF District.

Exhibit 4
Vacant Structures

List of Vacant Buildings
<u>7000 Block</u>
• 7091 Cermak Plaza*
• 7083 Cermak Plaza*

- 7099 Cermak Plaza*
- 7055 Cermak Plaza (former Italian Foods)
- 7045 Cermak Plaza

6900 Block

- 6929 Cermak
- 6917 Cermak
- 6913 Cermak
- 6907 Cermak

6800 Block

- 6847 Cermak
- 6841/6843 Cermak
- 6835 Cermak
- 6801 Cermak (former bank, "Superblock")

*Note: The above structures were vacant and then demolished, predicated on a project that would go forward with municipal assistance. Additionally, the former Service Merchandise building within Cermak Plaza was vacant and also demolished for the same project. In anticipation of the provision of public incentives (TIF cost reimbursement or other municipal subsidies), it would be occupied by a new retailer, Meijer.

5. **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. Overall, the RPA exhibits both functional and economic obsolescence.

On an area-wide basis, several factors contribute toward functional obsolescence such as overall building age (as mentioned, a majority are over 35 years in age), deleterious layout, and public utility inadequacies. As stated by the City Engineer, the water mains and combined sewers are nearly at the end of their useful lives and need to be replaced with infrastructure constructed with modern materials (e.g., PVC pipes instead of clay).

Additionally, the outmoded layout of certain buildings, conversion of buildings to residential or mixed residential/commercial uses, and lack of adequate parking, all contribute to obsolete land use practices. Functional obsolescence is further evidenced by the deficiencies of certain building components in the two largest buildings within the proposed TIF District, Morton West High School and Cermak Plaza.

Regarding the high school, the following building components are at the end of their service life, according to an August 2010 study by the high school architects, and are a first priority for repair:

Roofing – The majority of the “existing roofs are in poor condition and/or are approaching the end of their service life” with more than a dozen areas that have regular leaks during rain;

- Pavement - The existing asphalt pavement in the parking areas located on the north and west sides of the school and associated cast-in-place concrete curbs and gutters are in varying states of condition from fair to good. Several of the storm drainage structures are deteriorated or have collapsed and are in need of replacement.
- Exterior Walls – The existing exterior walls are in fair condition but several areas require tuckpointing to address deterioration. The exterior horizontal and vertical sealant joints are also in need of replacement due to their age.
- Electrical Distribution System - The primary and secondary electrical service for the buildings is original to the facility and at the end of its service life. Upgrades and/or replacement of systems and components are required.
- Mechanical Systems – The existing heating and ventilation system including boilers, air-handling units, fan coil units, and unit ventilators is original to the facility and at the end of its service life. Upgrades and/or replacement of systems and components are required.
- Plumbing System: The existing fixtures are operating correctly, but are near the end of their normal life expectancy. The supply and waste piping have been failing over the past years and are at the end of their life expectancy. Upgrades and/or replacement of systems and components are required.
- Fire Protection System: Automatic fire sprinklers are located in two newer additions. There is no automatic fire sprinkler system in the remainder of the facility.
- Fire Alarm System – The existing fire alarm system is original to the facility, at the end of its service life, and is in need of complete replacement to meet current health and life safety codes. Parts are no longer available for this system, which is critical to the occupancy of the building;
- Swimming Pool – The swimming pool and related systems are original to the facility and in need of repair. The existing concrete floor has been damaged due to leaks underneath diving boards and is in need of repair. In addition, there are many damaged or missing tiles, leaking windows and light fixtures, and non-compliance with Illinois Department of Public Health regulations for pools (e.g., depth markers). Lastly, the existing water filter system is at the end of its service life, and is in need of complete replacement

A separate study prepared for Cermak Plaza operators in March 2008 makes the following findings:

- Outmoded building infrastructure - New building components, including HVAC and sprinkler systems, would “need to be added to the infrastructure of the shopping center....to accommodate big box retail”
- Outmoded signage for tenants – Signage was limited in visibility and size
- Inadequately configured loading bays – Loading bays on the south side of the shopping center are inefficiently configured and the “perpendicular placement of the dock-bays constricts the tenants’ ability to receive several shipments at one time”
- Suboptimal traffic flow – The report (like KMA on-site observations) indicates certain problems with automobile traffic flow, such as the previously discussed traffic back-ups onto Harlem and poor placement of a building (occupied by an optometrist) in front of the main plaza.

Economic obsolescence is reflected principally by the overall lag in EAV for the area as a whole. As noted in finding #1 above, the area has lagged City-wide growth rates in three of the past five years. Secondly, the numerous vacancies described above reflect obsolescence as defined in the Act (literally “falling into disuse”).

Moreover, the largest private sector tax parcel (Cermak Plaza) has seen a reduction in its equalized assessed valuation from \$16,102,949 in tax year 2008 to \$11,204,673 in 2009, a 30% reduction in one year. Although it is possible that a combination of private and public sector reinvestments could reverse the assessor valuations in 2010,¹ this is not possible to determine as of this date. 2010 valuations will not be finalized until late 2011. Moreover, the City has determined that certain public sector incentives will be necessary to promote future private investments at Cermak Plaza (e.g., future projects such as a proposed re-use of the vacant Service Merchandise space). Heretofore, Cermak Plaza has not received any TIF incentives to encourage redevelopment.

Finally, the commercial uses are obsolete with respect to modern life safety standards. As noted by City/BDC officials, many commercial buildings in the corridor do not possess updated fire alarm and sprinkler systems. The City follows the NFPA 101 Life Safety Code for occupation of commercial buildings. City staff have stated that many commercial buildings in the proposed RPA are in need of up-to-date fire alarm and/or fire sprinkler systems to ensure compliance with NFPA standards.

6. Deterioration. Various degrees of deterioration were identified throughout the area ranging from minor to severe. Per the TIF Act, deterioration can be evidenced in building

¹ It should be stated that non-subsidized investments could possibly reverse assessor valuations in tax year 2010. However, in the case of Walgreens, this will be “carved out” of Cermak Plaza tax parcel PIN in tax year 2010, receive its own PIN, and will not be included in the proposed TIF District.

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.

With respect to surface improvements, deterioration was found throughout the area related to driveways, parking lots, and alleys evidenced by: surface cracking, potholes, depressions, weed growth, and loose paving materials. Larger parking lots including the rear-side parking of Cermak Plaza and the adjoining high school parking lot were particularly deteriorated. These indicators of deterioration were found distributed throughout the proposed TIF District.

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

- Siding in need of corrective maintenance (e.g., tuck pointing for brick, and replacing/repair of warped wood siding);
- Degraded building components such as doors, door frames, and windows (particularly larger garage doors);
- Pervasive rust along certain building components (gutters, roof-mounted HVAC units, metal trim along roof lines);
- Previously cited deficiencies with the high school (e.g., roof, pool and HVAC system); and
- Deteriorated loading bays and rear doors of Cermak Plaza.

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.

V. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the City potentially designating the proposed RPA as a TIF District.

- The area is contiguous and is greater than 1½ acres in size;
- The proposed RPA meets the criteria for a Conservation Area TIF District, if the City pursues this course of action. The qualifying factors found in the proposed RPA are present to a meaningful extent and are evenly distributed throughout the proposed RPA. A more detailed analysis of the qualification findings is outlined in Section IV of this report;
- All property in the area would substantially benefit by the proposed redevelopment project improvements;
- 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
- 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 support the case for the City to initiate a formal process to consider the proposed RPA as a TIF District.

APPENDIX 6
Housing Impact Study

**CITY OF BERWYN
HOUSING IMPACT STUDY
HARLEM TIF DISTRICT**

A study undertaken by the City of Berwyn pursuant to the requirements of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-3, et. seq. (as amended).

Prepared by: The City of Berwyn

in conjunction with

Kane, McKenna and Associates, Inc.

July 2011

**CITY OF BERWYN
HOUSING IMPACT STUDY
HARLEM TIF DISTRICT**

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I. RESIDENTIAL UNIT DATA

A. Introduction and Background

Pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS, Section 5/11-74.4-3 et seq. of the Illinois Compiled Statutes as amended (the "TIF Act"), if a redevelopment plan would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project contains seventy-five (75) or more inhabited residential units and no certification stating that displacement will not occur, then the City of Berwyn (the "City") must prepare a housing impact study.

Based upon site survey and City information as of January 7, 2011, the City has identified approximately 152 residential units located in approximately 30 structures in the Redevelopment Project Area (RPA) that it may displace during the overall redevelopment of the area.

The City proposes to redevelop the area promoting mixed uses, including commercial, retail, and residential uses.

The City has jointly prepared this document with Kane, McKenna and Associates, Inc. in order to conform to the provisions of the TIF Act.

B. Type of Units

The TIF Act requires that data regarding the nature of the housing, whether single-unit or multi-unit, be examined and a finding be placed in the Study.

Kane, McKenna and Associates, Inc. and City officials have identified approximately 7 single-unit residential structures (both detached and attached) and 23 multi-unit structures. There are 30 residential structures in total. These structures are located throughout the proposed Redevelopment Project Area (RPA). See attached map for the location of said structures.

The residential structures were identified by performing exterior site surveys and reviewing City data.

C. Unit Breakdown

The TIF Act requires that a municipality provide a breakdown of the number and type of housing units, if available.

Exhibit 1 provides an analysis showing the breakdown of units, with the number of housing units broken down by the number of rooms. Information regarding the type of rooms specific to the proposed RPA was not available. Instead, U.S. Census Bureau data was used for an area that, while covering the RPA, was not coterminous with the RPA.

The data in Exhibit 1 is based on Census "Block Group" data compiled by the U.S. Census Bureau. The Census Block Group data covers all parcels within the proposed RPA. However, because the Census Block Group data is not coterminous with the proposed RPA and covers a larger "footprint" than the RPA, the RPA necessarily encompasses only a portion of the Census Block Groups listed below.¹

Please note that 2000 Census has not been updated as of January, 2011. 2010 Census data has not been published or posted to the Census.gov website.

**Exhibit 1
Housing Analysis by Room Size**

Rooms	Block Group 2, Census Tract 8148	Block Group 3, Census Tract 8148	Block Group 5, Census Tract 8148	Block Group 3, Census Tract 8149	Block Group 2, Census Tract 8153	Block Group 4, Census Tract 8154
1	10	0	12	59	0	0
2	71	25	9	76	0	25
3	77	54	32	244	26	132
4	148	82	40	260	36	172
5	135	63	57	226	122	84
6	71	64	73	117	78	102
7+	129	107	42	80	96	161
Total	641	395	265	1062	358	676

Source: U.S. Census Bureau (2000 Census)

D. Status of Units

The TIF Act requires that a determination be made regarding the status of each unit's habitation no less than forty-five (45) days before the date that the ordinance or resolution establishing the public hearing is adopted.

Based upon City of Berwyn data, the City has made a determination as of January 7, 2011 that 100% of the 30 residential structures within the area are inhabited. The

¹The Census Bureau measures data at the block, block group, and census tract levels (from smallest to largest unit of measure). A census tract would cover several block groups which in turn covers multiple blocks.

area contains 7 single-unit structures and 30 multi-unit structures. Note that habitation status was determined at a fixed point in time (January 7, 2011), was estimated based on City assessment, and is subject to change. This information will be updated as required by the TIF Act.

E. Ethnic Composition of Residents

The TIF Act requires that the ethnic composition of the residents in the inhabited residential units be identified. Under the TIF Act, the data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal Census. Accordingly, the most recent (2000) Census data was used to identify the racial and ethnic makeup of the area.

The 2000 Census units that encompass the RPA are comprised of three (3) Census blocks groups. Listed below is the ethnic breakdown of the residents living in these three block groups. As noted, the RPA encompasses only a portion of the Census block groups listed below. As a result, the block group data cover an area that is larger than the RPA.

Exhibit 2

Demographic Profile of Area Covering Proposed RPA

	Block Group 2, Census Tract 8148	Block Group 3, Census Tract 8148	Block Group 5, Census Tract 8148	Block Group 3, Census Tract 8149	Block Group 2, Census Tract 8153	Block Group 4, Census Tract 8154						
White	740	52.3%	618	57.0%	476	61.6%	988	49.0%	634	70.7%	1,101	76.2%
African American	14	1.0%	-	0.0%	55	7.1%	119	5.9%	6	0.7%	15	1.0%
American Indian/Alaska Native	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Asian	31	2.2%	-	0.0%	26	3.4%	74	3.7%	-	0.0%	39	2.7%
Native Hawaiian/Pacific Islander	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Other Race	-	0.0%	12	1.1%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Two or More Races	58	4.1%	8	0.7%	14	1.8%	115	5.7%	-	0.0%	14	1.0%
White (Hispanic)	116	8.2%	195	18.0%	39	5.0%	165	8.2%	71	7.9%	227	15.7%
Other Race (Hispanic)	418	29.5%	234	21.6%	163	21.1%	523	25.9%	186	20.7%	39	2.7%
Two or More Races (Hispanic)	39	2.8%	17	1.6%	-	0.0%	34	1.7%	0	0.0%	10	0.7%
TOTAL	1,416		1,084		773		2,018		897		1,445	

Source: U.S. Census Bureau (2000 Census)

Note: Geographic Units Defined by U.S. Census Bureau

II. REDEVELOPMENT PLAN REQUIREMENTS AND RELOCATION ASSISTANCE

Pursuant to the TIF Act, part two of the Housing Impact Study must contain four components as indicated below.

A. Identification of Units That May Be Slated for Displacement

The TIF Act requires that the housing impact study identify those units, by location and number that will or may be removed as a result of the redevelopment plan.

There are 152 total housing units which may be slated for displacement. Please refer to Appendix A for the location and description of these units. Please note that the City does not contemplate any displacement as of April 2011, but it is possible that the City could pursue redevelopment that results in displacement at a future point in time. Accordingly, Appendix A lists 152 units as subject to displacement.

B. City's Plans for Relocation Assistance

The TIF Act requires that the municipality outline a plan for relocation assistance for those units, if any, that may be removed as a result of the redevelopment of the RPA.

Pursuant to the TIF Act, the City will provide relocation assistance pursuant to regulations promulgated under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA). Said regulations will serve as the basis for its relocation plan for any residents who would be displaced as a result of the redevelopment effort.

C. Identification of Replacement Housing Alternatives

The TIF Act states that the municipality shall identify the availability of replacement housing for those residents whose residences are to be removed and shall identify the type, location and costs of the housing.

Utilizing information from the Multiple Listing Service (MLS) maintained by the National Association of Realtors as a preliminary roster of available housing units, the City identified a range of residential units and locations that are within the price range of units located within the RPA. Specifically, Berwyn housing for sale as of January 2011 was reviewed. Units within single- or multi-family structures listed at prices between \$100,000 and \$300,000 were reviewed. It is expected that the data would be updated as needed by the City.

Appendix B includes sales data for single-unit housing derived from National Association of Realtors data for Berwyn.

For information about rental units, median rents were derived from the 2000 Census median rent data and then adjusted for inflation. Based upon this information, a listing of replacement rental housing was generated to determine the types and costs of units that would be available to displaced residents. Refer to Appendix C.

The information contained in Appendix B and C are not meant to be exhaustive, but serves as an example of alternative housing available within the City in price ranges similar to the RPA.

D. Relocation Assistance to Be Provided

In addition to relocation plan as identified in Section II.B above, the TIF Act states that the type and extent of relocation assistance to be provided by the municipality must be identified. The City plans on providing relocation assistance to those individuals who qualify under the TIF Act. As stated, the City will utilize URA guidelines as the basis for its relocation assistance where appropriate.

III. REQUIREMENTS FOR VERY LOW AND LOW-INCOME RESIDENTS

Per the TIF Act, no redevelopment plan shall remove residential housing units that are occupied by households of low-income and very low-income persons unless the plan provides, with respect to inhabited housing that are to be removed for households of low-income and very low-income persons, affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the regulations under the Act. The municipality shall make a good faith effort to ensure that this affordable housing is located on or near the redevelopment project area within the municipality.

If the City does displace residents within the RPA, the City will need to determine if those residents fall into the low-income and very low-income category. At that point, the City will act appropriately and provide relocation assistance to those residents that would be displaced pursuant to the requirements of the TIF Act.

Appendix A
Location of Housing Units Subject to Potential Displacement

Address	Street	Number of Units	
2133	Wenonah	1	single-family detached
2133	Home	1	single-family detached
2135	Kenilworth	6	
2135	Maple	1	single-family detached
2135	Wisconsin	1	single-family detached
2136	Kenilworth	3	
2136	Wisconsin	1	single-family detached
2137	Clinton	1	single-family detached
2139	Clinton	25	
2140	Kenilworth	18	
2140	Grove	1	single-family detached
2202	Grove	18	
2901	Harlem	12	
2909	Harlem	6	
2929	Harlem	3	
6712	Cermak	1	
6735	Cermak	4	
6738	Cermak	1	
6833	Cermak	3	
6835	Cermak	1	
6840	Cermak	1	
6850	Cermak	12	
6905	Cermak	2	
6908	Cermak	4	
6913	Cermak	10	
6917	Cermak	1	
6919	Cermak	1	
6925	Cermak	10	
7010	Cermak	2	
7036	Cermak	1	
Total		152	

Source: Berwyn Development Corporation

Appendix B
Replacement Housing for Sale

**City of Berwyn
Housing Analysis
Replacement Housing for Sale as of January 6, 2011**

Address	City	Zip Code	Bed/Bath	Price
6513 West 41st Street	Stickney	60402	3/2	\$150,000
1800 South Lombard Avenue	Berwyn	60402	3/1	\$150,000
1226 Oak Park Avenue	Berwyn	60402	4/3	\$150,000
4436 South Wisconsin Avenue	Stickney	60402	3/2	\$150,000
6510 West 41st Street	Stickney	60402	3/2	\$150,000
2731 South Oak Park Avenue	Berwyn	60402	3/1	\$153,127
1409 South Scoville Avenue	Berwyn	60402	4/2	\$154,000
7140 32nd Street Unit 1	Berwyn	60402	2/1	\$154,900
1525 Harvey Avenue	Berwyn	60402	3/2	\$154,900
2414 South Elmwood Avenue	Berwyn	60402	3/2	\$155,000
7035 West 43rd Street	Stickney	60402	3/1	\$156,000
3214 South Kenilworth Avenue	Berwyn	60402	3/2	\$158,900
1218 South Cuyler Avenue	Berwyn	60402	5/2	\$159,000
3826 South Grove Avenue	Berwyn	60402	3/1	\$159,500
4533 South Clinton Avenue	Forest View	60402	3/2	\$159,900
3806 Highland Avenue	Berwyn	60402	3/1	\$159,900
No address listed	Berwyn	60402	3/2	\$159,900
3831 South Wesley Avenue	Berwyn	60402	2/1	\$159,900
1842 East Avenue	Berwyn	60402	2/2	\$159,900
1811 Clarence Avenue	Berwyn	60402	2/2	\$159,900
7025 26th Place	Berwyn	60402	2/1	\$159,900
3828 Clarence Avenue	Berwyn	60402	3/1	\$159,900
7132 West 32nd Street Unit 2	Berwyn	60402	2/1	\$159,900
No address	Berwyn	60402	2/2	\$159,900
2413 Scoville Avenue	Berwyn	60402	2/1	\$160,000
4624 South Maple Avenue	Forest View	60402	3/3	\$164,900
1306 South Wesley Avenue	Berwyn	60402	4/3	\$164,900
1314 Scoville Avenue	Berwyn	60402	3/2	\$165,000
2646 South Clarence Avenue	Berwyn	60402	3/1	\$165,900
3135 South Cuyler Avenue	Berwyn	60402	3/2	\$169,000
2824 South Harvey Avenue	Berwyn	60402	3/2	\$169,000
1629 South Highland Avenue	Berwyn	60402	4/1	\$169,000
3856 South Kenilworth Avenue	Berwyn	60402	3/2	\$169,900
6915 43rd Street	Stickney	60402	3/3	\$169,900
3303 Grove Avenue Unit 208	Berwyn	60402	2/2	\$169,900
2115 South Maple Avenue	Berwyn	60402	3/2	\$170,000
1429 South Clinton Avenue	Berwyn	60402	3/2	\$172,900
3741 South Kenilworth Avenue	Berwyn	60402	4/3	\$174,900
3300 South Grove Avenue Unit 2N	Berwyn	60402	2/2	\$174,900

2315 South East Avenue	Berwyn	60402	3/2	\$175,000
1937 South Cuyler Avenue	Berwyn	60402	4/3	\$175,000
2222 South Clinton Avenue	Berwyn	60402	4/3	\$177,987
1420 South Lombard Avenue	Berwyn	60402	3/1	\$179,000
1603 South Ridgeland Avenue	Berwyn	60402	3/2	\$179,000
1303 West Elmwood Avenue	Berwyn	60402	3/2	\$179,000
4136 Maple Avenue	Stickney	60402	2/1	\$179,000
3522 South Lombard Avenue	Berwyn	60402	2/2	\$179,900
2115 Wenonah Avenue	Berwyn	60402	3/2	\$179,900
6912 West Riverside Drive	Berwyn	60402	2/1	\$179,900
2104 South Wisconsin Avenue	Berwyn	60402	3/2	\$179,900
4441 South Clinton Avenue	Stickney	60402	2/1	\$179,900
4012 Clarence Avenue	Stickney	60402	3/2	\$179,900
3421 South Cuyler Avenue	Berwyn	60402	4/1	\$179,900
1218 South Wisconsin Avenue	Berwyn	60402	6/2	\$179,900
6950 Riverside Drive	Berwyn	60402	3/1	\$180,000
3704 South Ridgeland Avenue	Berwyn	60402	2/1	\$180,000
1308 Wesley Avenue	Berwyn	60402	3/1	\$184,000
1505 Clarence	Berwyn	60402	2/2	\$184,919
3629 Scoville Avenue	Berwyn	60402	4/2	\$185,000
3303 South Grove Street Unit 512	Berwyn	60402	2/2	\$185,000
4204 South Maple Avenue	Stickney	60402	4/2	\$185,500
3138 Oak Park Avenue Unit 2N	Berwyn	60402	2/2	\$189,000
1931 South Ridgeland Avenue	Berwyn	60402	4/2	\$189,000
3710 South Kenilworth Avenue	Berwyn	60402	3/2	\$189,900
1913 South Ridgeland Avenue	Berwyn	60402	4/2	\$189,900
2714 South Cuyler Street	Berwyn	60402	2/2	\$189,900
4235 South Wenonah Avenue	Stickney	60402	4/2	\$189,999
2614 Lombard Avenue	Berwyn	60402	2/1	\$189,999
1819 South Wisconsin Avenue	Berwyn	60402	4/2	\$190,000
4503 South Maple Avenue	Forest View	60402	3/1	\$191,500
No address	Berwyn	60402	3/2	\$192,750
4028 Elmwood Avenue	Stickney	60402	4/2	\$194,900
3725 South Cuyler Avenue	Berwyn	60402	3/2	\$194,900
6725 Riverside Drive	Berwyn	60402	3/2	\$195,000
2243 Euclid Avenue	Berwyn	60402	3/2	\$198,955
3731 Cuyler Avenue	Berwyn	60402	4/2	\$199,000
3608 South East Avenue	Berwyn	60402	3/2	\$199,000
No address	Berwyn	60402	4/2	\$199,000
No address	Stickney	60402	4/1	\$199,500
3138 South Cuyler Avenue	Berwyn	60402	3/1	\$199,500
3324 South Wisconsin Avenue	Berwyn	60402	3/2	\$199,894
6913 West 30th Place	Berwyn	60402	3/2	\$199,900
2103 South Ridgeland Avenue	Berwyn	60402	5/3	\$199,900
3727 Kenilworth Avenue	Berwyn	60402	3/2	\$199,900
2824 South Wisconsin Avenue	Berwyn	60402	3/2	\$199,900
3442 South Lombard Avenue	Berwyn	60402	3/2	\$199,900
4118 South Maple Avenue	Stickney	60402	3/3	\$199,900
4605 South Wisconsin Avenue	Forest View	60402	3/2	\$199,900
4016 South Clarence Avenue	Stickney	60402	4/3	\$200,000

2418 South Lombard Avenue	Berwyn	60402	4/2	\$209,000
6411 West Sinclair Avenue	Berwyn	60402	4/3	\$209,000
4325 Clinton Avenue	Stickney	60402	3/2	\$209,500
6632 West 26th Street	Berwyn	60402	3/2	\$209,500
3303 West Grove Ave Unit 601	Berwyn	60402	2/2	\$209,900
3920 Wesley	Stickney	60402	4/2	\$209,900
3506 South Gunderson Avenue	Berwyn	60402	4/3	\$209,900
6928 West Pershing Road	Berwyn	60402	3/2	\$215,000
2446 Oak Park Avenue	Berwyn	60402	5/3	\$218,900
4117 South Wisconsin Avenue	Stickney	60402	3/2	\$219,500
3825 South Grove Avenue	Berwyn	60402	3/1	\$219,800
3303 South Grove Street Unit 612	Berwyn	60402	2/2	\$219,900
3513 South Wisconsin Avenue	Berwyn	60402	3/2	\$219,900
4139 South Wisconsin Avenue	Stickney	60402	3/2	\$220,000
2319 South Oak Park Avenue	Berwyn	60402	4/3	\$222,500
3233 Cuyler	Berwyn	60402	3/1	\$224,000
3818 South Euclid Avenue	Berwyn	60402	3/2	\$224,500
7040 West 40th Place	Stickney	60402	3/3	\$224,900
3520 South Lombard Avenue	Berwyn	60402	4/3	\$224,900
3502 South Grove Avenue	Berwyn	60402	4/2	\$225,000
6832 West 13th Street	Berwyn	60402	4/2	\$225,000
7108 28th Street	Berwyn	60402	2/2	\$225,000
3638 South Wesley Avenue	Berwyn	60402	3/2	\$229,000
4004 South Ridgeland Avenue	Stickney	60402	3/2	\$229,500
3600 South Wesley Street	Berwyn	60402	3/2	\$229,900
6605 West 31st Street	Berwyn	60402	3/1	\$229,900
3628 South Wisconsin Avenue	Berwyn	60402	3/3	\$229,900
4520 South Maple Avenue	Forest View	60402	4/2	\$229,900
2534 South Clinton Avenue	Berwyn	60402	2/2	\$230,000
3920 Clinton Avenue	Stickney	60402	3/2	\$230,000
1401 South Kenilworth Avenue	Berwyn	60402	4/3	\$234,000
2635 Home Avenue	Berwyn	60402	5/2	\$234,900
7008 West 35th Street	Berwyn	60402	3/2	\$234,900
1610 South Harvey Avenue	Berwyn	60402	4/2	\$235,900
3636 South Gunderson Avenue	Berwyn	60402	3/1	\$239,900
1532 Oak Park Avenue	Berwyn	60402	3/2	\$239,900
4621 Grove Avenue	Forest View	60402	3/4	\$239,900
2724 South Wesley Avenue	Berwyn	60402	3/2	\$247,900
3525 South Gunderson Avenue	Berwyn	60402	4/3	\$248,000
1812 South Wenonah Avenue	Berwyn	60402	4/2	\$249,000
2107 South Maple Avenue	Berwyn	60402	4/2	\$249,000
1811 South Wenonah Avenue	Berwyn	60402	4/3	\$249,500
6956 29th Place	Berwyn	60402	2/1	\$249,900
4128 Maple	Stickney	60402	3/3	\$249,900
1923 Clinton Avenue	Berwyn	60402	3/2	\$249,900
6906 West 30th Place	Berwyn	60402	4/2	\$250,000
1526 South Wisconsin Avenue	Berwyn	60402	3/2	\$257,000
2114 South East Avenue	Berwyn	60402	4/3	\$259,000
1930 Wisconsin Avenue	Berwyn	60402	4/2	\$259,900
3520 South Wisconsin Ave	Berwyn	60402	3/1	\$259,900

1214 South Wisconsin Ave	Berwyn	60402	4/2	\$259,900
6624 West Windsor Avenue	Berwyn	60402	3/1	\$260,000
3200 South Oak Park Ave Unit 304	Berwyn	60402	2/2	\$260,000
1322 South Wesley Avenue	Berwyn	60402	2/2	\$260,000
1824 South Lombard Ave	Berwyn	60402	5/3	\$264,900
1324 South Highland Avenue	Berwyn	60402	4/3	\$265,000
7134 West 41st Street	Stickney	60402	3/2	\$267,000
2511 Harvey Street	Berwyn	60402	4/3	\$269,000
3836 South Clinton	Berwyn	60402	5/2	\$269,900
4327 South Wenonah	Stickney	60402	3/3	\$275,000
1221 South Ridgeland Avenue	Berwyn	60402	4/2	\$280,000
3029 South Maple Avenue	Berwyn	60402	3/2	\$289,000
3542 South Maple Avenue	Berwyn	60402	3/3	\$289,900
4018 East Avenue	Stickney	60402	3/3	\$295,000
7014 West 34th Street	Berwyn	60402	3/3	\$299,000
3548 South Cuyler Avenue	Berwyn	60402	3/2	\$299,900

Source: Realtor.com

Appendix C
Replacement Housing for Rent

**City of Berwyn
Housing Analysis
Replacement Housing for Rent as of January 10, 2011**

Address	City	Bedrooms	Minimum Rental	Maximum Rental
479 N. Harlem	Oak Park	S	\$ 1,230	\$ 1,375
479 N. Harlem	Oak Park	1	\$ 1,405	\$ 2,040
479 N. Harlem	Oak Park	2	\$ 1,995	\$ 2,865
6060 Laurel Ln	Willowbrook	1	\$ 875	\$ 1,284
6060 Laurel Ln	Willowbrook	2	\$ 1,021	\$ 1,532
675 Lake	Oak Park	S	\$ 1,270	
675 Lake	Oak Park	1	\$ 1,405	\$ 1,500
675 Lake	Oak Park	2	\$ 1,805	\$ 2,260
16w571 Mockingbird Ln	Willowbrook	1	\$ 779	\$ 809
16w571 Mockingbird Ln	Willowbrook	2	\$ 879	\$ 939
16w571 Mockingbird Ln	Willowbrook	3	\$ 1,083	\$ 1,113
16w450 Honeysuckle Rose Ln	Willowbrook	1	\$ 705	
16w450 Honeysuckle Rose Ln	Willowbrook	2	\$ 870	\$ 880
16w450 Honeysuckle Rose Ln	Willowbrook	3	\$ 1,100	\$ 1,182
2121 S Wolf Rd	Hillside	S	\$ 765	\$ 825
2121 S Wolf Rd	Hillside	1	\$ 895	
2121 S Wolf Rd	Hillside	2	\$ 1,350	
175 Kenilworth	Oak Park	1	\$ 1,000	
175 Kenilworth	Oak Park	2	\$ 1,250	
175 Kenilworth	Oak Park	3	\$ 1,400	\$ 1,500
1000 Pleasant St	Oak Park	1	\$ 1,150	\$ 1,250
1000 Pleasant St	Oak Park	2	\$ 1,450	\$ 1,550
305 S Oak Park Ave	Oak Park	S	\$ 660	\$ 680
305 S Oak Park Ave	Oak Park	1	\$ 860	\$ 880
305 S Oak Park Ave	Oak Park	2	\$ 1,000	\$ 1,400
41 W Chicago	Oak Park	S	\$ 665	\$ 800
41 W Chicago	Oak Park	1	\$ 775	\$ 950
1 Ovaltine Court	Villa Park	1	\$ 1,000	\$ 1,541
1 Ovaltine Court	Villa Park	2	\$ 1,275	\$ 1,795
100 Forest Pl	Oak Park	S	\$ 1,136	\$ 1,313
100 Forest Pl	Oak Park	1	\$ 1,141	\$ 1,731
100 Forest Pl	Oak Park	2	\$ 1,483	\$ 2,660
417 S Blvd	Oak Park	S	\$ 720	
417 S Blvd	Oak Park	1	\$ 825	
2115 S Fourth Ave	Maywood	1	\$ 650	
810 S Oak Park Ave	Oak Park	1	\$ 1,395	
720 Washington	Oak Park	1	\$ 800	
915 Ontario	Oak Park	2	\$ 1,300	
7200 Oak Ave	River Forest	1	\$ 750	
No address	Berwyn	3	\$ 1,600	
No address	Berwyn	3	\$ 1,295	
1427 Wenonah	Berwyn	3	\$ 1,100	
No address	Berwyn	2	\$ 925	

18th/Clarence	Berwyn	2	\$	850	
No address	Berwyn	2	\$	850	
No address	Berwyn	2	\$	850	
2103 S Harlem	Berwyn	2	\$	850	
19th/Harlem	Berwyn	2	\$	825	
No address	Berwyn	1	\$	750	
6908 Cermak	Berwyn	1	\$	730	
No address	Berwyn	1	\$	725	
___ S. Ridgeland	Berwyn	1	\$	700	
No address	Berwyn	1	\$	700	
No address	Berwyn	2	\$	700	
6408 W. 18th St	Berwyn	1	\$	700	
No address	Berwyn	1	\$	700	
19th/Oak Park Ave	Berwyn	1	\$	690	
No address	Berwyn	1	\$	685	\$
6346 W. 28th	Berwyn	2	\$	675	715
Maple/Stanley	Berwyn	1	\$	670	
3234 S. Home	Berwyn	1	\$	650	
3125 S Harlem	Berwyn	1	\$	650	
No address	Berwyn	1	\$	650	
1907 S Euclid	Berwyn	1	\$	650	
Near MacNeal Hospital	Berwyn	1	\$	650	
No address	Berwyn	1	\$	650	
No address	Berwyn	1	\$	650	
No address	Berwyn	1	\$	625	
12th/Scoville	Berwyn	1	\$	625	
32nd/Highland	Berwyn	1	\$	600	
Oak Park/Cermak	Berwyn	1	\$	575	
Cermak/Cuyler	Berwyn	1	\$	575	
3120 S Oak Park	Berwyn	S	\$	575	
Oak Park/Cermak	Berwyn	S	\$	575	

Source: Chicago Tribune

Census 2000 – Median Contract Rent

	Block Group 2, Census Tract 8148	Block Group 3, Census Tract 8148	Block Group 5, Census Tract 8148	Block Group 3, Census Tract 8149	Block Group 2, Census Tract 8153	Block Group 4, Census Tract 8154
Median Contract Rent	\$585	\$512	\$525	\$508	\$523	\$533
Rent Adjusted for Inflation	\$810	709	\$727	\$703	\$724	\$738

Note: Rent adjusted for estimated 3.0% inflation
 Source: Census 2000 and Bureau of Labor Statistics

CITY OF BERWYN

ORDINANCE NO. 11-27

ADOPTED BY THE CITY COUNCIL
OF THE
CITY OF BERWYN

THIS 26th DAY OF July, 2011

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS, THIS 27th DAY OF
July, 2011

STATE OF ILLINOIS) SS
COUNTY OF COOK }

CERTIFICATE

I, THOMAS J. PAVLIK, CERTIFY THAT I AM THE DULY ELECTED CITY
CLERK OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ON July 27, 2011, THE CORPORATE
AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED
ORDINANCE NO. 11-27 ENTITLED:

AN ORDINANCE DESIGNATION THE HARLEM REDEVELOPMENT PROJECT
AREA IN THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS
PURSUANT TO THE TAX INCREMENT ALLOCATION.

THE PAMPHLET FORM OF ORDINANCE NO. 11-27, INCLUDING THE
ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A
COPY OF SUCH ORDINANCE WAS POSTED IN THE MUNICIPAL
BUILDING, COMMENCING ON, July 27th, 2011 AND CONTINUING FOR AT
LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE
ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE
OFFICE OF THE MUNICIPAL CLERK.

DATED AT BERWYN, ILLINOIS THIS 27th DAY OF July 2011.

(SEAL)



THOMAS J. PAVLIK, CITY CLERK



ORDINANCE 11-27

AN ORDINANCE DESIGNATING THE HARLEM REDEVELOPMENT PROJECT AREA IN THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

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 July 26, 2011, the Mayor and the City Council (collectively, the "Corporate Authorities") adopted Ordinance 11-27 approving a redevelopment plan and project prepared by Kane, McKenna and Associates, Inc. ("Redevelopment Plan and Project") for an area generally including parcels in the vicinity of Cermak Road, between Harlem Avenue and Wesley Avenue, and in the vicinity of Harlem Avenue, between Cermak Road and 30th Street, in the City ("Redevelopment Project Area"); and

WHEREAS, the Redevelopment Plan and Project, including the Redevelopment Project Area as provided therein, were the subject of extensive consideration by a properly convened joint review board and presented at a public hearing held by the Corporate Authorities on June 28, 2011; and

WHEREAS, the Corporate Authorities have determined it is now necessary and desirable to designate the Redevelopment Project Area as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("TIF 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 TIF 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 Redevelopment Project Area, as legally described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference shall be, and is hereby, designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act and shall hereafter be know as the Harlem Redevelopment Project Area. The general street location for the 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 Redevelopment Project Area is depicted in Exhibit C, attached hereto and incorporated herein as if set out in full by this reference.

Section 3. 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 4. 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 5. That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this 26th day of July, 2011.

AYES 7 NAYS 0 ABSENT 1

APPROVED by me this 27th day of July, 2011.

Mayor



ATTEST:

CITY CLERK



EXHIBIT A
LEGAL DESCRIPTION OF THE
REDEVELOPMENT PROJECT AREA

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PEINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 28 IN BLOCK 9 OF KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 9;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 30TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 30TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 5 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 29TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 29TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY IN KOMAREK'S RIVERSIDE DRIVE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30, TO AN ANGLE POINT IN SAID NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN SAID KOMAREK'S RIVERSIDE DRIVE SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTHWESTERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN RIVERSIDE PARK SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE HARLEM AND 26TH STREET SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 5 IN SAID HARLEM AND 26TH STREET SUBDIVISION;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 23 AND 126 IN THE 22ND STREET LAND ASSOCIATION SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 127 AND 197 IN SAID 22ND STREET LAND ASSOCIATION SUBDIVISION;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 99 AND 52 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF GROVE AVENUE;

THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 50 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 50;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN KLIMA'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN SAID BLOCK 1;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY IN SAID BLOCK 1;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF WESLEY AVENUE;

THENCE NORTHERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN BERWYN MANOR SUBDIVISION;

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN MANOR SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "A" IN BERWYN GARDEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "B" IN SAID BERWYN GARDEN'S SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "C" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "D" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "E" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WENONAH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "F" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19;

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

THAT PART OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD AND WITH THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST ON AN ASSUMED BEARING ALONG SAID SOUTH RIGHT-OF-WAY LINE 286.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES WEST, A DISTANCE OF 5.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES, 37 MINUTES 40 SECONDS WEST, 321.70 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 61.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;
THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST, 160.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;
THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 243.02 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 21 MINUTES 52 SECONDS WEST, 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD, (DEDICATED AS PER DOCUMENT NO. 19198042, RECORDED JULY 28, 1964) SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 91.26 FEET;

THENCE SOUTH 61 DEGREES 14 MINUTES 31 SECONDS WEST, 67.86 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, 59.37 FEET;

THENCE SOUTH 57 DEGREES 39 MINUTES 48 SECONDS WEST, 87.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARLEM AVENUE;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 107.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A 65.00 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 102.51 FEET (THE CHORD BEARS NORTH 45 DEGREES 10 MINUTES 56 SECONDS EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 127.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

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

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

- Harlem Avenue on the west;
- Wesley Avenue on the east;
- Alleys north of the Vacin Parkway on the north side of Cermak Road on the north;
- 30th Place on the south.

EXHIBIT C
MAP OF THE REDEVELOPMENT PROJECT AREA

CITY OF BERWYN

ORDINANCE NO. 11-28

ADOPTED BY THE CITY COUNCIL
OF THE
CITY OF BERWYN

THIS 26th DAY OF July, 2011

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS, THIS 27th DAY OF
July, 2011

STATE OF ILLINOIS) SS
COUNTY OF COOK }

CERTIFICATE

I, THOMAS J. PAVLIK, CERTIFY THAT I AM THE DULY ELECTED CITY
CLERK OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ON July 27, 2011, THE CORPORATE
AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED
ORDINANCE NO. 11-28 ENTITLED:

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

THE PAMPHLET FORM OF ORDINANCE NO. 11-28, INCLUDING THE
ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND A
COPY OF SUCH ORDINANCE WAS POSTED IN THE MUNICIPAL
BUILDING, COMMENCING ON, July 27th, 2011 AND CONTINUING FOR AT
LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE
ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE
OFFICE OF THE MUNICIPAL CLERK.

DATED AT BERWYN, ILLINOIS THIS 27th DAY OF July 2011.

