

City of Berwyn City Council Meeting

August 26, 2008

BERWYN CITY COUNCIL MEETING

AUGUST 26, 2008

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

MICHAEL A. O'CONNOR
MAYOR

THOMAS J. PAVLIK
CITY CLERK

AGENDA

ROLL CALL

- (A) PLEDGE OF ALLEGIANCE - MOMENT OF SILENCE
- (B) OPEN FORUM - (TOPIC MUST NOT BE ON THE AGENDA)
- (C) PRESENTATION OF PREVIOUS MEETINGS MINUTES FOR APPROVAL
 - 1. REG MTG-8/12/08-COW 8/12/08
- (D) BID OPENING - TABULATIONS
- (E) BERWYN DEVELOPMENT CORP. -BERWYN TOWNSHIP/HEALTH DISTRICT
 - 1. BDC-(3) ORDINANCES-DEPOT DIST. TIF AMENDMENT
 - 2. BDC-MUNICIPAL PARKING DECK
 - 3. BDC-HARLEM METRA STATION AGREEMENT
 - 4. TIF APPLICATION-NICHOLAS & ANGELA DIBRIZZI, 7005 ROOSEVELT RD
- (F) REPORTS AND COMMUNICATIONS FROM THE MAYOR
 - 1. DEFER-PROPOSED REFERENDUM-ALDERMAN ERICKSON
 - 2. PROPOSED NON-PARTISAN REFERENDUM QUESTION FOR 11/4/08 BALLOT
 - 3. ZONING HEARING FOR DEPOT PARKING GARAGE
 - 4. MRA CONTRACT AMENDMENT
 - 5. DAMAGE TO CLAM TRUCK
 - 6. BUSINESS LICENSE INSPECTOR
 - 7. REMOVE COMMITTEE OF THE WHOLE REFERRALS
 - 8. TREE TRIMMING
 - 9. GRIEVANCE FILED BY PUBLIC WORKS UNION
- (G) REPORTS AND COMMUNICATIONS FROM THE CITY CLERK
 - 1. EARLY VOTING
- (H) COMMUNICATIONS FROM (ZONING) BOARD OF APPEALS
 - 1. ZBA-RESOL/ORD-CITY OF BERWYN 3310 GROVE AVE-MUNICIPAL GARAGE
- (I) REPORTS AND COMMUNICATIONS FROM ALDERMEN, COMMITTEES OTHER BOARDS AND COMMISSIONS
 - 1. CHAPMAN-LIBRARY BD APPOINTMENTS
 - 2. RAMOS-PEDESTRIAN SAFETY IN CROSSWALKS

3. WEINER-STREET SWEEPING AUGUST 26, 2008 MEETING
4. SKRYD-BASEBALL ALLEY NETTING

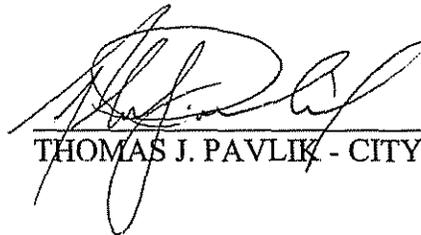
(J) STAFF REPORTS

1. DEFER-LAW DEPT-JOB DESCRIPTION RESOLUTIONS
2. LAW DEPT-CASE #08 C 897 (U.S. DIST CT FOR THE NORTHERN DIST OF IL)
3. LAW DEPT-TRAFFIC REGULATION ORDINANCES
4. BLDG DIR-METRA'S REQUEST TO WAIVE PERMIT FEE
5. LIBRARY DIR-STAFF REPLACEMENTS
6. PW DIR-COST FOR CONTRACTUAL TRIMMING OF "TRIM-LIST" TREES

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

1. BUDGET CHAIRMAN-PAYROLL-8/20/08-\$946,945.53
2. BUDGET CHIRMAN-PAYABLES-8/26/08-\$1,067,534.22
3. CHAPMAN-HANDICAP SIGN REQ-S. KLEMCHUK-7014 W. 34TH ST. -**APPROVE**
4. RAMOS-HANDICAP SIGN REQ-L CHAVEZ-3736 LOMBARD-**DENY**
5. WEINER-HANDICAP SIGN REQ-T.POWELL-6830 W. 26TH ST.-**APPROVE**
6. WEINER-HANDICAP SIGN REQ-D. MANTIS-6943 W. 30TH PL-**APPROVE**
7. SKRYD-HANDICAP SIGN REQ-R. GILBERT, JR-2812 HIGHLAND-**APPROVE**
8. PHELAN- HANDICAP SIGN REQ-M. CAPILUPO-1531 SCOVILLE-**APPROVE**
9. GIRL SCOUTS OF GREATER-CHGO & NW INDIANA-SOLICIT -10/1/08-3/1/09
10. KNIGHTS OF COLUMBUS-TOOTSIE ROLL DR.9/19, 9/20, & 9/21/08
11. FITZERALD'S NIGHT CLUB-("DOG DAY JAMBOREE!") 8/22/08-**PERMISSION GRANTED BY THE MAYOR**
12. CICERO CHAMBER OF COMMERCE-HOUBY FESTIVAL-10/3-10/5/08
13. BLOCK PARTY-3100 MAPLE-9/6/08
14. BLOCK PARTY-2800 WENONAH-8/31/08
15. CIGARS & STRIPS-OPEN MIC COMEDY SHOW-9/4/08

ITEM SUBMITTED ON TIME 41


THOMAS J. PAVLIK - CITY CLERK

AGENDA
ADDENDUM
BERWYN CITY COUNCIL
AUGUST 26, 2008

(F) COMMUNICATION FROM THE MAYOR

10. RESOLUTION ACCEPTING THE COOK COUNTY INTEROPERABLE
COMMUNICATION SYSTEM

Sections A & B

- A. **Pledge of Allegiance-Moment of Silence**
- B. **Open Forum**
Topic must NOT be on the Agenda
Open space for comments or ideas.