(SEAL)



THOMAS J. PAVLIK, CITY CLERK



ORDINANCE 11-28

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE HARLEM 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 July 26, 2011, the Mayor and the City Council (collectively, the "Corporate Authorities") adopted Ordinance 11-23 approving a redevelopment plan and project prepared by Kane, McKenna and Associates, Inc. ("Redevelopment Plan and Project") for an area generally including parcels in the vicinity of Cermak Road, between Harlem Avenue and Wesley Avenue, and in the vicinity of Harlem Avenue, between Cermak Road and 30th Street in the City ("Redevelopment Project Area"); and

WHEREAS, the Redevelopment Plan and Project, including the Redevelopment Project Area as provided therein, were the subject of extensive consideration by a properly convened joint review board and presented at a public hearing held by the Corporate Authorities on June 28, 2011; and

WHEREAS, on July 26, 2011, the Mayor and the City Council adopted Ordinance 11- , designating the Redevelopment Project Area as the Harlem Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("TIF 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 TIF 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 ("Project Costs") as defined in the TIF Act and as set forth in the Redevelopment Plan and Project within the 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 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 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 TIF Act, ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF 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 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 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 "Harlem Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying Project Costs and obligations incurred in the payment thereof.

Section 4. The Mayor and City Council hereby authorize and direct the Berwyn Development Corporation to take any and all other statutorily required steps in connection with the adoption of tax increment allocation financing, including, without limitation, the transmission of a certified copy of this Ordinance to the County Clerk of Cook County, Illinois.

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 26th day of July, 2011.

AYES 7 NAYS 0 ABSENT 1

APPROVED by me this 27th day of July, 2011.



Mayor

ATTEST:



CITY CLERK

EXHIBIT A
LEGAL DESCRIPTION OF THE
REDEVELOPMENT PROJECT AREA

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PEINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 28 IN BLOCK 9 OF KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30,

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 9;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 30TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 30TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 5 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 29TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 29TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY IN KOMAREK'S RIVERSIDE DRIVE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30, TO AN ANGLE POINT IN SAID NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN SAID KOMAREK'S RIVERSIDE DRIVE SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTHWESTERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN RIVERSIDE PARK SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE HARLEM AND 26TH STREET SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 5 IN SAID HARLEM AND 26TH STREET SUBDIVISION;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 23 AND 126 IN THE 22ND STREET LAND ASSOCIATION SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 127 AND 197 IN SAID 22ND STREET LAND ASSOCIATION SUBDIVISION;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 99 AND 52 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF GROVE AVENUE;

THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 50 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION.

TENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 50;

TENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

TENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

TENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN KLIMA'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 30;

TENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN SAID BLOCK 1;

TENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY IN SAID BLOCK 1;

TENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF WESLEY AVENUE;

TENCE NORTHERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN BERWYN MANOR SUBDIVISION;

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19;

TENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN MANOR SUBDIVISION;

TENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "A" IN BERWYN GARDEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19;

TENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "B" IN SAID BERWYN GARDEN'S SUBDIVISION;

TENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "C" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "D" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "E" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WENONAH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "F" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19;

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

THAT PART OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD AND WITH THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST ON AN ASSUMED BEARING ALONG SAID SOUTH RIGHT-OF-WAY LINE 286.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES WEST, A DISTANCE OF 5.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES, 37 MINUTES 40 SECONDS WEST, 321.70 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 61.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST, 160.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 243.02 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 21 MINUTES 52 SECONDS WEST, 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD, (DEDICATED AS PER DOCUMENT NO. 19198042, RECORDED JULY 28, 1964) SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 91.26 FEET;

THENCE SOUTH 61 DEGREES 14 MINUTES 31 SECONDS WEST, 67.86 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, 59.37 FEET;

THENCE SOUTH 57 DEGREES 39 MINUTES 48 SECONDS WEST, 87.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARLEM AVENUE;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 107.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A 65.00 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 102.51 FEET (THE CHORD BEARS NORTH 45 DEGREES 10 MINUTES 56 SECONDS EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 127.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

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

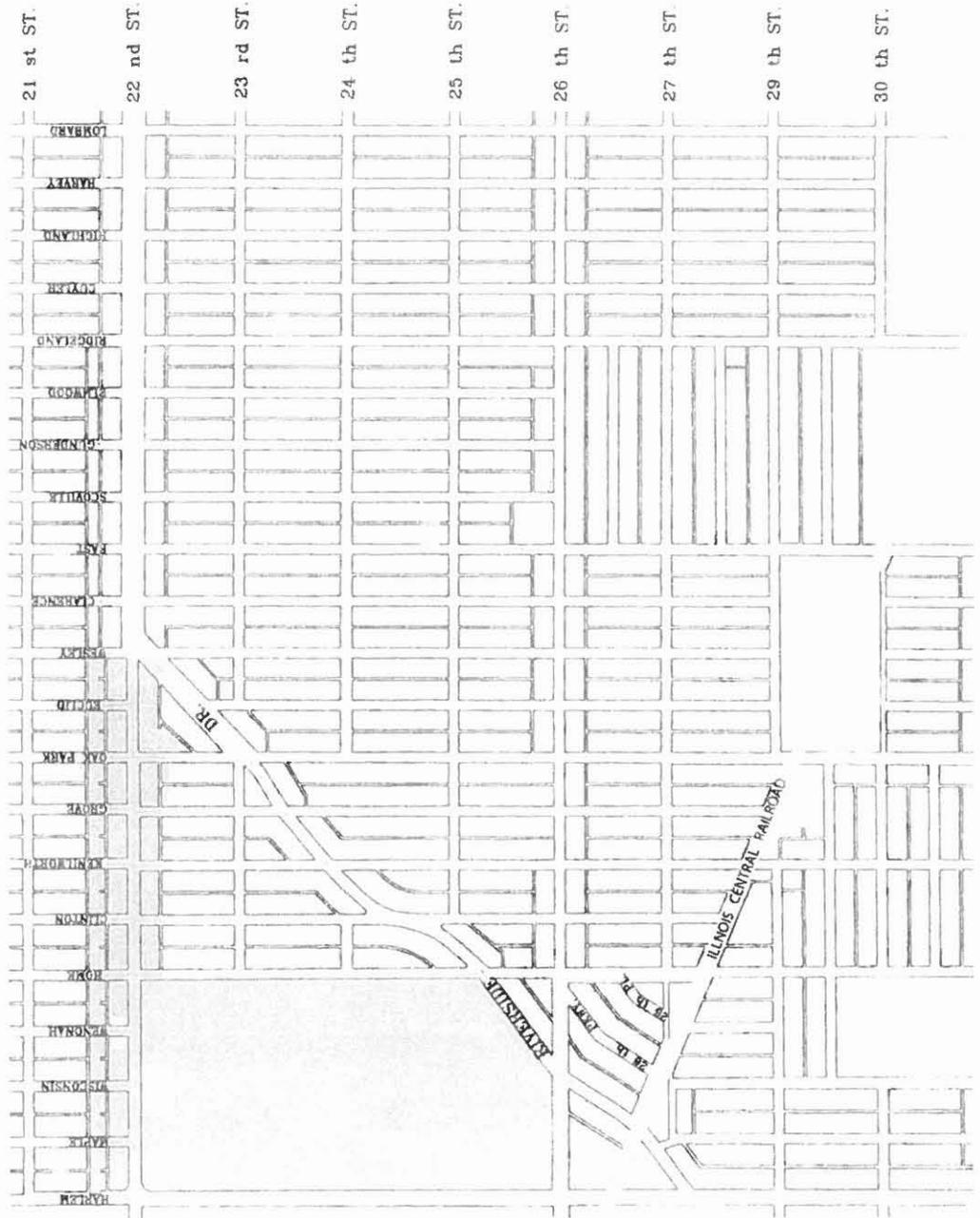
The Redevelopment Project Area is generally bounded by the following streets:

- Harlem Avenue on the west;
- Wesley Avenue on the east;
- Alleys north of the Vacin Parkway on the north side of Cermak Road on the north;
- 30th Place on the south.

EXHIBIT C
MAP OF THE REDEVELOPMENT PROJECT AREA

CITY OF BERWYN, ILLINOIS PROPOSED HARLEM TIF DISTRICT MAP

MAYOR - ROBERT J. LOVERO
CITY CLERK - THOMAS J PAVLIK



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

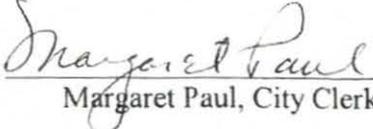
I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 10th day of March, 2020, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the City of Berwyn, Cook County, Illinois,
Approving First Amendment to Tax Increment Redevelopment
Plan and Project for the Harlem Avenue Redevelopment Project Area.

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

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

18th IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City, this day of March, 2020.


Margaret Paul, City Clerk

(SEAL)



MINUTES

Alderman Avila moved and Alderman Ruiz seconded the motion that said ordinance as presented and read by the City Clerk be adopted.

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

Upon the roll being called, the following Alderman voted AYE: _____

Lennon, Reardon, Fejt, Santoy, Avila, Nowak
Ald Ramirez Absent

The following Alderman voted NAY: Ø

Whereupon the Mayor declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the City Clerk to record the same in full in the records of the Mayor and City Council of the City of Berwyn, Cook County, Illinois, which was done.

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

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



Margaret Paul
Margaret Paul, City Clerk

CITY OF BERWYN
ORDINANCE NO. 20-07

ADOPTED BY THE CITY COUNCIL
OF THE
CITY OF BERWYN

ON MARCH 10, 2020

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL OF THE CITY OF
BERWYN, COOK COUNTY, ILLINOIS, THIS 11th DAY OF MARCH, 2020

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

CERTIFICATE

I, Margaret Paul, certify that I am the duly elected and acting City Clerk of the City of Berwyn, Cook County, Illinois. I further certify that the attached Ordinance is a true and correct copy of Ordinance 20-07, which has not been altered, amended or rescinded.

I further certify that on March 10, 2020, the corporate authorities of said municipality passed and approved **Ordinance No. 20-07** entitled:

An Ordinance of the City of Berwyn, Cook County, Illinois, Approving First Amendment to Tax Increment Redevelopment Plan and Project for the Harlem Avenue Redevelopment Project Area.

The Ordinance provided that it be published in pamphlet form. The pamphlet form of Ordinance No. 20-07 was prepared and a copy of such Ordinance was posted in the Berwyn City Hall commencing on March 11, 2020 and continuing for at least ten days thereafter. Copies of such ordinance were also available for public inspection upon request in the office of the City Clerk.

Dated at Berwyn, Illinois this 11th day of March, 2020.

(SEAL)



Margaret Paul

Margaret Paul, City Clerk

E-1

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER 20-07

**AN ORDINANCE OF THE CITY OF
BERWYN, COOK COUNTY, ILLINOIS,
APPROVING FIRST AMENDMENT TO TAX INCREMENT REDEVELOPMENT
PLAN AND PROJECT FOR THE
HARLEM AVENUE REDEVELOPMENT PROJECT AREA**

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

James "Scott" Lennon
Jose Ramirez
Jeanine Reardon
Robert Fejt
Cesar A. Santoy
Alicia M. Ruiz
Rafael Avila
Anthony Nowak
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on
this 11th day of MARCH, 2020.

FIRST ORDINANCE

ORDINANCE NO. 20-07

**AN ORDINANCE OF THE CITY OF
BERWYN, COOK COUNTY, ILLINOIS,
APPROVING FIRST AMENDMENT TO TAX INCREMENT REDEVELOPMENT
PLAN AND PROJECT FOR THE
HARLEM AVENUE REDEVELOPMENT PROJECT AREA**

* * * * *

WHEREAS, the City of Berwyn ("City") is a home rule municipality organized under the laws of the State of Illinois; and

WHEREAS, the General Assembly of the State of Illinois has provided by law the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("Act"), to assist in the financing of certain improvements in areas in the City which meet the requirements therein; and

WHEREAS, the City, pursuant to Ordinance Numbers 11-26, 11-27, and 11-28 adopted on July 27, 2011, established the City's Harlem Avenue Tax Increment Financing District ("Original TIF District") relative to the redevelopment project area, legally described in EXHIBIT A attached hereto and made part hereof ("Original Redevelopment Project Area"), approved a redevelopment plan and project in relation to the Original TIF District ("Original Redevelopment Plan and Project") and adopted tax increment financing for the Original TIF District; and

WHEREAS, the City desires to add certain parcels of property to the Original Redevelopment Project Area, said parcels of property being legally described in EXHIBIT B attached hereto and made part hereof ("Added Parcels"); and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Mayor and City Council of the City (the "Corporate Authorities") called a public hearing relative to amending the Original Redevelopment Project Area and Original Redevelopment Plan and Project to add the Added Parcels to the Original Redevelopment Project Area ("First Amended Redevelopment Project Area") and the Original Redevelopment Plan and Project ("First Amended Redevelopment Plan and Project") under the Act for February 25, 2020; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Illinois Department of Commerce and Economic Opportunity by certified mail on December 23, 2019, by publication on January 30, 2020 and February 6, 2020 (in English) and January 31, 2020 and February 7, 2020 (in Spanish), and by certified mail to taxpayers within the Area on December 23, 2019, 2019; and

WHEREAS, the City has heretofore convened a meeting of the Joint Review Board, which gave a positive recommendation, as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed First Amended Redevelopment Project Area that could cause the First Amended Redevelopment Project Area to be confirmed as a "conservation area" as defined in the Act, including obsolescence, deterioration, excessive vacancies, inadequate utilities, lack of community planning, and a lagging equalized assessed value; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed First Amended Redevelopment Project Area to determine

whether private development would take place in the proposed First Amended Redevelopment Project Area as a whole without the adoption of the proposed First Amended Redevelopment Plan and Project; and

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

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

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

Section 1. Findings. That the Corporate Authorities hereby make the following findings:

a. The First Amended Redevelopment Area is legally described in EXHIBIT C attached hereto and incorporated herein as if set out in full by this reference. The general street location for the First Amended Redevelopment Area is described in EXHIBIT D attached hereto and incorporated herein as if set out in full by this reference. The map of the First Amended Redevelopment Area is depicted on EXHIBIT E attached hereto and incorporated herein as if set out in full by this reference.

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

c. The Added Parcels, on the whole, have 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 First Amended Redevelopment Plan and Project.

d. The First 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. As set forth in the First Amended Redevelopment Plan and Project, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the First Amended Redevelopment Plan and Project, shall be retired within twenty-three (23) years after the Area is designated.

f. The Added Parcels are contiguous to one another and the Original Redevelopment Project Area, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

Section 2. Plan and Project Approved. That the First Amended Redevelopment Plan and Project, which were the subject matter of the public hearing held on February 25, 2020, are hereby adopted and approved. A copy of the First Amended Redevelopment Plan and Project is set forth in EXHIBIT F attached hereto and incorporated herein as if set out in full by this reference.

Section 3. Invalidity of Any Section. 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 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Original Redevelopment Project Area Legal Description

EXHIBIT B – Added Parcels Legal Description

EXHIBIT C – First Amended Redevelopment Project Area Legal Description

EXHIBIT D – First Amended Redevelopment Project Area General Street
Location

EXHIBIT E– Map of First Amended Redevelopment Project Area

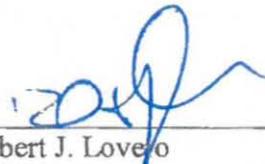
EXHIBIT F– First Amended Redevelopment Plan and Project

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ADOPTED by the City Council of the City of Berwyn, Cook County, Illinois on this 10th day of March 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Lennon	✓			
Ramirez			✓	
Reardon	✓			
Fejt	✓			
Santoy	✓			
Ruiz	✓			
Avila	✓			
Nowak	✓			
(Mayor Lovero)				
TOTAL	7			

APPROVED this 11th day of March 2020.


 Robert J. Lovero
 MAYOR

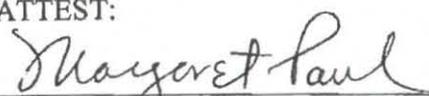
ATTEST:

 Margaret Paul
 CITY CLERK



EXHIBIT A

ORIGINAL REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

**ORIGINAL HARLEM AVENUE REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION**

THAT PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY AVENUE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT F, LOT E, LOT D, LOT C, LOT B AND LOT A IN BERWYN MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, ALSO BEING THE SOUTH LINES OF LOTS 26, 37, 88, 99, 150, 161, 212, 223, 274, 285, 336 and 347 IN SAID BERWYN MANOR;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE EAST ACROSS RIDGELAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 18 FEET OF LOT 27 IN BLOCK 5 IN B. PINKERT AND SONS 22ND STREET SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 66 FEET THEREOF), OF THE CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 18 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 18 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.49 FEET OF LOT 12 IN SAID BLOCK 5;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.49 FEET OF LOT 12;

THENCE EAST ACROSS CUYLER AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.51 FEET OF LOT 27 IN BLOCK 6 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.51 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.51 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.55 FEET OF LOT 12 IN SAID BLOCK 6;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.55 FEET OF LOT 12;

THENCE EAST ACROSS HIGHLAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.57 FEET OF LOT 27 IN BLOCK 7 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.65 FEET OF LOT 12 IN SAID BLOCK 7;

THENCE EAST ACROSS HARVEY AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.66 FEET OF LOT 27 IN BLOCK 8 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.71 FEET OF LOT 12 IN SAID BLOCK 8, ALSO BEING THE WEST LINE OF LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD;

THENCE SOUTH TO THE INTERSECTION OF THE SOUTH LINE OF SAID CERMAK ROAD WITH THE WEST LINE OF SAID LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 5 IN HENRY H. & JESSIE S. WALKER'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HARVEY AVENUE;

THENCE WEST ACROSS SAID HARVEY AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HARVEY AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 6 IN SAID HENRY H. & JESSIE S. WALKER'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HIGHLAND AVENUE;

THENCE WEST ACROSS SAID HIGHLAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HIGHLAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF CUYLER AVENUE;

THENCE WEST ACROSS SAID CUYLER AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID CUYLER AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 8 IN SAID SUBDIVISION OF BLOCKS 7 AND 8 IN SAID SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF RIDGELAND AVENUE;

THENCE WEST ACROSS SAID RIDGELAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID RIDGELAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 1 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF ELMWOOD AVENUE;

THENCE WEST ACROSS SAID ELMWOOD AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID ELMWOOD AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 2 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF GUNDERSON AVENUE;

THENCE WEST ACROSS SAID GUNDERSON AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID GUNDERSON AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 3 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF SCOVILLE AVENUE;

THENCE WEST ACROSS SAID SCOVILLE AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID SCOVILLE AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 4 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF EAST AVENUE;

THENCE WEST ACROSS SAID EAST AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID EAST AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH AND ADJOINING LOT 5 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 5 AND ALSO ALONG THE NORTH LINE OF LOT 6 IN J. KLICMAN'S RESUBDIVISION OF THE WEST HALF OF LOT 1 AND LOT 4 (EXCEPT THE SOUTH 62 FEET) IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHWEST CORNER SAID LOT 6, ALSO BEING A POINT ON THE EAST LINE OF CLARENCE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTH 31.5 FEET OF THE SOUTH QUARTER OF LOT 3 IN SAID CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID WEST LINE OF LOT 3 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 10 IN KLIMA'S SUBDIVISION OF LOTS 1 & 2 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST 41 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT IN THE CENTERLINE OF WESLEY AVENUE;

THENCE NORTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING,

EXCEPT

LOT 217 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

**ADDED PARCELS
LEGAL DESCRIPTION**

**HARLEM CERMAK TIF FIRST AMENDMENT ADDED PARCELS LEGAL
DESCRIPTION**

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 28 IN BLOCK 9 OF KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 9;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 30TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 30TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 5 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 29TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 29TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY IN KOMAREK'S RIVERSIDE DRIVE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30, TO AN ANGLE POINT IN SAID NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN SAID KOMAREK'S RIVERSIDE DRIVE SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTHWESTERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN RIVERSIDE PARK SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE HARLEM AND 26TH STREET SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 5 IN SAID HARLEM AND 26TH STREET SUBDIVISION;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY EXTENSION

THEREOF TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 23 AND 126 IN THE 22ND STREET LAND ASSOCIATION SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 127 AND 197 IN SAID 22ND STREET LAND ASSOCIATION SUBDIVISION;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 99 AND 52 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF GROVE AVENUE;

THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 50 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 50;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN KLIMA'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN SAID BLOCK 1;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY IN SAID BLOCK 1;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF WESLEY AVENUE;

THENCE NORTHERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN BERWYN MANOR SUBDIVISION;

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN MANOR SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "A" IN BERWYN GARDEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "B" IN SAID BERWYN GARDEN'S SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "C" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "D" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "E" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WENONAH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "F" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST

ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19;

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

THAT PART OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD AND WITH THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST ON AN ASSUMED BEARING ALONG SAID SOUTH RIGHT-OF-WAY LINE 286.00 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES WEST, A DISTANCE OF 5.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES, 37 MINUTES 40 SECONDS WEST, 321.70 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 61.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST, 160.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 243.02 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 21 MINUTES 52 SECONDS WEST, 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD, (DEDICATED AS PER DOCUMENT NO. 19198042, RECORDED JULY 28, 1964) SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 91.26 FEET;

THENCE SOUTH 61 DEGREES 14 MINUTES 31 SECONDS WEST, 67.86 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, 59.37 FEET;

THENCE SOUTH 57 DEGREES 39 MINUTES 48 SECONDS WEST, 87.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARLEM AVENUE;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 107.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A 65.00 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 102.51 FEET (THE CHORD BEARS NORTH 45 DEGREES 10 MINUTES 56 SECONDS EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 127.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

EXHIBIT C

FIRST AMENDED REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

LEGAL DESCRIPTION (HARLEM AVENUE TIF FIRST AMENDMENT):

HARLEM CERMAK TIF FIRST AMENDMENT LEGAL DESCRIPTION

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 28 IN BLOCK 9 OF KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 9;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 30TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 30TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 5 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 29TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 29TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY IN KOMAREK'S RIVERSIDE DRIVE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30, TO AN ANGLE POINT IN SAID NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN SAID KOMAREK'S RIVERSIDE DRIVE SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTHWESTERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE;
THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN RIVERSIDE PARK SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE HARLEM AND 26TH STREET SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 5 IN SAID HARLEM AND 26TH STREET SUBDIVISION;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 23 AND 126 IN THE 22ND STREET LAND ASSOCIATION SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 127 AND 197 IN SAID 22ND STREET LAND ASSOCIATION SUBDIVISION;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF

KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 99 AND 52 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF GROVE AVENUE;

THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 50 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 50;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN KLIMA'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN SAID BLOCK 1;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY IN SAID BLOCK 1;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF WESLEY AVENUE;

THENCE NORTHERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN BERWYN MANOR SUBDIVISION;

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN MANOR SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "A" IN BERWYN GARDEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "B" IN SAID BERWYN GARDEN'S SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "C" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "D" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "E" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WENONAH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "F" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19;

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

THAT PART OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD AND WITH THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST ON AN ASSUMED BEARING ALONG SAID SOUTH RIGHT-OF-WAY LINE 286.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES WEST, A DISTANCE OF 5.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES, 37 MINUTES 40 SECONDS WEST, 321.70 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 61.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST, 160.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 243.02 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 21 MINUTES 52 SECONDS WEST, 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD, (DEDICATED AS PER DOCUMENT NO. 19198042, RECORDED JULY 28, 1964) SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 91.26 FEET;

THENCE SOUTH 61 DEGREES 14 MINUTES 31 SECONDS WEST, 67.86 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, 59.37 FEET;

THENCE SOUTH 57 DEGREES 39 MINUTES 48 SECONDS WEST, 87.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARLEM AVENUE;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 107.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A 65.00 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 102.51 FEET (THE CHORD BEARS NORTH 45 DEGREES 10 MINUTES 56 SECONDS EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 127.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY AVENUE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT F, LOT E, LOT D, LOT C, LOT B AND LOT A IN BERWYN MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, ALSO BEING THE SOUTH LINES OF LOTS 26, 37, 88, 99, 150, 161, 212, 223, 274, 285, 336 and 347 IN SAID BERWYN MANOR;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE EAST ACROSS RIDGELAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 18 FEET OF LOT 27 IN BLOCK 5 IN B. PINKERT AND SONS 22ND STREET SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 66 FEET THEREOF), OF THE CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 18 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 18 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.49 FEET OF LOT 12 IN SAID BLOCK 5;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.49 FEET OF LOT 12;

THENCE EAST ACROSS CUYLER AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.51 FEET OF LOT 27 IN BLOCK 6 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.51 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.51 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.55 FEET OF LOT 12 IN SAID BLOCK 6;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.55 FEET OF LOT 12;

THENCE EAST ACROSS HIGHLAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.57 FEET OF LOT 27 IN BLOCK 7 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.65 FEET OF LOT 12 IN SAID BLOCK 7;

THENCE EAST ACROSS HARVEY AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.66 FEET OF LOT 27 IN BLOCK 8 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.71 FEET OF LOT 12 IN SAID BLOCK 8, ALSO BEING THE WEST LINE OF LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD;

THENCE SOUTH TO THE INTERSECTION OF THE SOUTH LINE OF SAID CERMAK ROAD WITH THE WEST LINE OF SAID LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 5 IN HENRY H. & JESSIE S. WALKER'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HARVEY AVENUE;

THENCE WEST ACROSS SAID HARVEY AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HARVEY AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 6 IN SAID HENRY H. & JESSIE S. WALKER'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HIGHLAND AVENUE;

THENCE WEST ACROSS SAID HIGHLAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HIGHLAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF CUYLER AVENUE;

THENCE WEST ACROSS SAID CUYLER AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID CUYLER AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 8 IN SAID SUBDIVISION OF BLOCKS 7 AND 8 IN SAID SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF RIDGELAND AVENUE;

THENCE WEST ACROSS SAID RIDGELAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID RIDGELAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 1 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF ELMWOOD AVENUE;

THENCE WEST ACROSS SAID ELMWOOD AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID ELMWOOD AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 2 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF GUNDERSON AVENUE;

THENCE WEST ACROSS SAID GUNDERSON AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID GUNDERSON AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 3 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF SCOVILLE AVENUE;

THENCE WEST ACROSS SAID SCOVILLE AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID SCOVILLE AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 4 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF EAST AVENUE;

THENCE WEST ACROSS SAID EAST AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID EAST AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH AND ADJOINING LOT 5 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 5 AND ALSO ALONG THE NORTH LINE OF LOT 6 IN J. KLICMAN'S RESUBDIVISION OF THE WEST HALF OF LOT 1 AND LOT 4 (EXCEPT THE SOUTH 62 FEET) IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHWEST CORNER SAID LOT 6, ALSO BEING A POINT ON THE EAST LINE OF CLARENCE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTH 31.5 FEET OF THE SOUTH QUARTER OF LOT 3 IN SAID CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID WEST LINE OF LOT 3 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 10 IN KLIMA'S SUBDIVISION OF LOTS 1 & 2 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST 41 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY
EXTENSION TO A POINT IN THE CENTERLINE OF WESLEY AVENUE;

THENCE NORTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING,

EXCEPT

LOT 217 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE
SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN,

ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT D

The Redevelopment Project Area (the "RPA") RPA is generally bounded on the south by the 31st Street, on the east by Lombard Avenue, on the north by Cermak Road (including properties on the north and south side of Cermak Road), and on the west by the City Boundaries at Harlem Avenue. The RPA contains mixed residential uses, retail/commercial properties and institutional uses.

EXHIBIT E

MAP OF FIRST AMENDED REDEVELOPMENT PLAN AND PROJECT

HARLEM CERMAK TIF, AS AMENDED, BOUNDARY MAP



EXHIBIT F

FIRST AMENDED REDEVELOPMENT PLAN AND PROJECT

**FIRST AMENDMENT TO THE CITY OF BERWYN
HARLEM TIF PROJECT AREA**

Prepared Jointly by:

**City of Berwyn
and
Kane, McKenna and Associates, Inc.**

Original Redevelopment Plan and Project: July, 2011

First Amendment to Redevelopment Plan and Project: November, 2019

The City of Berwyn's (hereinafter the "City") Harlem TIF Redevelopment Project Area is hereby amended as described herein. The amendatory language contained herein constitutes the First Amendment to the TIF Redevelopment Plan adopted in 2011.

- 1) All references to "Harlem TIF" throughout the City of Berwyn TIF Redevelopment Plan Harlem TIF District" shall be amended to read as "Harlem Cermak TIF"
- 2) Section I "Introduction", subsection "Community Background", on Page 2, second paragraph, third sentence shall be amended to read "Harlem Avenue and Cermak Road, two of the oldest arterial roads in the region, serve as important gateways to the community."
- 3) Section I "Introduction", subsection "the Proposed TIF District", on Page 3, is hereby replaced with the following:

"The proposed RPA, as amended, consists of approximately 351 tax parcels."
- 4) Section I "Introduction", subsection "the Proposed TIF District", on Page 3, at the end of the first paragraph, the following sentence shall be added

"The retail, commercial and mixed-use areas along the north and south sides of Cermak Road between Harlem Avenue to the west and Lombard Avenue to the east are included in the amended TIF District."
- 5) Section II "Redevelopment Project Legal Description", on page 7, shall be replaced with an amended Appendix 1.
- 6) Section II "RPA Legal Description", on page 7, references a legal description in Appendix 1. The boundary map, as amended, is now included in Appendix 1 attached hereto.
- 7) Section IV "Evidence of the Lack of Development and Growth; Fiscal Impact on Taxing Districts", subsection "Evidence of the Lack of Development and Growth Within the RPA", on page 12, will have added a new paragraph after the second paragraph as follows:

"The RPA as amended consists of older buildings and properties located on the north and south sides of Cermak Road, between Harlem Avenue to the west and Lombard Avenue to the east. Concerns relating to the marketability of current uses, along with the ability to compete in the wider market place, have served as the basis for the expansion of the RPA in order to increase investment and job creation along Cermak Road."
- 8) Section V "TIF Qualification Factors Present in the RPA", subsection "Findings", on page 14, is amended to add a new second paragraph as follows:

"The amended RPA was also studied to determine its qualification under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a

whole qualifies as a TIF district under the Act. Refer to the First Amendment Harlem Cermak TIF Eligibility Report attached as Appendix 5 in this Plan.”

- 9) Section V “TIF Qualification Factors Present in the RPA”, subsection “Eligibility Survey”, on page 14, is amended to include “and November, 2019” after “August 2010”. Appendix 5 is also hereby amended to include the “Harlem Cermak TIF First Amendment Eligibility Report” for the properties on the north and south side of Cermak Road between Harlem Avenue to the west and Lombard Avenue to the east.
- 10) Section VI “Redevelopment Project”, subsection “General Land Use Plan”, on Page 18, references existing land uses in Appendix 3 and future land uses in Appendix 4. The existing land uses and future land uses, as amended, are now included in Appendix 3 and Appendix 4, respectively, attached hereto.
- 11) Section VI “Redevelopment Project”, subsection “Most Recent Assessed Valuation for the RPA”, on Page 26, is amended to read in its entirety as follows:

“The total base year equalized assessed valuation for the original Redevelopment Project Area is approximately \$42,224,511, based on 2009 EAV. The First Amendment to the Plan and Project EAV is estimated to increase the base year EAV by approximately \$19,776,790. The First Amendment to the RPA base equalized assessed valuation is expected to be for the 2018 tax year”.
- 15) Section VII “Description and Scheduling of Redevelopment Project”, subsection “Redevelopment Project”, on Pages 27 and 28 is amended to add one new bullet point paragraph at the end of the bullet points (before subsection “Commitment to Fair Employment Practices and Affirmative Action”, as follows:

“Affordable Housing Funding: The City may fund up to 50% of the cost of construction of new housing units for units to be occupied by low income or very low-income households as defined by Section 3 of the Illinois Affordable Housing Act and pursuant to the requirements of the TIF Act.”
- 16) Appendix 1, entitled “Legal Description of Project Area”, is deleted and is replaced by an amended Appendix Exhibit 1 attached hereto and made part hereof.
- 17) Appendix 2, entitled “Boundary Map of RPA”, is deleted and replaced by an amended Appendix 2 attached hereto and made part hereof.
- 18) Appendix 3, entitled “Existing Land Use Map of RPA”, is deleted and replaced by an amended Appendix 3 attached hereto and made part hereof.
- 19) Appendix 4, entitled “Future Land Use Map of RPA” is deleted and replaced by an amended Appendix 4 attached hereto and made part hereof.

- 20) Appendix 5, entitled "TIF Qualification Report" is amended to add "First Amendment to the City of Berwyn Harlem Cermak TIF" attached hereto and made part hereof.
- 21) Appendix 6, entitled "Housing Impact Study" is amended to add "City of Berwyn Housing Impact Study for the Proposed Amended Harlem Cermak Tax Increment Financing Redevelopment Project Study Area" attached hereto and made part hereof.

APPENDIX 1
HARLEM CERAMK TIF, AS AMENDED
LEGAL DESCRIPTION

HARLEM CERMAK TIF LEGAL DESCRIPTION, AS AMENDED

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PEINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 28 IN BLOCK 9 OF KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 9;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 30TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 30TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 5 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 29TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 29TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY IN KOMAREK'S RIVERSIDE DRIVE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30, TO AN ANGLE POINT IN SAID NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN SAID KOMAREK'S RIVERSIDE DRIVE SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTHWESTERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN RIVERSIDE PARK SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE HARLEM AND 26TH STREET SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 5 IN SAID HARLEM AND 26TH STREET SUBDIVISION;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 23 AND 126 IN THE 22ND STREET LAND ASSOCIATION SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 127 AND 197 IN SAID 22ND STREET LAND ASSOCIATION SUBDIVISION;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 99 AND 52 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF GROVE AVENUE;

THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 50 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 50;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN KLIMA'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN SAID BLOCK 1;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY IN SAID BLOCK 1;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF WESLEY AVENUE;

THENCE NORTHERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN BERWYN MANOR SUBDIVISION;

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN MANOR SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "A" IN BERWYN GARDEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "B" IN SAID BERWYN GARDEN'S SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "C" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "D" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "E" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WENONAH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "F" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19;

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

THAT PART OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD AND WITH THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST ON AN ASSUMED BEARING ALONG SAID SOUTH RIGHT-OF-WAY LINE 286.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES WEST, A DISTANCE OF 5.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES, 37 MINUTES 40 SECONDS WEST, 321.70 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 61.50 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;
THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST, 160.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;
THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 243.02 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 21 MINUTES 52 SECONDS WEST, 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD, (DEDICATED AS PER DOCUMENT NO. 19198042, RECORDED JULY 28, 1964) SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 91.26 FEET;

THENCE SOUTH 61 DEGREES 14 MINUTES 31 SECONDS WEST, 67.86 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, 59.37 FEET;

THENCE SOUTH 57 DEGREES 39 MINUTES 48 SECONDS WEST, 87.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARLEM AVENUE;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 107.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A 65.00 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 102.51 FEET (THE CHORD BEARS NORTH 45 DEGREES 10 MINUTES 56 SECONDS EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD);

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 127.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY AVENUE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT F, LOT E, LOT D, LOT C, LOT B AND LOT A IN BERWYN MANOR, BEING A SUBDIVISION IN THE SOUTH

HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, ALSO BEING THE SOUTH LINES OF LOTS 26, 37, 88, 99, 150, 161, 212, 223, 274, 285, 336 and 347 IN SAID BERWYN MANOR;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE EAST ACROSS RIDGELAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 18 FEET OF LOT 27 IN BLOCK 5 IN B. PINKERT AND SONS 22ND STREET SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 66 FEET THEREOF), OF THE CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 18 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 18 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.49 FEET OF LOT 12 IN SAID BLOCK 5;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.49 FEET OF LOT 12;

THENCE EAST ACROSS CUYLER AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.51 FEET OF LOT 27 IN BLOCK 6 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.51 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.51 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.55 FEET OF LOT 12 IN SAID BLOCK 6;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.55 FEET OF LOT 12;

THENCE EAST ACROSS HIGHLAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.57 FEET OF LOT 27 IN BLOCK 7 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.65 FEET OF LOT 12 IN SAID BLOCK 7;

THENCE EAST ACROSS HARVEY AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.66 FEET OF LOT 27 IN BLOCK 8 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.71 FEET OF LOT 12 IN SAID BLOCK 8, ALSO BEING THE WEST LINE OF LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD;

THENCE SOUTH TO THE INTERSECTION OF THE SOUTH LINE OF SAID CERMAK ROAD WITH THE WEST LINE OF SAID LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 5 IN HENRY H. & JESSIE S. WALKER'S SUBDIVISION OF

BLOCKS 5 AND 6 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HARVEY AVENUE;

THENCE WEST ACROSS SAID HARVEY AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HARVEY AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 6 IN SAID HENRY H. & JESSIE S. WALKER'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HIGHLAND AVENUE;

THENCE WEST ACROSS SAID HIGHLAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HIGHLAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF CUYLER AVENUE;

THENCE WEST ACROSS SAID CUYLER AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID CUYLER AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 8 IN SAID SUBDIVISION OF BLOCKS 7 AND 8 IN SAID SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF RIDGELAND AVENUE;

THENCE WEST ACROSS SAID RIDGELAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID RIDGELAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 1 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF ELMWOOD AVENUE;

THENCE WEST ACROSS SAID ELMWOOD AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID ELMWOOD AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 2 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF GUNDERSON AVENUE;

THENCE WEST ACROSS SAID GUNDERSON AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID GUNDERSON AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 3 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF SCOVILLE AVENUE;

THENCE WEST ACROSS SAID SCOVILLE AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID SCOVILLE AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 4 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF EAST AVENUE;

THENCE WEST ACROSS SAID EAST AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID EAST AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH AND ADJOINING LOT 5 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 5 AND ALSO ALONG THE NORTH LINE OF LOT 6 IN J. KLICMAN'S RESUBDIVISION OF THE WEST HALF OF LOT 1 AND LOT 4 (EXCEPT THE SOUTH 62 FEET) IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHWEST CORNER SAID LOT 6, ALSO BEING A POINT ON THE EAST LINE OF CLARENCE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTH 31.5 FEET OF THE SOUTH QUARTER OF LOT 3 IN SAID CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID WEST LINE OF LOT 3 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 10 IN KLIMA'S SUBDIVISION OF LOTS 1 & 2 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST 41 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT IN THE CENTERLINE OF WESLEY AVENUE;

THENCE NORTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING,

EXCEPT

LOT 217 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALL IN COOK COUNTY, ILLINOIS.

APPENDIX 2
HARLEM CERAMK TIF, AS AMENDED
BOUNDARY MAP

HARLEM CERMAK TIF, AS AMENDED, BOUNDARY MAP



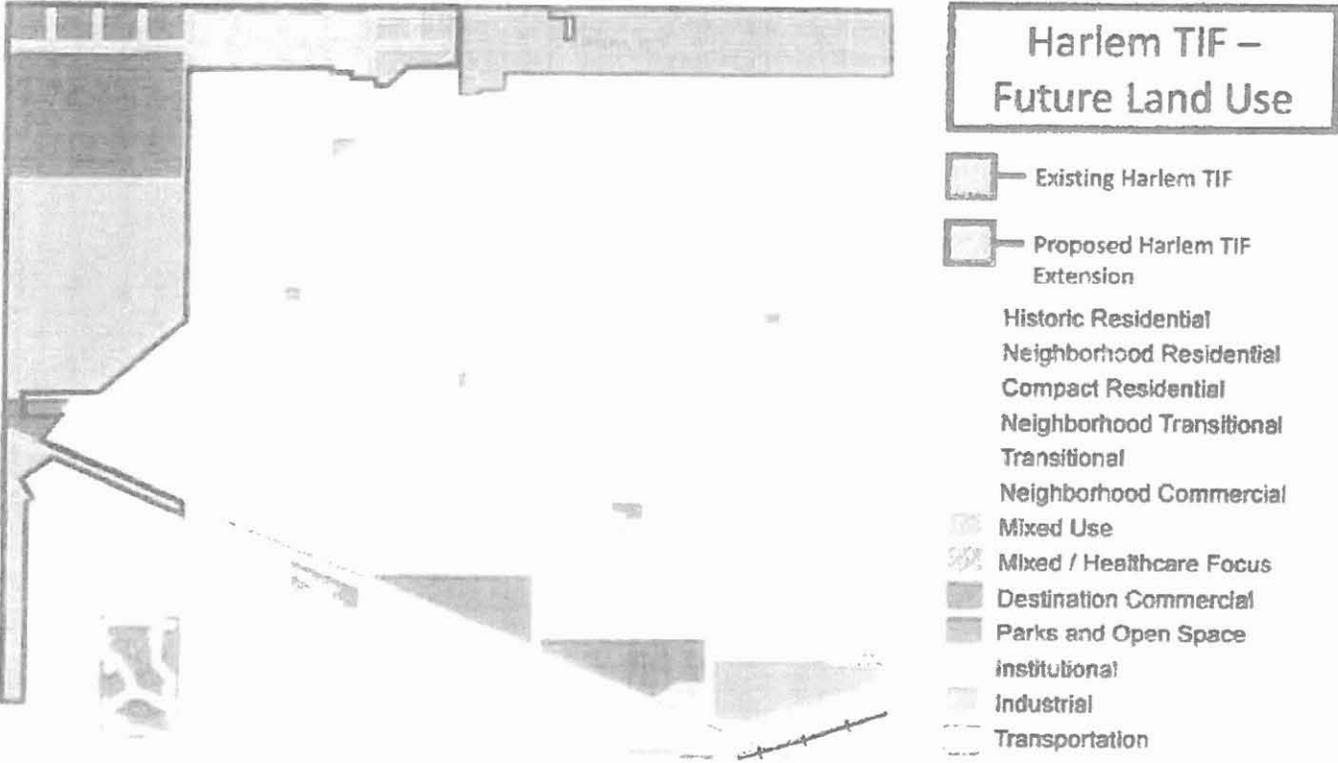
APPENDIX 3
HARLEM CAERMAK TIF, AS AMENDED
CURRENT LAND USE MAP

HARLEM CERMAC TIF, AS AMENDED, CURRENT LAND USES



APPENDIX 4
HARLEM CERMAK TIF, AS AMENDED
FUTURE LAND USE MAP

HARLEM CERMAK TIF, AS AMENDED, FUTURE LAND USES



APPENDIX 5

**FIRST AMENDMENT TO THE CITY OF BERWYN
HOWARD AND RIDGE TIF QUALIFICATION/DESIGNATION REPORT**

**CITY OF BERWYN, ILLINOIS
HARLEM CERMAK TIF FIRST AMENDMENT
ELIGIBILITY REPORT**

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 by: Kane, McKenna and Associates, Inc.