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Section C

Presentation of Previous Meeting Minutes For Approval



MICHAEL A. O'CONNOR
MAYOR

THOMAS J. PAVLIK
CITY CLERK

MINUTES
BERWYN CITY COUNCIL
AUGUST 12, 2008

1. The Berwyn City Council was called to order by Mayor O'Connor at 8:20 p.m. Upon the call of the roll, the following responded present: Chapman, Ramos, Weiner, Day, Phelan, Lovero, Erickson. Absent: Skryd. Thereafter, Chapman made a motion, seconded by Ramos, to excuse Alderman Skryd. The motion carried by a voice vote.
2. The Pledge of Allegiance was recited and a moment of silence was observed for the safety of our armed forces, police, firefighters, paramedics, and for best wishes to the Olympians in China.
3. The Open Forum portion of the meeting was announced. The Mayor recognized resident Jose Ramirez of Wesley Avenue who complained that someone had parked in his handicapped spot and the lack of police response, Sandy VanGothem of Riverside Drive spoke on 3 topics, congratulating Aldermen Chapman, Skryd, Lovero, and Clerk Pavlik on their successful pool party; also spoke on the pot holes in her alley and public works not addressing the issue; and lastly, the library continuing summer hours throughout the year due to the lack staff associated with the layoffs, Jeff Stall of Home Avenue voiced concerns over false diplomas presented by some police officers, a resident of 6510 W. Ogden Avenue complained regarding the Multi Unit Housing ordinance and claimed that it targeted certain properties and was unconstitutional.
4. The minutes of the regular Berwyn City Council meeting held on July 22, 2008 along with the Special Committee of the Whole meetings of July 15, 2008 and July 16, 2008, the Committee of the Whole for July 22, 2008 and July 29, 2008 were presented. Thereafter, Erickson made a motion, seconded by Ramos, to concur and approve as submitted. The motion carried by a voice vote.
5. Erickson made a motion, seconded by Ramos, to suspend the rules and bring forth item F-8. The motion carried. F-8 is a communication from the Mayor regarding Comcast Care check presentation to Youth Crossroads. Thereafter, the Mayor recognized representatives from Comcast who presented a check to Youth Crossroads in the amount of \$2,000. Thereafter, Chapman made a motion, seconded by Ramos, to accept the

matter as informational with congratulations and thanks. The motion carried by a voice vote.

6. Lovero made a motion, seconded by Chapman, to suspend the rules and bring forth item I-5. The motion carried by a voice vote. I-5 is a communication from the Fire and Police Commissioners regarding the appointment of Brian Madden as probationary firefighter. Thereafter, Erickson made a motion, seconded by Lovero, to concur and approve as submitted. The motion carried. Thereafter, the Clerk administered the oath of office and the Mayor and Aldermen extended congratulations.
7. Chapman made a motion, seconded by Ramos, to suspend the rules and bring forth items J-10 and J-11. Item J 10 is a communication from the Finance director regarding the impact of Departmental Budget cuts for 2008. The motion carried by a voice vote. Thereafter, the Mayor recognized the Finance director, John Wysocki, who supplied an amended communication, see attached. Chapman questioned an open line of credit for the city. The Finance responded that it is in the application process and when completed, will present a copy to the Council for consideration. Thereafter, Lovero made a motion, seconded by Chapman, to accept the matter as informational. The motion carried by a voice vote.
8. Item J-11 is a communication from the Finance director regarding an analysis of the Parking Enforcement collections. After discussion, Lovero made a motion, seconded by Erickson, to accept the matter as informational. The motion carried by a voice vote.
9. Chapman made a motion, seconded by Erickson, to suspend the rules and bring forth item I-1. The motion carried by a voice vote. Item I-1 is a communication from Alderman Chapman regarding City Finances, Layoffs, and Mid Year Adjustments. Thereafter, Chapman reiterated the request for the information from the finance department and made a motion, seconded by Erickson, to concur with the request and refer the matter to the Finance department and to a Closed Committee of the Whole. The motion carried by a voice vote.
10. Day made a motion, seconded by Erickson, to suspend the rules and bring forth item F-9. The motion carried by a voice vote. Item F-9 is a communication from the Mayor regarding questionable diplomas. Thereafter, the Mayor requested the communication be read. After discussion, Lovero made a motion, seconded by Chapman, to waive reading. The motion failed by a voice vote. Thereafter, the Clerk read the communication into the record. Thereafter, Erickson made a motion,

seconded by Ramos, to accept the matter as informational. The motion carried by a voice vote.

11. Weiner made a motion, seconded by Chapman, to suspend the rules and bring forth item J-7. The motion carried by a voice vote. Item J-7 is a request from police chief to hire to fill vacancies created by resignations. Thereafter, Erickson made a motion, seconded by Ramos, to waive the hiring freeze, concur and approve as submitted. The motion carried by a unanimous roll call vote with Skryd excused.
12. The Berwyn Development Corporation submitted a request for a TIF application for Nicholas and Angela DiBrizzi, 7005 W. Roosevelt Road. After discussion, Erickson made a motion, seconded by Weiner, to refer the matter to the BDC and the Law department to renegotiate an agreement. The motion carried by a voice vote.
13. Erickson made a motion, seconded by Weiner, to suspend the rules and bring forth item J-6 and mark as germane to F-1. Item J-6 is an agreement regarding 32nd and Harlem parking improvement agreement with Lea, Ltd and an ordinance attached entitled:

AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO A PARKING IMPROVEMENT AGREEMENT AT 32ND & HARLEM WITH LEA, LTD

Thereafter, Weiner made a motion, seconded by Ramos, to concur and adopt the ordinance as presented and to authorize the corporate authorities to affix their signatures thereto and to refer the matter to the law department for review. The motion carried by the following roll call: Yeas: Chapman, Ramos, Weiner, Day, Lovero. Nays: Phelan, Erickson. Excused: Skryd.

14. The Mayor submitted a communication regarding a proposed referendum, Alderman Erickson. After discussion, Chapman made a motion, seconded by Lovero, to defer for 2 weeks. The motion carried. After further discussion, Erickson made a motion, seconded by Day, to approve a public hearing on the matter. The motion to authorize posting and publishing of the public hearing carried by a unanimous roll call vote with Skryd excused, with date to be determined at the end of the meeting.
15. The Mayor submitted a communication regarding National Night Out and recognized all those who helped to make the event successful. Thereafter, Phelan made a motion, seconded by Ramos, to accept the matter as informational. The motion carried by a voice vote.