November, 2019

**CITY OF BERWYN, ILLINOIS
HARLEM CERMAK TIF AMENDMENT ELIGIBILITY REPORT**

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Appendix A: Tax Parcels for Proposed Amendment Area
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EXECUTIVE SUMMARY

In the preparation of planning for a first amendment to the Harlem Cermak TIF District within the boundaries described in the map attached hereto as Exhibit 1 (the "TIF Amendment" or the "Amendment Area"), the City of Berwyn (the "City") has authorized a study of a proposed amendment to the Harlem Cermak TIF redevelopment project area to determine whether the proposed Amendment Area qualifies for consideration as a Tax Increment Financing District (the "TIF"). Kane, McKenna and Associates, Inc. ("KMA"), has agreed to undertake the study of the proposed Amendment Area.

The Harlem Cermak Amendment Area is an "L" shaped TIF District, situated along the east side Harlem Avenue between 31st Street to the south and Cermak Road to the north, then extending east along both sides of Cermak Road to Wesley Avenue. The proposed Amendment Area extends eastward from Wesley Avenue, along the north and south sides of Cermak Road, to Lombard Avenue.

The proposed Amendment Area exhibits signs of deterioration, lack of community planning, deleterious layout, and obsolescence which has resulted in piecemeal development. Many properties are functionally obsolete due to age and current market conditions and underutilized buildings are present as well. Site preparation and land assembly may also be necessary in order to reconfigure parcels and improvements for more contemporary uses and various other commercial/retail/residential mixed uses. The qualification factors discussed within this Report qualify the proposed Amendment Area as a "conservation area", as that term is hereinafter defined pursuant to 65 ILCS 5/11-74.4-3 et. seq., as amended.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification of the proposed Amendment Area:

- 1) *The area qualifies as a "conservation area"* – The proposed Amendment Area qualifies as a "conservation area" as defined under the TIF Act. The area in aggregate is in danger of declining toward a blighted condition due to factors identified in this report which the area generally suffers from. These conditions prevent or threaten healthy economic and physical development of the area. The TIF Act states that an area may only qualify as a "conservation area" if the majority (50% or more) of the structures are 35 years or older. For the proposed Amendment Area, 71 of the 80 structures, or 89%, are 35 years or older in age. Thus, the proposed Amendment Area meets the statutory criteria for consideration as a "conservation area."
- 2) *The current conditions impede redevelopment* – The existence of certain conditions found within the proposed Amendment Area present a barrier to the area's successful redevelopment. The current conditions in the proposed Amendment Area are impediments to redevelopment, creating an environment where it is reasonable to assume redevelopment would not take place "but for" the use of the TIF Act. The factors present on the ground negatively impact coordinated and substantial private sector investment in the overall 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, with TIF-related assistance, 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 proposed Amendment Area.

4) *TIF designation is recommended* – To mitigate “conservation area” 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 designation process for the proposed Amendment Area.

Because the City may consider the redevelopment of residential parcels that could potentially dislocate 10 or more residential units within the proposed Amendment Area, the City will conduct an amendment to its existing housing impact study pursuant to the TIF Act.

I. INTRODUCTION AND BACKGROUND

The proposed Amendment Area, is located primarily along the western boundary of the City, east of Harlem Avenue, and includes frontage properties extending eastward along Cermak Road from Wesley Avenue to Lombard Avenue, in an area traditionally used for commercial and commercial-residential mixed uses.

The proposed Amendment Area is part of a strategically significant corridor along Cermak Road and has recently received substantial focus by the City. Cermak Road is an important east/west arterial road that intersects with Harlem. The intersection of the two roads has one of the highest traffic counts in western Cook County. Land uses along Cermak Road consist of commercial retail, office, and mixed uses. Most of the building structures are more than thirty-five years old, and a significant proportion of those are close to one-hundred years old. Several Cermak Road properties are registered on the national or state registry of historic places.

The *City of Berwyn Comprehensive Plan (2012)* calls for “continuing to foster a positive environment for retail, service and entertainment businesses at key locations in the City”. This includes converting “vacant and underutilized commercial properties into high-quality developments that cater to the needs of residents and visitors”. The City’s comprehensive plan specifically identifies Cermak Road as one of the focus areas for these redevelopment efforts.

The proposed Amendment Area has the potential to make a significant contribution to growth in the City. However, the City’s comprehensive plan describes characteristics of the area which deter investment and prohibit the proposed Amendment Area from being fully utilized. For example, land use factors, such as being built out and land locked, and smaller parcel sizes, preclude development of larger sites, as well as prevent existing businesses from expanding, except vertically.

Objectives- The City’s general economic and community development objectives are to enhance commercial and mixed-use opportunities within the area, to promote redevelopment in underutilized areas, and entice private redevelopment of the proposed Amendment Area to strengthen the City’s tax base, while improving the quality of life for residents.

Given the City’s objectives as well as the conditions described in this report, the City has made a determination that it is highly desirable to promote redevelopment of the under-utilized areas of the proposed Amendment Area. Without an implementation plan for redevelopment, City officials believe adverse conditions will worsen. The City intends to expand the area of its plan in order to restore, stabilize, and increase the economic base associated with the proposed Amendment Area, which will not only benefit the community as a whole, but also generate additional tax revenues to support municipal services.

Determination of the “But For”- The City has determined that planned redevelopment for the proposed Amendment Area is feasible only with public finance assistance. The creation and

utilization of a TIF redevelopment plan and redevelopment agreements for the proposed Area are intended by the City to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the proposed Amendment Area, and to improve the tax base and job creation within the City

TIF Mechanism- The use of TIF relies upon induced private redevelopment in the proposed 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 (and/or absence 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- Land uses are primarily commercial, retail, and mixed-use commercial/residential. The area is predominantly zoned for commercial and mixed uses. Despite its advantageous location, many parcels in the area are struggling to stay competitive in a marketplace which has changed since their original development. The area faces challenges due to changed spatial needs for development and changed standards for mixed-use and commercial uses. The presence of obsolete and older buildings and site improvements contribute to the outmoded and “tired” appearance of the proposed Amendment Area. The addition of the proposed Amendment Area to the TIF District would provide the City with an opportunity to bring revitalized development to an area that, due to age, appearance and configuration, may be viewed as less competitive in the marketplace.

The proposed Amendment Area suffers from a variety of economic development impediments identified in the TIF Act. Specifically, it experiences deterioration, obsolescence, and lack of community planning, and inadequate utilities. Section V of this report identifies other impediments to redevelopment.

General Scope and Methodology- KMA formally began its analysis by conducting a series of meetings and discussions with City staff starting in June, 2019 and continuing up to the date of this report’s issuance. The purpose of the meetings was to establish boundaries for initial analysis, and to gather data related to the qualification criteria for parcels included in the proposed Amendment Area. These meetings were complemented by a series of field surveys for the entire proposed Amendment Area to evaluate the condition of the proposed TIF. KMA made numerous site visits to the area to examine the parcels and the conditions. KMA also utilized the *City of Berwyn Comprehensive Plan (2012)* and other City reports.

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 staff its findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the City

(a) made refinements to the proposed Amendment Area boundaries and (b) directed KMA to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the Amendment Area.

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

II. QUALIFICATION CRITERIA

With the assistance of City staff, 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 proposed Amendment Area/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 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 50% or more of structures were 35 years of age or older.

If a proposed “conservation area” meets the age threshold, then the following factors are 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 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 are 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) Lagging or Declining 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 REDEVELOPMENT PROJECT AREA

The proposed Amendment Area contains 129 tax parcels.

The proposed Amendment Area contains improved properties designated primarily for retail, commercial, and commercial-residential mixed uses. The proposed Amendment Area has been identified as a key asset for the City and provides an opportunity for significant future growth, including redevelopment efforts of the initial 2011 TIF designation. However, factors exist which deter redevelopment of the area and prevent the proposed Amendment Area from fully contributing to the growth of the City. The area's potential for redevelopment is challenged due to the fact that certain structures are older and suffer from deterioration and obsolescence, that the area was developed with lack of community planning, and that area suffers from inadequate utilities.

The *City of Berwyn Comprehensive Plan (2012)*, identifies consolidation and redevelopment as one of their four main implementation themes for achieving the Plan's vision. The Plan calls for focusing redevelopment and consolidation efforts on existing underutilized and vacant parcels in certain major thoroughfares, among them, Cermak Road, with Tax Increment Financing as a possible tool for accomplishing this. The plan emphasizes that redevelopment of distinct retail/commercial areas will strengthen the City's tax base and accommodate community needs. While the Amendment Area has been identified as one such opportunity, overall, the area faces a number of redevelopment impediments which prevent the area from achieving stabilized growth.

The City believes that these adverse conditions will worsen without an implementation plan for redevelopment. Given these existing conditions, and the required coordination for redevelopment of a variety of uses, the City intends to create and implement a redevelopment plan in order to restore, stabilize, and increase the community's tax base. The City has determined that redevelopment should occur through the benefit and guidance of comprehensive and coordinated economic planning. Through this type of effort, the City expects development barriers inherent with current conditions, and which impede economic growth under existing market standards, will be eliminated, and the entire proposed Amendment Area will improve.

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

The use of TIF relies upon induced private redevelopment in the entire proposed Amendment Area creating higher real estate value, which would otherwise decline without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment

Lagging equalized assessed valuations (“EAV”), obsolescence, deterioration, lack of community planning, and inadequate utilities, are the principal impediments that threaten the future competitiveness of the area. Factors such as these have prevented the proposed Amendment Area from obtaining adequate investment and maintaining a sound contribution to the growth of the City’s tax base. Rather, these factors have slowed growth and endanger the area to blight. Without correction of the factors which impair investment in the area, the proposed Amendment Area will continue to be underutilized and will maintain an unrealized opportunity for the City.

IV. METHODOLOGY OF EVALUATION

KMA examined the proposed Amendment Area to assess the applicability of the different factors required for qualification for TIF designation under the Act. KMA collected data from the Proposed Amendment Area, City, and Cook County to determine the relevance and severity of site-specific conditions compared against the statutory factors. KMA examined land and buildings within the proposed Amended Area to determine the applicability of the 13 different factors for qualification for TIF designation under the Act. KMA undertook the following steps were in this process:

- 1) Site visits to the proposed Amended Area were undertaken by representatives from KMA. These site visits consisted of walking the Area multiple times while taking notes, filling out site surveys and taking photographs. The purpose of these site visits included parcel counts, address matches, current land uses, building conditions, lot conditions, and traffic flow. KMA documented the area's conditions through site surveys, notes and photography. Site surveys were completed for each parcel within the proposed Amendment Area.
- 2) To determine if the area qualified as a "conservation area", the age of the buildings was ascertained by matching site surveys to Cook County tax and building records.
- 3) KMA conducted evaluations of the exteriors of structures and related site improvements, noting such conditions relevant to the qualifying factors on the site surveys.
- 4) KMA reviewed the 2013-2018 tax information from Cook County, parcel tax maps, site data, and local history (discussions with City staff) for an evaluation of area-wide factors that have affected the area's development to determine the presence of qualifying factors.
- 5) KMA performed EAV trend analysis to ascertain whether EAV growth in the proposed Amendment Area underperformed relative to EAV growth in the balance of the City and the Consumer Price Index-All Urban Consumers.

V. QUALIFICATION FINDINGS FOR PROPOSED AMENDMENT AREA

Based upon KMA’s evaluation of parcels in the proposed Amendment Area and analyses of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed Amendment Area as a “conservation area.” These factors are summarized in Table 1 below. These factors are found to be clearly present and reasonably distributed throughout the proposed Amendment Area, as required under the Act.

Table 1
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	6 <ul style="list-style-type: none"> • Lagging EAV • Deterioration • Obsolescence • Excessive vacancies • Lack of Community Planning • Inadequate Utilities

Note: In addition to 6 qualifying factors above, the proposed Amendment Area meets the statutory age threshold that 50% or more of the structures are 35 years or older.

Finding as a “conservation area”- The proposed 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 50% or more of structures within the “conservation area” were over 35 years of age. Based upon Cook County Assessor and site survey data, at least 72 of 78 structures, or 92%, were over 35 years in age, please see Table 2 below.

Table 2

Conservation Area Findings	
Total Number of Buildings in Proposed Amendment Area	78
Total Number of Buildings 35yrs+	72
Percentage of Buildings 35yrs+	92%

1) Lagging EAV: Pursuant to the qualifying factors listed in the Act, the total equalized assessed value of proposed Amendment Area has declined for at least three (3) of the last five (5) years prior to the year in which the proposed Amendment Area is designated, has increased at an annual rate that is less than the Consumer Price Index (CPI) for All Urban Consumers published by the United States Department of Labor for at least three (3) of the past five (5) calendar years. The following analysis demonstrates that the proposed Amendment Area has satisfied the criteria, in that it has exhibited declining equalized assessed values for four (4) of the past five (5) years and has lagged the CPI in four (4) of the past five (5) years as well. Please refer to the table below for further detail.

	2018	2017	2016	2015	2014	2013
Total EAV for Area	\$19,776,790	\$19,947,592	\$17,308,349	\$17,350,037	\$17,532,058	\$18,205,346
Annual Change	-0.9%	15.2%	-0.2%	-1.0%	-3.7%	
Balance of City EAV	697,335,521	715,512,105	583,148,083	483,399,211	578,571,442	629,215,024
Annual Change	-2.5%	22.7%	20.6%	-16.4%	-8.0%	
CPI	2.40%	2.10%	1.30%	0.10%	1.60%	

2) Deterioration: The Act defines deterioration as the physical decline of surface improvements, primary building components, and secondary buildings components such as doors, windows, porches or gutters. With respect to surface improvements, deterioration is determined by the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas (including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces).

In the proposed Amendment Area, deterioration was observed in the majority of the parcels. Most of the structures in the proposed Amendment Area are almost 100 years old. Many of the structures exhibited deteriorated window and door frames, masonry in need of tuckpointing or cleaning, peeling paint on exterior trim, and torn or faded awnings. Deterioration in surface improvements, particularly front walks, alleyways, parking lots and side lots, was prevalent. Deterioration in rear parking areas and alleyways included cracking and crumbling surfaces, potholes, cracking and crumbling parking barriers, depressions causing water retention, and unkempt landscaping. The degree of deterioration of these site improvements contributes to an

adverse aesthetic impact on the area. Further, informal parking arrangements and poor delineation of parking boundaries caused by inadequate maintenance and repair of parking areas encourage an environment that is both unsafe and confusing for pedestrians and drivers.

3) 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. The proposed Amendment Area exhibits area-wide obsolescence in need of investment and redevelopment for attracting new tenants or retaining tenants within a changing retail and commercial market.

The onset of obsolescence can be measured through qualitative and quantitative means. Building age, deterioration of buildings and parking lots and alleyways and front walks, lack of community planning, and insufficient infrastructure can signify obsolescence as proxies. By these measures the proposed Amended Area is exhibiting obsolescence.

In general, the proposed Amendment Area has seen declining EAVs in three out of the last five years. As noted earlier, 92% of the buildings are over 35 years old, and most of those are approaching one-hundred years old. These advanced building ages make them inherently obsolete, compared to more contemporary structures. They lack today's energy efficiency, life-safety features such as sprinklers and fire alarms, and elevators in the multi-family mixed-use structures.

From a qualitative perspective, many of the structures exhibit design features or components that are outdated in relation to current market conditions. Signage, façade and exterior treatments, and site improvements in many cases are "dated" and appear outmoded in relation to more contemporary properties. Significant deterioration of site improvements and building components also contributes to the outmoded or "tired" appearance of many structures and facilities.

In addition, lack of community planning prior to development of the proposed Amendment Area has generated parking areas that do not conform to current market standards and contribute to obsolescence. Most available parking, in relation to building configurations, is awkward throughout the area, with several improvements being severely "under-parked" by contemporary standards, and other parking compositions creating dangerous conditions. Nearly all of the structures' commercial and retail uses are oriented on to Cermak Road, a main four-lane thoroughfare. Angled parking is provided between the Cermak Road right-of-way and the storefronts, creating risky challenges to backing out into the heavily traveled Cermak Road right-of-way. Public parking is also available behind the structures fronting on Cermak Road; however, this requires users to walk an entire block to get to the storefront entrances on Cermak Road.

Inadequate utilities also contribute to the area's obsolescence. Existing utilities are old and have sometimes failed, requiring replacement. Their advanced age precludes reliance on them for accommodating future redevelopment to keep up with contemporary commercial market trends.

Overall, the physical restrictions of the outdated buildings, the poorly planned or deteriorating infrastructure, and the deferred maintenance to structures has resulted in fewer opportunities for area establishments to remain competitive in comparison to newer, alternative locations. This puts pressure on the remaining tenants to seek opportunities elsewhere. These factors in aggregate make a compelling case for the qualification of the area for the obsolescence factor.

4) Excessive Vacancies: The proposed Amendment Area has numerous vacant or partially vacant structures, including structures with the following addresses:

6500 Block

6544 Cermak Road
6540 Cermak Road
6509 Cermak Road
6507 Cermak Road
6505 Cermak Road

6400 Block

6444 Cermak Road
6442 Cermak Road
6418 Cermak Road

6200 Block

6234 Cermak Road
6239 Cermak Road

A significantly detrimental vacancy within the proposed Amendment Area is a former funeral home that consists of four tax parcels and constitutes more than half the block on which it is located. It includes a large multi-story building, as well as two parking lots, all

of which are deteriorated. The prominence of this vacancy constitutes a significant adverse economic and aesthetic impact on the area.

The reduced economic activity associated with all of these vacancies and their corresponding locations throughout this Cermak Road regional arterial roadway, represent an detrimental influence on the overall TIF District.

5) Inadequate Utilities: This factor is present if underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric 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.

Based upon an August 6, 2019 utilities analysis by the City's engineer, the existing public utilities in the proposed Amendment Area are very old, and certain components reflect deterioration/disrepair. In particular, existing water mains and sanitary sewers are over eighty years old, and consequently lack the structural integrity of today's commonly used materials and have required ongoing repairs. Existing storm water capacity is also insufficient to support any redevelopment in the area. The City Engineer's analysis shows the following conditions:

Water and Sanitary Sewer – “. . . underground utilities in this area were constructed prior to 1939 and are therefore over 80 years old. The City has been replacing small sections of the watermain and sanitary sewers as they break or collapse. The City's Public Works Department has reported an average of 5 major watermain breaks per year due to the old corroded pipe. The watermain is cast iron pipe, and the sanitary sewer is a mix of clay and brick; both materials are no longer used respectively in modern construction because they are brittle materials that have a tendency to break sooner and more often than modern ductile iron and PVC materials. Due to its age, condition and layout a completely new watermain and sanitary sewer system would need to be constructed to serve the redevelopment. Even if the watermain and sewer were in good condition it would be unfeasible to attempt to utilize them for a completely reconfigured/redeveloped area. In order to do this the new developer would be required to layout the new buildings and roadway in the same location as the existing which is not feasible. Regardless, the overall age and condition dictate the construction of completely new water and sanitary sewer systems that are sized and located properly to serve the new development plan. The rough estimated costs to replace the watermain system and sanitary sewer system are \$8 million and \$5 million respectively.”

Storm Sewer and Detention - Like the watermain and sanitary sewer, the existing storm sewer system was constructed over 80 years ago. It is 5'-7' diameter piping under a viaduct. To serve the new layout of the redevelopment much or all of the storm sewer system would be

obsolete and a new system would need to be constructed. The new storm sewer is estimated to cost approximately \$8 million.”

6) Lack of Community Planning: The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. 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.

The City published its first Comprehensive Plan in 1993; however, almost all of the structures along the Cermak Road corridor were already developed by the time the planning process started. As mentioned earlier, 72 of the 78 buildings, or 92%, were built before 1984.

Much of the development that has occurred along Cermak Road took place in an era prior to modern community planning techniques or occurred under a lack of comprehensive and coordinated planning, and was, consequently, fragmented in nature due to size of parcels and marketplace conditions at the time of initial development. The characteristics of age and layout contribute to the presence of land use relationships that demonstrate the lack of community planning.

The area lacks the modern hallmarks of community planning that younger communities enjoy. A key planning deficiency of the area is the incompatibility of commercial uses with the residential uses, as evidenced by their close proximity and the lack of buffering between these uses. Many of the residential uses are even vertically integrated with the commercial uses, right above the commercial uses, with their entrances mixed in with those of the storefronts.

Current conditions that have resulted from a lack of community planning also include poor traffic circulation, inefficient ingress/egress locations, parcel layouts that do not meet modern development standards, and an imbalance of parking which encourages the design of confusing parking lot layouts which are problematic to both motorists and pedestrians.

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 area is contiguous and is 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 distributed throughout the 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 as a “conservation area”.

APPENDIX A
Tax Parcels for Proposed Amended Area

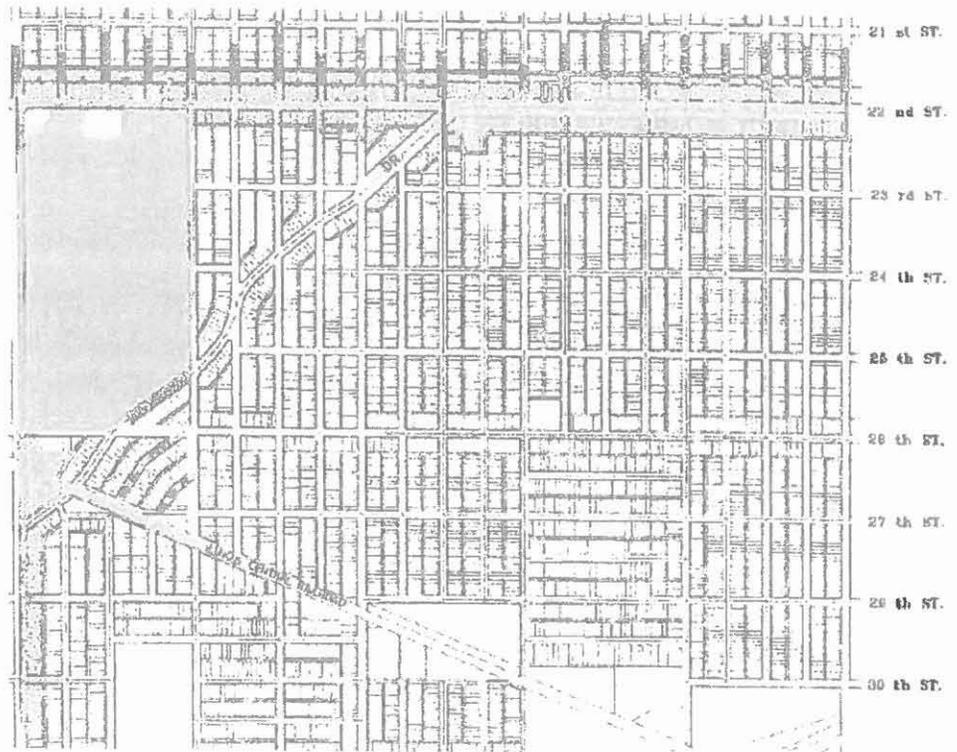
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APPENDIX B
Boundary Map of Proposed Amended Area

HARLEM CERMAK TIF, AS AMENDED



APPENDIX 6
HARLEM CERMAK TIF HOUSING IMPACT STUDY

**CITY OF BERWYN
AMENDED HOUSING IMPACT STUDY
FOR THE PROPOSED FIRST AMENDMENT TO
THE HARLEM CERMAK
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT STUDY AREA**

A Housing Impact Study undertaken by the City of Berwyn pursuant to the requirements of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-3, et. seq., as amended.

Prepared for: The City of Berwyn, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

November 2019

**CITY OF BERWYN
HOUSING IMPACT STUDY
FOR THE PROPOSED FIRST AMENEDMENT TO THE
HARLEM CERMAK
REDEVELOPMENT PROJECT STUDY AREA**

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I. RESIDENTIAL UNIT DATA

Pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS, Section 5/11-74.4-3 et seq., as amended (the "TIF Act" or "Act"), if a redevelopment plan would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project contains seventy-five (75) or more inhabited residential units and no certification stating that displacement will not occur is made, then the City of Berwyn, Illinois (the "City") must prepare a Housing Impact Study ("HIS").

The City has jointly prepared this document with Kane, McKenna and Associates, Inc. ("KMA") in order to conform to the provisions of the TIF Act.

A. Introduction and Background

The City is exploring the possibility of amending the Tax Increment Financing District ("TIF" or "TIF District") Redevelopment Project Area ("RPA"). The Proposed Amendment Area, is extending to the eastern boundary of the City, east of Harlem, and includes frontage properties extending eastward along Cermak Road from Wesley Avenue, to Lombard Avenue in an area traditionally used for commercial and commercial residential mixed uses. The aim of the redevelopment is to encourage economic activity within the RPA while increasing the quality of life for the neighboring residents. The City understands that the redevelopment of the RPA could result in the relocation of some residential units but the goal of the redevelopment project is to produce net positive housing for the area. At the time of this report there are no specific plans for relocation activities; the preparation of the HIS is to comply with the requirements of the TIF Act in the event that housing dislocation occurs as a result of future redevelopment.

This amendment to the Housing Impact Study is being produced in compliance with the TIF Act due to the possibility that some redevelopment activity could potentially result in the displacement of certain residential units. The City has no current plans for such dislocations. The HIS will outline the current mix of housing stock, the vacancy rate in the housing stock, the racial and ethnic makeup of the inhabitants, any plans for relocation and all relocation assistance to be made available.

The TIF Act has specific guidelines for a Housing Impact Study and these guidelines have been followed in this report. According to the Act:

Part I of the housing impact study shall include (i) data as to whether the residential units are single family or multi-family units, (ii) the number and type of rooms within the units, if that information is available, (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed, and (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.

Part II of the housing impact study shall identify the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify (i) the number and location of those units that will or may be removed, (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed, (iii) the availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing, and (iv) the type and extent of relocation assistance to be provided.

I. Data Source

This amendment to the Housing Impact Study will first examine the type of units in the RPA. The data used for this analysis was provided by the City, Cook County, Kane McKenna and the U.S. Census. Per the TIF Act, the following characteristics will be identified for the housing within the RPA: the type of housing, number of rooms, type of rooms, inhabitation, and racial and ethnic composition. The HIS will also make an identification of the potential impacted units, the City plans for relocation assistance and the availability of replacement housing.

This study has used the most accurate and recent data available as of the date of this report. Representatives from Kane McKenna made multiple site visits to the RPA concerning the structure type and vacancy rate. The City made the determination of potentially impacted sites. Pursuant to the requirements of the TIF Act, data from the 2010 U.S. Census was used to determine the number of rooms per structure and the racial and ethnic composition.

II. Low Income Residents and Replacement Housing

Any residents who are deemed to be low-income or very low-income will be given the necessary support as dictated by the Uniform Relocation Act. The City and Kane, McKenna supplied lists of potential replacement housing for rent generated by a Multiple Listing Service search by a real estate professional following strict parameters to replicate then price, type and location of housing in the RPA. Every effort was made to identify replacement housing as most similar to the original housing in structure, type, price and location.

B. Type of Units

The TIF Act requires that data regarding the nature of the housing, whether single-unit or multi-unit, be examined and a finding be placed in the Housing Impact Study. Based on data provided by the City, Cook County and multiple site surveys, KMA has determined that there are 32 structures in the RPA with 276 units see Table 1 below for a breakout of the unit structures, quantities and type.

C. Number of Rooms in Units

Table 1

Type of Units	Number of Units	Building Count
Total Housing Units	276	32
Multi-Family	276	32

Data source: Kane McKenna site visit

The TIF Act requires that a municipality provide a breakdown of the number of rooms and types of rooms in the units in the RPA if available. The US Census makes data available for the number of rooms within a Census Tract but not the type of rooms. The type of rooms within the units in the RPA is not available and therefore not a part of this report. The data used in the study was provided by the U.S. Census and is based on Census Tracts, which are the most detailed level of data available from the most recent census. Census Tracts 8149, 8150, and 8151 listed in the table below encompass a larger area than the RPA, but is the best fit in relation to the RPA boundaries. The Census Tracts encompass the RPA boundaries as well as properties to the north, south and east. Although the US Census Bureau does collect data for smaller geographic units (Census Blocks and Census Block Groups), such data was not available for housing units. Please refer to Table 2 below.

Table 2

CENSUS TRACT ROOMS	8149				8150				8151			
	Estimate	Margin of Error	Percent	Percent	Estimate	Margin of Error	Percent	Percent	Estimate	Margin of Error	Percent	Percent
Total housing	2,587	+/-107	2,587	(X)	1,303	+/-72	1,303	(X)	1,343	+/-59	1,343	(X)
1 room	84	+/-64	2.5%	+/-2.5	29	+/-48	2.2%	+/-3.6	7	+/-11	0.5%	+/-0.8
2 rooms	99	+/-76	3.8%	+/-3.0	49	+/-42	3.8%	+/-3.2	14	+/-13	1.0%	+/-1.0
3 rooms	379	+/-129	14.7%	+/-5.0	104	+/-72	8.0%	+/-5.4	0	+/-11	0.0%	+/-2.0
4 rooms	529	+/-156	20.4%	+/-6.0	239	+/-83	18.3%	+/-6.3	186	+/-88	13.8%	+/-6.5
5 rooms	677	+/-182	26.2%	+/-7.1	355	+/-116	27.2%	+/-8.6	300	+/-106	22.3%	+/-7.7
6 rooms	630	+/-184	24.4%	+/-6.8	283	+/-101	21.7%	+/-7.5	345	+/-111	25.7%	+/-8.4
7 rooms	78	+/-70	3.0%	+/-2.7	89	+/-49	6.8%	+/-3.7	323	+/-123	24.1%	+/-9.0
8 rooms	14	+/-22	0.5%	+/-0.9	77	+/-50	5.9%	+/-3.8	46	+/-35	3.4%	+/-2.6
9 rooms or	117	+/-73	4.5%	+/-2.8	76	+/-39	6.0%	+/-3.0	122	+/-65	9.1%	+/-4.8
Median rooms	4.8	+/-0.2	(X)	(X)	5.1	+/-0.4	(X)	(X)	6.0	+/-0.4	(X)	(X)

Data source: US Census. 2013-2017 ACS 5 Year Estimates DP04 Selected Housing

D. Status of Units

The TIF Act requires that a determination be made regarding the status of each unit's habitation no less than forty-five (45) days before the date that the ordinance or resolution establishing the public hearing is adopted.

Based upon Kane McKenna's site visits and the City's data, a determination has been made as of October 14, 2019 that 100% of the residential structures within the RPA are inhabited. Note that habitation status was determined at a fixed point in time and was estimated based on Kane McKenna and the City's assessment to the best of their abilities and is subject to change. This information will be updated as required by the TIF Act.

E. Racial and Ethnic Composition

The TIF Act requires that the racial and ethnic composition of the residents in the inhabited residential units be identified. Under the TIF Act, the data requirement for the racial and ethnic composition of the residents in the inhabited residential units shall be deemed fully satisfied by data from the most recent U.S. Census. Accordingly, 2010 Census data was used to identify the racial and ethnic makeup of the area. For racial and ethnic composition, the 2010 U.S. Census makes data available at the Block Group level*. **Please see Table 3 below. While many of the estimates reflect a value of zero, please ensure that you review the entire table including the margin of error**

Pursuant to the U.S. Census 2013-17 ACS 5 Year Estimates it is important to note that: "Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to non-sampling error. The effect of non-sampling error is not represented in these tables."

*The Block Groups used in the ethnic composition analysis are generally bound by Harlem Avenue to the west, the extension of 16th Street to the north, Austin Boulevard to the east and the extension of 28th Street to the south.

Table 3

	Block Group 2 Census Tract 8149	Block Group 3 Census Tract 8149	Block Group 1 Census Tract 8150	Block Group 2 Census Tract 8150	Block Group 1 Census Tract 8151	Block Group 2 Census Tract 8151	Block Group 3 Census Tract 8151
Margin of Error, Total:	465	475	342	324	331	539	562
Margin of Error, Not Hispanic or Latino:	277	285	233	114	122	85	189
Margin of Error, Not Hispanic or Latino: - White alone	212	188	215	70	87	69	167
Margin of Error, Not Hispanic or Latino: - Black or African American alone	220	213	100	14	13	48	101
Margin of Error, Not Hispanic or Latino: - American Indian and Alaska Native alone	11	11	31	11	11	11	11
Margin of Error, Not Hispanic or Latino: - Asian alone	11	11	14	58	79	11	107
Margin of Error, Not Hispanic or Latino: - Native Hawaiian and Other Pacific Islander alone	11	11	11	11	11	11	11
Margin of Error, Not Hispanic or Latino: - Some other race alone	11	11	11	11	11	11	11
Margin of Error, Not Hispanic or Latino: - Two or more races:	11	22	11	46	11	11	11
Margin of Error, Not Hispanic or Latino: - Two or more races: - Two races including Some other race	11	11	11	11	11	11	11
Margin of Error, Not Hispanic or Latino: - Two or more races: - Two races excluding Some other race, a	11	22	11	46	11	11	11
Margin of Error, Hispanic or Latino:	444	454	333	315	317	542	524
Margin of Error, Hispanic or Latino: - White alone	392	438	162	268	137	317	249
Margin of Error, Hispanic or Latino: - Black or African American alone	56	72	11	20	11	11	15
Margin of Error, Hispanic or Latino: - American Indian and Alaska Native alone	11	11	11	11	86	11	11
Margin of Error, Hispanic or Latino: - Asian alone	11	11	11	11	11	11	11
Margin of Error, Hispanic or Latino: - Native Hawaiian and Other Pacific Islander alone	11	11	11	11	11	11	11
Margin of Error, Hispanic or Latino: - Some other race alone	191	331	304	314	301	447	515
Margin of Error, Hispanic or Latino: - Two or more races:	11	11	10	16	13	42	34
Margin of Error, Hispanic or Latino: - Two or more races: - Two races including Some other race	11	11	10	16	13	40	17
Margin of Error, Hispanic or Latino: - Two or more races: - Two races excluding Some other race, and t	11	11	11	11	11	11	30

Source: U.S. Census 2013-17 ACS 5 Year Estimates

II. IMPACTED SITES AND RELOCATION ASSISTANCE

Pursuant to the TIF Act, Section II of the Housing Impact Study must contain four components: (a) identification of units that may be removed in the proposed redevelopment project; (b) the City's plan for relocation assistance; (c) relocation assistance to be provided; and (d) the identification of potential replacement housing.

A. Potentially Impacted Units

The TIF Act requires that the Housing Impact Study identify those units, by location and number that may be removed, either through a voluntary sale or through eminent domain, as a result of the redevelopment plan.

In the RPA there are potentially 276 impacted units in 32 different structures (refer to Tables 4, for a detailed list). The data was compiled utilizing Cook County data, City of Berwyn and research by Kane, Mckenna. Although the City does not contemplate any displacement as of the date of this study, at a future point in time it is possible that the City could pursue redevelopment that results in removal of these potential dislocation of inhabited units.

TABLE 4

PIN	ADDRESS	USE	UNITS
16-19-426-023-0000	6642 CERMAK RD	3-Story/Resid	4
16-19-426-025-0000	6634 CERMAK RD	2-story Comm'l/Resid	1
"	6624-6626 CERMAK RD	"	3
"	2140 CLARENCE	"	4
16-19-427-024-0000	6608 CERMAK RD	2-Story Comm'l/Resid	1
16-19-427-029-0000	6616 CERMAK RD	1-Story Comm'l/Resid	1
16-19-428-024-0000	6538 CERMAK RD	2-Story Comm'l/Resid	3
16-19-429-023-0000	6516 CERMAK RD	2-Story Comm'l/Resid	1
16-19-429-024-0000	6514 CERMAK RD	2-Story Comm'l/Resid	1
"	"	"	4
"	2140-2150 GUNDERSON	"	38
16-19-430-019-0000	2141 GUNDERSON	3-Story Comm'l/Resid	38
"	6438 CERMAK RD	"	5
"	2140 ELMWOOD	"	6
"	2142 ELMWOOD	"	6
"	2144 ELMWOOD	"	5
"	2146 ELMWOOD	"	4
"	2148 ELMWOOD	"	16
16-19-431-021-0000	6418 CERMAK RD	2-Story Comm'l/Resid	2
"	6346 CERMAK RD	"	8
16-20-330-022-0000	2139 CUYLER AVE	2-Story Comm'l/Resid	3
"	2141-2143 CUYLER AVE	"	7
"	2145 CUYLER AVE	"	3
"	6322 CERMAK RD	"	6
"	6318 CERMAK RD	"	4
"	2142 HIGHLAND	"	32
16-20-331-028-0000	6238 CERMAK RD	2-Story Comm'l/Resid	1
16-20-331-030-0000	6234 CERMAK RD	2-Story Comm'l/Resid	1
16-20-331-031-0000	6232 CERMAK RD	3-Story Comm'l/Resid	4
"	6228 CERMAK RD	"	4
"	2146 HARVEY	"	5
"	2144 HARVEY	"	5
"	2142 HARVEY	"	6
"	2140 HARVEY	"	6
16-29-100-003-0000	6337 CERMAK RD	2-Story Comm'l/Resid	2
16-29-100-004-0000	6335 CERMAK RD	2-Story Comm'l/Resid	1
16-29-100-005-0000	6333 CERMAK RD	2-Story Comm'l/Resid	1
16-29-100-006-0000	6327 CERMAK RD	3-Story Comm'l/Resid	2
"	2208 Cuyler	"	6
16-29-102-001-0000	6243 CERMAK RD	2-Story Comm'l/Resid	1
16-29-102-002-0000	6241 CERMAK RD	"	1
16-29-102-004-0000	6237 CERMAK RD	2-Story Comm'l/Resid	1
16-29-102-039-0000	6229 W CERMAK RD	2-Story Comm'l/Resid	1
"	2208 S. HARVEY	"	
16-30-203-002-0000	6619 CERMAK RD	2-Story Comm'l/Resid	2
16-30-203-003-0000	6617 CERMAK RD	2-Story Comm'l/Resid	1
16-30-203-004-0000	6615 CERMAK RD	2-Story Comm'l/Resid	1
16-30-203-006-0000	6611 CERMAK RD	2-Story Comm'l/Resid	1
16-30-204-004-0000	6539 CERMAK RD	2-Story Comm'l/Resid	4
"	2200 SCOVILLE	"	12
16-30-205-003-0000	6513 CERMAK RD	2-Story Comm'l/Resid	1
TOTAL			276

*Preliminary Harlem Cermak Housing Impact Study
City of Berwyn, Illinois*

B. City Plan for Relocation Assistance

The TIF Act requires that the municipality establish a plan for relocation assistance for those units that may be removed as a result of the potential redevelopment of the RPA.

The City will provide relocation assistance pursuant to regulations promulgated under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and as specified in the TIF Act. Said regulations will serve as the basis for its relocation plan for any residents who would be displaced as a result of the TIF related redevelopment efforts. In addition to such guidelines, the City may undertake assistance based upon the needs of the residents or the projects. Any low-income or very low-income residents will be given the needed assistance in compliance with the URA and other federal guidelines.