16. The Mayor submitted a communication regarding the Berwyn Development Corporation 2008 mid year Status report. Thereafter, Erickson made a motion, seconded by Ramos, to accept the matter as informational. The motion carried by a voice vote.
17. The Mayor submitted a communication regarding the block party on 2100 block of Lombard. After discussion, Erickson made a motion, seconded by Day, to approve as submitted. The motion carried by a voice vote. Thereafter, the Clerk interjected stating that this should not have been approved in arrears because the proper application submission with resident signatures along with the approval from Cicero was not received by the Clerk's office. The Clerk went on to say that signatures or the approval from Cicero authorizing the block party was not submitted to either Berwyn or Cicero and that the residents of the 2100 block of Lombard misrepresented themselves, not only to the Clerk's office, but to the public works department, the resident alderman, the mayor and the police department, when they stated that they had obtained a permit for the east side of Lombard from the Town of Cicero with the Clerk's office and the police department confirming same was not filed with the Town of Cicero. The Clerk stated that he would deny further permits requested per ordinance 1020.99 Section (e) Violations. Thereafter, a comment from the Mayor invoked debate from the Clerk, and the Mayor asked for order to be restored.
18. Erickson made a motion, seconded by Day, to suspend the rules and bring forth item J-8 and make germane to F-6. The motion carried. Item F-6 is a communication from the Mayor regarding the Snow Emergency plan. Thereafter, Erickson made a motion, seconded by Day, to concur and approve as amended and to authorize the public works director to seek an RFP and to include a change for street sweeping signs. The motion carried by a unanimous roll call vote with Skryd excused.
19. The Mayor submitted a communication regarding the Mail Machine upgrades. After discussion, Erickson made a motion, seconded by Day, to concur and approve as submitted. The motion carried by the following roll call: Yeas: Ramos, Weiner, Day, Erickson. Nays: Chapman, Phelan, Lovero. Excused: Skryd.
20. Alderman Ramos submitted a request for a block party for the 3300 and 3400 blocks of Highland. Thereafter, Ramos made a motion, seconded by Chapman, to concur and approve as submitted. The motion carried by a voice vote. Thereafter, Alderman Ramos invited all elected officials and

residents to join the 13th Annual Larry Menchetti Memorial Block party on August 31, 2008.

21. Alderman Lovero submitted a communication regarding the Oak Park Regional Housing Center. After discussion, Erickson made a motion, seconded by Lovero, to refer the matter to the Committee of the Whole. The motion carried by a voice vote.
22. Alderman Lovero submitted a communication regarding Non-Union Furloughs. Erickson made a motion, seconded by Lovero, to refer the matter to the Committee of the Whole. The motion carried by a voice vote.
23. The Law department submitted a communication regarding the settlement of case #06 L 1186 (Circuit Court of Cook County). Thereafter, Erickson made a motion, seconded by Weiner, to concur and approve for payment in an amount not to exceed \$200,000. The motion carried by a unanimous roll call vote with Skryd excused.
24. The Law department submitted and ordinance entitled:

AN ORDINANCE AMENDING CHAPTER 484.04 OF THE CODIFIED ORDINANCES OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS REGARDING SCHOOL DISTRICT AND CHURCH SPECIAL VISITOR PARKING PASSES

Thereafter, Erickson made a motion, seconded by Weiner, to concur and **adopt** the ordinance as presented and to authorize the corporate authorities to affix their signatures thereto. The motion carried by a unanimous roll call vote with Skryd excused.

25. The Law department submitted and ordinance entitled:

AN ORDINANCE DESIGNATING AS A HISTORIC LANDMARK PROPERTY KNOWN AS THE BERWYN MUNICIPAL BUILDING, 6700 WEST 26TH STREET, PURSUANT TO THE REQUIREMENTS OF CHAPTER 1820 OF THE BERWYN CITY CODE

Thereafter, Erickson made a motion, seconded by Weiner, to concur and **adopt** the ordinance as presented and to authorize the corporate authorities to affix their signatures thereto. The motion carried by the following roll call: Yeas: Chapman, Ramos, Weiner, Day, Phelan, Lovero, Erickson. Nays: Phelan. Excused: Skryd.

26. The Law department submitted and ordinance entitled:

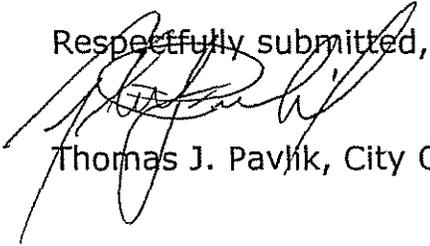
AN ORDINANCE AMENDING THE BUILDING AND HOUSING CODE OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS ESTABLISHING DEMOLITION DELAY PROCEDURES FOR THE PURPOSES OF ENCOURAGING HISTORIC PRESERVATION

Thereafter, Erickson made a motion, seconded by Chapman to concur and **adopt** the ordinance as presented and to authorize the corporate authorities to affix their signatures thereto. The motion carried by the following roll call: Yeas: Chapman, Ramos, Weiner, Day, Phelan, Lovero, Erickson. Nays: Phelan. Excused: Skryd.

27. The law department submitted job description Resolutions. After discussion, Chapman made a motion, seconded by Lovero, to defer the matter for 2 weeks. The motion carried by a voice vote.
28. The Public Works director submitted a communication requesting approval to distribute an RFP for Holiday Decorations. After discussion, Chapman made a motion, seconded by Weiner, to concur and approve as amended on face. The motion carried by a unanimous roll call vote with Skryd excused.
29. The Traffic Engineer submitted a communication regarding a temporary barrier at Riverside Drive alley between Grove and Oak Park Avenues. Thereafter, Weiner made a motion, seconded by Erickson, to concur and approve as submitted. The motion carried by a unanimous roll call vote with Skryd excused.
30. The Traffic Engineer submitted a communication regarding the traffic flow change at Irving School. Thereafter, Erickson made a motion to defer. After discussion, the motion was withdrawn. Thereafter, Chapman made a motion, seconded by Ramos, to concur and approve as submitted and to refer to the Law department to draft an ordinance to enact. The motion carried by a unanimous roll call vote with Skryd excused.
31. The Law department submitted the Metra Platform Lease Agreement and the submission of a revised agreement between the City of Berwyn and BNSF Company. Thereafter, Erickson made a motion, seconded by Day, to concur and approve as amended. The motion carried by a unanimous roll call vote with Skryd excused.