As stated above, the City's plan for relocation assistance for those residents in the Redevelopment Project Area whose residences may be removed shall be consistent with the requirements set forth in the TIF Act and other federal guidelines. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

C. Relocation Assistance to Be Provided

In addition to the relocation plan as identified above, the TIF Act states that the type and extent of relocation assistance to be provided by the municipality must be identified. The City plans on providing relocation assistance to those individuals who qualify under the TIF Act. As stated, the City will utilize URA guidelines and other federal guidelines as the basis for its relocation assistance where appropriate.

D. Identification of Replacement Housing Alternatives

The TIF Act states that the City shall identify the availability of replacement housing for those residents whose residences are to be removed and shall identify the type, location and costs of the housing. Kane McKenna with assistance of the City and a real estate professional identified replacement housing within the market area of the RPA. The replacement housing was identified based on a hierarchy of needs: type, price and location. Replacement housing was identified for both renters. These different groups of housing will be identified in different tables as well.

The information contained in this section is not meant to be exhaustive, but serves as an example of alternative housing available in price ranges similar to the existing housing within the RPA and is expected to be updated as market data and availability change over time.

Replacement Housing for Rent

TABLE 5 Attached

TABLE 5

Preliminary Housing For Rent								
Address				Unit Number	Area	Rent	# Rooms	Type Detached/Attached
5300 W	Division	ST		B	Chicago	650	3	Studio, Vintage
5741 W	35th	ST		1	Cicero	695	4	Flat
1943 S	Wesley	AVE		1	Berwyn	738	4	Garden Unit, Low Rise (1-3 Stories)
2235 N	Harlem	AVE		2S	Chicago	800	3	Low Rise (1-3 Stories)
2758 S	Christiana	AVE		3	Chicago	800	2	Flat, Low Rise (1-3 Stories)
1916 S	55th	CT		G	Cicero	850	5	Low Rise (1-3 Stories)
2208 S	57th	AVE		10	Cicero	875	4	Flat
2244	Oak Park	AVE		GE	Berwyn	890	4	Garden Unit
214	Circle	AVE		105	Forest Park	900	2	Studio
1134 S	Oak Park	AVE		G	Oak Park	900	4	Flat
318 N	Lotus	AVE		3	Chicago	900	4	Low Rise (1-3 Stories)
4939 W	Walton	ST		2	Chicago	900	3	Low Rise (1-3 Stories)
7820	Madison	ST		101	Forest Park	950	3	Mid Rise (4-6 Stories)
7820	Madison	ST		106	Forest Park	950	4	Mid Rise (4-6 Stories)
847	Hannah	AVE		1RB	Forest Park	950	5	Flat
336	Lathrop	AVE		205	Forest Park	950	3	Flat
7319 W	60th	PL		2	Summit	950	4	Low Rise (1-3 Stories)
4420	Forest	AVE		G	Brookfield	950	4	Low Rise (1-3 Stories)
5434 W	Kamerling	AVE		1F	Chicago	950	5	Flat
4838 W	FULTON	ST		1	Chicago	950	6	2 Stories
4326 W	WILCOX	ST		2ND	Chicago	950	4	Low Rise (1-3 Stories)
3550 W	15TH	ST		3	Chicago	950	5	3 Stories
4601	Forest	AVE		1N	Brookfield	975	4	Flat
2300 N	Harlem	AVE		502	Elmwood Park	975	4	Mid Rise (4-6 Stories)
5841 W	Augusta	BLVD		2R	Chicago	975	5	Flat
233 N	Mason	AVE		1A	Chicago	975	4	Courtyard
4337	Prescott	AVE		2C	Lyons	999	4	Other
7824	Madison	ST		201	Forest Park	1000	3	Mid Rise (4-6 Stories)
7824	Madison	ST		101	Forest Park	1000	3	Mid Rise (4-6 Stories)
2000 S	5th	AVE		1-S	Maywood	1000	4	Low Rise (1-3 Stories)
6839	21st	ST		GDS	Berwyn	1000	4	Low Rise (1-3 Stories)
314	Beach	AVE		2A	LaGrange Park	1000	5	Low Rise (1-3 Stories)
2325 S	Lombard	AVE		G	Cicero	1000	4	Flat
4718 W	congress	PKWY		G	Chicago	1000	5	Low Rise (1-3 Stories)
1540 N	Lorel	AVE		2W	Chicago	1000	5	Low Rise (1-3 Stories)
4141 W	Adams	ST		2	Chicago	1000	6	Flat
1810 S	Homan	AVE		G	Chicago	1000	5	Low Rise (1-3 Stories)
1616 S	Harding	AVE		G	Chicago	1000	4	Garden Unit
2232 S	Kolin	AVE		GARDEN	Chicago	1000	4	2 Stories
125 S	Kenilworth	AVE		11	Oak Park	1025	4	Low Rise (1-3 Stories)
1344	Maple	AVE		GARDEN	Berwyn	1050	4	Low Rise (1-3 Stories)
3914 W	DIVISION	ST		1	Chicago	1050	5	Flat, Low Rise (1-3 Stories)
4834 W	Superior	ST		1F	Chicago	1050	5	Flat
3556 W	15TH	ST		3	Chicago	1050	5	Low Rise (1-3 Stories)
300.5	Madison	ST		2SE	Oak Park	1075	3	Low Rise (1-3 Stories), Studio
6843	21st	ST		1N	Berwyn	1075	3	Low Rise (1-3 Stories)
6841	21st	ST		2E	Berwyn	1075	3	Low Rise (1-3 Stories)
6841	21st	ST		2W	Berwyn	1085	3	Low Rise (1-3 Stories)
6841	21st	ST		1W	Berwyn	1085	3	Low Rise (1-3 Stories)
1809	Harlem	AVE		2N	Berwyn	1095	5	Low Rise (1-3 Stories)

TABLE 5

Preliminary Housing For Rent							
Address			Unit Number	Area	Rent	# Rooms	Type Detached/Attached
7444	Franklin	ST	1SW	Forest Park	1100	3	Low Rise (1-3 Stories)
310 S	Lombard	AVE	B	Oak Park	1100	4	Low Rise (1-3 Stories)
2818	RIDGELAND	AVE	102	Berwyn	1100	5	Low Rise (1-3 Stories)
1238 S	57TH	CT	2	Cicero	1100	5	Flat
1916 S	55th	CT		Cicero	1100	6	2 Stories
5355 W	Iowa	ST	1	Chicago	1100	5	Low Rise (1-3 Stories)
3912 W	Jackson	BLVD	1	Chicago	1100	6	Low Rise (1-3 Stories), Mid Rise (4-6 Stories)
4121 W	Arthington	ST		Chicago	1100	7	1 Story
1827 S	RIDGEWAY	AVE	GARDEN	Chicago	1100	5	3 Stories
6839	21st	ST	1S	Berwyn	1115	4	Low Rise (1-3 Stories)
4936 W	Jackson	BLVD	2	Chicago	1149	6	Flat
5027 W	Washington	BLVD	2	Chicago	1149	6	Flat
95 S	Seventh	AVE	COACHHS	La Grange	1150	3	Vintage
6223 W	Wabansia	AVE	2	Chicago	1150	4	Low Rise (1-3 Stories)
4840 W	VanBuren	ST		Chicago	1150	4	2 Stories
1320 S	Kedvale	AVE	3R	Chicago	1150	4	Low Rise (1-3 Stories)
1536 S	Christiana	AVE		Chicago	1150	6	2 Stories
1846 S	SAWYER	AVE	2F	Chicago	1150	6	Flat
7745	Adams	ST	3W	Forest Park	1195	3	Flat
324 S	Maple	AVE	2A	Oak Park	1195	4	Low Rise (1-3 Stories)
1124 S	Oak Park	AVE	G	Oak Park	1195	4	Garden Unit
234 S	Maple	AVE	3E	Oak Park	1195	4	Low Rise (1-3 Stories)
7369 W	North	AVE	2	River Forest	1195	4	Flat, Low Rise (1-3 Stories)
1910	Division	ST	5	Melrose Park	1200	5	Low Rise (1-3 Stories)
220 N	Kenilworth	AVE	7	Oak Park	1200	4	Low Rise (1-3 Stories)
1050	Augusta	ST	G	Oak Park	1200	3	Garden Unit
406	Franklin	AVE	2B	River Forest	1200	4	Cluster
1825	Home	AVE	2	Berwyn	1200	3	2 Stories
1332	Euclid	AVE		Berwyn	1200	5	1 Story
20	6th	AVE	2	La Grange	1200	3	Cluster
2131 N	73rd	CT	2	Elmwood Park	1200	5	Low Rise (1-3 Stories), Other
2310 N	Harlem	AVE	203	Elmwood Park	1200	5	Mid Rise (4-6 Stories)
4829 W	Potomac	AVE		Chicago	1200	6	2 Stories
5214 W	Washington	BLVD	1N	Chicago	1200	4	Mid Rise (4-6 Stories)
4442 S	Kilpatrick	AVE		Chicago	1200	5	1 Story
4524	Park	AVE	C	Brookfield	1230	5	Low Rise (1-3 Stories)
233 N	Mason	AVE	2A	Chicago	1240	5	Courtyard
7300	Madison	ST	2D1	Forest Park	1250	3	Low Rise (1-3 Stories)
729	Highland	AVE	G	Oak Park	1250	5	Low Rise (1-3 Stories)
220 N	Kenilworth	AVE	3	Oak Park	1250	4	Low Rise (1-3 Stories)
3423	Ridgeland	AVE	203	Berwyn	1250	4	Low Rise (1-3 Stories)
7134	Riverside	DR	2S	Berwyn	1250	4	Low Rise (1-3 Stories)
4608	Grove	AVE	8	Brookfield	1250	4	Low Rise (1-3 Stories)
5302 W	Ohio	ST	G	Chicago	1250	6	Garden Unit
4742 W	Polk	ST	1	Chicago	1250	6	Low Rise (1-3 Stories)
1528 S	Springfield	AVE	2	Chicago	1250	6	Flat
7300 W	Madison	ST	209	Forest Park	1275	4	Low Rise (1-3 Stories)
724 S	Humphrey	AVE	2	Oak Park	1275	4	Low Rise (1-3 Stories)
1054 N	Mason	AVE	1A	Chicago	1275	5	Flat, Low Rise (1-3 Stories)
5715 W	55th	ST	2	Chicago	1280	5	Flat

TABLE 5

Preliminary Housing For Rent							
Address			Unit Number	Area	Rent	# Rooms	Type Detached/Attached
1030	Dunlop	AVE	1W	Forest Park	Forest Pa	4	Flat
7300	Madison	ST	101	Forest Park	1300	3	Low Rise (1-3 Stories)
1650 S	Mannheim	RD	GARDEN	Westchester	1300	5	Flat
810 S	Austin	BLVD	2	Oak Park	1300	7	Other
1522	GROVE	AVE	BS	Berwyn	1300	6	Garden Unit
2019 N	72nd	CT	G	Elmwood Park	1300	4	Flat, Garden Unit
2141 N	MELVINA	AVE	2	Chicago	1300	6	Flat
1015 N	Lamon	AVE	2S	Chicago	1300	6	Flat
4028 W	Washington	BLVD		Chicago	1300	7	Townhouse-2 Story
4512 W	Jackson	BLVD	2	Chicago	1300	6	Low Rise (1-3 Stories)
1627	Kenilworth	AVE	2	Berwyn	1350	5	Low Rise (1-3 Stories)
8519 W	Cermak	RD	ZF	North Riverside	1350	4	Low Rise (1-3 Stories)
5720 W	Cermak	RD	1R	Cicero	1350	7	Flat
52 N	Waller	AVE	140	Chicago	1350	6	Low Rise (1-3 Stories)
4840 W	VanBuren	ST	2	Chicago	1350	5	2 Stories
1530 S	Ridgeway	AVE		Chicago	1350	3	2 Stories
5852 S	Archer	AVE	1	Chicago	1350	5	Flat
122 N	11th	AVE	1	Melrose Park	1395	5	Other
57 W	CHICAGO	AVE	2	Oak Park	1395	7	Flat
724	Westchester	BLVD	2	Westchester	1400	5	Flat
721	South	BLVD	1	Oak Park	1400	2	Studio
1510 N	Harlem	AVE	3S	River Forest	1400	5	Low Rise (1-3 Stories)
3015	Oak Park	AVE	1	Berwyn	1400	4	Low Rise (1-3 Stories)
3704	Harrison	AVE	2	Brookfield	1400	4	Vintage
31 S	La Grange	RD	2	La Grange	1400	4	Low Rise (1-3 Stories)
2439 S	60th	CT	1	Cicero	1400	6	Other
712 N	Leamington	AVE	2	Chicago	1400	6	Low Rise (1-3 Stories)
5437 W	Monroe	ST	1	Chicago	1400	3	Low Rise (1-3 Stories)
5437 W	Monroe	ST	2	Chicago	1400	3	Low Rise (1-3 Stories)
5437 W	Monroe	ST	3	Chicago	1400	3	Low Rise (1-3 Stories)
1706 N	Mayfield	AVE	2	Chicago	1400	6	2 Stories
7517	Franklin	ST	1	Forest Park	1450	5	Low Rise (1-3 Stories)
7351	Madison	ST	2	Forest Park	1450	6	Low Rise (1-3 Stories)
1116	Thomas	AVE	1	Forest Park	1450	5	Low Rise (1-3 Stories)
1232 N	Austin	BLVD	3S	Oak Park	1450	5	Low Rise (1-3 Stories)
4521	Maple	AVE	1N	Brookfield	1450	5	Low Rise (1-3 Stories)
4532	Maple	AVE	3	Brookfield	1450	5	Low Rise (1-3 Stories)
3632 S	59th	AVE		Cicero	1450	6	1.5 Story
1347	Marengo	AVE	1	Forest Park	1475	5	2 Stories
521	JACKSON	BLVD	A-1	Forest Park	1495	5	Low Rise (1-3 Stories)
209	Circle	AVE	1	Forest Park	1500	6	Hillside, Other
541	MARENGO	AVE	2	Forest Park	1500	6	Flat
1837 S	2nd	AVE		Maywood	1500	5	1 Story
1110 S	East	AVE	1	Oak Park	1500	5	Flat
6438	Ogden	AVE	HOUSE	Berwyn	1500	5	1.5 Story
9232	Broadway	AVE	3	Brookfield	1500	5	Low Rise (1-3 Stories)
2439 S	60th	CT	2	Cicero	1500	7	Other
4715 W	Washington	BLVD	2	Chicago	1500	7	Flat
5919 W	Midway Park		3W	Chicago	1500	7	Other
3536 W	13th	PL	1	Chicago	1500	6	1 Story

TABLE 5

Preliminary Housing For Rent							
Address			Unit Number	Area	Rent	# Rooms	Type Detached/Attached
1321 S	Lawndale	AVE	1	Chicago	1500	6	Flat
135	Elgin	AVE		1 Forest Park	1550	6	Flat
917	Bristol	AVE		Westchester	1550	5	1 Story
1137	Augusta	ST	2	Oak Park	1550	5	Courtyard, Low Rise (1-3 Stories)
3722	East	AVE	2	Berwyn	1550	6	Low Rise (1-3 Stories)
1628 N	Narragansett	AVE	1	Chicago	1550	6	Flat
420	Marengo	AVE	1F	Forest Park	1595	4	Other
618	Washington	BLVD	5	Oak Park	1595	4	Flat
2211 N	Harlem	AVE	2	Chicago	1595	6	Flat, Garden Unit
104 N	Kenilworth	AVE	1	Oak Park	1600	6	Flat
25 S	Sixth	AVE	2	La Grange	1600	4	Flat
3 E	QUINCY	ST	1	Riverside	1600	5	Low Rise (1-3 Stories)
2316 S	59th	CT		Cicero	1600	7	1.5 Story
115 S	parkside	AVE	1	Chicago	1600	7	Flat
1004 S	Taylor	AVE		Oak Park	1625	6	Townhouse-2 Story
821	Marengo	AVE	2	Forest Park	1650	8	2 Stories
2424	Randolph	ST		Bellwood	1650	6	1/2 Duplex
820	BELLEFORTE	AVE	2	Oak Park	1675	6	Flat
3820	Wesley	AVE		Berwyn	1695	6	1.5 Story
1002	Beloit	AVE	2	Forest Park	1700	5	Flat
1650 S	Mannheim	RD	1	Westchester	1700	6	Flat
2308	Clinton	AVE		Berwyn	1700	8	1 Story
5115 S	Parkside	AVE		Chicago	1700	5	Raised Ranch
7804 W	46TH	ST		Lyons	1715	7	2 Stories
7211	Jackson	BLVD	1	Forest Park	1750	6	Flat, Vintage
2340 S	13th	AVE		Broadview	1750	8	2 Stories
3414	Clarence	AVE	1	Berwyn	1750	7	1/2 Duplex
4444	1st	AVE	301	Lyons	1750	6	Flat
1917 S	Trumbull	AVE	1	Chicago	1750	6	3 Stories
128 S	Austin	BLVD	2	Oak Park	1774	6	Flat, Low Rise (1-3 Stories), Vintage
4115	Blanchard	AVE		Brookfield	1775	6	1.5 Story
922	Marengo	AVE	2	Forest Park	1800	6	Low Rise (1-3 Stories)
10830	Hastings	ST		Westchester	1800	7	1 Story
706 S	Maple	AVE	15	Oak Park	1800	6	Low Rise (1-3 Stories), Vintage
5510 S	72nd	CT		Summit	1800	7	2 Stories
3932	Forest	AVE		Brookfield	1800	5	1 Story
100	Forest	AVE	1	Riverside	1800	6	Low Rise (1-3 Stories)
5900 W	Adams	ST	1	Chicago	1800	7	Flat
2450	Bellevue	AVE		Westchester	1850	7	Raised Ranch
1136 S	Elmwood	AVE	2	Oak Park	1850	6	2 Stories
46 N	Spring	AVE		La Grange	1850	6	1/2 Duplex
2120 S	Christiana	AVE		Chicago	1850	7	2 Stories
1900	SUFFOLK	AVE		Westchester	1895	7	1 Story
420 N	Marion	ST	2	Oak Park	1895	6	Flat, Vintage
30 S	Spring	AVE	206	La Grange	1900	5	Low Rise (1-3 Stories)
218	HERRICK	RD	2	Riverside	1900	6	Flat
1135	Westgate	ST	803	Oak Park	1909	3	High Rise (7+ Stories)
31 E	Ogden	AVE	252	La Grange	1930	3	Mid Rise (4-6 Stories)
15 S	Waiola	AVE	10	La Grange	1950	4	Townhouse-2 Story
5125 S	Mayfield	AVE		Chicago	1950	5	2 Stories

TABLE 5

Preliminary Housing For Rent								
Address				Unit Number	Area	Rent	# Rooms	Type Detached/Attached
2300	N	73rd	AVE		Elmwood Park	1985	8	1.5 Story
2249	S	25th	AVE		Broadview	1995	8	Raised Ranch
233	S	14th	AVE		Maywood	2000	9	2 Stories
10516		Somerset	DR		Westchester	2000	9	Split Level
1860		Stratford	AVE		Westchester	2000	6	2 Stories
415	S	Elmwood	AVE	3	Oak Park	2000	6	Flat
2314		Ridgeland	AVE		Berwyn	2000	10	1.5 Story
4018		Deyo	AVE		Brookfield	2000	8	2 Stories
34	N	Waiola	AVE	2	La Grange	2000	6	Flat, Vintage
34	N	Waiola	AVE	1	La Grange	2000	6	Flat, Vintage
1134	S	Oak Park	AVE	1	Oak Park	2050	6	Flat
2728		Wesley	AVE		Berwyn	2095	7	1.5 Story
1110		Marengo	AVE		Forest Park	2100	8	1 Story
1402	N	21ST	AVE		Melrose Park	2100	8	2 Stories
6739	W	North	AVE	2	Oak Park	2100	7	Other
931	N	Harvey	AVE		Oak Park	2150	6	1 Story
3638		Ridgeland	AVE		Berwyn	2150	6	2 Stories
1234	N	MARION	ST		Oak Park	2200	8	2 Stories
6640		34th	ST		Berwyn	2200	8	2 Stories
7312		Ogden	AVE	1	Riverside	2200	6	Townhouse 3+ Stories
1850		NEWCASTLE	AVE		Westchester	2250	9	2 Stories
1512		MARENGO	AVE		Forest Park	2280	10	1.5 Story
1347		Marengo	AVE		Forest Park	2300	8	2 Stories
2409	E	Martindale	DR		Westchester	2300	7	Split Level
433		Wisconsin	AVE	1	Oak Park	2300	6	Other
3501		CLEVELAND	AVE		Brookfield	2315	7	1.5 Story
1102		Lathrop	AVE		Forest Park	2325	8	2 Stories
7643		Monroe	ST	1	Forest Park	2400	5	Flat
3212		Raymond	AVE		Brookfield	2400	8	2 Stories
728		Arlington	RD		Riverside	2400	10	2 Stories
315	E	Burlington	ST	C	Riverside	2400	6	Townhouse 3+ Stories
5349	W	Van Buren	ST	1	Chicago	2400	6	Low Rise (1-3 Stories)
5126	S	Austin	AVE		Chicago	2400	7	1 Story
629		Grove	LN		Forest Park	2495	7	Townhouse 3+ Stories
630	S	HUMPHREY	AVE		Oak Park	2495	7	2 Stories
1815		Scoville	AVE		Berwyn	2500	12	2 Stories
1304	S	WENDONAH	ST		Berwyn	2500	7	1.5 Story
3208		Clinton	AVE		Berwyn	2500	8	3 Stories
3335		Home	AVE	3335	Berwyn	2500	8	Garden Unit
138	S	Austin	BLVD	1	Oak Park	2575	8	Flat
7238		Franklin	ST	G	Forest Park	2600	6	Townhouse 3+ Stories
16	S	Seventh	AVE		La Grange	2600	9	2 Stories
30	S	Spring	AVE	104	La Grange	2625	6	Low Rise (1-3 Stories)
833	S	Humphrey	AVE		Oak Park	2650	8	2 Stories
128	N	Lombard	AVE		Oak Park	2650	8	1.5 Story
519		Grove	LN		Forest Park	2700	6	Townhouse 3+ Stories
133	S	Lombard	AVE		Oak Park	2700	9	2 Stories
2326		Kensington	AVE		Westchester	2750	8	2 Stories
601		South	BLVD	A	Oak Park	2750	6	Townhouse 3+ Stories
31	E	Ogden	AVE	416	La Grange	2750	5	Mid Rise (4-6 Stories)

TABLE 5

Preliminary Housing For Rent							
Address			Unit Number	Area	Rent	# Rooms	Type Detached/Attached
731	Hayes	AVE		Oak Park	2775	11	2 Stories
31 E	Ogden	AVE	427	La Grange	2780	5	Mid Rise (4-6 Stories)
31 E	Ogden	AVE	515	La Grange	2785	5	Mid Rise (4-6 Stories)
31 E	Ogden	AVE	405	La Grange	2785	5	Mid Rise (4-6 Stories)
2913	Kensington	ST		Westchester	2800	10	Split Level
805 N	Taylor	AVE		Oak Park	2800	8	2 Stories
1115	Erie	ST		Oak Park	2800	7	2 Stories
31 E	Ogden	AVE	319	La Grange	2850	5	Mid Rise (4-6 Stories)
131 S	Humphrey	AVE		Oak Park	2900	9	2 Stories
1515	Clinton	PL		River Forest	2995	10	2 Stories
2018 W	21st	PL	1R	Chicago	2995	7	1/2 Duplex
101 N	Euclid	AVE	19	Oak Park	3000	7	Townhouse 3+ Stories
1218 N	Euclid	AVE		Oak Park	3000	10	2 Stories
847 S	Kenilworth	AVE		Oak Park	3000	9	2 Stories
12	Park	AVE		River Forest	3200	8	Townhouse 3+ Stories
1015	Wesley	AVE		Oak Park	3300	11	2 Stories
31 E	Ogden	AVE	B103	La Grange	3300	6	Mid Rise (4-6 Stories)
427 N	Grove	AVE	1	Oak Park	3400	8	Flat
1227	Hayes	AVE		Oak Park	3400	11	2 Stories
30 S	Spring	AVE	101	La Grange	3425	7	Low Rise (1-3 Stories)
1150 S	Harvey	AVE		Oak Park	3500	10	2 Stories
558	Lathrop	AVE		River Forest	3500	8	2 Stories
2339	Clarence	AVE		Berwyn	3500	9	1.5 Story
1515	MONROE	AVE		River Forest	3600	9	2 Stories
1112	Lyman	AVE		Oak Park	3600	9	2 Stories
184 N	Marion	ST	184	Oak Park	3750	7	Townhouse 3+ Stories
608 S	Scoville	AVE		Oak Park	3750	8	3 Stories
192 N	MARION	ST		Oak Park	3850	8	Townhouse 3+ Stories
31 E	Ogden	AVE	504	La Grange	3930	6	Mid Rise (4-6 Stories)
31 E	Ogden	AVE	548	La Grange	3995	6	Mid Rise (4-6 Stories)
202	Harrison	ST		Oak Park	4000	5	Townhouse 3+ Stories
625 S	Harlem	AVE	1	Forest Park	4500	6	Flat
803	Belleforte	AVE		Oak Park	4500	12	2 Stories
112 N	Ashland	AVE		La Grange	4900	9	3 Stories
131	Longcommon	RD		Riverside	5000	12	2 Stories
273	Maplewood	RD		Riverside	5200	10	2 Stories
630 N	East	AVE		Oak Park	5950	10	2 Stories

III. REQUIREMENTS FOR VERY LOW AND LOW-INCOME RESIDENTS

Per the TIF Act, no redevelopment plan shall remove residential housing units that are occupied by households of low-income and very low-income persons unless the plan provides, with respect to inhabited housing that are to be removed for households of low-income and very low-income persons, affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA, as amended, and the regulations under the Act. The municipality shall make a good faith effort to ensure that this affordable housing is located in or near the redevelopment project area within the municipality.

If the City does relocate residents within the RPA, the City will need to determine if those residents fall into the low-income and very low-income category. At that point, the City will take appropriate action and provide relocation assistance to those residents that would be relocated pursuant to the requirements of the TIF Act. The City intends to work with local housing agencies and organizations to ensure that relocated residents find comparable housing.

Appendix A
Study Area Map

HARLEM CERMAK TIF, AS AMENDED, BOUNDARY MAP



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 10th day of March, 2020, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the City of Berwyn, Cook County, Illinois
Designating the First Amended Harlem Avenue Redevelopment
Project Area Pursuant to the Tax Increment Allocation Redevelopment Act

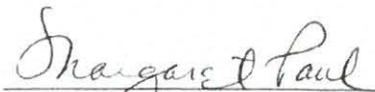
a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

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

18th IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City, this day of March, 2020.

(Seal)




Margaret Paul, City Clerk

MINUTES

Alderman Avila moved and Alderman Ruiz seconded the motion that said ordinance as presented and read by the City Clerk be adopted.

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

Upon the roll being called, the following Alderman voted AYE: _____

Lennon, Reardon, Fejt, Santoy, Ruiz, Avila, Nowak

The following Alderman voted NAY: _____

Ald. Ramirez absent

Whereupon the Mayor declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the City Clerk to record the same in full in the records of the Mayor and City Council of the City of Berwyn, Cook County, Illinois, which was done.

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

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



Margaret Paul
Margaret Paul, City Clerk

CITY OF BERWYN
ORDINANCE NO. 20-08

ADOPTED BY THE CITY COUNCIL
OF THE
CITY OF BERWYN

ON MARCH 10, 2020

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS, THIS 11th DAY OF MARCH, 2020

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

CERTIFICATE

I, Margaret Paul, certify that I am the duly elected and acting City Clerk of the City of Berwyn, Cook County, Illinois. I further certify that the attached Ordinance is a true and correct copy of Ordinance 20-08, which has not been altered, amended or rescinded.

I further certify that on March 10, 2020, the corporate authorities of said municipality passed and approved **Ordinance No. 20-08** entitled:

An Ordinance of the City of Berwyn, Cook County, Illinois, Designating the First Amended Harlem Avenue Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.

The Ordinance provided that it be published in pamphlet form. The pamphlet form of Ordinance No. 20-08 was prepared and a copy of such Ordinance was posted in the Berwyn City Hall commencing on March 11, 2020 and continuing for at least ten days thereafter. Copies of such ordinance were also available for public inspection upon request in the office of the City Clerk.

Dated at Berwyn, Illinois this 11th day of March, 2020.

(SEAL)



Margaret Paul

Margaret Paul, City Clerk

E-2

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER 20-08

**AN ORDINANCE OF THE CITY OF BERWYN, COOK COUNTY,
ILLINOIS, DESIGNATING THE FIRST AMENDED HARLEM AVENUE
REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT
ALLOCATION REDEVELOPMENT ACT**

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

James "Scott" Lennon
Jose Ramirez
Jeanine Reardon
Robert Fejt
Cesar A. Santoy
Alicia M. Ruiz
Rafael Avila
Anthony Nowak
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on
this 11th day of MARCH, 2020.

SECOND ORDINANCE

ORDINANCE NO. 20-08

**AN ORDINANCE OF THE CITY OF BERWYN, COOK COUNTY,
ILLINOIS, DESIGNATING THE FIRST AMENDED HARLEM AVENUE
REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT
ALLOCATION REDEVELOPMENT ACT**

* * * * *

WHEREAS, it is desirable and in the best interest of the citizens of the City of Berwyn, Cook County, Illinois (the “City”), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed amended redevelopment plan and redevelopment project (“First Amended Redevelopment Plan and Project”) within the municipal boundaries of the City and within a proposed amended redevelopment project area (“First Amended Redevelopment Area”) described in Section 1 of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the First Amended Redevelopment Plan and Project, which First Amended Redevelopment Plan and Project were identified in such ordinance and were the subject, along with the First Redevelopment Project Area designation hereinafter made, of a public hearing held on February 25, 2020, and it is now necessary and desirable to designate the First Amended Redevelopment Area as a redevelopment project area pursuant to the Act.

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

Section 1. Area Designated. That the First Amended Redevelopment 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 First Amended Redevelopment Area is described in EXHIBIT B attached hereto and incorporated herein as if set out in full by this reference. The map of the First Amended Redevelopment Area is depicted on EXHIBIT C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Invalidity of Any Section. 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 3. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

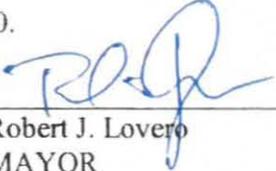
EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

ADOPTED by the City Council of the City of Berwyn, Cook County, Illinois on this 10th day of March 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Lennon	✓			
Ramirez			✓	
Reardon	✓			
Fejt	✓			
Santoy	✓			
Ruiz	✓			
Avila	✓			
Nowak	✓			
(Mayor Lovero)				
TOTAL	7	0	1	

APPROVED this 11th day of March 2020.


 Robert J. Lovero
 MAYOR

ATTEST:


 Margaret Paul
 CITY CLERK



EXHIBIT A

**LEGAL DESCRIPTION
FIRST AMENDED REDEVELOPMENT PROJECT AREA**

**LEGAL DESCRIPTION
FIRST AMENDED REDEVELOPMENT PROJECT AREA**

HARLEM CERMAK TIF FIRST AMENDMENT LEGAL DESCRIPTION

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 28 IN BLOCK 9 OF KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 9;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 30TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 30TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 5 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 29TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 29TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY IN KOMAREK'S RIVERSIDE DRIVE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30, TO AN ANGLE POINT IN SAID NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN SAID KOMAREK'S RIVERSIDE DRIVE SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTHWESTERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN RIVERSIDE PARK SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE HARLEM AND 26TH STREET SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 5 IN SAID HARLEM AND 26TH STREET SUBDIVISION;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 23 AND 126 IN THE 22ND STREET LAND ASSOCIATION SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 127 AND 197 IN SAID 22ND STREET LAND ASSOCIATION SUBDIVISION;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS

99 AND 52 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF GROVE AVENUE;

THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 50 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 50;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN KLIMA'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN SAID BLOCK 1;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY IN SAID BLOCK 1;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF WESLEY AVENUE;

THENCE NORTHERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN BERWYN MANOR SUBDIVISION;

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID

AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN MANOR SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "A" IN BERWYN GARDEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "B" IN SAID BERWYN GARDEN'S SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "C" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "D" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "E" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WENONAH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "F" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19;

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

THAT PART OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD AND WITH THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST ON AN ASSUMED BEARING ALONG SAID SOUTH RIGHT-OF-WAY LINE 286.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES WEST, A DISTANCE OF 5.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES, 37 MINUTES 40 SECONDS WEST, 321.70 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 61.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST, 160.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 243.02 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 21 MINUTES 52 SECONDS WEST, 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD, (DEDICATED AS PER DOCUMENT NO. 19198042, RECORDED JULY 28, 1964) SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 91.26 FEET;

THENCE SOUTH 61 DEGREES 14 MINUTES 31 SECONDS WEST, 67.86 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, 59.37 FEET;

THENCE SOUTH 57 DEGREES 39 MINUTES 48 SECONDS WEST, 87.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARLEM AVENUE;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 107.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A 65.00 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 102.51 FEET (THE CHORD BEARS NORTH 45 DEGREES 10 MINUTES 56 SECONDS EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 127.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY AVENUE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT F, LOT E, LOT D, LOT C, LOT B AND LOT A IN BERWYN MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, ALSO BEING THE SOUTH LINES OF LOTS 26, 37, 88, 99, 150, 161, 212, 223, 274, 285, 336 and 347 IN SAID BERWYN MANOR;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE EAST ACROSS RIDGELAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 18 FEET OF LOT 27 IN BLOCK 5 IN B. PINKERT AND SONS 22ND STREET SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 66 FEET THEREOF), OF THE CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 18 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 18 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.49 FEET OF LOT 12 IN SAID BLOCK 5;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.49 FEET OF LOT 12;

THENCE EAST ACROSS CUYLER AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.51 FEET OF LOT 27 IN BLOCK 6 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.51 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.51 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.55 FEET OF LOT 12 IN SAID BLOCK 6;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.55 FEET OF LOT 12;

THENCE EAST ACROSS HIGHLAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.57 FEET OF LOT 27 IN BLOCK 7 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.65 FEET OF LOT 12 IN SAID BLOCK 7;

THENCE EAST ACROSS HARVEY AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.66 FEET OF LOT 27 IN BLOCK 8 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.71 FEET OF LOT 12 IN SAID BLOCK 8, ALSO BEING THE WEST LINE OF LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD;

THENCE SOUTH TO THE INTERSECTION OF THE SOUTH LINE OF SAID CERMAK ROAD WITH THE WEST LINE OF SAID LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 5 IN HENRY H. & JESSIE S. WALKER'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HARVEY AVENUE;

THENCE WEST ACROSS SAID HARVEY AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HARVEY AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 6 IN SAID HENRY H. & JESSIE S. WALKER'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HIGHLAND AVENUE;

THENCE WEST ACROSS SAID HIGHLAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HIGHLAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF CUYLER AVENUE;

THENCE WEST ACROSS SAID CUYLER AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID CUYLER AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 8 IN SAID SUBDIVISION OF BLOCKS 7 AND 8 IN SAID SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF RIDGELAND AVENUE;

THENCE WEST ACROSS SAID RIDGELAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID RIDGELAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 1 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF ELMWOOD AVENUE;

THENCE WEST ACROSS SAID ELMWOOD AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID ELMWOOD AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 2 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF GUNDERSON AVENUE;

THENCE WEST ACROSS SAID GUNDERSON AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID GUNDERSON AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 3 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF SCOVILLE AVENUE;

THENCE WEST ACROSS SAID SCOVILLE AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID SCOVILLE AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 4 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF EAST AVENUE;

THENCE WEST ACROSS SAID EAST AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID EAST AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH AND ADJOINING LOT 5 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 5 AND ALSO ALONG THE NORTH LINE OF LOT 6 IN J. KLICMAN'S RESUBDIVISION OF THE WEST HALF OF LOT 1 AND LOT 4 (EXCEPT THE SOUTH 62 FEET) IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHWEST CORNER SAID LOT 6, ALSO BEING A POINT ON THE EAST LINE OF CLARENCE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTH 31.5 FEET OF THE SOUTH QUARTER OF LOT 3 IN SAID CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID WEST LINE OF LOT 3 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 10 IN KLIMA'S SUBDIVISION OF LOTS 1 & 2 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST 41 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT IN THE CENTERLINE OF WESLEY AVENUE;

THENCE NORTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING,

EXCEPT

LOT 217 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALL IN COOK COUNTY, ILLINOIS.

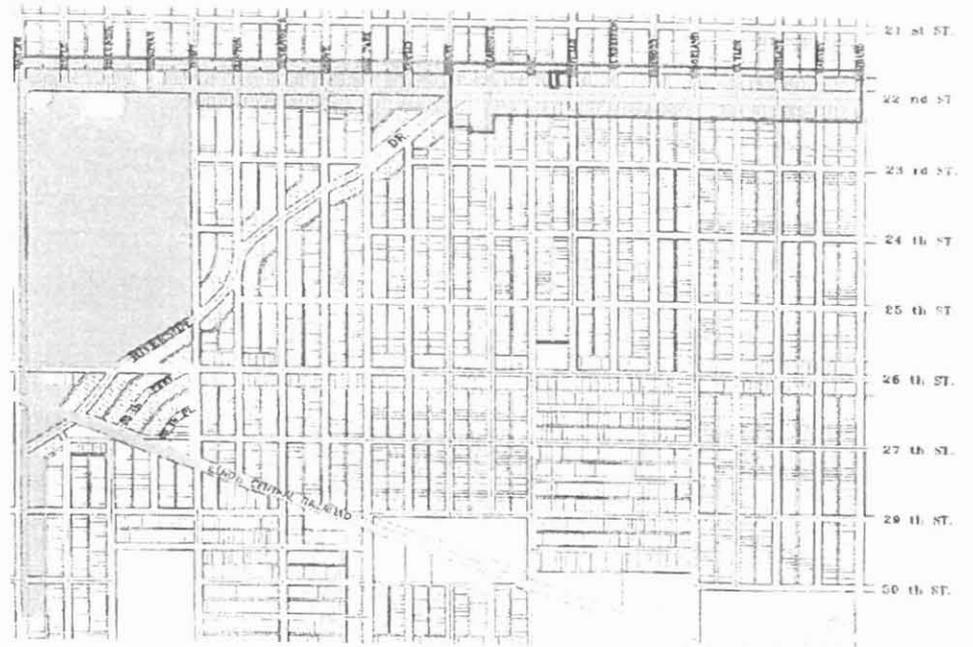
EXHIBIT B

The Redevelopment Project Area (the "RPA") RPA is generally bounded on the south by the 31st Street, on the east by Lombard Avenue, on the north by Cermak Road (including properties on the north and south side of Cermak Road), and on the west by the City Boundaries at Harlem Avenue. The RPA contains mixed residential uses, retail/commercial properties and institutional uses.

EXHIBIT C

**MAP OF
FIRST AMENDED REDEVELOPMENT PROJECT AREA**

HARLEM CERMAK TIF, AS AMENDED, BOUNDARY MAP



STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

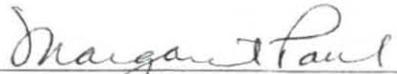
I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 10th day of March, 2020, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the City of Berwyn, Cook County, Illinois,
Adopting Tax Increment Allocation Financing for the First
Amended Harlem Avenue Redevelopment Project Area.

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

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

18th IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City, this day of March, 2020.


Margaret Paul, City Clerk

(SEAL)



MINUTES

Alderman Avila moved and Alderman Ruiz seconded the motion that said ordinance as presented and read by the City Clerk be adopted.

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

Upon the roll being called, the following Alderman voted AYE: _____

Lennon, Reardon, Fejt, Santoy, Ruiz, Avila
and Nowak

The following Alderman voted NAY: _____

Ald Ramirez - absent

Whereupon the Mayor declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the City Clerk to record the same in full in the records of the Mayor and City Council of the City of Berwyn, Cook County, Illinois, which was done.

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

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



Margaret Paul
Margaret Paul, City Clerk

CITY OF BERWYN
ORDINANCE NO. 20-09

ADOPTED BY THE CITY COUNCIL
OF THE
CITY OF BERWYN

ON MARCH 10, 2020

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS, THIS 11th DAY OF MARCH, 2020

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

CERTIFICATE

I, Margaret Paul, certify that I am the duly elected and acting City Clerk of the City of Berwyn, Cook County, Illinois. I further certify that the attached Ordinance is a true and correct copy of Ordinance 20-09, which has not been altered, amended or rescinded.