32. Erickson made a motion, seconded by Weiner, to suspend the rules and bring forth item K-6 from the Consent agenda. The motion carried by the following roll call: Yeas: Weiner, Day, Phelan, Erickson. Nays: Chapman, Ramos, Lovero. Excused: Skryd. K-6 is a handicap request from A. Dzambaizi, 1910 Wenonah. After discussion, Lovero made a motion, seconded by Ramos, to concur with the recommendation of the investigating officer and deny the request. The motion carried by the following roll call: Yeas: Chapman, Ramos, Weiner, Day, Phelan, Lovero. Nays: Erickson. Excused, Skryd.
33. Consent Agenda K-1 through K-5 and K-7 through K-11 were submitted.
K-1-Budget Chairman submitted payroll for July 23, 2008 in the amount of \$913,946.29, and August 6, 2008 in the amount of \$851,698.46
K-2-Budget Chairman submitted the payables for August 12, 2008 in the amount of \$1,836,399.83.
K-3-Collector submitted the business licenses issued in July, 2008
K-4-Building director submitted the building permits issued in July, 2008
K-5-Day, handicap request from M. Magbanua, 1431 Ridgeland, **Approve**
K-7-Erickson, handicap request from V. Duff, 1231 Kenilworth-**Approve**
K-8-Block party, 1900 Scoville, August 23, 2008
K-9-Block party, 2300 Highland, August 23, 2008
K-10-Block Garage sale, 3700 and 3800 Ridgeland & Cuyler, on September 6, 2008
K-11-Dedicated to Youth Ministries, sidewalk sale on August 15th & 16th
- Ramos made a motion, seconded by Lovero, to concur and approve by Omnibus Vote Designation. The motion carried by a voice vote.
34. The Mayor scheduled a Public Hearing, to discuss the Resolution for referendum for non-partisan elections, to be held on Monday, August 25, 2008 at 7:00 p.m. in the Berwyn City Council Chambers.
35. The Mayor called for a Committee of the Whole on Tuesday, August 26, 2008 at 6:00 p.m. for referrals.
36. There being no further business to come before the meeting, same was, after a motion by Ramos, seconded by Day, to adjourn at the hour of 9:55 p.m. The motion carried by a voice vote.

Respectfully submitted,


Thomas J. Pavlik, City Clerk

MINUTES
COMMITTEE OF THE WHOLE
AUGUST 12, 2008

1. The Committee of the Whole was called to order by Mayor O'Connor at 6:04 p.m. Upon the call of the roll, the following responded present: Chapman, Ramos, Day, Lovero, Erickson. Absent: Weiner, Skryd, Phelan. Thereafter, the Mayor declared a quorum present and the meeting duly convened for business.
2. Chapman made a motion, seconded by Ramos, to excuse Aldermen Weiner, Skryd, and Phelan. The motion carried by a voice vote.
3. Agenda, Item F-2, Proposed Referendum, Alderman Erickson. The Mayor recognized Burt Odelson of Odelson & Sterk to address the issue. Alderman Lovero immediately questioned why this item was on the Council agenda, stating that the Mayor knew that this matter was referred to the Committee of the Whole to conduct a Public Hearing for public input, and not for the Council to decide its faith.

Alderman Weiner present at 6:06 p.m.

Odelson explained that he was asked by the Mayor to come here and explain the ramifications of the Resolution to the Council and distributed a copy of draft exhibit A, see attached, which is a similar referendum that was placed on the Cicero ballot. The matter of the Township election being Partisan and the City being Non-Partisan raised a question for the ballot style and the manner, in which the election would have to be conducted in February, 2008. Odelson explained that there would be 2 different forms of ballots, Partisan and Non-Partisan and those that wish to declare to be Democrat or Republican, for the Township races, may request a Partisan ballot.

- Questions were raised on a Binding Referendum and whether it needed to be submitted through voter signature driven petitions verses coming as a Resolution from the Council.
- Odelson stated, no, it may come from the City Council and still be binding. Odelson stated that the Council can approve this evening and that he can plug in the City of Berwyn into the template referendum in hand. Clerk Pavlik cautioned and raised questions on approving a resolution into a referendum, sight unseen, and then referring it to the Law department to draft. Discussion ensued on City Council procedure regarding this matter. Clerk Pavlik stated, numerous times in the past, this Council has approved Resolutions and or Ordinance, sight unseen, including agreements that needed to be amended and once again cautioned the Council stating, these

items should be presented ahead of time prior to votes being taken on same.

- Alderman Chapman questioned the Township Attorney, Larry Zdarsky, who was present in the audience regarding this referendum as it applies to the Township. Zdarsky explained that the Township already has (3) three referendums on the November, 2008 ballot and that this matter was brought forth by one of the Trustees, but was denied, because the full amount of referendums for the November, 2008 ballot, had already been accepted. Zdarsky stated that there was a recent Illinois Attorney General's ruling regarding changing the form of which Township officials are elected by either referendum or resolution and that it could not be done.
 - Chapman questioned if this information and wording could be included on the referendum question, Odelson answered, yes.
 - The Aldermen questioned Odelson on the number of signatures required for a signature driven petition. Odelson answered, approximately 1,107.
 - Weiner questioned the number of signatures required for alderman and mayor to be placed on the ballot, reminding Odelson of the local ordinance 210.03 regarding nomination petitions. Odelson stated that he believes that the local ordinance takes precedence, since Berwyn is Home Rule, thus requiring only 25 signatures for aldermanic nominations and 50 signatures for mayor.
 - The City Council discussed holding a Public Hearing prior to the next scheduled City Council meeting to present the matter.
4. Erickson made a motion, seconded by Day, to close the Committee of the Whole at 6:34 p.m. for pending litigation, personnel, and union negotiations. The motion carried by a voice vote.