I further certify that on March 10, 2020, the corporate authorities of said municipality passed and approved **Ordinance No. 20-09** entitled:

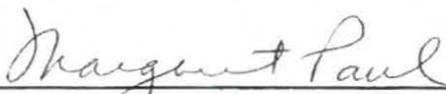
An Ordinance of the City of Berwyn, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the First Amended Harlem Avenue Redevelopment Project Area.

The Ordinance provided that it be published in pamphlet form. The pamphlet form of Ordinance No. 20-09 was prepared and a copy of such Ordinance was posted in the Berwyn City Hall commencing on March 11, 2020 and continuing for at least ten days thereafter. Copies of such ordinance were also available for public inspection upon request in the office of the City Clerk.

Dated at Berwyn, Illinois this 11th day of March, 2020.

(SEAL)





Margaret Paul, City Clerk

E-3

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER 20-09

**AN ORDINANCE OF THE CITY OF BERWYN,
COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE FIRST AMENDED
HARLEM AVENUE REDEVELOPMENT PROJECT AREA**

**Robert J. Lovero, Mayor
Margaret Paul, City Clerk**

**James "Scott" Lennon
Jose Ramirez
Jeanine Reardon
Robert Fejt
Cesar A. Santoy
Alicia M. Ruiz
Rafael Avila
Anthony Nowak
Aldermen**

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on
this 11th day of MARCH, 2020.

THIRD ORDINANCE

ORDINANCE NO. 20-09

**AN ORDINANCE OF THE CITY OF BERWYN,
COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE FIRST AMENDED
HARLEM AVENUE REDEVELOPMENT PROJECT AREA**

* * * * *

WHEREAS, it is desirable and in the best interest of the citizens of the City of Berwyn, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the City has heretofore approved an amended redevelopment plan and project (the "First Amended Redevelopment Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated an amended redevelopment project area (the "First Amended Redevelopment Project Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

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

Section 1. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the First Amended Redevelopment Plan and Project within the 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 First 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 Area is depicted in EXHIBIT C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. That pursuant to the Act, the *ad valorem* taxes, if any, arising from the levies upon taxable real property in the First 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 the Project costs and obligations issued in respect thereto 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 First 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 lot, block, tract, or parcel of real property in the First Amended Redevelopment Project Area shall be allocated to, and when collected, shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "First Amended Harlem Avenue Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3. Invalidity of Any Section. 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 4. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

ADOPTED by the City Council of the City of Berwyn, Cook County, Illinois on this 10th day of March, 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Lennon	✓			
Ramirez			✓	
Reardon	✓			
Fejt	✓			
Santoy	✓			
Ruiz	✓			
Avila	✓			
Nowak	✓			
(Mayor Lovero)				
TOTAL	7	0	1	

APPROVED this 11th day of March, 2020.


 Robert J. Lovero
 MAYOR

ATTEST:

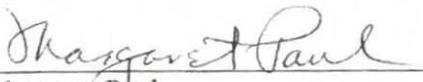

 Margaret Paul
 CITY CLERK



EXHIBIT A

**LEGAL DESCRIPTION
FIRST AMENDED REDEVELOPMENT PROJECT AREA**

**LEGAL DESCRIPTION
FIRST AMENDED REDEVELOPMENT PROJECT AREA**

HARLEM CERMAK TIF FIRST AMENDMENT LEGAL DESCRIPTION

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 30 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 28 IN BLOCK 9 OF KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 9;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 30TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 30TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 5 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 29TH STREET;

THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 29TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN BLOCK 4 OF SAID KIRCHMAN AND JEDLAM'S WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY IN KOMAREK'S RIVERSIDE DRIVE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30, TO AN ANGLE POINT IN SAID NORTH-SOUTH AND NORTHEASTERLY-SOUTHWESTERLY ALLEY;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN SAID KOMAREK'S RIVERSIDE DRIVE SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTHWESTERLY LINE AND NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN RIVERSIDE PARK SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE HARLEM AND 26TH STREET SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 5 IN SAID HARLEM AND 26TH STREET SUBDIVISION;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 23 AND 126 IN THE 22ND STREET LAND ASSOCIATION SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 127 AND 197 IN SAID 22ND STREET LAND ASSOCIATION SUBDIVISION;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS

99 AND 52 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF GROVE AVENUE;

THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 50 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 50;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN SAID OAK PARK AVENUE AND 22ND STREET SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 23 IN BLOCK 1 IN KLIMA'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 30;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY ALLEY IN SAID BLOCK 1;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY IN SAID BLOCK 1;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTER LINE OF WESLEY AVENUE;

THENCE NORTHERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN BERWYN MANOR SUBDIVISION;

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID

AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN MANOR SUBDIVISION;
THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "A" IN BERWYN GARDEN'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "B" IN SAID BERWYN GARDEN'S SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "C" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLINTON AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "D" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "E" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WENONAH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "F" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT "H" IN SAID BERWYN GARDENS SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19;

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

THAT PART OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD AND WITH THE WEST RIGHT-OF-WAY LINE OF HOME AVENUE;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST ON AN ASSUMED BEARING ALONG SAID SOUTH RIGHT-OF-WAY LINE 286.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES WEST, A DISTANCE OF 5.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES, 37 MINUTES 40 SECONDS WEST, 321.70 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 61.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST, 160.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 243.02 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 21 MINUTES 52 SECONDS WEST, 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD, (DEDICATED AS PER DOCUMENT NO. 19198042, RECORDED JULY 28, 1964) SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 91.26 FEET;

THENCE SOUTH 61 DEGREES 14 MINUTES 31 SECONDS WEST, 67.86 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 06 SECONDS WEST, 59.37 FEET;

THENCE SOUTH 57 DEGREES 39 MINUTES 48 SECONDS WEST, 87.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARLEM AVENUE;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 107.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A 65.00 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 102.51 FEET (THE CHORD BEARS NORTH 45 DEGREES 10 MINUTES 56 SECONDS EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CERMAK ROAD;

THENCE SOUTH 89 DEGREES 38 MINUTES 08 SECONDS EAST, 127.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY AVENUE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT F, LOT E, LOT D, LOT C, LOT B AND LOT A IN BERWYN MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, ALSO BEING THE SOUTH LINES OF LOTS 26, 37, 88, 99, 150, 161, 212, 223, 274, 285, 336 and 347 IN SAID BERWYN MANOR;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE EAST ACROSS RIDGELAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 18 FEET OF LOT 27 IN BLOCK 5 IN B. PINKERT AND SONS 22ND STREET SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 66 FEET THEREOF), OF THE CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 18 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 18 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.49 FEET OF LOT 12 IN SAID BLOCK 5;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.49 FEET OF LOT 12;

THENCE EAST ACROSS CUYLER AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.51 FEET OF LOT 27 IN BLOCK 6 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.51 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.51 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.55 FEET OF LOT 12 IN SAID BLOCK 6;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.55 FEET OF LOT 12;

THENCE EAST ACROSS HIGHLAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.57 FEET OF LOT 27 IN BLOCK 7 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.65 FEET OF LOT 12 IN SAID BLOCK 7;

THENCE EAST ACROSS HARVEY AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.66 FEET OF LOT 27 IN BLOCK 8 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.71 FEET OF LOT 12 IN SAID BLOCK 8, ALSO BEING THE WEST LINE OF LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD;

THENCE SOUTH TO THE INTERSECTION OF THE SOUTH LINE OF SAID CERMAK ROAD WITH THE WEST LINE OF SAID LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 5 IN HENRY H. & JESSIE S. WALKER'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HARVEY AVENUE;

THENCE WEST ACROSS SAID HARVEY AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HARVEY AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 6 IN SAID HENRY H. & JESSIE S. WALKER'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HIGHLAND AVENUE;

THENCE WEST ACROSS SAID HIGHLAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HIGHLAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF CUYLER AVENUE;

THENCE WEST ACROSS SAID CUYLER AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID CUYLER AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 8 IN SAID SUBDIVISION OF BLOCKS 7 AND 8 IN SAID SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF RIDGELAND AVENUE;

THENCE WEST ACROSS SAID RIDGELAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID RIDGELAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 1 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF ELMWOOD AVENUE;

THENCE WEST ACROSS SAID ELMWOOD AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID ELMWOOD AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 2 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF GUNDERSON AVENUE;

THENCE WEST ACROSS SAID GUNDERSON AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID GUNDERSON AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 3 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF SCOVILLE AVENUE;

THENCE WEST ACROSS SAID SCOVILLE AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID SCOVILLE AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 4 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF EAST AVENUE;

THENCE WEST ACROSS SAID EAST AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID EAST AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH AND ADJOINING LOT 5 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 5 AND ALSO ALONG THE NORTH LINE OF LOT 6 IN J. KLICMAN'S RESUBDIVISION OF THE WEST HALF OF LOT 1 AND LOT 4 (EXCEPT THE SOUTH 62 FEET) IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHWEST CORNER SAID LOT 6, ALSO BEING A POINT ON THE EAST LINE OF CLARENCE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTH 31.5 FEET OF THE SOUTH QUARTER OF LOT 3 IN SAID CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID WEST LINE OF LOT 3 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 10 IN KLIMA'S SUBDIVISION OF LOTS 1 & 2 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST 41 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT IN THE CENTERLINE OF WESLEY AVENUE;

THENCE NORTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING,

EXCEPT

LOT 217 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

The Redevelopment Project Area (the "RPA") RPA is generally bounded on the south by the 31st Street, on the east by Lombard Avenue, on the north by Cermak Road (including properties on the north and south side of Cermak Road), and on the west by the City Boundaries at Harlem Avenue. The RPA contains mixed residential uses, retail/commercial properties and institutional uses.

EXHIBIT C

**MAP OF
FIRST AMENDED REDEVELOPMENT PROJECT AREA**

HARLEM CERMAK TIF, AS AMENDED, BOUNDARY MAP



GROUP EXHIBIT C

WIRE INSTRUCTIONS

Not furnished

The City of Berwyn



Margaret Paul
City Clerk

G-1

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

Mayor Robert Lovero, and
Members of the Berwyn City Council

April 9, 2020

Re: Auxiliary Officer Class of April 2020

Ladies and Gentlemen:

I attended the brief graduation exercise of the Berwyn Police Department Auxiliary Officer Class of April 2020 held on April 6, 2020. It was my honor to swear in the following Officers:

Edmon Ahkteebo, Antwane Berry, James Biernacki, Inolaura Caro, Anna Chorzepa, Augustin Cisneros-Alfaro, David Diaz, Robert Ebeling, Jose Gatica, Erick Gonzalez, Lucas Grieco, John Harris, Cesar Hernandez, Alan E. Mercado, Salvador Miramontes, Angela Montez, Edgar Munoz, Brian Ramirez, Ronald Tomasik, Jr., Ronald Ulloa, and Emanuel Vargas.

Please consider this communication as informational.

Very truly yours,

Margaret Paul



City of Berwyn Police and Fire Commission

6401 WEST 31ST ST
BERWYN, IL. 60402

www.berwyn-il.gov



Mayor Robert J. Lovero
Alderman Ralph Avila, Chairman of Police and Fire Committee
Chief Michael Cimaglia
City Clerk Margaret M. Paul
City Treasurer Cynthia Gutierrez
Members of the City Council

I-1

Date: 3/26/2020

RE: Promotion of Brian Cantwell

At the request of Chief Michael Cimaglia, Brian Cantwell as the next eligible candidate in good standing on the Sergeant eligibility list, be promoted to the rank of Sergeant in the Berwyn Police Department

The members of the Police and Fire Commission pending approval of the Mayor and the City Council therefore recommend the appointment of Brian Cantwell to the rank Sergeant of in the Berwyn Police Department. The oath of office will be administered at the Berwyn Council meeting on 4/14/2020 with the effective start date of 4/14/2020

The Board of Police and Fire Commissioners

Carl Reina, Chairman

Gilbert Pena, Commissioner

Ana Espinosa, Commissioner

Kenneth Waszak, Commissioner

Alice Solis, Commissioner

Tony J. Laureto, Secretary



City of Berwyn Police and Fire Commission
6401 WEST 31ST ST
BERWYN, IL. 60402
www.berwyn-il.gov



Mayor Robert J. Lovero
Alderman Ralph Avila, Chairman of Police and Fire Committee
Chief Michael Cimaglia
City Clerk Margaret M. Paul
City Treasurer Cynthia Gutierrez
Members of the City Council

I-2

Date: 3/26/2020
RE: Promotion of Gavin Zarbock

At the request of Chief Michael Cimaglia, Gavin Zarbock as the next eligible candidate in good standing on the Sergeant eligibility list, be promoted to the rank of Sergeant in the Berwyn Police Department

The members of the Police and Fire Commission pending approval of the Mayor and the City Council therefore recommend the appointment of Gavin Zarbock to the rank Sergeant of in the Berwyn Police Department. The oath of office will be administered at the Berwyn Council meeting on 4/14/2020 with the effective start date of 4/14/2020

The Board of Police and Fire Commissioners

Carl Reina, Chairman

Gilbert Pena, Commissioner

Ana Espinosa, Commissioner

Kenneth Waszak, Commissioner

Alice Solis, Commissioner

Tony J. Laureto, Secretary



City of Berwyn Police and Fire Commission

6401 WEST 31ST ST
BERWYN, IL. 60402

www.berwyn-il.gov



Mayor Robert J. Lovero
Alderman Ralph Avila Chairman of Police and Fire Committee
Fire Chief Thomas Hayes
City Clerk Margaret M. Paul
City Treasurer Cynthia Gutierrez
Members of the City Council

I-3

Date: 4/3/2020

RE: Probationary Paramedic / Firefighter Appointment

Thomas Schlesinger has passed all of the requirements of employment for the City of Berwyn Fire Department and has been certified by the Board of Police and Fire Commissioners.

As approved by the Mayor and the City Council at the request of Fire Chief Thomas Hayes, the members of the Police and Fire Commission therefore recommend the appointment of Thomas Schlesinger to the Berwyn Fire Department.

The introduction and the administration of the oath of office will be conducted at the 4/14/2020 Berwyn Council meeting and the effective start date of 4/20/2020.

Board of Police and Fire Commissioners

Carl Reina, Chairman

Gilbert Pena, Commissioner

Ana Espinoza, Commissioner

Ken Waszak, Commissioner

Alice Solis, Commissioner

Tony J. Laureto
Secretary BPFC

ALaureto@ci.berwyn.il.us

708-935-3225

The City of Berwyn



Robert P. Schiller
Director of Public Works

A Century of Progress with Pride

J-1

Date: April 14, 2020

To: Mayor Robert J. Lovero
Members of City Council

Re: Authorization to request proposals for a four (4) ton trailer mounted asphalt hot box and recycler.

Staff is requesting authorization to request proposals for a four ton trailer mounted asphalt hot box and recycler to assist with both Hot Mix Asphalt (HMA) and Cold Mix Asphalt (CMA) installation. This piece of equipment will keep HMA at a working temperature of 325 degrees for more than 24 hours thus eliminating waste and allowing daily productivity to increase.

This item is budgeted within the Street Department (100-26-35) budget.

Recommendation:

Authorize the Public Works Director to seek proposals for a four ton trailer mounted asphalt hot box and recycler.

Respectfully submitted,

Robert Schiller
Public Works Director

The City of Berwyn



Robert P. Schiller
Director of Public Works

A Century of Progress with Pride

J-2

April 14, 2020

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

Re: Recommendation to Update Chapter 1042 and Establish Section 1441 of the City's Code

The City is taking progressive strides towards ensuring the health and well-being of its residents. In light of excessive flooding and water quality concerns, the City would like to implement various sewer service and water service upgrades when a property is undergoing significant improvements. These improvements will protect the current owner, future owners and bring the property to current code.

I am asking for approval on the attached ordinance changes that identifies substantial construction, and requires the owner to bring the property up to current code. These codes reduce combined sewer back up into basements and lead in water.

These measures will provide for the health, safety and benefit off all Berwyn residents, employees and visitors.

Recommended Actions:

Staff recommends approving the changes to Ordinance 1042 and establishing Ordinance 1441.

Respectfully,

A handwritten signature in black ink, appearing to read "R. Schiller".

Robert Schiller
Director of Public Works

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER

**AN ORDINANCE UPDATING SUBSTANTIAL CONSTRUCTION AND
AMENDING CHAPTER 1042 OF THE WATER AND SEWER
CONNECTIONS AND USE CODE OF THE CODIFIED ORDINANCES OF
THE CITY OF BERWYN**

ROBERT J. LOVERO, Mayor
MARGARET PAUL, City Clerk
CYNTHIA MIRANDA, Treasurer

JAMES "SCOTT" LENNON
JOSE RAMIREZ
JEANINE REARDON
ROBERT FEJT
CESAR A. SANTOY
ALICIA M. RUIZ
RAFAEL AVILA
ANTHONY NOWAK
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn, Illinois on
April 14, 2020

ORDINANCE NO.: _____

**AN ORDINANCE UPDATING SUBSTANTIAL CONSTRUCTION AND AMENDING
CHAPTER 1042 OF THE WATER AND SEWER CONNECTIONS AND USE CODE OF
THE CODIFIED ORDINANCES OF THE CITY OF BERWYN**

WHEREAS, the City of Berwyn, Cook County, Illinois (the "*City*") is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the "*Home Rule Powers*"); and

WHEREAS, the Mayor and the City Council of the City of Berwyn (the "*Corporate Authorities*") has adopted a Water and Sewer Connections and Use Code, which has been amended from time to time; and

WHEREAS, the Corporate Authorities have further decided that there are numerous sewer and water connections and piping systems throughout the City that do not adhere to applicable City requirements, state law and federal laws and further, said sewer and water connections and piping systems shall be required to be improved or upgraded if the underlying property is to undergo modifications which equals or exceeds 50% of the current market value or assessed value, whichever is less; and

WHEREAS, the Corporate Authorities determine that it is in the best interests of the welfare and safety of the residents of the City to amend the Codified Ordinances as set forth below.

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

Section 1: That the above recitals and legislative findings are incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2: Chapter 1042, Water and Sewer Connections and Use is hereby amended to read as follows (with proposed additions underlined and proposed deletions ~~stricken~~):

1042.03 SPECIFICATIONS FOR LAYING PIPE.

The code compliant approach shall be to install combined building water service capable of meeting the larger of the domestic or fire suppression system flow requirements, following the rationale that the domestic service and fire service supplies will not be flowing at design capacity at the same time.

- (A) The connection from the main to the service cock shall be placed at least five feet below the level of the ground. The copper pipe shall be laid sufficiently waving so that it is at least one foot longer than if laid straight, and placed in a manner as to prevent rupture or breakage from settling of the ground.
- (B) The service shall be Type K copper, minimum one inch.
- (C) All copper pipes and all connections shall have wiped joints.
- (D) A stopcock, to be known as the service cock, shall be inserted in each connection at a convenient point in the street, alley, public ground or place through which the connection passes, and whenever there are curb lines established, the service cock shall be placed not less than one foot or more than three feet inside of the curb line with the cast iron stop box to grade. In all cases, the service cock shall be located under the direction of the Director of Public Works, and a record of the exact location thereof shall be kept.
- (E) There shall be a stop and waste cock attached to every supply pipe at the point where it enters a building in a manner as to permit the water to be shut off in cold or freezing weather and the pipes to be emptied. **The separate shut off for the domestic line is required and must be accessible from the outside of the building by the City.**

1042.04 OVERHEAD PLUMBING

All ~~new~~ buildings with basements, floors, rooms or occupancy areas below ground level at the building site, and served by a public or private sewer system, **undergoing substantial improvement as described in this Code,** shall have overhead plumbing, **a backwater valve system on the exterior service line or another form of flood mitigation as approved by plumbing and local code.**

~~1042.08 SEPARATE WATER PIPES FOR FIRE PROTECTION.~~

~~Water pipes entering premises and used for fire protection only and connected with automatic sprinkler devices shall be supplied from a separate pipe having an independent connection to the main and provided with an outside controlling valve and a motor of a type, design and size to be approved by the Director of Buildings, all at the expense of the person using the same, so constructed as to permit, in case of necessity, an uninterrupted flow of water.~~

1042.25 DEVELOPMENT IN FLOODPLAIN AREAS

SUBSTANTIAL IMPROVEMENT. Any reconstruction, rehabilitation, addition, or improvement of a structure, the cost of which equals or exceeds 50% of the current market value or assessed value, whichever is less, of the structure before the improvement or repair is started,

SUBSTANTIAL IMPROVEMENT is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. ~~The term does not, however, include either (1) sanitary, or safety code specifications which are solely necessary to assure safe living conditions or (2) any alteration of a structure listed on the National Register of Historic Places or the Illinois register of Historic Places.~~

Section 3. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Adopted by the Mayor and City Council of the City of Berwyn, Cook County, Illinois this _____ day of _____ 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Nowak				
(Mayor Lovero)				
TOTAL				

Approved by the Mayor of the City of Berwyn, Cook County, Illinois on this _____ day of _____ 2020.

 Robert J. Lovero
 MAYOR

ATTEST:

 Margaret Paul
 CITY CLERK

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER

**AN ORDINANCE ESTABLISHING SECTION 1441 BUILDING
REGULATIONS AND AMENDING PART FOURTEEN OF THE BUILDING
AND HOUSING CODE OF THE CODIFIED ORDINANCES OF THE CITY
OF BERWYN**

ROBERT J. LOVERO, Mayor
MARGARET PAUL, City Clerk
CYNTHIA MIRANDA, Treasurer

JAMES "SCOTT" LENNON

JOSE RAMIREZ

JEANINE REARDON

ROBERT FEJT

CESAR A. SANTOY

ALICIA M. RUIZ

RAFAEL AVILA

ANTHONY NOWAK

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn, Illinois on
April 14, 2020

ORDINANCE NO.: _____

AN ORDINANCE ESTABLISHING SECTION 1441 BUILDING REGULATIONS AND AMENDING PART FOURTEEN OF THE BUILDING AND HOUSING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF BERWYN

WHEREAS, the City of Berwyn, Cook County, Illinois (the “City”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “Home Rule Powers”); and

WHEREAS, the Mayor and the City Council of the City of Berwyn (the “Corporate Authorities”) has adopted a Building and Housing Code, which has been amended from time to time; and

WHEREAS, the Corporate Authorities have further decided that there are numerous sewer and water connections and piping systems throughout the City that do not adhere to applicable City requirements, state law and federal laws and further, said sewer and water connections and piping systems shall be required to be improved or upgraded if the underlying property is to undergo modifications which equals or exceeds 50% of the current market value or assessed value, whichever is less; and

WHEREAS, the Corporate Authorities determine that it is in the best interests of the welfare and safety of the residents of the City to amend the Codified Ordinances as set forth below.

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

Section 1: That the above recitals and legislative findings are incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2: Part Fourteen: Building and Housing Code is hereby amended to read as follows (with proposed additions underlined and proposed deletions ~~stricken~~):

CHAPTER 1441: BUILDING Regulations

1441.00 Definitions

1441.01 Purpose and Intent

1441.02 Title as Remedial

1441.03 Application and Scope of Regulations

1441.00 Definitions

SUBSTANTIAL IMPROVEMENT. Any reconstruction, rehabilitation, addition, or improvement of a structure, the cost of which equals or exceeds 50% of the current market value or assessed value, whichever is less, of the structure before the improvement or repair is started,

SUBSTANTIAL IMPROVEMENT is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

1441.01 PURPOSE & INTENT

The purpose of this Chapter is to provide safety, health and public welfare through structural strength and stability, means of egress, adequate light and ventilation and protection to life and property from fire and hazards incidental to the design, construction, alteration, removal, or demolition of buildings or structures.

1441.02 TITLE AS REMEDIAL

This Chapter shall be construed to secure its expressed intent, which is to ensure public safety, health and welfare insofar as they are affected by building construction, through structural strength, adequate egress facilities, sanitary facilities, light and ventilation and fire safety; and, in general, to secure safety to life and property from all hazards incidental to the design, erection, construction, alteration, removal or demolition of all buildings and structures.

1441.03 APPLICATION AND SCOPE OF REGULATIONS

A. Application of Provisions: This Chapter shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures, and shall apply to existing or proposed buildings and structures; except as such matters are otherwise provided for in other ordinances or statutes, or in the rules and regulations authorized for promulgation under the provisions of this Chapter.

B. Compliance with Provisions: No building or structure shall be constructed,

extended, repaired, removed, altered, used or occupied in violation of these provisions except for repairs as defined in subsection C of this Section, and except further, that the raising, lowering or moving of a building or structure as a unit necessitated by a change in legal grade or widening of a street shall be permitted, provided the building or structure is not otherwise altered or its use or occupancy changed.

C. General Repairs and Maintenance: Ordinary repairs to structures may be made without application or notice to the City, but such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exit requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring and equipment installation or mechanical or other work affecting public health or general safety.

D. Conflicting Provisions: When the provisions contained in this Chapter conflict with any other provision contained in the City Code or in any state or federal statute, the most restrictive or rigid provisions shall control.

E. In the event a building or structure undergoes a substantial improvement, as defined above, the City shall require that the entire building or portions thereof be brought into compliance with all provisions of included in this Code.

Section 3. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Adopted by the Mayor and City Council of the City of Berwyn, Cook County, Illinois this _____ day of _____ 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Nowak				
(Mayor Lovero)				
TOTAL				

Approved by the Mayor of the City of Berwyn, Cook County, Illinois on this _____ day of _____ 2020.

 Robert J. Lovero
 MAYOR

ATTEST:

 Margaret Paul
 CITY CLERK



J
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↓

Accounts Payable by G/L Distribution Report

Payment Date Range 03/26/20 - 04/15/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 02 - Mayor's Office										
Account 5220 - Training, Dues & Publications										
5594 - Chase	2020-00000378	Chase Credit Card Purchases	Paid by Check # 53888		04/09/2020	04/09/2020	04/09/2020		04/15/2020	7.96
							Account 5220 - Training, Dues & Publications Totals	Invoice Transactions 1		<u>\$7.96</u>
							Department 02 - Mayor's Office Totals	Invoice Transactions 1		<u>\$7.96</u>
Department 03 - City Administrator's Office										
Account 5290 - Other General Expenses										
5594 - Chase	2020-00000378	Chase Credit Card Purchases	Paid by Check # 53888		04/09/2020	04/09/2020	04/09/2020		04/15/2020	632.63
							Account 5290 - Other General Expenses Totals	Invoice Transactions 1		<u>\$632.63</u>
							Department 03 - City Administrator's Office Totals	Invoice Transactions 1		<u>\$632.63</u>
Department 04 - City Clerk's Office										
Account 5235 - Postage & Printing										
2705 - Lawndale News	833099	Notice of Public Hearing	Paid by Check # 53852		03/20/2020	03/20/2020	03/20/2020		03/31/2020	105.00
							Account 5235 - Postage & Printing Totals	Invoice Transactions 1		<u>\$105.00</u>
							Department 04 - City Clerk's Office Totals	Invoice Transactions 1		<u>\$105.00</u>
Department 08 - City Council										
Account 5200-01 - Administrative Expenses Ward 1										
5747 - Berwyn Public Library	2020-00000366	Alderman Donation / James Scott Lennon	Paid by Check # 53834		03/31/2020	03/31/2020	03/31/2020		03/31/2020	250.00
33836 - Youth Crossroads	2020-00000367	Sponsor / Alderman Scott Lennon	Paid by Check # 53864		03/31/2020	03/31/2020	03/31/2020		03/31/2020	250.00
							Account 5200-01 - Administrative Expenses Ward 1 Totals	Invoice Transactions 2		<u>\$500.00</u>
Account 5290 - Other General Expenses										
1810 - Robert J. Lovero	4012137394	Expense Reimbursement	Paid by Check # 53857		03/31/2020	03/31/2020	03/31/2020		03/31/2020	77.05
							Account 5290 - Other General Expenses Totals	Invoice Transactions 1		<u>\$77.05</u>
							Department 08 - City Council Totals	Invoice Transactions 3		<u>\$577.05</u>
Department 10 - Legal										
Account 5300 - Professional Services										
2021 - Del Galdo Law Group, LLC	24075	Legal Services Feb. 2020	Paid by Check # 53842		03/20/2020	03/20/2020	03/20/2020		03/31/2020	15,565.82
2021 - Del Galdo Law Group, LLC	24074	Legal Services Feb. 2020	Paid by Check # 53842		03/20/2020	03/20/2020	03/20/2020		03/31/2020	12,375.00
5083 - Gary T. Copp	FEBRUARY2020	Legal Services Feb. 2020	Paid by Check # 53847		03/20/2020	03/20/2020	03/20/2020		03/31/2020	660.00
							Account 5300 - Professional Services Totals	Invoice Transactions 3		<u>\$28,600.82</u>
							Department 10 - Legal Totals	Invoice Transactions 3		<u>\$28,600.82</u>



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 12 - Finance										
Account 5225-01 - Supplies Office										
5260 - Benjamin Daish	2020-0000379	Expense Reimbursement	Paid by Check # 53882		04/09/2020	04/09/2020	04/09/2020		04/15/2020	359.90
							Account 5225-01 - Supplies Office Totals		Invoice Transactions 1	<u>\$359.90</u>
Account 5290 - Other General Expenses										
5594 - Chase	2020-0000378	Chase Credit Card Purchases	Paid by Check # 53888		04/09/2020	04/09/2020	04/09/2020		04/15/2020	39.00
							Account 5290 - Other General Expenses Totals		Invoice Transactions 1	<u>\$39.00</u>
Sub Department 11 - Collector's Office										
Account 5300-03 - Professional Services Service Fees										
1447 - MRA	MARCH2020	Parking Tickets / Collection Fee /Local Ordinance Hearings	Paid by Check # 53919		04/09/2020	04/09/2020	04/09/2020		04/15/2020	11,734.78
							Account 5300-03 - Professional Services Service Fees Totals		Invoice Transactions 1	<u>\$11,734.78</u>
							Sub Department 11 - Collector's Office Totals		Invoice Transactions 1	<u>\$11,734.78</u>
							Department 12 - Finance Totals		Invoice Transactions 3	<u>\$12,133.68</u>
Department 16 - Information Technology										
Account 5290 - Other General Expenses										
5820 - SYNCB / AMAZON	2020-0000368	IT supplies/laptops, cleaning supplies storage units/IT move	Paid by Check # 53860		03/31/2020	03/31/2020	03/31/2020		03/31/2020	3,064.81
							Account 5290 - Other General Expenses Totals		Invoice Transactions 1	<u>\$3,064.81</u>
Account 5530 - Network Infrastructure										
4024 - AT & T	708Z02001703-3	Feb. 17 - Mar. 16 2020	Paid by Check # 53831		03/31/2020	03/31/2020	03/31/2020		03/31/2020	2,456.97
4028 - AT & T Long Distance	834894336-5	City Hall Long Distance	Paid by Check # 53832		03/31/2020	03/31/2020	03/31/2020		03/31/2020	386.18
4026 - AT& T	8922853507	AT& T 1 G Internet Circuit / monthly	Paid by Check # 53833		03/31/2020	03/31/2020	03/31/2020		03/31/2020	2,128.00
4858 - AT&T Global Services, Inc.	SB167303	ATT Custom Services	Paid by Check # 53877		04/09/2020	04/09/2020	04/09/2020		04/15/2020	315.00
							Account 5530 - Network Infrastructure Totals		Invoice Transactions 4	<u>\$5,286.15</u>
							Department 16 - Information Technology Totals		Invoice Transactions 5	<u>\$8,350.96</u>
Department 17 - Administrative										
Account 5035-01 - Benefits Health Insurance										
16 - Dearborn National Life Insurance Company	2020-0000337	04/20 insurance premiums	Paid by Check # 53823		04/01/2020	04/01/2020	04/01/2020		04/02/2020	5,846.79
15 - Health Care Service Corporation	2020-0000336	04/20 insurance premiums	Paid by Check # 53824		04/01/2020	04/01/2020	04/01/2020		04/02/2020	913,546.09
							Account 5035-01 - Benefits Health Insurance Totals		Invoice Transactions 2	<u>\$919,392.88</u>



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Fund 100 - General Fund										
Department 17 - Administrative										
Account 5035-02 - Benefits Dental Insurance										
504 - AETNA	2020-0000334	04/20 insurance premiums	Paid by Check # 53822		04/01/2020	04/01/2020	04/01/2020		04/02/2020	38,038.10
							Account 5035-02 - Benefits Dental Insurance Totals		Invoice Transactions 1	<u>\$38,038.10</u>
Account 5035-03 - Benefits Life Insurance										
16 - Dearborn National Life Insurance Company	2020-0000335	04/20 insurance premiums	Paid by Check # 53823		04/01/2020	04/01/2020	04/01/2020		04/02/2020	8,193.17
							Account 5035-03 - Benefits Life Insurance Totals		Invoice Transactions 1	<u>\$8,193.17</u>
Account 5035-04 - Benefits IMRF										
1305 - Illinois Municipal Retirement Fund	2020-0000372	03/20 IMRF contributions	Paid by EFT # 604		03/31/2020	03/31/2020	03/31/2020		04/10/2020	77,554.76
							Account 5035-04 - Benefits IMRF Totals		Invoice Transactions 1	<u>\$77,554.76</u>
							Department 17 - Administrative Totals		Invoice Transactions 5	<u>\$1,043,178.91</u>
Department 18 - Fire Department										
Account 5215 - Telephone										
302 - Sprint	511855222-202	Feb.22 - Mar. 21 2020	Paid by Check # 53931		04/09/2020	04/09/2020	04/09/2020		04/15/2020	596.03
							Account 5215 - Telephone Totals		Invoice Transactions 1	<u>\$596.03</u>
Account 5225 - Supplies										
1171 - US Gas	332814	Cylinder Rental	Paid by Check # 53938		04/09/2020	04/09/2020	04/09/2020		04/15/2020	163.90
							Account 5225 - Supplies Totals		Invoice Transactions 1	<u>\$163.90</u>
Account 5290 - Other General Expenses										
5738 - Artistic Engraving	15178	Badges & Hat Shields	Paid by Check # 53874		04/09/2020	04/09/2020	04/09/2020		04/15/2020	580.96
							Account 5290 - Other General Expenses Totals		Invoice Transactions 1	<u>\$580.96</u>
Account 5400-30 - Repairs & Maintenance Building										
3418 - Hansen Door	8747	Door Repairs	Paid by Check # 53903		04/09/2020	04/09/2020	04/09/2020		04/15/2020	167.50
3951 - Morning Noon & Night Plumbing	25230	Service floor drains	Paid by Check # 53918		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,144.00
							Account 5400-30 - Repairs & Maintenance Building Totals		Invoice Transactions 2	<u>\$1,311.50</u>
Account 5400-31 - Repairs & Maintenance Fleet										
5948 - ALEXIS Fire Equipment Co.	0067241-IN	Auto Eject Spring Kit	Paid by Check # 53872		04/09/2020	04/09/2020	04/09/2020		04/15/2020	18.86
32052 - Just Tires	320870	New Tires	Paid by Check # 53908		04/09/2020	04/09/2020	04/09/2020		04/15/2020	151.62
821 - Metro Collision Service / Metro Garage, Inc.	46247	Safety Inspections	Paid by Check # 53916		04/09/2020	04/09/2020	04/09/2020		04/15/2020	125.00
							Account 5400-31 - Repairs & Maintenance Fleet Totals		Invoice Transactions 3	<u>\$295.48</u>



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 18 - Fire Department										
Account 5500 - Equipment										
5614 - 3G Safety Supply	201118	Equipment	Paid by Check # 53869		04/09/2020	04/09/2020	04/09/2020		04/15/2020	2,897.73
5614 - 3G Safety Supply	201127	Equipment	Paid by Check # 53869		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,055.21
198 - Art Flo Shirt and Lettering	5707	Fire Dept Uniforms	Paid by Check # 53873		04/09/2020	04/09/2020	04/09/2020		04/15/2020	767.83
133 - MES - Illinois	IN1442177	SCBA Repairs	Paid by Check # 53915		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,060.45
							Account 5500 - Equipment Totals	Invoice Transactions	4	\$5,781.22
Account 5500-01 - Equipment Turnout Gear										
1330 - Air One Equipment, Inc.	155135	Equipment- Turnout gear	Paid by Check # 53870		04/09/2020	04/09/2020	04/09/2020		04/15/2020	2,760.75
							Account 5500-01 - Equipment Turnout Gear Totals	Invoice Transactions	1	\$2,760.75
							Department 18 - Fire Department Totals	Invoice Transactions	13	\$11,489.84
Department 20 - Police Department										
Account 5040 - Tuition Reimbursement										
5843 - Nicholas Mantucca	2020-00000331	Tuition Reimbursement	Paid by Check # 53854		03/20/2020	03/20/2020	03/20/2020		03/31/2020	1,680.00
							Account 5040 - Tuition Reimbursement Totals	Invoice Transactions	1	\$1,680.00
Account 5215-01 - Telephone In-House										
4024 - AT & T	708788401903-3	Feb. 17 - Mar. 16 2020	Paid by Check # 53831		03/20/2020	03/20/2020	03/20/2020		03/31/2020	1,624.84
4024 - AT & T	708795560103-3	Feb. 14 - Mar. 13 2020	Paid by Check # 53831		03/20/2020	03/20/2020	03/20/2020		03/31/2020	242.34
302 - Sprint	733579818-147	Feb. 04 - Mar. 03 2020	Paid by Check # 53859		03/20/2020	03/20/2020	03/20/2020		03/31/2020	356.45
							Account 5215-01 - Telephone In-House Totals	Invoice Transactions	3	\$2,223.63
Account 5220 - Training, Dues & Publications										
6070 - Carlos Lopez	2020-00000332	Expense Reimbursement	Paid by Check # 53837		03/20/2020	03/20/2020	03/20/2020		03/31/2020	159.84
5418 - Cintas Corporation	8404551441	First Aid Cabinet Restocked	Paid by Check # 53839		03/20/2020	03/20/2020	03/20/2020		03/31/2020	229.99
265 - Northeast Multi-Regional Training, Inc.	271500	Aux. Training	Paid by Check # 53855		03/20/2020	03/20/2020	03/20/2020		03/31/2020	1,131.00
265 - Northeast Multi-Regional Training, Inc.	271469	Aux. Training	Paid by Check # 53855		03/20/2020	03/20/2020	03/20/2020		03/31/2020	550.00
							Account 5220 - Training, Dues & Publications Totals	Invoice Transactions	4	\$2,070.83
Account 5225 - Supplies										
2578 - Aqua Chill of Chicago LLC	2259700	Water Cooler Rentals	Paid by Check # 53828		03/20/2020	03/20/2020	03/20/2020		03/31/2020	123.00
5738 - Artistic Engraving	15127	Law Enforcement Supplies	Paid by Check # 53829		03/20/2020	03/20/2020	03/20/2020		03/31/2020	567.25



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 20 - Police Department										
Account 5225 - Supplies										
996 - Case Lots, Inc.	3660	P.D. Building Supplies	Paid by Check # 53838		03/20/2020	03/20/2020	03/20/2020		03/31/2020	844.62
591 - The Sign Edge	191155	P.D. Building Supplies	Paid by Check # 53861		03/20/2020	03/20/2020	03/20/2020		03/31/2020	25.00
591 - The Sign Edge	191152	P.D. Building Supplies	Paid by Check # 53861		03/20/2020	03/20/2020	03/20/2020		03/31/2020	30.00
6073 - White Glove Sanitation Chemicals Inc	13621	Law Enforcement Supplies	Paid by Check # 53863		03/20/2020	03/20/2020	03/20/2020		03/31/2020	626.40
							Account 5225 - Supplies Totals	Invoice Transactions 6		<u>\$2,216.27</u>
Account 5235 - Postage & Printing										
1447 - MRA	MARCH2020-1	Printing & Certified Mailing	Paid by Check # 53919		04/09/2020	04/09/2020	04/09/2020		04/15/2020	55.60
1447 - MRA	MARCH2020-2	Printing & Certified Mailing	Paid by Check # 53919		04/09/2020	04/09/2020	04/09/2020		04/15/2020	55.60
							Account 5235 - Postage & Printing Totals	Invoice Transactions 2		<u>\$111.20</u>
Account 5290 - Other General Expenses										
3893 - Aftermath	JC2020-4805	Bio-Hazard Cleaning	Paid by Check # 53827		03/20/2020	03/20/2020	03/20/2020		03/31/2020	155.00
3893 - Aftermath	JC2020-4621	Bio-Hazard Cleaning	Paid by Check # 53827		03/20/2020	03/20/2020	03/20/2020		03/31/2020	105.00
3893 - Aftermath	JC2020-4807	Bio-Hazard Cleaning	Paid by Check # 53827		03/20/2020	03/20/2020	03/20/2020		03/31/2020	155.00
3893 - Aftermath	JC2020-4641	Bio-Hazard Cleaning	Paid by Check # 53827		03/20/2020	03/20/2020	03/20/2020		03/31/2020	155.00
478 - Comcast Cable	2020-00000363	Cable TV & Internet	Paid by Check # 53840		03/20/2020	03/20/2020	03/20/2020		03/31/2020	122.11
3263 - Heritage Funeral Home	20H26	Morgue Transport	Paid by Check # 53848		03/20/2020	03/20/2020	03/20/2020		03/31/2020	265.00
3757 - Thomson Reuters - West	841916812	Software Access	Paid by Check # 53862		03/20/2020	03/20/2020	03/20/2020		03/31/2020	413.91
							Account 5290 - Other General Expenses Totals	Invoice Transactions 7		<u>\$1,371.02</u>
Account 5300 - Professional Services										
6076 - Buck Services, Inc.	50998	Disinfecting Vehicles	Paid by Check # 53885		04/09/2020	04/09/2020	04/09/2020		04/15/2020	2,700.00
							Account 5300 - Professional Services Totals	Invoice Transactions 1		<u>\$2,700.00</u>
Account 5400 - Repairs & Maintenance										
345 - Professional Pest Control, Inc.	2020-00000361	Exterminator Fee	Paid by Check # 53856		03/20/2020	03/20/2020	03/20/2020		03/31/2020	65.00
345 - Professional Pest Control, Inc.	2020-00000362	Exterminator Fee	Paid by Check # 53856		03/20/2020	03/20/2020	03/20/2020		03/31/2020	45.00
							Account 5400 - Repairs & Maintenance Totals	Invoice Transactions 2		<u>\$110.00</u>



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Fund 100 - General Fund											
Department 20 - Police Department											
Account 5400-30 - Repairs & Maintenance Building											
492 - Fullmer Locksmith Service, Inc.	N23276	Locksmith Services	Paid by Check # 53846		03/20/2020	03/20/2020	03/20/2020		03/31/2020	235.25	
									Account 5400-30 - Repairs & Maintenance Building Totals	Invoice Transactions 1	<u>\$235.25</u>
Account 5400-31 - Repairs & Maintenance Fleet											
2693 - ABC Automotive Electronics	C229960	Vehicle Repairs	Paid by Check # 53825		03/20/2020	03/20/2020	03/20/2020		03/31/2020	530.00	
2693 - ABC Automotive Electronics	C230054	Vehicle Repairs	Paid by Check # 53825		03/20/2020	03/20/2020	03/20/2020		03/31/2020	538.00	
2693 - ABC Automotive Electronics	C230053	Vehicle Repairs	Paid by Check # 53825		03/20/2020	03/20/2020	03/20/2020		03/31/2020	830.00	
5761 - ABC Automotive Electronics - COR	C230088	Vehicle Repairs	Paid by Check # 53826		03/20/2020	03/20/2020	03/20/2020		03/31/2020	85.00	
5761 - ABC Automotive Electronics - COR	C230100	Vehicle Repairs	Paid by Check # 53826		03/20/2020	03/20/2020	03/20/2020		03/31/2020	85.00	
5761 - ABC Automotive Electronics - COR	C229972	Vehicle Repairs	Paid by Check # 53826		03/20/2020	03/20/2020	03/20/2020		03/31/2020	75.00	
5631 - Buddy Bear Car Wash	122	152 Car Washes	Paid by Check # 53835		03/20/2020	03/20/2020	03/20/2020		03/31/2020	456.00	
6071 - Car Reflections	20-58	Police Stripe Package	Paid by Check # 53836		03/20/2020	03/20/2020	03/20/2020		03/31/2020	525.00	
6071 - Car Reflections	20-56	Police Stripe Package	Paid by Check # 53836		03/20/2020	03/20/2020	03/20/2020		03/31/2020	525.00	
6071 - Car Reflections	20-57	Police Stripe Package	Paid by Check # 53836		03/20/2020	03/20/2020	03/20/2020		03/31/2020	525.00	
2673 - Deece Automotive	2020-00000365	Vehicle Maintenance	Paid by Check # 53841		03/20/2020	03/20/2020	03/20/2020		03/31/2020	5,103.91	
1824 - High PSI, LTD	66387	Vehicle Repairs	Paid by Check # 53849		03/20/2020	03/20/2020	03/20/2020		03/31/2020	120.00	
32052 - Just Tires	320442	Tire Repairs	Paid by Check # 53851		03/20/2020	03/20/2020	03/20/2020		03/31/2020	20.00	
32052 - Just Tires	320647	New Tires & Repairs	Paid by Check # 53851		03/20/2020	03/20/2020	03/20/2020		03/31/2020	714.76	
32052 - Just Tires	320705	New Tires & Repairs	Paid by Check # 53851		03/20/2020	03/20/2020	03/20/2020		03/31/2020	262.98	
32052 - Just Tires	320519	Tire Repairs	Paid by Check # 53851		03/20/2020	03/20/2020	03/20/2020		03/31/2020	20.00	
34629 - Michael Ochsner, Jr.	1114149516774 660	Expense Reimbursement	Paid by Check # 53853		03/20/2020	03/20/2020	03/20/2020		03/31/2020	259.25	
5387 - Safelite Fullfillment, Inc.	05447-048200	Vehicle Repairs	Paid by Check # 53858		03/20/2020	03/20/2020	03/20/2020		03/31/2020	115.51	
									Account 5400-31 - Repairs & Maintenance Fleet Totals	Invoice Transactions 18	<u>\$10,790.41</u>
									Department 20 - Police Department Totals	Invoice Transactions 45	<u>\$23,508.61</u>



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Fund 100 - General Fund										
Department 22 - Fire & Police Commission										
Account 5290-11 - Other General Expenses Pre-Employment Physicals										
2527 - Associates in Behavioral Science	2020-00000333	Psychological Evaluation	Paid by Check # 53830		03/20/2020	03/20/2020	03/20/2020		03/31/2020	1,000.00
6060 - Edward R. Kirby & Associates	42946	Polygraph Exams	Paid by Check # 53844		03/20/2020	03/20/2020	03/20/2020		03/31/2020	1,216.90
6060 - Edward R. Kirby & Associates	42945	Polygraph Exams	Paid by Check # 53844		03/20/2020	03/20/2020	03/20/2020		03/31/2020	701.95
Account 5290-11 - Other General Expenses Pre-Employment Physicals Totals								Invoice Transactions 3		<u>\$2,918.85</u>
Department 22 - Fire & Police Commission Totals								Invoice Transactions 3		<u>\$2,918.85</u>
Department 24 - Building/Neighborhood Affairs										
Account 5400 - Repairs & Maintenance										
5264 - Dirty Deeds Environmental, LLC	012820	Powerwash garage & metra station	Paid by Check # 53843		03/20/2020	03/20/2020	03/20/2020		03/31/2020	375.00
Account 5400 - Repairs & Maintenance Totals								Invoice Transactions 1		<u>\$375.00</u>
Department 24 - Building/Neighborhood Affairs Totals								Invoice Transactions 1		<u>\$375.00</u>
Department 26 - Public Works										
Sub Department 35 - Streets										
Account 5225 - Supplies										
162 - Jack's Rental, Inc.	81190	supplies	Paid by Check # 53907		04/09/2020	04/09/2020	04/09/2020		04/15/2020	22.90
162 - Jack's Rental, Inc.	81399	supplies	Paid by Check # 53907		04/09/2020	04/09/2020	04/09/2020		04/15/2020	53.68
162 - Jack's Rental, Inc.	81461	supplies	Paid by Check # 53907		04/09/2020	04/09/2020	04/09/2020		04/15/2020	21.20
162 - Jack's Rental, Inc.	81463	supplies	Paid by Check # 53907		04/09/2020	04/09/2020	04/09/2020		04/15/2020	130.08
69 - Warehouse Direct	4627847-0	supplies	Paid by Check # 53941		04/09/2020	04/09/2020	04/09/2020		04/15/2020	560.00
5506 - Winzer	6589728	supplies	Paid by Check # 53942		04/09/2020	04/09/2020	04/09/2020		04/15/2020	379.47
5506 - Winzer	6589727	supplies	Paid by Check # 53942		04/09/2020	04/09/2020	04/09/2020		04/15/2020	419.55
5506 - Winzer	6586868	supplies	Paid by Check # 53942		04/09/2020	04/09/2020	04/09/2020		04/15/2020	163.19
5506 - Winzer	6586867	supplies	Paid by Check # 53942		04/09/2020	04/09/2020	04/09/2020		04/15/2020	742.23
5506 - Winzer	6591113	supplies	Paid by Check # 53942		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,100.89
5506 - Winzer	6584050	supplies	Paid by Check # 53942		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,822.33
5506 - Winzer	6584051	supplies	Paid by Check # 53942		04/09/2020	04/09/2020	04/09/2020		04/15/2020	216.41



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 26 - Public Works										
Sub Department 35 - Streets										
Account 5225 - Supplies										
5506 - Winzer	6584052	supplies	Paid by Check # 53942		04/09/2020	04/09/2020	04/09/2020		04/15/2020	361.32
							Account 5225 - Supplies Totals		Invoice Transactions 13	<u>\$5,993.25</u>
Account 5300 - Professional Services										
5155 - Gei Consultants	3067670	2019 depot dist streetscape PSI	Paid by Check # 53899		04/09/2020	04/09/2020	04/09/2020		04/15/2020	44,382.70
5155 - Gei Consultants	3066934	depot dist streetscape PSI	Paid by Check # 53899		04/09/2020	04/09/2020	04/09/2020		04/15/2020	2,859.25
1103 - Lyons Tree Service, Inc.	1	stump and tree removal	Paid by Check # 53913		04/09/2020	04/09/2020	04/09/2020		04/15/2020	4,052.00
1103 - Lyons Tree Service, Inc.	245866	3500 bl of maple trims	Paid by Check # 53913		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,715.00
5962 - United States Alliance Fire Protection, Inc	1046-F030826	public works inspection	Paid by Check # 53937		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,277.13
							Account 5300 - Professional Services Totals		Invoice Transactions 5	<u>\$54,286.08</u>
Account 5400 - Repairs & Maintenance										
5418 - Cintas Corporation	5016462485	medical cabinet supplies	Paid by Check # 53890		04/09/2020	04/09/2020	04/09/2020		04/15/2020	457.26
3762 - Gallagher Materials, Inc.	14452	asphalt	Paid by Check # 53898		04/09/2020	04/09/2020	04/09/2020		04/15/2020	2,970.87
4902 - Ozinga Ready Mix Concrete Inc.	106894	concrete blocks	Paid by Check # 53921		04/09/2020	04/09/2020	04/09/2020		04/15/2020	4,650.26
							Account 5400 - Repairs & Maintenance Totals		Invoice Transactions 3	<u>\$8,078.39</u>
							Sub Department 35 - Streets Totals		Invoice Transactions 21	<u>\$68,357.72</u>
Sub Department 37 - Fleet										
Account 5225 - Supplies										
3301 - Atlas Bobcat, LLC	BH1402	supplies	Paid by Check # 53879		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,164.57
3301 - Atlas Bobcat, LLC	BH1499	supplies	Paid by Check # 53879		04/09/2020	04/09/2020	04/09/2020		04/15/2020	126.08
4711 - Continental Research Corporation	0012886	supplies	Paid by Check # 53893		04/09/2020	04/09/2020	04/09/2020		04/15/2020	532.47
4711 - Continental Research Corporation	0012893	supplies	Paid by Check # 53893		04/09/2020	04/09/2020	04/09/2020		04/15/2020	530.13
5603 - L.A. Fasteners Inc	1-217075	supplies	Paid by Check # 53910		04/09/2020	04/09/2020	04/09/2020		04/15/2020	181.21
2493 - Monroe Truck Equipment, Inc.	329179	supplies	Paid by Check # 53917		04/09/2020	04/09/2020	04/09/2020		04/15/2020	44.30
4974 - Partsmaster	23526639	supplies	Paid by Check # 53923		04/09/2020	04/09/2020	04/09/2020		04/15/2020	4,496.74



Accounts Payable by G/L Distribution Report

Payment Date Range 03/26/20 - 04/15/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 26 - Public Works										
Sub Department 37 - Fleet										
Account 5225 - Supplies										
1000 - Standard Equipment Company	P20699	fleet supplies	Paid by Check # 53932		04/09/2020	04/09/2020	04/09/2020		04/15/2020	336.17
1000 - Standard Equipment Company	P20749	fleet supplies	Paid by Check # 53932		04/09/2020	04/09/2020	04/09/2020		04/15/2020	79.02
38 - Truckpro - Chicago	080-0870647	supplies	Paid by Check # 53935		04/09/2020	04/09/2020	04/09/2020		04/15/2020	455.51
1364 - Tryad Automotive	006-211139	supplies	Paid by Check # 53936		04/09/2020	04/09/2020	04/09/2020		04/15/2020	71.82
1364 - Tryad Automotive	006-211268	supplies	Paid by Check # 53936		04/09/2020	04/09/2020	04/09/2020		04/15/2020	179.82
							Account 5225 - Supplies Totals	Invoice Transactions	12	<u>\$8,197.84</u>
Account 5300 - Professional Services										
1103 - Lyons Tree Service, Inc.	2020-00000371	tree trimming /removal	Paid by Check # 53868		04/03/2020	04/03/2020	04/03/2020		04/03/2020	4,008.00
							Account 5300 - Professional Services Totals	Invoice Transactions	1	<u>\$4,008.00</u>
							Sub Department 37 - Fleet Totals	Invoice Transactions	13	<u>\$12,205.84</u>
							Department 26 - Public Works Totals	Invoice Transactions	34	<u>\$80,563.56</u>
Department 46 - Senior Citizen Program										
Account 5215 - Telephone										
31245 - Verizon Wireless - LeHigh	9851295496	Feb. 26- Mar. 25 2020	Paid by Check # 53940		04/09/2020	04/09/2020	04/09/2020		04/15/2020	302.82
							Account 5215 - Telephone Totals	Invoice Transactions	1	<u>\$302.82</u>
Account 5300 - Professional Services										
6010 - Occupational Health Center at River Forest	5723	DOT Physical & Drug Screen / Maria Fernandez & Sean Thornton	Paid by Check # 53920		04/09/2020	04/09/2020	04/09/2020		04/15/2020	245.00
							Account 5300 - Professional Services Totals	Invoice Transactions	1	<u>\$245.00</u>
Account 5400 - Repairs & Maintenance										
5631 - Buddy Bear Car Wash	104-1	4 Car Washes	Paid by Check # 53886		04/09/2020	04/09/2020	04/09/2020		04/15/2020	89.05
							Account 5400 - Repairs & Maintenance Totals	Invoice Transactions	1	<u>\$89.05</u>
Account 5505 - Equipment Lease										
96 - PACE Suburban Bus	574629	1 Van @100 each	Paid by Check # 53922		04/09/2020	04/09/2020	04/09/2020		04/15/2020	100.00
96 - PACE Suburban Bus	574650	1 Van @100 each	Paid by Check # 53922		04/09/2020	04/09/2020	04/09/2020		04/15/2020	100.00
96 - PACE Suburban Bus	574654	1 Van @100 each	Paid by Check # 53922		04/09/2020	04/09/2020	04/09/2020		04/15/2020	100.00
96 - PACE Suburban Bus	574679	1 Van @100 each	Paid by Check # 53922		04/09/2020	04/09/2020	04/09/2020		04/15/2020	100.00



Accounts Payable by G/L Distribution Report

Payment Date Range 03/26/20 - 04/15/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 100 - General Fund										
Department 46 - Senior Citizen Program										
Account 5505 - Equipment Lease										
96 - PACE Suburban Bus	574680	1 Van @100 each	Paid by Check # 53922		04/09/2020	04/09/2020	04/09/2020		04/15/2020	100.00
96 - PACE Suburban Bus	574720	1 Van @100 each	Paid by Check # 53922		04/09/2020	04/09/2020	04/09/2020		04/15/2020	100.00
							Account 5505 - Equipment Lease Totals		Invoice Transactions 6	<u>\$600.00</u>
							Department 46 - Senior Citizen Program Totals		Invoice Transactions 9	<u>\$1,236.87</u>
							Fund 100 - General Fund Totals		Invoice Transactions 127	<u>\$1,213,679.74</u>
Fund 205 - Library Fund										
Department 40 - Library										
Account 5105-07 - Community Programs Adult/Children Programs										
828 - SYNCB / AMAZON	2020-00000374	Audio Visual	Paid by Check # 53934		04/09/2020	04/09/2020	04/09/2020		04/15/2020	157.44
							Account 5105-07 - Community Programs Adult/Children Programs Totals		Invoice Transactions 1	<u>\$157.44</u>
Account 5215 - Telephone										
4024 - AT & T	708795579403-3	Telephone	Paid by Check # 53875		04/09/2020	04/09/2020	04/09/2020		04/15/2020	52.91
4024 - AT & T	708795808203-2	Telephone	Paid by Check # 53875		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,178.83
4026 - AT& T	5405893505	Telephone	Paid by Check # 53876		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,574.64
							Account 5215 - Telephone Totals		Invoice Transactions 3	<u>\$2,806.38</u>
Account 5225 - Supplies										
5594 - Chase	2020-00000378	Chase Credit Card Purchases	Paid by Check # 53888		04/09/2020	04/09/2020	04/09/2020		04/15/2020	95.05
1498 - Home Depot Credit Services	4101076	Supplies	Paid by Check # 53904		04/09/2020	04/09/2020	04/09/2020		04/15/2020	63.20
5426 - Menards	30508	Supplies	Paid by Check # 53914		04/09/2020	04/09/2020	04/09/2020		04/15/2020	86.45
299 - Sherwin Williams Company	7784-8	Supplies	Paid by Check # 53930		04/09/2020	04/09/2020	04/09/2020		04/15/2020	760.13
828 - SYNCB / AMAZON	2020-00000374	Audio Visual	Paid by Check # 53934		04/09/2020	04/09/2020	04/09/2020		04/15/2020	196.09
							Account 5225 - Supplies Totals		Invoice Transactions 5	<u>\$1,200.92</u>
Account 5225-80 - Supplies Per Capita										
1800 - CDW Government, Inc.	XGQ4051	Supplies Per Capita	Paid by Check # 53887		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,716.00
							Account 5225-80 - Supplies Per Capita Totals		Invoice Transactions 1	<u>\$1,716.00</u>
Account 5245 - Books										
531 - Baker & Taylor Entertainment, Inc.	2035161834	Books	Paid by Check # 53880		04/09/2020	04/09/2020	04/09/2020		04/15/2020	65.03
37540 - Encyclopedia Britannica, Inc.	49922	Books	Paid by Check # 53896		04/09/2020	04/09/2020	04/09/2020		04/15/2020	3,600.00



Accounts Payable by G/L Distribution Report

Payment Date Range 03/26/20 - 04/15/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 205 - Library Fund										
Department 40 - Library										
Account 5245 - Books										
398 - Ingram Library Services LLC	44294850	Books	Paid by Check # 53905		04/09/2020	04/09/2020	04/09/2020		04/15/2020	5,984.60
5337 - Libraries First	7602	Book Computer Database	Paid by Check # 53912		04/09/2020	04/09/2020	04/09/2020		04/15/2020	5,420.00
828 - SYNCB / AMAZON	2020-00000374	Audio Visual	Paid by Check # 53934		04/09/2020	04/09/2020	04/09/2020		04/15/2020	32.68
							Account 5245 - Books Totals	Invoice Transactions 5		<u>\$15,102.31</u>
Account 5250 - Audio Visual										
828 - SYNCB / AMAZON	2020-00000374	Audio Visual	Paid by Check # 53934		04/09/2020	04/09/2020	04/09/2020		04/15/2020	266.31
							Account 5250 - Audio Visual Totals	Invoice Transactions 1		<u>\$266.31</u>
Account 5255 - Periodicals										
194 - EBSCO Information Services, Inc.	P1598554	Periodicals	Paid by Check # 53895		04/09/2020	04/09/2020	04/09/2020		04/15/2020	10,257.05
							Account 5255 - Periodicals Totals	Invoice Transactions 1		<u>\$10,257.05</u>
Account 5400 - Repairs & Maintenance										
514 - Berwyn Western Plumbing & Heating	107007	Repairs & Maintenance	Paid by Check # 53884		04/09/2020	04/09/2020	04/09/2020		04/15/2020	739.00
4851 - Forest Security	97239	Repairs & Maintenance	Paid by Check # 53897		04/09/2020	04/09/2020	04/09/2020		04/15/2020	291.00
1839 - Robert R. Andreas & Sons	032420-22	Contract Maintenance	Paid by Check # 53928		04/09/2020	04/09/2020	04/09/2020		04/15/2020	3,990.00
							Account 5400 - Repairs & Maintenance Totals	Invoice Transactions 3		<u>\$5,020.00</u>
Account 5525 - Computer Support Databases										
828 - SYNCB / AMAZON	2020-00000374	Audio Visual	Paid by Check # 53934		04/09/2020	04/09/2020	04/09/2020		04/15/2020	199.12
							Account 5525 - Computer Support Databases Totals	Invoice Transactions 1		<u>\$199.12</u>
Account 5660 - Promotions										
5594 - Chase	2020-00000378	Chase Credit Card Purchases	Paid by Check # 53888		04/09/2020	04/09/2020	04/09/2020		04/15/2020	19.98
							Account 5660 - Promotions Totals	Invoice Transactions 1		<u>\$19.98</u>
							Department 40 - Library Totals	Invoice Transactions 22		<u>\$36,745.51</u>
							Fund 205 - Library Fund Totals	Invoice Transactions 22		<u>\$36,745.51</u>
Fund 210 - Community Development Fund										
Department 42 - CDBG										
Account 5300 - Professional Services										
4812 - KM Group	2018-19-01	PY 2018 CAPER	Paid by Check # 53909		04/09/2020	04/09/2020	04/09/2020		04/15/2020	8,500.00



Accounts Payable by G/L Distribution Report

Payment Date Range 03/26/20 - 04/15/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 210 - Community Development Fund										
Department 42 - CDBG										
Account 5300 - Professional Services										
4812 - KM Group	2018-01	PY 2017 CAPER	Paid by Check # 53909		04/09/2020	04/09/2020	04/09/2020		04/15/2020	8,500.00
							Account 5300 - Professional Services Totals		Invoice Transactions 2	<u>\$17,000.00</u>
							Department 42 - CDBG Totals		Invoice Transactions 2	<u>\$17,000.00</u>
							Fund 210 - Community Development Fund Totals		Invoice Transactions 2	<u>\$17,000.00</u>
Fund 215 - Motor Fuel Tax Fund										
Account 5205 - Utilities										
61 - ComEd	2020-00000375	March 2020 Electric	Paid by Check # 53892		04/09/2020	04/09/2020	04/09/2020		04/15/2020	25,384.54
61 - ComEd	2020-00000376	february 2020 electric	Paid by Check # 53892		04/09/2020	04/09/2020	04/09/2020		04/15/2020	5,722.09
61 - ComEd	2020-00000382	Feb. 19 - Mar. 19 2020	Paid by Check # 53892		04/09/2020	04/09/2020	04/09/2020		04/15/2020	91.68
5801 - Direct Energy Business	2007900415503 49	March 2020 Electric	Paid by Check # 53894		04/09/2020	04/09/2020	04/09/2020		04/15/2020	6,011.33
							Account 5205 - Utilities Totals		Invoice Transactions 4	<u>\$37,209.64</u>
Account 5300 - Professional Services										
28 - Pinner Electric Company	18048-2	resd str light LED retrofits	Paid by Check # 53925		04/09/2020	04/09/2020	04/09/2020		04/15/2020	210,450.00
							Account 5300 - Professional Services Totals		Invoice Transactions 1	<u>\$210,450.00</u>
Account 5400-03 - Repairs & Maintenance Traffic control										
3047 - H & H Electric Company	34441	non-routine maint.	Paid by Check # 53902		04/09/2020	04/09/2020	04/09/2020		04/15/2020	780.33
							Account 5400-03 - Repairs & Maintenance Traffic control Totals		Invoice Transactions 1	<u>\$780.33</u>
							Fund 215 - Motor Fuel Tax Fund Totals		Invoice Transactions 6	<u>\$248,439.97</u>
Fund 230 - Roosevelt Road TIF Fund										
Account 5705 - Interest Expense										
78 - Berwyn Development Corporation	2020-00000380	Interest	Paid by Check # 53883		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,250.00
78 - Berwyn Development Corporation	2020-00000381	Interest	Paid by Check # 53883		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,250.00
							Account 5705 - Interest Expense Totals		Invoice Transactions 2	<u>\$2,500.00</u>
							Fund 230 - Roosevelt Road TIF Fund Totals		Invoice Transactions 2	<u>\$2,500.00</u>



Accounts Payable by G/L Distribution Report

Payment Date Range 03/26/20 - 04/15/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 245 - Asset Forfeiture Fund										
Department 20 - Police Department										
Account 5191-55 - State Equipment										
6021 - Excel K-9 Services, Inc.	2020-051	K-9 Training	Paid by Check # 53845		03/20/2020	03/20/2020	03/20/2020		03/31/2020	10,800.00
							Account 5191-55 - State Equipment Totals	Invoice Transactions 1		<u>\$10,800.00</u>
Account 5192-30 - Federal LE, PS, Detention Facilities										
478 - Comcast Cable	2020-00000364	Stanley Avenue Internet	Paid by Check # 53840		03/20/2020	03/20/2020	03/20/2020		03/31/2020	386.70
							Account 5192-30 - Federal LE, PS, Detention Facilities Totals	Invoice Transactions 1		<u>\$386.70</u>
Account 5192-55 - Federal LE Equipment										
302 - Sprint	484479818-147	Feb. 04 - Mar. 03 2020	Paid by Check # 53859		03/20/2020	03/20/2020	03/20/2020		03/31/2020	235.51
							Account 5192-55 - Federal LE Equipment Totals	Invoice Transactions 1		<u>\$235.51</u>
							Department 20 - Police Department Totals	Invoice Transactions 3		<u>\$11,422.21</u>
							Fund 245 - Asset Forfeiture Fund Totals	Invoice Transactions 3		<u>\$11,422.21</u>
Fund 400 - Capital Bond Fund										
Department 18 - Fire Department										
Account 5800 - Capital Outlay										
6075 - R Enterprises, LLC	2020-00000373	Capital Purchase	Paid by Check # 53927		04/09/2020	04/09/2020	04/09/2020		04/15/2020	108,700.00
							Account 5800 - Capital Outlay Totals	Invoice Transactions 1		<u>\$108,700.00</u>
							Department 18 - Fire Department Totals	Invoice Transactions 1		<u>\$108,700.00</u>
							Fund 400 - Capital Bond Fund Totals	Invoice Transactions 1		<u>\$108,700.00</u>
Fund 500 - Utilities Fund										
Department 44 - Water & Sewer										
Account 5015 - Stipends - Uniform										
3461 - J & L Uniforms	10554	uniforms	Paid by Check # 53906		04/09/2020	04/09/2020	04/09/2020		04/15/2020	455.85
							Account 5015 - Stipends - Uniform Totals	Invoice Transactions 1		<u>\$455.85</u>
Account 5215 - Telephone										
5156 - AT&T Global Services, Inc.	708788456903	march 2020 phone bill	Paid by Check # 53878		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,111.34
							Account 5215 - Telephone Totals	Invoice Transactions 1		<u>\$1,111.34</u>
Account 5225 - Supplies										
13 - Barge Terminal & Trucking	189006	stone	Paid by Check # 53881		04/09/2020	04/09/2020	04/09/2020		04/15/2020	463.15
162 - Jack's Rental, Inc.	81492	supplies	Paid by Check # 53907		04/09/2020	04/09/2020	04/09/2020		04/15/2020	850.00
162 - Jack's Rental, Inc.	81493	supplies	Paid by Check # 53907		04/09/2020	04/09/2020	04/09/2020		04/15/2020	221.20
162 - Jack's Rental, Inc.	81445	supplies	Paid by Check # 53907		04/09/2020	04/09/2020	04/09/2020		04/15/2020	358.95



Accounts Payable by G/L Distribution Report

Payment Date Range 03/26/20 - 04/15/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 500 - Utilities Fund										
Department 44 - Water & Sewer										
Account 5225 - Supplies										
162 - Jack's Rental, Inc.	81481	supplies	Paid by Check # 53907		04/09/2020	04/09/2020	04/09/2020		04/15/2020	185.05
5038 - Leahy-Wolf	394936	supplies	Paid by Check # 53911		04/09/2020	04/09/2020	04/09/2020		04/15/2020	683.75
							Account 5225 - Supplies Totals	Invoice Transactions 6		<u>\$2,762.10</u>
Account 5235 - Postage & Printing										
4784 - Shaw Media	022010094959	sewer & water ad	Paid by Check # 53929		04/09/2020	04/09/2020	04/09/2020		04/15/2020	390.04
							Account 5235 - Postage & Printing Totals	Invoice Transactions 1		<u>\$390.04</u>
Account 5300 - Professional Services										
6050 - David Mason & Associates , Inc	0031255	CCTV sewer lines	Paid by Check # 53867		11/12/2019	04/02/2020	11/12/2019		04/02/2020	7,687.50
5900 - Chicago Backflow Inc	347615	pw backflo test	Paid by Check # 53889		04/09/2020	04/09/2020	04/09/2020		04/15/2020	400.00
4635 - Premier Specialties	13582	w/d supplies	Paid by Check # 53926		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,840.83
1751 - Suburban Laboratories, Inc.	175104	water testing	Paid by Check # 53933		04/09/2020	04/09/2020	04/09/2020		04/15/2020	1,130.00
3372 - USIC Locating Services, Inc.	374328	march 2020 locating	Paid by Check # 53939		04/09/2020	04/09/2020	04/09/2020		04/15/2020	3,336.22
							Account 5300 - Professional Services Totals	Invoice Transactions 5		<u>\$14,394.55</u>
Account 5400 - Repairs & Maintenance										
5332 - Greg Hannah Plumbing	214037	Plumbing & Sewer Repairs	Paid by Check # 53901		04/09/2020	04/09/2020	04/09/2020		04/15/2020	11,406.00
							Account 5400 - Repairs & Maintenance Totals	Invoice Transactions 1		<u>\$11,406.00</u>
Account 5600 - Cost of Water										
4264 - City of Chicago	203-1	Mar. 03 - Mar. 19 2020	Paid by Check # 53891		04/09/2020	04/09/2020	04/09/2020		04/15/2020	105,809.07
4264 - City of Chicago	9	Mar. 03 - Mar. 19 2020	Paid by Check # 53891		04/09/2020	04/09/2020	04/09/2020		04/15/2020	111,606.42
4264 - City of Chicago	204-1	Feb. 19 - Mar. 19 2020	Paid by Check # 53891		04/09/2020	04/09/2020	04/09/2020		04/15/2020	74,800.68
4264 - City of Chicago	10	Feb. 19 - Mar. 19 2020	Paid by Check # 53891		04/09/2020	04/09/2020	04/09/2020		04/15/2020	78,516.93
							Account 5600 - Cost of Water Totals	Invoice Transactions 4		<u>\$370,733.10</u>
							Department 44 - Water & Sewer Totals	Invoice Transactions 19		<u>\$401,252.98</u>
							Fund 500 - Utilities Fund Totals	Invoice Transactions 19		<u>\$401,252.98</u>
							Grand Totals	Invoice Transactions 182		<u>\$2,039,740.41</u>

Robert J. Lovero
Mayor



Charles D. Lazzara
Building Director

K-5

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-1427
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April 8, 2020

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

Re: Building and Local Improvement Permits

Gentlemen:

Attached are the financial report of Building and Local Improvement Permits issued by the City of Berwyn for the month of March 2020, along with a copy of Permit Statistics for this same period.

Respectfully,

Charles D. Lazzara
Building Director

Report Of Building Permits Issued By The City Of Berwyn

Wednesday, April 8, 2020

Between: 3/1/2020 And 3/31/2020

Name and Address			Issued	Permit No.	Cost Of Improvements	Cost Of Permit
Peter & Deborah Romero	2821 S. Wisconsin Avenue	PAYING FOR PRELIMINARY FRAMING, SLAB PRE POUR, PLUMBING UG, PLUMBING ROUGH, STACK TEST, ELEC SERVICE, GAS PRESSURE TEST	3/9/2020	Bldg-B 9028-2	\$0.00	\$380.00
Equity Pro LLC	6420 W. 32nd Street	paying for framing rough re-inspection fee.	3/3/2020	Bldg-B 9124-1	\$0.00	\$30.00
Equity Pro LLC	6420 W. 32nd Street	ATF INSTALL OF FENCE- MUST CUT FENCE DOWN TO 5FT OR 5FT + 1FT OF LATTICE ON THE FRONT AND SIDES OF THE PROPERTY. INSTALL A 6FT FENCE AT THE ALLEY. --- ISSUING PERMIT SO THAT ALL RECORDS ARE CORRECT - INSTALLED A 2ND BATHROOM ON THE 2ND FLOOR AND 1 BEDROOM	3/5/2020	Bldg-B 9124-2	\$0.00	\$135.00
Blue Fin Homes LLC	1423 S. Clarence Avenue	UPGRADE WATER SERVICE TO 1"	3/31/2020	Bldg-B 9135-4	\$8,500.00	\$1,770.00
Access West Cook 1 MM, LLC	2502 S. Grove Avenue	STAIR PRE-POUR REINSPECTION - NEW SITE UTILITY SERVICES (STORM, SANITARY, WATER) NEW SITE CONCRETE. LANDSCAPING. FENCING. MASONRY. TUCKPOINTING. SIDNG/REPL. INTERIOR DEMO. DEMO EXISTING MECH ROOM. PLUMBING AND ELEC SYSTEMS. CARPENTRY TO INCLUDE FRAMING NE	3/12/2020	Bldg-B 9162-1	\$0.00	\$65.00
Storehouse Group LLC	3610 S. Ridgeland Avenue	PAYING FOR HVAC FINAL REINSPECTIONS	3/4/2020	Bldg-B 9166-2	\$0.00	\$65.00
Black Gold Properties LP	2343 S. Scoville Avenue	paying for missing water meter and parkway reinspection.	3/31/2020	Bldg-B 9174-4	\$0.00	\$400.00
R&R Trategic Properties LLC	1516 S. Kenilworth Avenue	PERMIT FINAL REINSPECTION - FINISH BASEMENT TO INCLUDE: INSULATE BASEMENT WALLS, HANG AND TAPE DRYWALL, INSTALL NEW BATHROOM IN BASEMENT, MECHANICAL AND LAUNDRY ROOM AND CREATE AN OPEN RECREATIONAL SPACE, INSTALL EGRESS WINDOW. UPGRADE WATER METER TO 3/4"	3/12/2020	Bldg-B 9184-3	\$0.00	\$65.00
Walton Contractors LLC	2331 S. Cuyler Avenue	PAYING FOR THE ADDITIONAL ELECTRICAL SERVICE INSPECTION AND HVAC FINAL AND PERMIT FINAL INSPECTION COMPLETE GUT AND REHAB. - 1ST FLOOR WILL CONSIST OF KITCHEN, 1 EXISTING FULL BATHROOM, LIVING ROOM, DINING ROOM AND 2 EXISTING BEDROOMS, 2ND FLOOR WILL BE US	3/12/2020	Bldg-B 9208-1	\$0.00	\$180.00
JMP Dev Corp	2638 S. Cuyler Avenue	PAYING FOR 3 PVC INSPECTIONS. PLUMBING ROUGH, CHLOROLOY & GAS PRESSURE TEST	3/12/2020	Bldg-B 9255-1	\$0.00	\$300.00
Nancy L. Carrasco & Ricardo San	3242 S. Wesley Avenue	PAYING FOR 2 PLUMBING INSPECTION FEES ONLY \$100	3/10/2020	Bldg-B 9270-2	\$0.00	\$50.00
Immaculate Tanyi	2534 S. Elmwood Avenue	PERMIT FINAL REINSPECTION	3/10/2020	Bldg-B 9297-2	\$65.00	\$65.00
R & I Real Estate Investments LL	3240-42 S. Oak Park Avenue	PAYING FOR THE REVIEW FEE FOR THE REVISED PLANS -- REVISIONS INCLUDE THE NUMBER OF LIVING UNITS AND NUMBER OF BATHROOMS BEING INSTALLED IN EACH UNIT ----- CHANGING FROM 7 LIVING UNITS TO 6 LIVING UNITS -- ALL 6 OF THE LIVING UNITS WILL HAVE 2 BEDROOMS, 1	3/12/2020	Bldg-B 9362-1	\$0.00	\$700.00
Flora & Luixh Sinjar	2124 S. Home Avenue	PD FOR PVC BEDDING & HEAD TEST	3/2/2020	Bldg-B 9376-1	\$0.00	\$100.00

Report Of Building Permits Issued By The City Of Berwyn

Wednesday, April 8, 2020

Between: 3/1/2020 And 3/31/2020

Name and Address			Issued	Permit No.	Cost Of Improvements	Cost Of Permit
ABC Turnkey Properties LLC	3600 S. Wisconsin Avenue	ELECTRICAL FINAL RE-INSPECTION	3/20/2020	Bldg-B 9411-1	\$0.00	\$50.00
DKM Real Estate	3605 S. Home Avenue	NEW CONSTRUCTION OF SINGLE FAMILY HOME-INSTALL OVER HEAD SEWER. PAYING FOR ADDITIONAL INSPECTIONS	3/6/2020	Bldg-B 9433-1	\$13,500.00	\$1,545.00
DZD Group LLC	3147 S. Elmwood Avenue	DECONVERT 2 UNITS TO SINGLE FAMILY HOME. UPGRADING WATER SERVICE 1"-1ST FL 1 BEDROOM & 1 FULL BATH-2ND FL- 2 FULL BATHS 3 BEDROOMS-BSMT- 1 FUL BATH, OFFICE SPACE & LAUNDRY ROOM CAMERA AND CLEAR SEWER LINES. CAMERA AND CLEAR SEWER LINES. MUST HARDWIRE S	3/2/2020	Bldg-B 9459-0	\$85,000.00	\$3,500.00
Apex National Real Estate, LLC	2432 S. Grove Avenue	1ST FLOOR- KITCHEN, LIVING ROOM, DINING ROOM, EXISTING FULL BATH AND 2 EXISTING BEDROOMS. 2ND FULL WILL HAVE 1 NEW MASTER BEDROOM AND CONVERT EXISTING POWDER ROOM TO FULL BATH. BSMT WILL BE FINISHED MECHANICAL AND LAUNDRY ROOM. W/ OPEN RECREATIONAL SPACE.	3/2/2020	Bldg-B 9460-0	\$65,000.00	\$1,735.00
Mohammed F. Hussain	2308 S. Gunderson Avenue	INTERIOR REMODELING. REMODEL THE 1ST FLOOR BATHROOM AND KITCHEN. R/R WINDOWS AND BRING TO WINDOWS TO EGRESS CODE WHERE REQUIRED/ BOILERS TO FORCED AIR WITH NEW FURNACE, A/C UNIT AND DUCTWORK. FINISH THE BASEMENT TO INCLUDE NEW 3/4 BATHROOM, 2 BEDROOMS, LA	3/3/2020	Bldg-B 9461-0	\$40,000.00	\$2,910.00
EPG Chicago JV II LLC	2304 S. Kenilworth Avenue	INTERIOR REMODELING - 1ST FLOOR WILL CONSIST OF KITCHEN, 1 EXISTING FULL BATHROOM, 2 EXISTING BEDROOMS, LIVING ROOM AND DINING ROOM. 2ND FLOOR/ATTIC WILL CONSIST OF 1 NEW BEDROOM AND 1 NEW RECREATIONAL ROOM. BASEMENT WILL BE FINISHED WITH NEW 3/4 BATHROO	3/4/2020	Bldg-B 9462-0	\$40,000.00	\$1,210.00
Hector Garcia	2228 S. Ridgeland Avenue	INTERIOR REMODEL OF 3 UNIT. - 1ST & 2ND FLOOR UNITS TO INCLUDE KITCHEN, LIVING ROOM, DINING ROOM, 1 FULL BATHROOM AND 3 BEDROOMS. BASEMENT UNIT WILL CONSIST OF KITCHEN, LIVING ROOM, DINING ROOM, 2 BEDROOM AND 1 FULL BATHROOM. BOILERS TO FORCED AIR WITH 3	3/6/2020	Bldg-B 9463-0	\$0.00	\$1,400.00
Margaret Schultz & Sam Weisse	3824 S. Clinton Avenue	DORMER APPROX 20FT, ADD BATHROOM, LAUNDRY AND WALK IN CLOSET.	3/10/2020	Bldg-B 9464-0	\$48,500.00	\$435.00
ABC Turkey Properties LLC	1228 S. Lombard Avenue	INTERIOR RENOVATIN-NEW 1 1/2 " WATER SERVICE. 1ST FL- KETCHEN, LIVING ROOM, 2 EXISTING & 1 EXISTING FULL BATH. 2ND FL- 2 EXISTING BEDROOMS & 2 EXISTING BATHROOMS. BSMT WILL BE FINISHED WITH NEW FULL BATH, LAUNDRY,MECHANICAL, STORAGE ROOM WITH AN OPEN REC	3/11/2020	Bldg-B 9465-0	\$80,000.00	\$4,235.00