The open portion of the Committee of the Whole reconvened at 7:05 p.m.

5. Agenda addendum Item J-14-Metra Platform Lease amendment, Bruen explained changes in the contract from 86 to 97 for non commuter spaces and extra spaces for railroad workers. Bruen stated that he BDC has been informed. The Mayor recognized Griffin to confirm. Alderman Chapman questioned the amendments. Griffin explained the exhibits and maps see attached.
6. Snow Emergency sign changes-The Mayor recognized Nicole Campbell and Public Works director, Pat Ryan. Ms Campbell explained the snow routes and that the amount of snow fall would be 2 inches and that the key was to educate the residents regarding the changes. Ryan stated that the signage is a problem throughout the city. The Mayor asked for the plan to be passed which would allow Public Works to go out for proposal for signage.
- Alderman Phelan present at 7:25 p.m.

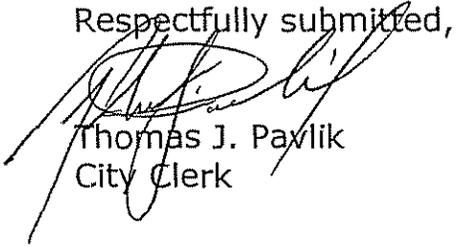
Alderman Ramos questioned street sweeping enforcement during winter months. Discussion ensued on suspending street sweeping for the winter months. Ryan stated that the salt damages the Street Sweeper and would like to see street sweeping suspended from December 1st through March 1st and also recommends going out for an RFP for signage and then return to City Council for authorization on RFP. The Mayor asked for a consensus on a 3 month suspension on street sweeping during the winter months, from December 1st through March 1st, consensus, 7-0 in favor. The Mayor stated that the matter is on the Council agenda and would suggest a vote to approve to go out for RFP, which would also include the change in signage.

7. Parking, 32nd and Harlem, Agenda items F-1 and J-6-The Mayor referred to Nicole Campbell, Traffic Engineer, who stated that she reviewed the plans and is in agreement. The Mayor asked for a consensus to approve, consensus 5-2 in favor with Phelan and Erickson against.
8. Residential parking restrictions-The Mayor referred to the Traffic Engineer who handed out a residential questionnaire, see attached.
9. Holiday Decorations, agenda item J-9-The Mayor referred to Pat Ryan to asked to go out for proposals to be returned by September 5, 2008 and approved at the September 9, 2008 Council meeting. Alderman Chapman questioned the numbers in the proposal and reviewed same with Pat Ryan. Chapman suggested limiting the number of poles on Ogden Avenue for decorations, and suggested only every other pole as was done this past holiday season, with Alderman Ramos concurring. Thereafter, the Mayor asked for a consensus to eliminate addendum RFP, Council 7-0 in favor.
10. Agenda item F-7-Mailing Machine upgrade-The Mayor handed out an example of material that may go into the water bills along with correspondence from Deborah Sitz, Executive Director, of the Berwyn Cicero Council on Aging. Alderman questioned the amount and the cost of the lease.
11. Agenda item I-4 from Alderman Lovero regarding Non-Union furloughs. The Mayor handed out a letter, see attached, sent by the Mayor to both the fire and police unions, in which he has already asked the union to consider items such as furlough days, wage concessions, or employee contributions for health care.
12. The Mayor recognized BDC Director, Anthony Griffin who spoke regarding the Metra Station on Harlem Avenue and its space usage for a Coffee House and is requesting to go out for an RFP. Griffin handed out a proposal and explained and asked the Mayor to place this on the next City Council agenda for August 26, 2008.

COMMITTEE OF THE WHOLE
AUGUST 12, 2008

13. Agenda item E-1-TIF application for DiBrizzi, 7005 Roosevelt Road. Alderman Lovero questioned Anthony Griffin regarding this item on the Council agenda and the email sent to the aldermen related to the proposed end user and lack thereof, see attached email regarding same. Erickson stated that he would be more comfortable with a loan and not a TIF grant. Discussion ensued on placing restrictions on the application.
14. Ramos made a motion, seconded by Erickson, to adjourn the Committee of the Whole at 8:10 p.m. The motion carried.

Respectfully submitted,



Thomas J. Pavlik
City Clerk

Section D

Bid Openings – Tabulations

Section E

Berwyn Development Corp.
Berwyn Township/Health District



berwyn development
CORPORATION

August 22, 2008

**Mayor Michael O'Connor
Members of the Berwyn City Council
Berwyn City Hall
6700 West 26th Street
Berwyn, IL 60402**

Re: Depot District TIF Amendment

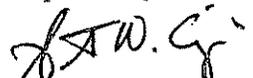
Dear Mayor and City Council,

City Council is requested to adopt three (3) ordinances to amend the terms of the City's Depot District Tax Increment Finance (TIF) District in accordance with the Illinois Tax Increment Finance Redevelopment Act.

The three attached ordinances, prepared in coordination with Odelson & Sterk and Kane, McKenna Associates, would amend the Redevelopment Plan for the Berwyn Depot District TIF Districts to provide for a budget change and boundary change under the original term (twenty three years expiring at the conclusion of the year 2019).

The City has completed a joint review board, publicly advertised the amendments, and facilitated a public hearing during the Spring and Summer of 2008 prior to bringing forward for City Council consideration.

Respectfully submitted,



Anthony W. Griffin
Executive Director

3322 S. Oak Park Avenue
Second Floor
Berwyn, IL 60402
708.788.8100
fax: 708.788.0966
www.berwyn.net

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE OF THE CITY OF BERWYN, COOK COUNTY,
ILLINOIS, APPROVING AN AMENDED TAX INCREMENT
REDEVELOPMENT PLAN AND PROJECT FOR THE SOUTH BERWYN
CORRIDOR TAX INCREMENT REDEVELOPMENT PROJECT AREA**

MICHAEL A. O'CONNOR, Mayor
THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN
SANTIAGO "JIM" RAMOS
MARK WEINER
MICHELE D. SKRYD
THOMAS J. DAY
MICHAEL J. PHELAN
ROBERT J. LOVERO
JOEL ERICKSON
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on 08/26/08
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

First Ordinance

ORDINANCE NO.: _____

**AN ORDINANCE OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS,
APPROVING AN AMENDED TAX INCREMENT REDEVELOPMENT PLAN AND
PROJECT FOR THE SOUTH BERWYN CORRIDOR TAX INCREMENT
REDEVELOPMENT PROJECT AREA**

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 City Council of the City of Berwyn (the “*City Council*”) has determined that it is desirable and in the best interest of the City of Berwyn to expand its use of tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended, (the “*TIF Act*”), in order to accomplish the purpose and objectives of said South Berwyn Corridor Redevelopment Area Plan and Project in areas adjacent to the original project area that have not experienced private investment and thereby eliminate the existence of blighting factors, which endanger the tax base of the City and the taxing districts having the power to tax real estate in the City (the “*Taxing Districts*”) and threaten the health, safety and welfare of the public; and

WHEREAS, the City Council has heretofore determined that in order to promote and protect the health, safety and welfare of the public, the blighting conditions in the proposed expanded area of the South Berwyn Corridor Redevelopment Project Area (the “*Added Area*”) must be eradicated and redevelopment undertaken by the City in order to encourage private investment and restore and enhance the tax base of the City; and

WHEREAS, the City has heretofore caused the preparation of and made available for public inspection a proposed Amended South Berwyn Corridor Tax Increment Financing Redevelopment Plan and Project (the "*Amended Plan and Project*"); and

WHEREAS, the Amended Plan and Project sets forth in writing the purpose of the Amended Plan and Project, which includes amendments pertaining to the Added Area and the budget therein contained, which complies in all respects with the requirements of the TIF Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the City Council adopted an ordinance calling for a Public Hearing (the "*Hearing*") relative to the Amended Plan and Project and the designation of the Added Area and the original project area as an Amended Redevelopment Project Area under the TIF Act and fixed the time and place for such Hearing being the 22nd day of July, 2008, at City Hall, 6700 West 26th Street, Berwyn, Illinois; and

WHEREAS, due notice and respect of such Hearing was given pursuant to Section 11-74.4-5 of the TIF Act, said notice, together with a copy of the Amended Plan and Project, and the name of a person to contact for further information, being given to the Taxing Districts and to the Department of Commerce and Community Affairs of the State of Illinois by certified mail on May 29, 2008, by publication on June 27, 2008 and July 4, 2008, and by certified mail to taxpayers on July 7, 2008; and

WHEREAS, the City has heretofore convened a Joint Review Board as required in all respects in compliance with the provisions of the TIF Act, which Joint Review Board met at the times that is required by the TIF Act and reviewed the public record, planning documents, and form of proposed ordinances approving the Amended Plan and Project; and

WHEREAS, the City held the Hearing on July 22, 2008, at City Hall, 6700 West 26th Street, Berwyn, Illinois; and

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

WHEREAS, the Amended Plan and Project sets forth the factors which caused the Amended Area to be a conservation area, and the City Council has reviewed the information concerning such factors presented at the Hearing and has reviewed other studies and is generally informed of the conditions in the Amended Area which would cause the Amended Area to be a conservation area as defined in the TIF Act; and

WHEREAS, the City Council has reviewed evidence indicating that the Added Area on the whole has not been subject to growth and development through investment by private enterprise and has reviewed the conditions pertaining to lack of private investment in the Added Area to determine whether private development would take place in the Added Area without the adoption of the proposed Amended Plan and Project; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the Added Area to determine whether contiguous parcels of real property and the improvements thereon in the Added Area would be substantially benefitted by the proposed improvements pursuant to the Amended Plan and Project; and

WHEREAS, the City Council has made an assessment of any financial impact of the Added Area on or any increased demand for services from any Taxing District affected by the Amended Plan and Project and any program to address such financial impact or increased demand; and

WHEREAS, the City Council has reviewed the Amended Plan and Project and also the existing comprehensive plan for the development of the City as a whole to determine whether the Amended Plan and Project conforms to such comprehensive plan of the City.

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 above recitals and findings are incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The City Council hereby makes the following findings:

a) The Amended Area is legally described on Exhibit A attached hereto and incorporated herein as if fully set out by this reference. The general street location, as near as practicable, for the Amended Area is described in Exhibit B attached hereto and incorporated herein as if fully set out by this reference. The map of the Amended Area is depicted on Exhibit C attached hereto and incorporated herein as if fully set out by this reference.

b) There exists conditions which caused the Added Area to be subject to designation as a Redevelopment Project Area along with the existing South Berwyn Corridor Redevelopment Project Area under the TIF Act and to be classified as a conservation area as defined in the TIF Act.

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

d) The Amended 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 Amended Plan and Project, and in the testimony at the Public Hearing, it is anticipated that the estimated date of completion of the Amended Project and Plan will be completed within ten (10) to fifteen (15) years and that all obligations incurred to finance redevelopment project cost, if any, as defined in the Amended Project and Plan shall be retired within twenty-three (23) years after the original project area was designated.

f) The parcels of real property in the Added Area are contiguous to other parcels of real estate in the original project area and create contiguous parcels of real properties and improvements thereon as an Amended Area which will be substantially benefitted by the Amended Plan and Project.

Section 3. The Amended Project and Plan which were the subject matter of the Hearing held on the 22nd day of July, 2008, is hereby adopted and approved. A copy of the Amended Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

Section 4. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 5. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. 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 August, 2008, pursuant to a roll call vote as follows:

| | YES | NO | ABSENT | PRESENT |
|------------------|------------|-----------|---------------|----------------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

APPROVED by the Mayor of the City of Berwyn, Cook County, Illinois on this _____ day of August, 2008.