Report Of Building Permits Issued By The City Of Berwyn

Wednesday, April 8, 2020

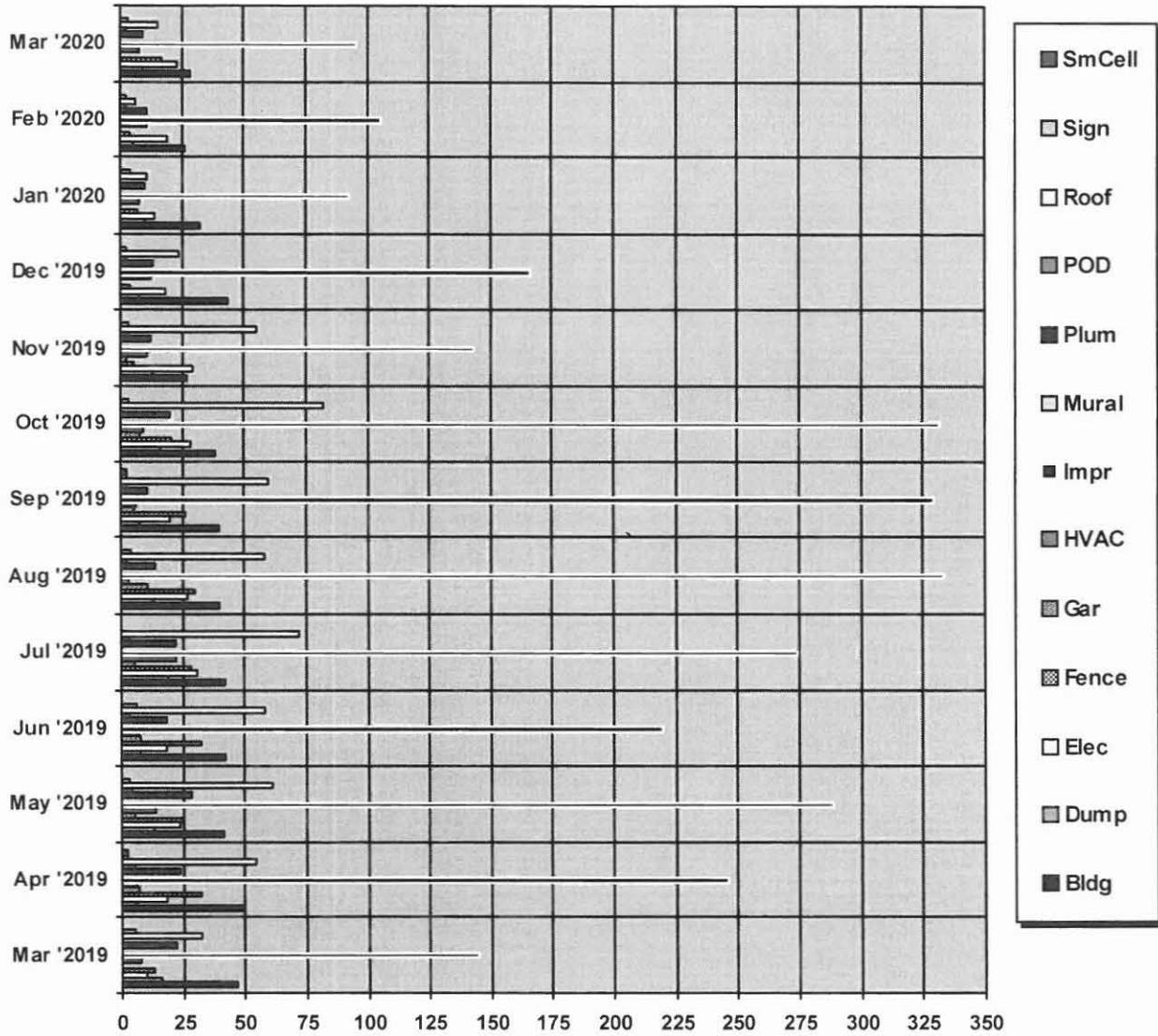
Between: 3/1/2020 And 3/31/2020

Name and Address			Issued	Permit No.	Cost Of Improvements	Cost Of Permit
David & Linda Skupien	3648 S. Highland Avenue	INTERIOR REMODEL - 1ST FLOOR WILL CONSIST OF KITCHEN, 1 FULL BATHROOM, LIVING ROOM, DINING ROOM AND 2 EXISTING BEDROOMS. ATTIC WILL BE UNFINISHED AND USED FOR STORAGE. BASEMENT WILL BE FINISHED WITH NEW 3/4 BATHROOM, LAUNDRY ROOM, MECHANICAL ROOM, 1 NEW B	3/11/2020	Bldg-B 9466-0	\$25,000.00	\$1,010.00
South American Drywall & taping	6438 W. 26th Street	COMPLETE INTERIOR REMODEL. R/R WINDOWS TO EGRESS CODE. 1ST FLOOR WILL CONSIST OF KITCHEN, RELOCATING THE EXISTING FULL BATHROOM, LIVING ROOM, DINING ROOM, 1 EXISTING BEDROOM. 2ND FLOOR WILL CONSIST 1 EXISTING FULL BATHROOM, 1 NEW FULL BATHROOM, 2 EXISTING	3/17/2020	Bldg-B 9467-0	\$120,000.00	\$2,600.00
Ko Real Estate and Remodeling	1316 S. Elmwood Avenue	COMPLETE INTERIOR REMODELING - 1ST FLOOR WILL CONSIST OF KITCHEN, EXISTING FULL BATHROOM, 3 EXISTING BEDROOMS, LIVING ROOM AND DINING ROOM. 2ND FLOOR WILL BE UNFINISHED AND USED FOR STORAGE ONLY. BASEMENT WILL BE FINISHED - CONVERT THE WATER CLOSET TO A FU	3/18/2020	Bldg-B 9468-0	\$60,000.00	\$3,085.00
Revel Properties, LLC	1211 S. Maple Avenue	INTERIOR REMODEL, 1ST FLOOR WILL CONSIST OF KITCHEN, LIVING ROOM, DINING ROOM, 2 EXISTING BEDROOM AND 1 FULL BATHROOM. 2ND FLOOR CINSIT OF 2 NEW BEDROOM AND 1 NEW FULL BATHROOM. BASEMENT WILL BE UNFINISHED WITH LAUNDRY & MECHANICAL ROOM AND USED FOR STORA	3/18/2020	Bldg-B 9469-0	\$15,000.00	\$1,035.00
Steven Carreno	2645 S. Euclid Avenue	1ST FLOOR REMODEL THE BATHROOM. FINSH THE ATTIC TO CREATE A BEDROOM WITH WIDNOWS TO EGRESS CODE AND REMODEL THE EXISTING 1/2 BATHROOM IN THE ATTIC. REMODEL THE BASEMENT - REMOVE PANELING AND CEILING, INSTALL NEW FRAMING, INSULATION AND DRYWALL TO CREATE A	3/18/2020	Bldg-B 9471-0	\$15,000.00	\$860.00
28	Building Permits Issued During Period			Totals	<u>\$615,565.00</u>	<u>\$29,915.00</u>

Permits Issued

Wednesday, April 8, 2020 10:43 AM

For Period Beginning 3/1/2019 And Ending 3/31/2020



Permit Detail

2020	March	Bldg	28
		Dump	9
		Elec	23
		Fence	17
		HVAC	8
		Impr	96
		Plum	9
		POD	2
		Roof	15
		Sign	3

210

2020	February	Bldg	26
		Dump	5
		Elec	19
		Fence	4
		HVAC	11
		Impr	106
		Plum	11
		POD	2
		Roof	6
		Sign	2
		SmCell	1

193

Permit Detail

2020	January	Bldg	32						
		Dump	10						
		Elec	14						
		Fence	7						
		HVAC	8						
		Impr	93						
		Plum	10						
		POD	1						
		Roof	11						
		Sign	4						
<hr/>				190					
2019	December	Bldg	44						
		Dump	8						
		Elec	18						
		Fence	4						
		HVAC	12						
		Impr	166						
		Plum	13						
		POD	2						
		Roof	24						
		Sign	2						
		SmCell	1						
<hr/>				294					
2019	November	Bldg	27						
		Dump	13						
		Elec	29						
		Fence	5						
		Gar	2						
		HVAC	11						
		Impr	143						
		Plum	12						
		POD	3						
		Roof	55						
		Sign	3						
<hr/>				303					
2019	October	Bldg	38						
		Dump	16						
		Elec	28						
		Fence	21						
		Gar	8						
		HVAC	9						
		Impr	332						
		Plum	20						
		POD	1						
		Roof	82						
		Sign	3						
<hr/>				558					
2019	September	Bldg	40						
		Dump	8						
		Elec	20						
		Fence	26						
		Gar	5						
		HVAC	6						
		Impr	329						
		Plum	11						
		POD	2						
		Roof	60						
		Sign	2						
		SmCell	2						
<hr/>				511					
2019	August	Bldg	40						
		Dump	13						
		Elec	27						
		Fence	30						
		Gar	11						
		HVAC	3						
		Impr	333						
		Plum	14						
		POD	2						
		Roof	58						
		Sign	4						
		SmCell	1						
<hr/>				536					
2019	July	Bldg	42						
		Dump	19						
		Elec	31						
		Fence	28						
		Gar	5						
		HVAC	22						
		Impr	274						
		Plum	22						
		POD	3						
		Roof	72						
		Sign	1						
		SmCell	1						
<hr/>				520					
2019	June	Bldg	42						
		Dump	8						
		Elec	18						
		Fence	32						
		Gar	8						
		HVAC	7						
		Impr	220						
		Plum	18						
		POD	3						
		Roof	58						
		Sign	6						
<hr/>				420					
2019	May	Bldg	41						
		Dump	13						
		Elec	24						
		Fence	25						
		Gar	5						
		HVAC	14						
		Impr	289						
		Mural	1						
		Plum	28						
		POD	4						
		Roof	61						
		Sign	3						
		SmCell	1						
<hr/>				509					
2019	April	Bldg	49						
		Dump	6						
		Elec	18						
		Fence	32						
		Gar	7						
		HVAC	6						
		Impr	246						
		Plum	24						
		POD	5						
		Roof	54						
		Sign	2						
		SmCell	2						
<hr/>				451					
2019	March	Bldg	47						
		Dump	16						
		Elec	10						
		Fence	13						
		Gar	1						
		HVAC	8						
		Impr	145						
		Plum	22						
		Roof	32						
		Sign	5						
		SmCell	1						
<hr/>				300					

Permit Detail

Total Permits Issued **4995**

Permits Issued By The Building Department

Wednesday, April 8, 2020

Between: 3/1/2020 And 3/31/2020

<u>Building</u>	Permits Issued: 28	Cost of Improvements: \$615,565.00
<u>Dumpster</u>	Permits Issued: 9	Cost of Improvements: \$0.00
<u>Electrical</u>	Permits Issued: 23	Cost of Improvements: \$40,945.00
<u>Fence</u>	Permits Issued: 17	Cost of Improvements: \$31,426.00
<u>HVAC</u>	Permits Issued: 8	Cost of Improvements: \$33,706.00
<u>Local Improvement</u>	Permits Issued: 96	Cost of Improvements: \$753,853.66
<u>Plumbing</u>	Permits Issued: 9	Cost of Improvements: \$50,891.00
<u>POD</u>	Permits Issued: 2	Cost of Improvements: \$0.00
<u>Roofing</u>	Permits Issued: 15	Cost of Improvements: \$129,039.00
<u>Sign</u>	Permits Issued: 3	Cost of Improvements: \$31,250.00
Total Permits: <u>210</u>		Total Improvements: <u>\$1,686,675.66</u>

Fees Collected

Building Permit Fee	\$9,380.00
Permit Final	\$4,540.00
Chimney Liner Rough	\$150.00
Chimney Liner Final	\$150.00
Gutter/Downspout Final Inspection	\$200.00
Masonry Final Inspection	\$150.00

Permits Issued By The Building Department

Wednesday, April 8, 2020

Between: 3/1/2020 And 3/31/2020

Local Improvement Permit Fee	\$11,755.00
Electrical Rough	\$1,850.00
Electrical Permit Fees	\$1,005.00
Preliminary Electric	\$250.00
Electrical Underground	\$100.00
Electrical Service	\$500.00
Electrical Final	\$2,950.00
Sign Permit Fees	\$925.00
Footing Inspection	\$130.00
Preliminary Framing	\$195.00
Framing Rough	\$1,155.00
Fence Permit Fee	\$595.00
Plumbing Rough	\$1,300.00
Plumbing Permit Fees	\$600.00
Plumbing Final	\$1,900.00
Plumbing Inspection	\$100.00
Preliminary Plumbing	\$50.00
Plumbing Inspection Underground	\$800.00
Plumbing Underground-Tap	\$400.00
Plumbing Underground-Service	\$400.00
Plumbing Underground-Divorce	\$400.00
Plumbing Underground-PVC Installation	\$150.00
Plumbing Underground-Bedding Inspection	\$250.00
Plumbing Underground-Head Test	\$250.00
ChloroIoy Inspection	\$100.00
Post Hole/Pier Inspection	\$1,030.00
RPZ Test/DDCA Valve	\$150.00
Plumb Insp Deconvert Kitch/Bath	\$50.00
HVAC Permit Fees	\$475.00
HVAC Rough	\$1,740.00
Service Charge	\$1,200.00
HVAC Final	\$2,520.00
Insulation/Fire Stopping Inspection	\$845.00
Water Meter Upgrade Fee	\$1,650.00
Tap Fee	\$6,500.00
Dumpster/POD	\$600.00
Parkway Use	\$175.00
Parkway Inspection	\$425.00
Pre-Pour Inspection	\$630.00
Stack Test	\$650.00

Permits Issued By The Building Department

Wednesday, April 8, 2020

Between: 3/1/2020 And 3/31/2020

Sidewalk Opening	\$300.00
Pre-Pour Strt/Sdwk/Alley	\$450.00
Street Opening	\$675.00
Fine - Working Without Permit	\$150.00
Roof Covering Permit Fees	\$2,225.00
Roof Final Inspection	\$1,650.00
House Wrap Inspection	\$190.00
Gas Pressure Test	\$200.00
Rough Fire Department	\$100.00
Final Fire Department	\$100.00
ATF Fine	\$150.00
Restoration Inspection	\$450.00
Total Fees Collected	\$67,960.00

Report Of Building/Improvement Permits Issued By The City Of Berwyn

Wednesday, April 8, 2020

Between: 3/1/2020 And 3/31/2020

Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Cost Of Improvements	Cost Of Permit
1 Flora & Luixh Sinjar 2124 S. Home Avenue	16-19-327-020-0000	PD FOR PVC BEDDING & HEAD TEST	R	3/2/2020 Bldg-B	9376-1	\$0.00 \$100.00
2 DZD Group LLC 3147 S. Elmwood Avenue	16-31-211-012-0000	DECONVERT 2 UNITS TO SINGLE FAMILY HOME. UPGRADING WATER SERVICE 1"-1ST FL 1 BEDROOM & 1 FULL BATH-2ND FL- 2 FULL BATHS 3 BEDROOMS-BSMT- 1 FUL BATH, OFFICE SPACE & LAUNDRY ROOM CAMERA AND CLEAR SEWER LINES. CAMERA AND CLEAR SEWER LINES. MUST HARDWIRE S	R	3/2/2020 Bldg-B	9459-0	\$85,000.00 \$3,500.00
3 Apex National Real Estate, LLC 2432 S. Grove Avenue	16-30-111-035-0000	1ST FLOOR- KITCHEN, LIVING ROOM, DINING ROOM, EXISTING FULL BATH AND 2 EXISTING BEDROOMS. 2ND FULL WILL HAVE 1 NEW MASTER BEDROOM AND CONVERT EXISTING POWDER ROOM TO FULL BATH. BSMT WILL BE FINISHED MECHANICAL AND LAUNDRY ROOM. W/ OPEN RECREATIONAL SPACE.	R	3/2/2020 Bldg-B	9460-0	\$65,000.00 \$1,635.00
4 Anna Rodriguez 1648 S. Harvey Avenue	16-20-302-038-0000	R/R 10 WINDOWS ON THE 1ST FLOOR AND ATTIC. SAME SIZE AND SAME LOCATION, REPLACING 1 DOOR ON THE REAR PORCH. LIVING ROOM AND BEDROOMS	R	3/2/2020 Impr-L	85742-0	\$10,138.00 \$200.00
5 Elizabeth & Ryan Iverson 3518 S. Highland Avenue	16-32-301-027-0000	FURNACE REPLACEMENT 96% EFF. 70K BTU'S. USING EXISTING CHIMNEY LINER	R	3/2/2020 HVAC-L	85743-0	\$10,705.00 \$115.00
6 Maria Teresa Lozano 3742 S. Cuyler Avenue	16-32-316-034-0000	FURNACE REPL 80% EFF, 90K BTU;S, INSTALLING CHIMENY LINER (EXISTING)	R	3/2/2020 HVAC-L	85744-0	\$2,880.00 \$215.00
7 Gerald & Denise Zabochnik 3437 S. Oak Park Avenue	16-31-229-014-0000	WATER HEATER REPLACEMENT	R	3/2/2020 Plum-L	85745-0	\$2,056.00 \$85.00
8 Diane M. & Kenneth W. Krump 2722 S. Oak Park Avenue	16-30-313-058-0000	REPLACING 80% EFF FURNACE TO EXISTING GAS, DUCT, ELECTRIC AND CHIMNEY LINER.	R	3/2/2020 HVAC-L	85746-0	\$3,490.00 \$115.00
9 Ko Real Estate and Remodelin 1316 S. Elmwood Avenue	16-19-214-028-0000	DUMPSTER	R	3/2/2020 Dump-L	85747-0	\$0.00 \$50.00
10 Richard Wyskiel Jr & Emily Wy 3227 S. Wenonah Avenue	16-31-111-029-0000	INSTALLING 5FT WITH 1FT OPEN LATTICE AT SIDE YARDS, FRONT, ALLEY AND 2 GATES---- JULIE DIG # ATTACHED A0560271	R	3/2/2020 Fence-L	85748-0	\$4,000.00 \$135.00

Report Of Building/Improvement Permits Issued By The City Of Berwyn

Wednesday, April 8, 2020

Between: 3/1/2020 And 3/31/2020

Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Cost Of Improvements	Cost Of Permit
11 Scott Hammond 7002 W. 34th Street	16-31-131-006-0000	R	3/2/2020 HVAC-L	85749-0	\$3,587.00	\$115.00
12 Equity Pro LLC 6420 W. 32nd Street	16-31-214-012-0000	R	3/3/2020 Bldg-B	9124-1	\$0.00	\$30.00
13 Mohammed F. Hussain 2308 S. Gunderson Avenue	16-30-213-020-0000	R	3/3/2020 Bldg-B	9461-0	\$40,000.00	\$2,910.00
14 Arline J. Herold 2842 S. Wisconsin Avenue	16-30-309-035-0000	R	3/3/2020 Plum-L	85751-0	\$9,150.00	\$250.00
15 Elisabeth Green Mondala 3744 S. East Avenue	16-31-417-102-0000	R	3/3/2020 Impr-L	85752-0	\$3,380.00	\$70.00
16 Van Tran 2332 S. Highland Avenue	16-29-109-035-0000	R	3/3/2020 Impr-L	85753-0	\$3,100.00	\$40.00
17 Bret Pond & Sandra Florindo 3828 S. Maple Avenue	16-31-324-033-0000	R	3/3/2020 Impr-L	85754-0	\$17,000.00	\$315.00
18 Jerardo Aranda 2329 S. Highland Avenue	16-29-110-013-0000	R	3/3/2020 Impr-L	85755-0	\$12,800.00	\$255.00
19 Heidner Property Management 6757 W. 26th Street	99-99-999-000-0271	C	3/3/2020 Impr-L	85756-0	\$26,962.00	\$605.00
20 Dennis Dabrowski 1319 S. Ridgeland Avenue	16-20-107-006-0000	R	3/3/2020 Elec-L	85757-0	\$797.00	\$140.00
21 S. & R. Hernandez 1807 S. Cuyler Avenue	16-20-309-003-0000	R	3/3/2020 Roof-L	85758-0	\$12,810.00	\$330.00
22 Joaquin Calderon 2111 S. Harlem Avenue	16-19-324-042-0000	R	3/3/2020 Plum-L	85759-0	\$315.00	\$90.00

Report Of Building/Improvement Permits Issued By The City Of Berwyn

Wednesday, April 8, 2020

Between: 3/1/2020 And 3/31/2020

Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Cost Of Improvements	Cost Of Permit
Vivan E. Valguarnera 2435 S. Oak Park Avenue	16-30-216-012-0000	R	3/3/2020 Impr-L	85760-0	\$800.00	\$140.00
COMPLIANCE VIOLATIONS: MAIN LEVEL BATHROOM GFCI OUTLET, KITCHEN COUNTER GFCIS, FULLY ENCLOSE ANY OPEN BULB LIGHTS, LAUNDRY OUTLETS GFCI, INSTALL ATTIC LIGHTING AND BRING EXISTING TO CODE, ATTIC STAIR LANDING MUST HAVE GUARD RAILING INSTALLED TO CODE, INSTA						
23 Vigilante Holdings LLC 6833 W. Stanley Avenue	16-31-114-011-0000	C	3/3/2020 Impr-L	85761-0	\$6,827.00	\$165.00
REPLACING WINDOWS ON THE NORTH, EAST AND WEST. 14 TOTAL WINDOWS FOR LIVING ROOM, 2 BEDROOMS, KITCHEN, BEDROOM, LAUNDRY ROOM. BRING WINDOWS TO EGRESS CODE WHERE NEEDED. EGRESS IS SIGNED						
24 Lidio Cortez 1922 S. Scoville Avenue	16-19-420-023-0000	R	3/3/2020 Fence-L	85762-0	\$0.00	\$135.00
REPLACING EXISTING FENCE ON THE SOUTH SIDE AND INSTALLING A NEW ONE ON THE NORTH SIDE OF THE PROPERTY. 5FT HIGH FENCE. HAS NEIGHBOR PERMISSION						
25 Luis A. Flores 2412 S. Euclid Avenue	16-30-216-021-0000	R	3/3/2020 Impr-L	85763-0	\$375.00	\$290.00
RUNNING A LINE FOR THE REFRIGERATOR, RUNNING OUTLETS IN THE BASEMENT SOUTH WALL-- COMPLIANCE VIOLATIONS						
26 Mary Lou Friedman 2312 S. Highland Avenue	16-29-109-025-0000	R	3/3/2020 Impr-L	85764-0	\$1,200.00	\$40.00
INSTALL EGRESS WINDOW IN BSMT TO CODE						
27 Lloyd R. Abrahamson 3343 S. Harvey Avenue	16-32-123-029-0000	R	3/3/2020 Elec-L	85765-0	\$7,000.00	\$215.00
REWIRE 2ND FLOOR - LIGHT SWITCHES, OUTLETS, GFI'S, LIGHT FIXTURES, SMOKE AND CARBON						
28 Storehouse Group LLC 3610 S. Ridgeland Avenue	16-31-414-024-0000	R	3/4/2020 Bldg-B	9166-2	\$0.00	\$65.00
PAYING FOR HVAC FINAL REINSPECTIONS						
29 EPG Chicago JV II LLC 2304 S. Kenilworth Avenue	16-30-106-018-0000	R	3/4/2020 Bldg-B	9462-0	\$40,000.00	\$1,210.00
INTERIOR REMODELING - 1ST FLOOR WILL CONSIST OF KITCHEN, 1 EXISTING FULL BATHROOM, 2 EXISTING BEDROOMS, LIVING ROOM AND DINING ROOM. 2ND FLOOR/ATTIC WILL CONSIST OF 1 NEW BEDROOM AND 1 NEW RECREATIONAL ROOM. BASEMENT WILL BE FINISHED WITH NEW 3/4 BATHROO						

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Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Cost Of Improvements	Cost Of Permit
30 GW Berwyn LLC 7144 W. Ogden Avenue 7-11	99-99-999-000-0724		3/4/2020 Sign-L	85766-0	\$24,500.00	\$750.00
INSTALL NEW SIGNAGE FRO 7-11 & GAS STATION - NEW POLE SIGNS, MONUMENT SIGNS AND WALLS SIGNS.						
31 Delfina Arellano 3743 S. Euclid Avenue	16-31-416-017-0000	R	3/4/2020 Plum-L	85767-0	\$3,600.00	\$90.00
SEWER REPAIR AND INSTALL CLEAN OUT ON PRIVATE PROPERTY.						
32 Sergio & Laura Suarez 2338 S. Gunderson Avenue	16-30-213-032-0000	R	3/4/2020 HVAC-L	85768-0	\$4,130.00	\$115.00
INSTALLING NEW 80% EFF/90,000 BTU'S WITH NEW CHIMNEY LINER & HUMIDIFIER						
33 Andrew Sullivan 3301-05 S. Ridgeland Avenue	16-32-118-001-0000	R	3/4/2020 Dump-L	85769-0	\$0.00	\$50.00
DUMPSTER ON THE STREET TO CLEAN OUT DEBRIS LEFT FROM A TENANT. DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.						
34 Cornel & Cornel Partners, LLC 6502-04 W. 19th Street	16-19-421-015-0000	R	3/4/2020 Roof-L	85770-0	\$7,778.00	\$170.00
T/O & RE ROOF MULTI FAMILY RESIDENCE						
35 Steven E. & Elizabeth A. Weirs 6639 W. 34th Street	16-31-223-022-0000	R	3/4/2020 Impr-L	85771-0	\$50.00	\$190.00
COMPLIANCE-ATTIC STAIRS GUARD RAIL. INSTALL BEDROOM CLOSET LIGHT FIXTURE. BSMT RECESSED LIGHT FIXTURES HAVE NO CODE VIOLATIONS. MAIN STAIRCASE HANDRAIL NO LESS THN 34 INCHES. INSTALL GFCI OUTLET FOR WASHER & DRYER						
36 Equity Pro LLC 6420 W. 32nd Street	16-31-214-012-0000	R	3/5/2020 Bldg-B	9124-2	\$0.00	\$135.00
ATF INSTALL OF FENCE- MUST CUT FENCE DOWN TO 5FT OR 5FT + 1FT OF LATTICE ON THE FRONT AND SIDES OF THE PROPERTY. INSTALL A 6FT FENCE AT THE ALLEY. --- ISSUING PERMIT SO THAT ALL RECORDS ARE CORRECT - INSTALLED A 2ND BATHROOM ON THE 2ND FLOOR AND 1 BEDROOM						
37 Bert & Zoo LLC 3841 S. Ridgeland Avenue	16-32-324-049-0000	C	3/5/2020 Impr-L	85553-1	\$3,210.00	\$175.00
INSTALL NEW 200 AMP ELECTRICAL SERVICE, RUN NEW LINC TO A/C UNIT, NEW LINE TO AIR COMPRESOR AND NEW CIRCUIT- ELECTRICAL REINSPECTION						
38 Heriberto Dominguez 2301 S. Ridgeland Avenue	16-29-108-040-0000	R	3/5/2020 Impr-L	85772-0	\$850.00	\$40.00
REPLACING 2 EXISTING GARAGE DOORS. SAME SIZE 8X7.						
39 Greg & Kelly Heck 6857 W. 30th Place	16-30-324-014-0000	R	3/5/2020 Fence-L	85773-0	\$1,100.00	\$135.00
REPAIRING FENCE ON EAST SIDE OF PROPERTY. 6 FT SOLID ALONG SIDEWALK						

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Matthew & Stephanie Sherman 3120 S. Grove Avenue	16-31-106-025-0000	R	3/5/2020 POD-L	85774-0	\$0.00	\$50.00
POD PERMIT FOR STORAGE DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.						
41 Luis Diaz 1404 S. Harvey Avenue	16-20-117-023-0000	R	3/5/2020 Impr-L	85775-0	\$9,500.00	\$435.00
COMPLETE TEAR OFF AND NEW INSULATION. SIDING ON TH EHOUSE ONLY, INSTALLING ICE AN WATER SHIELD AND FELT						
42 Ricardo & Dafilo Centeno 2536 S. Clarence Avenue	16-30-226-026-0000	R	3/5/2020 Fence-L	85776-0	\$450.00	\$135.00
REPLACINF EXISTING WOOD POSTS WITH STEEL POSTS. NEW POSTS WILL BE 3FT UNDERGROUND. WORK TO BE DONE ON THE NORTH SIDE OF THE PROPERTY. NO JULIE DIG NUMBER REQUIRED.						
43 LUIS PANCHI 3736 S. Clarence Avenue	16-31-417-036-0000	R	3/5/2020 Impr-L	85777-0	\$11,500.00	\$365.00
REPLACING WINDOWS ON THE ENIRE HOUSE AND GARAGE. BRING WINDOWS TO EGRESS CODE WHERE NEEDED.REPAIRINF DRIVEWAY GATE, REPAIRING GARAGE, REMOVING POND, TRIMMING ANY TREES, REMOVING FIR PLACE, PAINT ROOMS, REPLACING CABINETS IN THE KITCHEN AND BATHROOMS, PRO						
44 Heriberto Valadez 6444 W. 26th Street	16-30-404-058-0000	R	3/5/2020 Roof-L	85778-0	\$11,134.00	\$230.00
T/O & RE ROOF ON HOUSE						
45 Ty Luu 1611 S. Ridgeland Avenue	16-20-300-006-0000	R	3/5/2020 Impr-L	85779-0	\$1,646.00	\$85.00
WATER HEATER REPLACEMENT WATER HEATERS REQUIRE EXPANSION TANKS.						
46 DKM Real Estate 3605 S. Home Avenue	16-31-304-019-0000	R	3/6/2020 Bldg-B	9433-1	\$13,500.00	\$1,545.00
NEW CONSTRUCTION OF SINGLE FAMILY HOME-INSTALL OVER HEAD SEWER. PAYING FOR ADDITIONAL INSPECTIONS						
47 Hector Garcia 2228 S. Ridgeland Avenue	16-30-207-028-0000	R	3/6/2020 Bldg-B	9463-0	\$0.00	\$2,640.00
INTERIOR REMODEL OF 3 UNIT. - 1ST & 2ND FLOOR UNITS TO INCLUDE KITCHEN, LIVING ROOM, DINING ROOM, 1 FULL BATHROOM AND 3 BEDROOMS. BASEMENT UNIT WILL CONSIST OF KITCHEN, LIVING ROOM, DINING ROOM, 2 BEDROOM AND 1 FULL BATHROOM. BOILERS TO FORCED AIR WITH 3						
48 D Bortman & B Joyce 2312 S. Clarence Avenue	16-30-210-019-0000	R	3/6/2020 Elec-L	85780-0	\$0.00	\$50.00
PRELIMINARY INSPECTIONS FOR COMPLIANCE VIOLATIONS						

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(Building: Permit_County_All)

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50 Rudy & Rosario Bernal 6534 W. Sinclair Avenue	16-31-227-007-0000	R	3/6/2020 Elec-L	85781-0	\$500.00	\$140.00
INSTALL A NEW 20 AMP SIMPLEX OUTLET WITH A DEDICATED CIRCUIT FOR NEW SUMP PUMP IN BSMT.						
51 Rafael Ramirez 3420 S. Clarence Avenue	16-31-232-020-0000	R	3/6/2020 Impr-L	85782-0	\$200.00	\$65.00
STRUCTURAL INSPECTION TO DETERMINE IF WALL IS LOAD BEARING . REMOVING DRYWALL ON WALL BETWEEN KITCHEN AND LIVING ROOM TO DETERMINE IF LOAD BEARING.--- NO THER WORK ON THIS PERMIT----						
52 Wei H. Machalek 3249 S. Maple Avenue	16-31-109-016-0000	R	3/6/2020 Impr-L	85783-0	\$1,700.00	\$190.00
INSTALL NEW 100 AMP 20 CIRCUIT PANEL. ADD 120 VOLT OUTLET FOR STOVE & MICROWAVE GFCI KITCHEN COUNTER. ALL CLOSET LIGHTS ENCLOSED LAMPS. GFCI OUTLETS & GARAGE. REPAIR SIDEWALK CRACKS & PATCH FRONT PORCH ON BOTH SIDES						
53 Michal Graczyk 1432 S. Highland Avenue	16-20-116-034-0000	R	3/6/2020 Impr-L	85784-0	\$1,500.00	\$140.00
ATF FOR REPLACING HEATING RADIATOR IN BASEMENT BATHROOM, ATF FOR INSTALLING PEX PLUMBING AT HEATING BOILER AND SEVERAL ELECTRICAL OUTLETS/RECEPTACLES NEEDS COVER PLATES.						
54 GW Berwyn LLC 7136 W. Ogden Avenue 1	99-99-999-000-0723		3/6/2020 Elec-L	85785-0	\$0.00	\$50.00
PAYING FOR ELECTRIC UNDERGROUND REINSPECTION						
55 SMC Sisters Convent 1431 S. Euclid Avenue	16-19-217-001-0000	C	3/6/2020 Elec-L	85786-0	\$0.00	\$50.00
PRELIMINARY ELECTRICAL INSPECTION						
56 Mohammed Zakoria & Justyna 1501 S. Cuyler Avenue	16-20-124-040-0000	R	3/6/2020 Fence-L	85787-0	\$300.00	\$85.00
REPLACING EXISTING FENCE FOR NEW 6FT FENCE AND GATE ON THE NORTHERN SIDE OF THE PROPERTY--- USING THE SAME POSTS.						
57 Peter & Deborah Romero 2821 S. Wisconsin Avenue	16-30-310-008-0000	R	3/9/2020 Bldg-B	9028-2	\$0.00	\$380.00
PAYING FOR PRELIMINARY FRAMING, SLAB PRE POUR, PLUMBING UG, PLUMBING ROUGH, STACK TEST, ELEC SERVICE, GAS PRESSURE TEST						

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Richard E Schroeder III & Mich 1323 S. Gunderson Avenue	16-19-214-010-0000	R	3/9/2020 Impr-L	85566-1	\$0.00	\$100.00
ELECTRICAL ROUGH REINSPECTION OF THE 1ST AND 2ND FLOOR UNITS - DEMO GARAGE (NO REBUILD) BSMT APT ENCLOSE LAUNDRY ROOM & MAKE A ROOM AROUND FURNACE. REPLACE BSMT CONCRETE. REMODEL KITCHEN & BATHROOM. 2ND FL APT REMOVE 1/2 BATH, REMODEL KITCHEN, BATHROOM.						
58 Susano & Maria Porras 3812 S. Scoville Avenue	16-31-423-095-0000	R	3/9/2020 Impr-L	85788-0	\$5,350.00	\$200.00
BOILER REPLACEMENT 84 EFF 105K BTU'S LOW PRESSURE WATER BOILER A WATTS 9-D DOUBLE CHECK VALVE IS ACCEPTABLE ON SINGLE FAMILY RESIDENCES ONLY. MULTI-FAMILY RESIDENCES REQUIRE A RPZ VALVE. Boilers must have an isolation valve installed on the supply and						
59 Andrew 6721 Corporation 6721 W. Roosevelt Road	16-19-201-001-0000	C/R	3/9/2020 Elec-L	85789-0	\$480.00	\$90.00
REPLACING SUB-PANEL (OLD PUSHMATIC PANEL)						
60 Christian Lozano 1305 S. Home Avenue	16-19-112-003-0000	R	3/9/2020 Impr-L	85790-0	\$18,347.00	\$385.00
HOUSE AND GARAGE ROOF. R/R WITH SHINGLES, 3FT ICE AND SHIELD. ALUMINUM GUTTTTERS, 9 WINDOW WRAPS. DUMSOETER PERMIT FOR ANY DEBRIS DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.						
61 Hosea Harris 2615 S. Euclid Avenue	16-30-401-011-0000	R	3/9/2020 Fence-L	85791-0	\$4,000.00	\$135.00
WILL BE REPLACING THE FENCE ON THE NORTH AND SOUTH SIDE OF THE PROPERTY WITH A 5FT + 1FT OPEN LATTICE. HAS NEIGHBOR PERMISSION AND JULIE DIG NUMBER						
62 Kenneth Lempa 3417 S. Home Avenue	16-31-132-011-0000	R	3/9/2020 Impr-L	85792-0	\$8,500.00	\$145.00
GRIND OUTSIDE FOUNDATION STONE COMPLETE. CLEAN SAME, TUCKPOINT SAME COMPLETE WATER PROOF SAME.						
63 Vivan E. Valguarnera 2435 S. Oak Park Avenue	16-30-216-012-0000	R	3/9/2020 Dump-L	85793-0	\$0.00	\$50.00
DUMPSTER TO CLEAN OUT PROPERTY						
64 CSMA BLT LLC 2235 S. Harvey Avenue	16-29-103-017-0000	R	3/9/2020 Roof-L	85794-0	\$13,042.00	\$245.00
REPLACING NEW ROOF, NEW GUTTERS, NEW ARCHITECTURAL SHINGLES, 6FT ICE AND WATER SHIELD						

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Arsen Gaysin & Irina Gaysina 1937 S. Ridgeland Avenue	16-20-321-014-0000	R	3/9/2020 Elec-L	85795-0	\$2,750.00	\$105.00
INSTALL ONE METER 100 AMP ELECTRICAL SERVICE WITH 30 POSITION CIRCUIT PANEL, INSTALL LIGHT AND SWITCH.						
66						
Jeff & Jackie Dahlgren 1923 S. Wisconsin Avenue	16-19-318-009-0000	R	3/9/2020 Dump-L	85796-0	\$0.00	\$50.00
DUMPSTER						
67						
Mircea Tarnauceanu 2525 S. Home Avenue	16-30-114-012-0000	R	3/9/2020 Roof-L	85797-0	\$7,500.00	\$170.00
TEAR OFF AND RE-ROOF WITH SHINGLES, ICE AND WATER SHIELD, 15LBS FELT PAPER.						
68						
DP Apartment Building LLC 3101 S. Harlem Avenue	16-31-100-001-0000	R	3/9/2020 Impr-L	85798-0	\$5,000.00	\$135.00
R & R 35 WINDOWS-7 BEDROOM BRING WINDOWS TO EGRESS CODE WHERE NEEDED.						
69						
Polo Sandoval & Myra Galvez 3611 S. Clarence Avenue	16-31-410-064-0000	R	3/9/2020 Elec-L	85799-0	\$3,500.00	\$170.00
PROVIDE 1 SERVICE UPGRADE FOR A 2 METER SERVICE INCLUDING PANELS, METER SOCKET, RISE AND GROUNDING PER CODE. FURNISH AND INSTALL EMERGENCY LIGHTS WITH BATTERY						
70						
Nancy L. Carrasco & Ricardo S 3242 S. Wesley Avenue	16-31-216-022-0000	R	3/10/2020 Bldg-B	9270-2	\$0.00	\$100.00
PAYING FOR 2 PLUMBING INSPECTION FEES ONLY \$100						
71						
Immaculate Tanyi 2534 S. Elmwood Avenue	16-30-230-024-0000	R	3/10/2020 Bldg-B	9297-2	\$65.00	\$65.00
PERMIT FINAL REINSPECTION						
72						
Margaret Schultz & Sam Weiss 3824 S. Clinton Avenue	16-31-328-033-0000	R	3/10/2020 Bldg-B	9464-0	\$48,500.00	\$435.00
DORMER APPROX 20FT, ADD BATHROOM, LAUNDRY AND WALK IN CLOSET.						
73						
Alexai Budziszewski & Theresa 6947 W. 31st Street	16-30-325-019-0000	R	3/10/2020 Plum-L	84368-1	\$0.00	\$150.00
paying for 3 pvc plumbing underground inspections						
74						
Janet Pasillas 1603 S. Ridgeland Avenue	16-20-300-040-0000	R	3/10/2020 Elec-L	85686-1	\$0.00	\$50.00
ELECTRICAL SERVICE RE-INSPECTION FEE						
75						
Gwendolyn Rosario 1618 S. Wenonah Avenue	16-19-302-025-0000	R	3/10/2020 Roof-L	85800-0	\$7,000.00	\$155.00
T/O & RE ROOF NORTHSIDE OF HOUSE ROOF WITH SHINGLES.						
76						
Monica Fernanda Garcia & Jua 1345 S. Scoville Avenue	16-19-213-023-0000	R	3/10/2020 Roof-L	85801-0	\$1,500.00	\$125.00
ROOFING ON THE HOUSE WITH SHINGLES						
77						
RUBEN SANCHEZ 1827 S. Cuyler Avenue	16-20-309-010-0000	R	3/10/2020 Impr-L	85802-0	\$2,300.00	\$105.00
REPLACING 7 TOTAL WINDOWS IN THE BEDROOMS, BATHROOM, STAIRWAY, AND LIVING ROOM. BRING WINDOWS TO EGRESS CODE WHERE NEEDED.						
78						

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79 Travis A. Newsome 1942 S. Maple Avenue	16-19-316-034-0000	R	3/10/2020 Impr-L	85803-0	\$13,500.00	\$405.00
KITCHEN CABINET REPLACEMENT AND COUNTERTOPS SAME SIZE AND SAME LOCATION. RE-INSTALLING SINK IN THE SAME LOCATION, NEW BACKSPLASH AND NEW OUTLETS IN THE KITCHEN						
80 Maria Reyna Jacobo 6444 W. 32nd Street	16-31-214-001-0000	R	3/10/2020 Impr-L	85804-0	\$800.00	\$40.00
REPAIR SECTIONS OF CONCRETE OF GARAGE FLOOR						
81 Andres Villa & Maria Faviola N 3831 S. Maple Avenue	16-31-325-012-0000	R	3/10/2020 Dump-L	85805-0	\$0.00	\$50.00
DUMPSTER FOR ANY DEBRIS AND GARBAGE. DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.						
82 Angel Cortez 1639 S. Clinton Avenue	16-19-305-020-0000	R	3/10/2020 Impr-L	85806-0	\$0.00	\$65.00
PRELIMINARY FRAMING INSPECTION						
83 R.Hinz 3604 S. Elmwood Avenue	16-31-413-021-0000	R	3/10/2020 Impr-L	85807-0	\$6,500.00	\$190.00
R & R EXISTING FURNACE & A/C UNIT & PUT IN SAME LOCATION A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER.						
84 Jeffrey A. & Angelique Arias 1301 S. Euclid Avenue	16-19-209-001-0000	R	3/10/2020 Impr-L	85808-0	\$3,000.00	\$105.00
RE-INSTALLING: KITCHEN CABINETS, DISHWASHER (ELEC EXISTING), ELECTRICAL STOVE (ALL ELEC EXISTING), KITCHEN COUNTERTOPS, KITCHEN SINK AND FIXTURES. ALL PLUMBING EXISTING.						
85 Jose Bustamante & Noeli A. Sa 1906 S. Home Avenue	16-19-319-019-0000	R	3/10/2020 Roof-L	85809-0	\$5,200.00	\$140.00
TEAR OFF AND REPLACE APPROX. 27 SQUARES OF SHINGLE ROOFING, ICE AND WATER SHIELD						
86 Antonio Aquilera & Javier Guite 3024 S. Wesley Avenue	16-30-416-029-0000	R	3/10/2020 Impr-L	85810-0	\$1,800.00	\$90.00
INSTALL 8 VINYL WINDOW REPLACEMENTS - LIVING ROOM, DINING ROOM AND BEDROOMS - ALL WINDOWS TO MEET EGRESS CODE						
87 Jill Szymonik 3835 S. Oak Park Avenue	16-31-420-013-0000	R	3/10/2020 Fence-L	85811-0	\$5,340.00	\$135.00
REMOVE EXISTING NORTHSIDE AND ALLEY FENCE AND GATES AND INSTALL 6FT (5FT + 1FT) WOOD FENCE ON NORTHSIDE - INSTALL 6FT SOLID WOOD FENCE AND GATE AT ALLEY AND 5FT WOOD GATE AT FRONT - PORTION OF FENCE WILL BE ON 3839 OAK PARK PROPERTY - AFFIDAVIT ON FILE						

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88 Leandro D Chavez 6211 W. 26th Street	16-29-303-006-0000	R	3/10/2020 Impr-L	85812-0	\$1,000.00	\$40.00
ABC Turkey Properties LLC 1228 S. Lombard Avenue	16-20-103-031-0000	R	3/11/2020 Bldg-B	9465-0	\$80,000.00	\$4,185.00
89 David & Linda Skupien 3648 S. Highland Avenue	16-32-309-026-0000	R	3/11/2020 Bldg-B	9466-0	\$25,000.00	\$1,010.00
90 ACCESS WEST COOK I, LLC 1433 S. Clarence Avenue	16-19-219-014-0000	R	3/11/2020 Impr-L	81336-1	\$0.00	\$150.00
91 Erika Andrade Lazaro 1229 S. Kenilworth Avenue	16-19-106-019-0000	R	3/11/2020 Impr-L	85229-1	\$0.00	\$50.00
92 John A & Ciara V Minchuk 3427 S. Wesley Avenue	16-31-232-010-0000	R	3/11/2020 Impr-L	85813-0	\$3,745.00	\$120.00
93 Frank Rogaczewski 1332 S. Highland Avenue	16-20-108-028-0000	R	3/11/2020 Impr-L	85814-0	\$16,000.00	\$300.00
94 Michael Adamski 2237 S. Gunderson Avenue	16-30-206-020-0000	R	3/11/2020 Impr-L	85815-0	\$14,300.00	\$645.00
95 Lorenzo Ochoa Guerra 2429 S. Elmwood Avenue	16-30-223-013-0000	R	3/11/2020 Fence-L	85816-0	\$1,500.00	\$135.00
96						

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97 Marie Martino & Jaime Zurheid 1636 S. Wisconsin Avenue	16-19-301-032-0000	R	3/11/2020 Impr-L	85817-0	\$12,318.00	\$600.00
MASTER BATH REMODEL 1ST FLOOR- REPLACE EXISTING FIXTURE & UP GRADING SHOWER AREA. ADDING EXHAUST FAN (3/12/20) add egress window by owner 2nd floor bedroom						
97 LAUTHA INC. & ALAN LARA S 6411 W. Sinclair Avenue	16-31-226-029-0000	R	3/11/2020 Impr-L	85818-0	\$500.00	\$40.00
INTERIOR DEMO OF THE 1ST FLOOR, 2ND FLOOR AND BASEMENT TO THE STUDS. - NO STRUCTURAL DEMO.						
98 Maryann Given 1624 S. Harvey Avenue	16-20-302-028-0000	R	3/11/2020 Impr-L	85819-0	\$6,995.00	\$200.00
REPLACE BOILER WITH 100 BTU/ 80% EFF, BOILER WITH BACKFLOW PREVINTOR & NEW CIRCULATOR. PUMP TO EXISTING GAS, ELECTRIC & CHMNEY A WATTS 9-D DOUBLE CHECK VALVE IS ACCEPTABLE ON SINGLE FAMILY RESIDENCES ONLY. MULTI-FAMILY RESIDENCES REQUIRE A RPZ VALVE. B						
99 Noe Diaz & Adalid Diaz 2336 S. Elmwood Avenue	16-30-214-029-0000	R	3/11/2020 Impr-L	85820-0	\$500.00	\$290.00
DECONVERT ILLEGAL KITCHEN THAT WAS INSTALLED IN BASEMENT WITHOUT BLDG PERMIT. DECONVERT GAS LINE & WATER LINE BACK TO SOURCE. ATF PERMIT NEEDED FOR INSTALLING PARTITION WALLS IN BSMT. ELECTRIC WILL BE BROUGHT TO CODE. PROBIDE HANDRAILS TO CODE AT STAIRS L						
100 Thomas B. & Lucille M. Szura 6437 W. Fairfield Avenue	16-31-214-024-0000	R	3/11/2020 Impr-L	85821-0	\$1,539.00	\$270.00
COMPLIANCE WORK. INSTALL 1ST FLOOR BATH EXHAUST FAN, UPGRADE BASEMENT LIGHTING, INSTALLING SMOKE/CO2 DETECTION ON ALL FLOORS AND REMOVING SUMP PUMP GFCI OUTLET AND INSTALL SIMPLEX TYPE. SMOKE/CO2 DETECTORS SHALL BE BATTERY OPERATED AND INNER CONNECTING TY						
101 Luis Ramos 2212 S. Grove Avenue	16-30-103-025-0000	R	3/11/2020 Fence-L	85822-0	\$750.00	\$85.00
R/R 1 POST ON THE ALLEY GATE AND REPLACE THE 6FT GATE.						
102 Donald W. Rolfe 2123 S. Clarence Avenue	16-19-427-009-0000	R	3/11/2020 Fence-L	85823-0	\$620.00	\$85.00
R/R 3 POSTS ON THE EXISTING NORTHSIDE FENCE - WILL BE INSTALLING THE EXISTING PANELS.						
103 Arlene J. Barry 6515 W. 33rd Street	16-31-219-030-0000	R	3/11/2020 Impr-L	85824-0	\$3,165.00	\$120.00
REMOVE 1 GLASS BLOCK WINDOW IN THE BASEMENT AND REPLACE WITH A WINDOWS THAT MEETS EGRESS CODE.						

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(Building: Permit_County_All)

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<u>105</u> Iliana Cespedes Benitez 3444 S. Lombard Avenue	16-32-133-051-0000	R	3/11/2020 Dump-L	85825-0	\$0.00	\$50.00
DUMPSTER FOR ANY GARABAGE AND DEBRIS DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.						
<u>106</u> Jacinto Rodriguez 3707 S. Harvey Avenue	16-32-319-049-0000	R	3/11/2020 Roof-L	85826-0	\$5,000.00	\$125.00
REPLACING ROOF FROM HOUSE AND GARAGE WITH SHINGLES.						
<u>107</u> Reyes Aburto 2621 S. Highland Avenue	16-29-302-014-0000	R	3/11/2020 Roof-L	85827-0	\$38,000.00	\$655.00
REPLACING ROOF ON THE HOUSE WITH SHINGLES, ICE AND WATER SHIED, SIDING ON THE GARAGE ONLY						
<u>108</u> F. Magallon 6848 W. 13th Street	16-19-114-002-0000	R	3/11/2020 Impr-L	85828-0	\$11,173.00	\$765.00
REMODEL BATH ROOM- REMOVE TUB & INSTALL SHOWER/ VANITY & NEW LIGHT IN BASEMENT						
<u>109</u> Access West Cook 1 MM, LLC 2502 S. Grove Avenue	16-30-116-019-0000	R	3/12/2020 Bldg-B	9162-1	\$0.00	\$65.00
STAIR PRE-POUR REINSPECTION - NEW SITE UTILITY SERVICES (STORM, SANITARY, WATER) NEW SITE CONCRETE. LANDSCAPING. FENCING. MASONRY. TUCKPOINTING. SIDNG/REPL. INTERIOR DEMO. DEMO EXISTING MECH ROOM. PLUMBING AND ELEC SYSTEMS. CARPENTRY TO INCLUDE FRAMING NE						
<u>110</u> R&R Trategic Properties LLC 1516 S. Kenilworth Avenue	16-19-129-028-0000	R	3/12/2020 Bldg-B	9184-3	\$0.00	\$65.00
PERMIT FINAL REINSPECTION - FINISH BASEMENT TO INCLUDE: INSULATE BASEMENT WALLS, HANG AND TAPE DRYWALL, INSTALL NEW BATHROOM IN BASEMENT, MECHANICAL AND LAUNDRY ROOM AND CREATE AN OPEN RECREATIONAL SPACE, INSTALL EGRESS WINDOW. UPGRADE WATER METER TO 3/4"						
<u>111</u> Walton Contractors LLC 2331 S. Cuyler Avenue	16-29-109-014-0000	R	3/12/2020 Bldg-B	9208-1	\$0.00	\$180.00
PAYING FOR THE ADDITONAL ELECTRICAL SERVICE INSPECTION AND HVAC FINAL AND PERMIT FINAL INSPECTION COMPLETE GUT AND REHAB. - 1ST FLOOR WILL CONSIST OF KITCHEN, 1 EXISTING FULL BATHROOM, LIVING ROOM, DINING ROOM AND 2 EXISTING BEDROOMS, 2ND FLOOR WILL BE US						
<u>112</u> JMP Dev Corp 2638 S. Cuyler Avenue	16-29-300-034-0000	R	3/12/2020 Bldg-B	9255-1	\$0.00	\$300.00
PAYING FOR 3 PVC INSPECTIONS. PLUMBING ROUGH, CHLOROLOY & GAS PRESSURE TEST						

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Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Cost Of Improvements	Cost Of Permit
<u>R & I Real Estate Investments</u> 3240-42 S. Oak Park Avenue	16-31-127-028-0000	C	3/12/2020 Bldg-B	9362-1	\$0.00	\$700.00
PAYING FOR THE REVIEW FEE FOR THE REVISED PLANS -- REVISIONS INCLUDE THE NUMBER OF LIVING UNITS AND NUMBER OF BATHROOMS BEING INSTALLED IN EACH UNIT ---- CHANGING FROM 7 LIVING UNITS TO 6 LIVING UNITS -- ALL 6 OF THE LIVING UNITS WILL HAVE 2 BEDROOMS, 1						
<u>113</u> <u>Paul T. Simbi</u> 3134 S. Grove Avenue	16-31-106-032-0000	R	3/12/2020 Elec-L	85379-2	\$0.00	\$50.00
<u>114</u> <u>Jaime Vega And Maria O. Nav</u> 6415 W. 28th Place	16-30-413-053-0000	R	3/12/2020 Impr-L	85665-1	\$0.00	\$50.00
<u>115</u> <u>Joseph M & Elizabeth Hernand</u> 2541 S. Clarence Avenue	16-30-227-013-0000	R	3/12/2020 Impr-L	85829-0	\$1,500.00	\$105.00
REPAIRING THE GUTTER DUE TO LEAKAGE, REPAIRING CHIMNEY CAP, LIFT JACK TO BE IN THE CRAWL SPACE IN BETWEEN TWO EXISTING BEAMS, MUST HAVE 42" FOOTING TO ADD THE CONCRETE FOR THE LIFT JACK.						
<u>116</u> <u>Elizabeth Martinez & Baldomer</u> 1918 S. Maple Avenue	16-19-316-024-0000	R	3/12/2020 Impr-L	85830-0	\$500.00	\$40.00
REPLACING 6 WINDOWS IN THE UNFINISHED BASEMENT-- NO EGRESS REQUIRED						
<u>117</u> <u>Jesus F. Casas Rodriguez</u> 1621 S. Clarence Avenue	16-19-403-009-0000	R	3/12/2020 Fence-L	85831-0	\$1,900.00	\$135.00
REMOVING REPLACING FENCE ON THE NORTH SIDE OF THE PROPERTY. THE FENCE WILL BE 5FT+1FT OPEN LATTICE. JULIE DIG NUMBER ATTACHED						
<u>118</u> <u>Deborah Lewis</u> 1908 S. Harvey Avenue	16-20-323-021-0000	R	3/12/2020 Dump-L	85832-0	\$0.00	\$50.00
DUMPSTER PERMIT FOR ANY GARBAGE/DEBRIS. DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.						
<u>119</u> <u>DAN LAWLESS</u> 1506 S. Gunderson Avenue	16-19-229-019-0000	R	3/12/2020 Impr-L	85833-0	\$2,282.00	\$105.00
<u>120</u> <u>Bosu, LLC.</u> 6925 W. Cermak Road	16-30-102-002-0000	C	3/12/2020 Sign-L	85834-0	\$4,350.00	\$150.00
ISNTALL 1 RECTANGLE AWNING & 1 BUBBLE AWNING WITH GRAPHICS						
<u>121</u> <u>R & I Real Estate Investments</u> 3240-42 S. Oak Park Avenue	16-31-127-028-0000	C	3/12/2020 Impr-L	85835-0	\$65,000.00	\$1,185.00
INSTALL FIRE SPRINKLER THROUGHOUT BUILDING ACCORDING TO NFPA						
<u>122</u> <u>Alejandro Munoz</u> 3532 S. Maple Avenue	16-31-300-030-0000	R	3/12/2020 HVAC-L	85836-0	\$4,650.00	\$115.00
INSTALLING A NEW 92% 4 TON, DUCANE FURNACE AND A/C. ADDING A HUMIDIFIER						
<u>123</u>						

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Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Cost Of Improvements	Cost Of Permit
123 Juan Muniz 2823 S. Maple Avenue	16-30-309-015-0000	R	3/12/2020 Elec-L	85837-0	\$2,000.00	\$90.00
124 The Miranda Family Trust 3620 S. Cuyler Avenue	16-32-308-043-0000	R	3/12/2020 Elec-L	85838-0	\$6,200.00	\$215.00
125 Richard Raune 1404 S. Euclid Avenue	16-19-216-015-0000	R	3/12/2020 Elec-L	85839-0	\$850.00	\$90.00
126 Mercy Rivera 2745 S. Harvey Avenue	16-29-311-020-0000	R	3/12/2020 Impr-L	85840-0	\$5,500.00	\$385.00
127 Juan Jose Medina 3617 S. Euclid Avenue	16-31-401-022-0000	R	3/13/2020 Impr-L	84229-2	\$0.00	\$130.00
128 Edgar Avila 1916 S. Grove Avenue	16-19-322-020-0000	R	3/13/2020 Impr-L	85366-2	\$0.00	\$50.00
129 John & Silvana Peconio 6435 W. 34th Street	16-31-228-021-0000	R	3/13/2020 Impr-L	85841-0	\$10,500.00	\$225.00
130 Manuel J Tenorio & Ma De Lo 3714 S. Wesley Avenue	16-31-416-025-0000	R	3/13/2020 Impr-L	85842-0	\$4,550.00	\$135.00
131 Vince Fattore 1406 S. Home Avenue	16-19-119-026-0000	R	3/13/2020 Impr-L	85843-0	\$1,800.00	\$40.00
132 Gretchen Peterson 1312 S. Home Avenue	16-19-111-028-0000	R	3/13/2020 Impr-L	85844-0	\$7,800.00	\$170.00
133 Matthew & Stephanie Sherman 3120 S. Grove Avenue	16-31-106-025-0000	R	3/13/2020 Impr-L	85845-0	\$14,000.00	\$285.00
134						

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Name and Address	P.I.N. #		Census Class	Permit Issued	Permit #	Cost Of Improvements	Cost Of Permit
Chicago Masterclass Constructi 2230 S. Ridgeland Avenue 135	16-30-207-029-0000	DUMPSTER FOR CLEANING OUT THE HOUSE AND DEBRIS REMOVAL DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.	R	3/13/2020 Dump-L	85846-0	\$0.00	\$50.00
Flipping Chicagoland Inc, 3845 S. Home Avenue 136	16-31-328-031-0000	COMPLIANCE REPAIRS AND INTERIOR REMODEL - 1ST FLOOR WILL CONSIST OF KITCHEN, ESISTING FULL BATHROOM, LI VING ROOM, DINING ROOM AND 2 EXISTING BEDROOMS. ATIIC WILL BE REPAINTED AND USED AS A OPEN RECREATIONAL SPACE, THE BASEMENT WILL BE FINISHED WITH EXIST	R	3/13/2020 Impr-L	85847-0	\$13,850.00	\$2,420.00
David L. Wagge Sr. & Angela 3126 S. Clinton Avenue 137	16-31-104-024-0000	INTERIOR DEMO DUE TO FIRE - PRELIMINARY PLUMBING, ELECTRICAL AND FRAMING INSPECTION OF FIRE DAMAGE.	R	3/13/2020 Impr-L	85848-0	\$11,904.94	\$0.00
Michael A. & Nona N. Chapma 3416 S. Home Avenue 138	16-31-131-017-0000	REPAIRING SEWER IN THE ALEY-- OK PER CDL AND RPS	R	3/13/2020 Plum-L	85849-0	\$7,400.00	\$0.00
Paul T. Simbi 3134 S. Grove Avenue 139	16-31-106-032-0000	PAY FOR ELECTRICAL SERVICE INSPECTION	R	3/16/2020 Elec-L	85379-3	\$0.00	\$50.00
Jiyan, LLC 2911-15 S. Harlem Avenue 140	16-30-314-055-0000	ALUM CAP SOFFIT AND FASCIA ON 2915 HARLEM BUILDING.	C	3/16/2020 Impr-L	85850-0	\$700.00	\$40.00
Andres & Grace Davila 1514 S. Elmwood Avenue 141	16-19-230-021-0000	A/C REPLACEMENT 14 SEER 2 TON, FURNACE REPL 80 % EFF 70K BT'S, REPLACING EXISTING CHIMNEY LINER	R	3/16/2020 HVAC-L	85851-0	\$0.00	\$290.00
Rafael & Leticia Gonzalez 1933 S. Clinton Avenue 142	16-19-321-013-0000	COAT WITH WIRE MESH PART OF CONCRETE FOUNDATION WHICH IS ABOVE GROUND, REPLACE 100 BRICKS APPROX, 1.5' ABOVE PROPOSED COATING ON THE NORTH WALL OF HOUSE., REPLACE 4 LAYERS OF BRICKS OVER PROPOSED SCREECH COAT FROM CORNER TO CORNER OF EAST WALL, REPLACE 15	R	3/16/2020 Impr-L	85852-0	\$6,500.00	\$190.00

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143 Alfred and Nancy Allen 3024 S. Clarence Avenue	16-30-417-026-0000	R	3/16/2020 Elec-L	85853-0	\$1,500.00	\$90.00
CHANGE 2 PRONG OUTLETS TO 3 PRONG GROUNDER, INSTALL GFI THROUGHOUT AS NEEDED FRONT EXTERIOR , REAR YARD, GARAGE, BSMT, KITCHEN COUNTER,BATHROOM, UNFINISHED BSMT AREA, INSTALL ENCLOSED LIGHT FIXXTURES (LED), ALL CLOSTES AND STORE ROOMS						
144 Loyola University Health Syste 3249 S. Oak Park Avenue	16-31-215-016-0000	C	3/16/2020 Plum-L	85854-0	\$24,420.00	\$455.00
REPLACEMENT OF 1-6" AND 1-18" WEIGHTED CHECK VALVE ON FIRE SPRINKLER SYSTEM WITH 2 AMES LCF300 DOUBLE DETECTOR CHECK VALVES.						
145 Deborah Lewis 1908 S. Harvey Avenue	16-20-323-021-0000	R	3/16/2020 Impr-L	85855-0	\$20,000.00	\$310.00
PAINTING THROUGHOUT, NEW DOOR, NEW CASINGS, NEW WINDOW CASINGS, NEW FLOORING, NEW TRIM, KITCHEN AND BATH 1ST FLOOR.--- DUMPSTER PERMIT ISSUED ALREADY						
146 Naper Oak Realty LLC 6723 W. Roosevelt Road	16-19-200-008-0000	C	3/16/2020 Sign-L	85856-0	\$2,400.00	\$275.00
CHANGING FACE OF POLE SIGNS AND INSTALL A NEW WALL SIGN						
147 Samari M. Soto 1407 S. East Avenue	16-19-220-003-0000	R	3/16/2020 Dump-L	85857-0	\$0.00	\$50.00
DUMPSTER FOR DEBRIS AND GARBAGE. DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.						
148 Roger & Heidi A. Prael 2724 S. Euclid Avenue	16-30-406-028-0000	R	3/16/2020 Elec-L	85858-0	\$250.00	\$50.00
ADD 6 OUTLETS TO EXISTING ELECTRICVAL JUNCTION BOXES TO INTERIOR BRICK WALL USING 12 GAGE SINGLE WIRE IN BOXES WILL BE PLACED USING 1/2" CONDUIT						
149 Alexis Canchola & Annette Can 3728 S. Grove Avenue	16-31-322-037-0000	R	3/16/2020 Impr-L	85859-0	\$250.00	\$40.00
REPLACING DAMAGED SHINGLES ON THE GARAGE						
150 Andrew 6721 Corporation 6721 W. Roosevelt Road	16-19-201-001-0000	C/R	3/16/2020 Plum-L	85860-0	\$1,150.00	\$90.00
INSTALL NEW BACKFLOW DEVICE ON WATER SUPPLY TO STORE.						
151 Alexandra A. and Randall J. Ra 2105 S. Clinton Avenue	16-19-329-002-0000	R	3/16/2020 Impr-L	85861-0	\$12,280.00	\$280.00
REAR GARAGE WALL, REBUILD 21' X 8'. USING EXISTING BRICKS AND BLOCKS.						

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152 Ramy Olwan & Racheda Yassi 2226 S. Kenilworth Avenue	16-30-102-031-0000	R	3/16/2020 Impr-L	85862-0	\$4,109.72	\$135.00
153 Cynthia & Thomas Slad 3835 S. Wenonah Avenue	16-31-327-013-0000	R	3/16/2020 Roof-L	85863-0	\$3,600.00	\$125.00
154 Reynel Acuna 2848 S. Highland Avenue	16-29-317-040-0000	R	3/16/2020 Impr-L	85864-0	\$180.00	\$90.00
155 Nancy E. Nasal 2500 S. Wesley Avenue	16-30-225-015-0000	R	3/16/2020 Impr-L	85865-0	\$4,400.00	\$135.00
156 Brandon Globke 3030 S. Euclid Avenue	16-30-415-026-0000	R	3/16/2020 Elec-L	85866-0	\$2,350.00	\$155.00
157 Lydia Henderson 1820 S. Grove Avenue	16-19-314-030-0000	R	3/16/2020 Impr-L	85867-0	\$3,300.00	\$120.00
158 Alejandro Munoz 3532 S. Maple Avenue	16-31-300-030-0000	R	3/16/2020 Impr-L	85868-0	\$8,500.00	\$195.00
159 Joel Gonzalez, Sofia Gonzalez, 3524 S. Gunderson Avenue	16-31-405-038-0000	R	3/16/2020 Fence-L	85869-0	\$800.00	\$135.00
160 Richard Dale Cannedy 6238 W. 26th Street 502	16-29-302-038-1008		3/16/2020 Impr-L	85870-0	\$9,052.00	\$40.00

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Cherlie Delva 6543 W. 27th Place	16-30-410-069-0000	R	3/16/2020 Fence-L	85871-0	\$0.00	\$135.00
REMOVING EXISTING FENCE ON THE EAST SIDE OF THE PROPERTY, WILL BE INSTALLING A NEW FENCE FROM THE ALLEY TO THE FRONT ON THE HOUSE AT A HEIGHT OF 5FT SOLID. WILL BE CONNECTING THE NEW FENCE TO THE EXISTING GATE. THE EXISTING FENCE ON THE WEST SIDE OF THE						
161						
South American Drywall & tapin 6438 W. 26th Street	16-30-404-076-0000	R	3/17/2020 Bldg-B	9467-0	\$120,000.00	\$2,650.00
COMPLETE INTERIOR REMODEL. R/R WINDOWS TO EGRESS CODE. 1ST FLOOR WILL CONSIST OF KITCHEN, RELOCATING THE EXISTING FULL BATHROOM, LIVING ROOM, DINING ROOM, 1 EXISTING BEDROOM. 2ND FLOOR WILL CONSIST 1 EXISTING FULL BATHROOM, 1 NEW FULL BATHROOM, 2 EXISTING						
162						
Lori & Derek Janu-Chossek 1347 S. Cuyler Avenue	16-20-108-017-0000	R	3/17/2020 Roof-L	85872-0	\$8,465.00	\$185.00
ON THE NORTH SIDE OF THE FLAT ROOF REMOVE THE EXISTING CLAY COPING TILE, REMOVE THE SOIL PIPE JACKETS AND THE EXISTING ROOF VENTILATORS, REMOVE THE EXISTING FLASHING INSTALL CANT STRIPS AT THE BASE OF THE WALL ANCHORED SECURELY, INSTALL SELF ADHESIVE BASE						
163						
Ridgeland Real Estate Inc. 6343 W. 26th Street	16-29-124-035-0000	C	3/17/2020 Impr-L	85873-0	\$6,000.00	\$860.00
INSTALL EXHAUST FAN IN BATHROOM, INSTALLING COVER FOR JUNCTION BOX ABOVE COOLER, REPAIR PLUMBING VIOLATIONS, R/R FENCE, INSTALL SIDING, INSTALL EXPANSION TANK ON WATER HEATER, CLEANING RPZ VALVE, REPLACING THE SINK DRAIN						
164						
LUIS PANCHI 3736 S. Clarence Avenue	16-31-417-036-0000	R	3/17/2020 Fence-L	85874-0	\$600.00	\$135.00
REPLACING FENCE AT ALLEY WILL BE 6 FT SOLID WITH EXISTING ONE PERSON GATE- ADDING NEW ONE PERSON GATE AT NORTH SIDE OF GARAGE AT ALLEY						
165						
Hector Duron 1607 S. Harvey Avenue	16-20-303-003-0000	R	3/17/2020 Roof-L	85875-0	\$2,850.00	\$125.00
REMOVING AND REPLACING GARAGE AND HOUSE ROOF WITH SHINGLES, ICE AND WATER SHIELD, FELT PAPER						
166						

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<u>Kathleen Roth</u> 167 3504 S. Scoville Avenue	16-31-404-020-0000	R	3/17/2020 Roof-L	85876-0	\$4,200.00	\$125.00
			ROOFING, REMOVING MEMBRANE AS NEEDED, INSTALLING NEW MEMBRANE, INSULATION			
<u>Adrian M. & Marisol Del Toro-</u> 168 2306 S. Grove Avenue	16-30-107-009-0000	R	3/17/2020 Impr-L	85877-0	\$999.00	\$40.00
			CHICKEN RUN & COOP			
<u>Kenneth J. Velk & Gloria Hobbs</u> 169 1417 S. Home Avenue	16-19-120-007-0000	R	3/17/2020 Impr-L	85878-0	\$5,000.00	\$85.00
			REMOVE AND REPLACE SIDING ON THE GARAGE			
<u>Joel Gonzalez, Sofia Gonzalez,</u> 170 3524 S. Gunderson Avenue	16-31-405-038-0000	R	3/17/2020 Impr-L	85879-0	\$2,500.00	\$155.00
			ADDING A OVER HEAD PARTY DOOR ON THE YARD SIDE OF THE GARAGE.			
<u>Rovert LeClere</u> 171 3316 S. Clinton Avenue	16-31-124-013-0000	R	3/17/2020 Plum-L	85880-0	\$2,800.00	\$105.00
			R & R ABROKEN SEWER LINE ALONG WITH INSTALLING OUTSIDE CLEAN OUT			
<u>Nancy Navarro</u> 172 2727 S. Cuyler Avenue	16-29-309-013-0000	R	3/17/2020 Elec-L	85881-0	\$7,068.00	\$180.00
			INSTALLATION OF ROOFTOP SOLAR PANELS - MUST HAVE TAP CONNECTORS.			
<u>Larysa Mykulyn</u> 173 1842 S. Euclid Avenue	16-19-408-038-0000	R	3/17/2020 Impr-L	85882-0	\$16,000.00	\$450.00
			ELECTRICAL SERVICE UPGRADE, EMERGENCY LIGHTS IN STAIR WAYS, ELECTRICAL BASEBOARD HEATER INSTALLED IN THE BASEMENT, LABLE PANELS, REPAIRING BACKYARD CONCRETE WALK AND REAR PARKING PAD TO A SMOOTH SURFACE, REPLACE WINDOWS IN THE KITCHEN, LAUNDRY ROOM, CLOSE			
<u>Joseph P. Scardina</u> 174 6930 W. 34th Street	16-31-132-034-0000	R	3/17/2020 HVAC-L	85883-0	\$4,264.00	\$215.00
			R/R FURNACE AND CHINMEY LINER.			
<u>Richard Raune</u> 175 1404 S. Euclid Avenue	16-19-216-015-0000	R	3/17/2020 POD-L	85884-0	\$0.00	\$50.00
			PERMIT FOR A POD DUE TO MOVING, FOR STORAGE DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.			
<u>Ivan Walker</u> 176 2218 S. Highland Avenue	16-29-101-020-0000	R	3/17/2020 Fence-L	85885-0	\$6,816.00	\$135.00
			REMOVING AND REPLACING WITH A 5FT VINYL FENCE ON THE NORTH AND SOUTH SIDE OF THE PROPERTY-- NO NEIGHBOR PERMISSION REQUIRED			
<u>BLANCA MEZA</u> 177 6441 W. 26th Place	16-30-404-043-0000	R	3/17/2020 Elec-L	85886-0	\$2,000.00	\$140.00
			REPLACING THE EXTERIOR SERVICE AND REPLACING THE PANEL.			

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178 Luis Herrera Sr., Maria DeJesu 2629 S. Harvey Avenue	16-29-303-019-0000	R	3/17/2020 Fence-L	85887-0	\$1,250.00	\$135.00
179 Kevin E. Gonzalez 1848 S. Elmwood Avenue	16-19-414-040-0000	R	3/17/2020 Impr-L	85888-0	\$2,000.00	\$140.00
180 Jorge A. Lamas 1801 S. Kenilworth Avenue	16-19-314-001-0000	R	3/17/2020 Impr-L	85889-0	\$2,000.00	\$90.00
181 Ko Real Estate and Remodelin 1316 S. Elmwood Avenue	16-19-214-028-0000	R	3/18/2020 Bldg-B	9468-0	\$60,000.00	\$3,085.00
182 Revel Properties, LLC 1211 S. Maple Avenue	16-19-101-009-0000	R	3/18/2020 Bldg-B	9469-0	\$15,000.00	\$1,035.00
183 Steven Carreno 2645 S. Euclid Avenue	16-30-401-023-0000	R	3/18/2020 Bldg-B	9471-0	\$15,000.00	\$860.00
184 Richard E Schroeder III & Mich 1323 S. Gunderson Avenue	16-19-214-010-0000	R	3/18/2020 Impr-L	85566-2	\$0.00	\$295.00

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Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Cost Of Improvements	Cost Of Permit
<u>185</u> Luis R. Burgos & Marie Burgos 3322 S. Wenonah Avenue	16-31-122-013-0000	R	3/18/2020 Impr-L	85890-0	\$2,800.00	\$180.00
<u>186</u> Chicago Masterclass Constructi 2230 S. Ridgeland Avenue	16-30-207-029-0000	R	3/18/2020 Impr-L	85891-0	\$0.00	\$100.00
<u>187</u> DLN Enterprises 6746 W. Ogden Avenue	16-31-400-001-0000	R	3/18/2020 Impr-L	85892-0	\$4,286.00	\$185.00
<u>188</u> M & C Azar 3438 S. Kenilworth Avenue	16-31-133-024-0000	R	3/18/2020 Impr-L	85893-0	\$5,600.00	\$150.00
<u>189</u> Abraham Pulido 1608 S. Scoville Avenue	16-19-404-023-0000	R	3/18/2020 Impr-L	85894-0	\$4,250.00	\$135.00
<u>190</u> Mark Anthony Puente 3817 S. Clinton Avenue	16-31-329-007-0000	R	3/18/2020 Impr-L	85895-0	\$4,200.00	\$135.00
<u>191</u> Raymond Gonzalez 2628 S. Harvey Avenue	16-29-302-030-0000	R	3/18/2020 Impr-L	85896-0	\$34,845.00	\$585.00
<u>192</u> Heliodoro Mayorga 2108 S. Euclid Avenue	16-19-424-009-0000	R	3/18/2020 Impr-L	85897-0	\$5,100.00	\$630.00
<u>193</u> Daniel & Gwendolyn Munroe 1237 S. Highland Avenue	16-20-102-019-0000	R	3/18/2020 Impr-L	85898-0	\$1,379.00	\$40.00

Report Of Building/Improvement Permits Issued By The City Of Berwyn

Wednesday, April 8, 2020

Between: 3/1/2020 And 3/31/2020

Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Cost Of Improvements	Cost Of Permit
194 FAISAL KHAN 1905 S. Gunderson Avenue	16-19-422-002-0000	R	3/18/2020 Fence-L	85899-0	\$2,000.00	\$135.00
REMOVE ALLEY FENCE AND INSTALL A 6FT WOOD FENCE, WITH GATE THAT SWINGS INTO THE PROPERTY. INSTALL A 5FT + 1FT OPEN LATTICE FENCE/GATE ALONG THE DRIVEWAY BETWEEN THE 2 HOUSES - THIS FENCE/GATE MUST BE AT LEAST 15FT BACK FROM THE FRONT LOT LINE I- HAS PERM						
195 Hilario Llamas 1431 S. Wenonah Avenue	16-19-119-015-0000	R	3/18/2020 Roof-L	85900-0	\$960.00	\$40.00
REPAIR 3SQ FT SECTION OF ROOK SHINGLES						
196 Alberty Ostiguin & Maria Ostigu 1330 S. Wesley Avenue	16-19-209-033-0000	R	3/18/2020 Impr-L	85901-0	\$1,515.00	\$40.00
INSTALL A GRANITE COUNTERTOP AROUND BASEMENT JAZUCCI.						
197 A & B REALTY INVESTMENT L 2732 S. East Avenue	16-30-409-034-0000	R	3/19/2020 Impr-L	85902-0	\$90,000.00	\$2,025.00
REHAB 1ST FLOOR KITCHEN, LIVING. DINING, 2 EXISTING & 1 EXISTINGVCFULL BATH. 2ND FL- 2EXISTING BEDROOMS & 1 EXISTING 3/4 BATHROOMS. BSMT WILL BE FINISHEE-NOT DRYWALLING, CEILING WITH LAUNDRY, MECH. NO BEDS NO BATH OPEN RECREATIONAL SPACE. R/R REAR DECK. R						
198 Esperanza Vega Sharp 6423 W. 26th Place	16-30-404-055-0000	R	3/19/2020 Elec-L	85903-0	\$3,500.00	\$170.00
UPGRADE RISER TO 200 AMPS & 3 METER SOCKET						
199 City of Berwyn 6700 W. 26th Street	16-30-226-040-0000	C	3/19/2020 Impr-L	85904-0	\$50,000.00	\$1,110.00
INSTALL UNDERGROUND CONDUITS TO SUPPLY FIBER OPTIC & ELECTRICAL SERVICE TIO STREETLIGHT & CONCRETE POLE. THE UNDERGROUND CONDUITS WILL BE INSTALLED VIA DIRECTION BORE & SHOULD TAKE NO MORE THAN ONE MONTH TO INSTALL.						
200 Ed Vazquez 6940 W. Windsor Avenue	99-99-999-000-0713		3/19/2020 Impr-L	85905-0	\$22,000.00	\$390.00
INSTALL NEW FOOD COUNTER & LEVEL FLOOR IN FRONT MAIN AREA. INSTALL MISSING DROP CEILING, PAINT ENTIRE MAIN ROOM WALLS						
201 Albertina Romero 3440 S. Grove Avenue	16-31-134-026-0000	R	3/19/2020 Elec-L	85906-0	\$200.00	\$50.00
INSTALL CAN LIGHTING , REPLACE RECEPACLES						
202 ABC Turnkey Properties LLC 3600 S. Wisconsin Avenue	16-31-309-015-0000	R	3/20/2020 Bldg-B	9411-1	\$0.00	\$50.00
ELECTRICAL FINAL RE-INSPECTION						
203 Jose & Mariana Rivera 1909 S. Maple Avenue	16-19-317-004-0000	R	3/20/2020 Impr-L	85315-1	\$0.00	\$50.00
PLUMBING FINAL RE-INSPECTION FEE ONLY						

Report Of Building/Improvement Permits Issued By The City Of Berwyn

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Angelica M. Lopez 3025 S. Wesley Avenue 204	16-30-417-012-0000	R	3/20/2020 Impr-L	85907-0	\$2,000.00	\$40.00
INTERIOR DEMO TO THE STUDS IN THE BASEMENT						
Pamela Powell & Ben Howard 1617 S. East Avenue 205	16-19-404-042-0000	R	3/20/2020 Impr-L	85908-0	\$20,026.00	\$375.00
INSTALLATION OF ROOFTOP SOLAR PANELS--- MUST HAVE TAP CONNECTORS						
Mathew Bonestroo 2431 S. Euclid Avenue 206	16-30-217-011-0000	R	3/20/2020 Impr-L	85909-0	\$7,031.00	\$180.00
INSTALLATION OF GUTTERS, DOWNSPOUTS AND GUTTER GUARDS						
Karina & Jose Arreci 1621 S. Elmwood Avenue 207	16-19-407-007-0000	R	3/20/2020 Elec-L	85910-0	\$0.00	\$50.00
PRELIMINARY ELECTRICAL INSPECTION TO DETERMINE WHAT NEEDS TO BE BROUGHT UP TO CODE						
Adan Aguirre 2356 S. Grove Avenue 208	16-30-111-023-0000	R	3/20/2020 Impr-L	85911-0	\$6,794.00	\$265.00
INSTALL BATH FITTER LINER AND WALL SYSTEM. INSTALL MOEN WALVE. INSTALL ACCESSORIES AND HARDWARE						
Blue Fin Homes LLC 1423 S. Clarence Avenue 209	16-19-219-010-0000	R	3/31/2020 Bldg-B	9135-4	\$8,500.00	\$1,770.00
UPGRADE WATER SERVICE TO 1"						
Black Gold Properties LP 2343 S. Scoville Avenue 210	16-30-213-015-0000	R	3/31/2020 Bldg-B	9174-4	\$0.00	\$400.00
paying for missing water meter and parkway reinspection.						
Totals					\$1,686,675.66	\$67,960.00

210 Building and Local Improvement Permits Issued During Period