 Michael A. O'Connor
 MAYOR

ATTEST:

 Thomas J. Pavlik
 CITY CLERK

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE OF THE CITY OF BERWYN, COOK COUNTY,
ILLINOIS, DESIGNATING THE AMENDED SOUTH BERWYN
CORRIDOR TAX INCREMENT REDEVELOPMENT PROJECT AREA
OF SAID CITY, A REDEVELOPMENT PROJECT AREA PURSUANT TO
THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

MICHAEL A. O'CONNOR, Mayor
THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN
SANTIAGO "JIM" RAMOS
MARK WEINER
MICHELE D. SKRYD
THOMAS J. DAY
MICHAEL J. PHELAN
ROBERT J. LOVERO
JOEL ERICKSON
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on 08/26/08
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

Second Ordinance

ORDINANCE NO.: _____

**AN ORDINANCE OF THE CITY OF BERWYN, COOK COUNTY,
ILLINOIS, DESIGNATING THE AMENDED SOUTH BERWYN
CORRIDOR TAX INCREMENT REDEVELOPMENT PROJECT AREA OF
SAID CITY, A REDEVELOPMENT PROJECT AREA PURSUANT TO THE
TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

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, it is desirable and in the best interest of the City, for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 et seq., as amended (the "*TIF Act*"), with regard to an amended redevelopment plan and project (the "*Amended Plan and Project*") within the boundaries of the City and within a proposed amended redevelopment project area (the "*Amended Area*") as described in this Ordinance; and

WHEREAS, the City Council of the City of Berwyn (the "*City Council*") has heretofore by ordinance adopted and approved the Amended Plan and Project, which Amended Plan and Project was identified in such ordinance and was the subject along with the Amended Area designation hereinafter made, of a Public Hearing held on July 22, 2008, in the City Hall at 6700 West 26th Street, Berwyn, Illinois, and it is now necessary and desirable to designate the Amended Area as a redevelopment project area pursuant to the TIF Act, said Amended Area to include those contiguous

parcels of real property and improvements thereon which will be substantially benefitted by the Amended Project and Plan; and

WHEREAS, the Amended Project and Plan set forth the factors which would cause the Amended Area to become a “blighted area,” as defined in the TIF Act and the City Council has reviewed the information concerning such factors presented at the Public Hearing and has reviewed and is generally informed of the conditions in the Amended Area which cause such Amended Area to be a “conservation area” as defined in the TIF Act.

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 above recitals and findings are incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2.

a) There exist conditions which cause the proposed Amended 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 the TIF Act.

b) The Amended 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 the TIF Act. The general street location (as near as practicable) for the Amended Area is described in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference. The map of the Amended Area is depicted on Exhibit C, attached hereto and incorporated herein as if set out in full by this reference.

Section 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 4. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. 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 August, 2008, pursuant to a roll call vote as follows:

| | YES | NO | ABSENT | PRESENT |
|------------------|------------|-----------|---------------|----------------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

APPROVED by the Mayor of the City of Berwyn, Cook County, Illinois on this _____ day

of August, 2008.

Michael A. O'Connor
MAYOR

ATTEST:

Thomas J. Pavlik
CITY CLERK

EXHIBIT A
LEGAL DESCRIPTION

Legal Description

Parcels to Be Added to the Depot TIF District via Amendment

Also including;

That part of the East half of the Northwest Quarter Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the northeast corner of Lot 21 in Block 9 in Berwyn Subdivision, said northeast corner also being a point on the west right-of-way line of Grove Avenue; thence south along said west right-of-way line of Grove Avenue to the southeast corner of Lot 25 in said Block 9; thence west along the south line of said Lot 25 and its westerly extension to the west line of the north-south alley lying south of Windsor Avenue and north of 34th Street; thence north along said west line of the last described alley to the westerly extension of the north line of said Lot 21 in Block 9; thence easterly along said westerly extension and north line of Lot 21 to the Point of Beginning, all in Cook County, Illinois.

Also including;

That part of the Northeast Quarter of Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the northeast corner of Lot 2 in Block 3 in Bolen's Resubdivision of Woods Subdivision of Blocks 2 and 15 in LaVergne, a Subdivision of Part of said Section 31, said northeast corner also being a point on the southerly right-of-way line of Windsor Avenue; thence south along the east line of said lot 2 and its southerly extension to the south line of the east-west alley lying south of Windsor Avenue and north of Fairfield Avenue; thence west along said south line and its westerly extension to the west line of East Avenue; thence north along said west line to said southerly right-of-way line of Windsor Avenue; thence Northeasterly along said southerly right-of-way line of Windsor Avenue to the Point of Beginning, all in Cook County, Illinois.

Also including;

That part of the West half of the Northwest Quarter Section 32, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the southwesterly right-of-way line of the Illinois Central Railroad and the Southeasterly right-of-way line of the Chicago, Burlington and Quincy Railroad ; thence southeasterly along said southwesterly right-of-way line to the North right-of-way line of Park Avenue; thence southerly along a line that is perpendicular to said north right-of-way line to a point on the South right-of-way line of said Park Avenue; thence west along a said south line of Park Avenue to the east right-of-way line of Ridgeland Avenue; thence north along said east right-of-way line of Ridgeland Avenue to said Southeasterly right-of-way line of the Chicago, Burlington and Quincy Railroad ; thence northeasterly along said Southeasterly right-of-way line to the Point of Beginning, all in Cook County, Illinois.

EXHIBIT B
GENERAL DESCRIPTION

III. AMENDMENTS TO THE TIF PLAN

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

Amendment A

Page 6 of the Original TIF Plan

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The boundaries of the original Project Area are shown in Figure 1, Boundary Map, and as amended are shown in Appendix 1. Amended Boundary Map. Said boundaries and are generally described as follows:

Amendment B

Page 6-7 of the Original TIF Plan

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The boundaries of the Project Area are legally described in Appendix 2, as follows:

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

Beginning at the intersection of the north line of Stanley Avenue with the west line of Home Avenue; thence east along the northerly line of Stanley Avenue and northerly line extended to the west line of Clinton Avenue; thence north along the west line of Clinton Avenue to the extended northerly line of the east-west alley, lying north of Stanley Avenue and south of 32nd Street; thence easterly along the northerly line and northerly line extended of the last described alley to the west line of Kenilworth Avenue; thence north along the west line of Kenilworth Avenue to the extended northerly line of the aforesaid east-west alley; thence easterly along the northerly line and the northerly line extended of said alley to the east line of the north-south alley lying south of 32nd Street, east of Kenilworth Avenue, north of Stanley, and west of Grove Avenue; thence north along the east line and east line extended of the last described alley to a point on the north line of 32nd Street; thence east along the north line of 32nd Street to the west line of the north-south alley lying between Grove Avenue and Oak Park Avenue; thence north along the west line and west line extended of the last described alley to the north line of the northwest quarter of said Section 31; thence east along the last described line to the extended east line of the north-south alley lying between Oak Park Avenue and Euclid Avenue; thence south along the east line and east line extended of the last described alley to the north line of the east-west alley lying north of Stanley Avenue and south of 31st Street; thence east along the north line and north line extended to the west line of Gunderson Avenue; thence north along the west line of Gunderson Avenue; to the north line of the northeast quarter of said Section 31; thence east along the last described line to the northeast corner of said northeast quarter; said point also being the northwest

corner of the northwest quarter of said Section 32; thence east along the north line of said northwest quarter to the southerly line of the I.C.R.R.;

thence southeasterly along the last described line and the last described line extended to the southerly line of the C.B. & Q.R.R.; thence westerly along the last described line to the easterly line of Ridgeland Avenue; thence south along the easterly line to Ridgeland Avenue to the south line and south line extended of Windsor Avenue; thence west along the south line and south line extended of the Windsor Avenue; to a point on the east line of Oak Park Avenue; thence south along the last described line to the south line of 34th Street; thence west along the last described line and last described line extended to the west line of Grove Avenue; thence north along the west line and west line extended of Grove Avenue to the north line of Lot 21 in Block 9 in Bervyn Subdivision; thence west along the north line and north line extended of lot 21 to the west line of the north-south alley lying south of Windsor Avenue; thence west along the south line and south line extended of the last described alley to the west line of Home Avenue; thence north along the west line and west line extended of Home Avenue to the point of beginning.

Amendment C

Page 16-18 of the Original TIF Plan

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

b) ~~Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;~~

c) ~~Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;~~

d) ~~Costs of the construction of public works or improvements;~~

e) ~~Costs of job training and retraining projects;~~

f) ~~Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;~~

g) ~~All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of~~

the redevelopment plan and project to the extent the municipality by written agreement accepts and approves such costs:

h) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law

i) Payment in lieu of taxes;

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

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

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

l) Unless explicitly stated herein the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

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.

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

(10) Payment in lieu of taxes;

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

by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code:

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

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

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

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

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

(E) the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D).

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

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

2. Estimated Redevelopment Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs (1996-2008 dollars) are summarized below and shown in Table 1, *Estimated Redevelopment Project Costs*. To the extent that municipal obligations have been issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF, the City shall be reimbursed from incremental property taxes for such Redevelopment Project Costs. The estimated Redevelopment Project Costs illustrated below and in Table 1 are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line-items without amending this Redevelopment Plan.

The estimate of Redevelopment Project Costs listed below and illustrated in Table 1 excludes financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

~~a) Planning, Legal, Administrative and Other Fees~~

~~Estimated Cost \$350,000~~

~~This expenditure includes survey and study costs, legal services, administrative services and other professional and service fees associated with implementing this Redevelopment Plan and providing a secure environment for private investment in accordance with the Act.~~

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~~b) Property Assembly~~

~~Estimated Cost \$750,000~~

~~This expenditure provides for the acquisition and assembly of land for redevelopment by the City or agent for the City. Vacant or underutilized property may be acquired by purchase, exchange or long-term lease by private developers of the City for the purpose of new development or redevelopment.~~

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~~c) Building Rehabilitation~~

~~Estimated Cost \$1,750,000~~

~~This expenditure provides for the rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures.~~

~~d) Public Works and Utility Improvements~~

~~Estimated Cost~~ ~~\$2,000,000~~

~~This expenditure provides for the construction or extension of water mains, sewers and stormwater detention improvements; the construction or improvement of landscaping and buffers, streetscapes, street lighting and general beautification improvements; the construction of public parks or open space; and the construction or improvement of streets, sidewalks and parkways.~~

~~e) Developer Interest Subsidies~~

~~Estimated Cost~~ ~~\$800,000~~

~~This expenditure provides for reimbursement of up to 30 percent of developers interest costs as provided under the Act.~~

~~f) Total Redevelopment Project Costs are estimated at~~ ~~\$6,150,000~~

~~Table 1: Estimated Redevelopment Project Costs~~

| | |
|---|--------------------------------------|
| Planning, Legal, Administrative and Other Fees | \$ 350,000 |
| Property Assembly | \$ 1,250,000 |
| Building Rehabilitation | \$ 1,750,000 |
| Public Works and Utility Improvements | \$ 2,000,000 |
| Developer Interest Subsidies | \$ 800,000 |
| Estimated Redevelopment Project Costs | \$6,150,000⁽¹⁾ |

~~⁽¹⁾ Estimated Redevelopment Project Costs exclude financing costs including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.~~

| | |
|---|---------------------|
| <u>Land Acquisition, Assembly and Relocation</u> | <u>\$10,000,000</u> |
| <u>Site Preparation</u> | <u>\$4,000,000</u> |
| <u>Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)</u> | <u>3,000,000</u> |
| <u>Environmental Remediation</u> | <u>3,000,000</u> |

| | |
|---|----------------------------|
| <u>Rehabilitation of Existing Structures</u> | <u>3,000,000</u> |
| <u>Public Facilities (including Parking Garage)</u> | <u>10,000,000</u> |
| <u>Interest Costs Pursuant to the Act</u> | <u>500,000</u> |
| <u>Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)</u> | <u>500,000</u> |
| <u>Job Training</u> | <u>500,000</u> |
| <u>Agreements with Other Taxing Districts: School District Reimbursements</u> | <u>500,000</u> |
| <u>TOTAL ESTIMATED TIF BUDGET</u> | <u>\$35,000,000</u> |

Notes:

- (1) All project cost estimates are in year 2008 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA - provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.

Amendment E

Page 21 of the Original TIF Plan

By tax year 2007 (collection year 2008) and following the completion of all potential Redevelopment Projects, the EAV of the Project Area is estimated to total approximately \$34,153,000. This estimate is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) the 1995 EAV of the Project Area will inflate at the rate of 3 percent per annum; and 3) the five year average state equalization factor of 2.1041 (tax years 1991 through 1995) is used in all years to calculate estimated EAV.

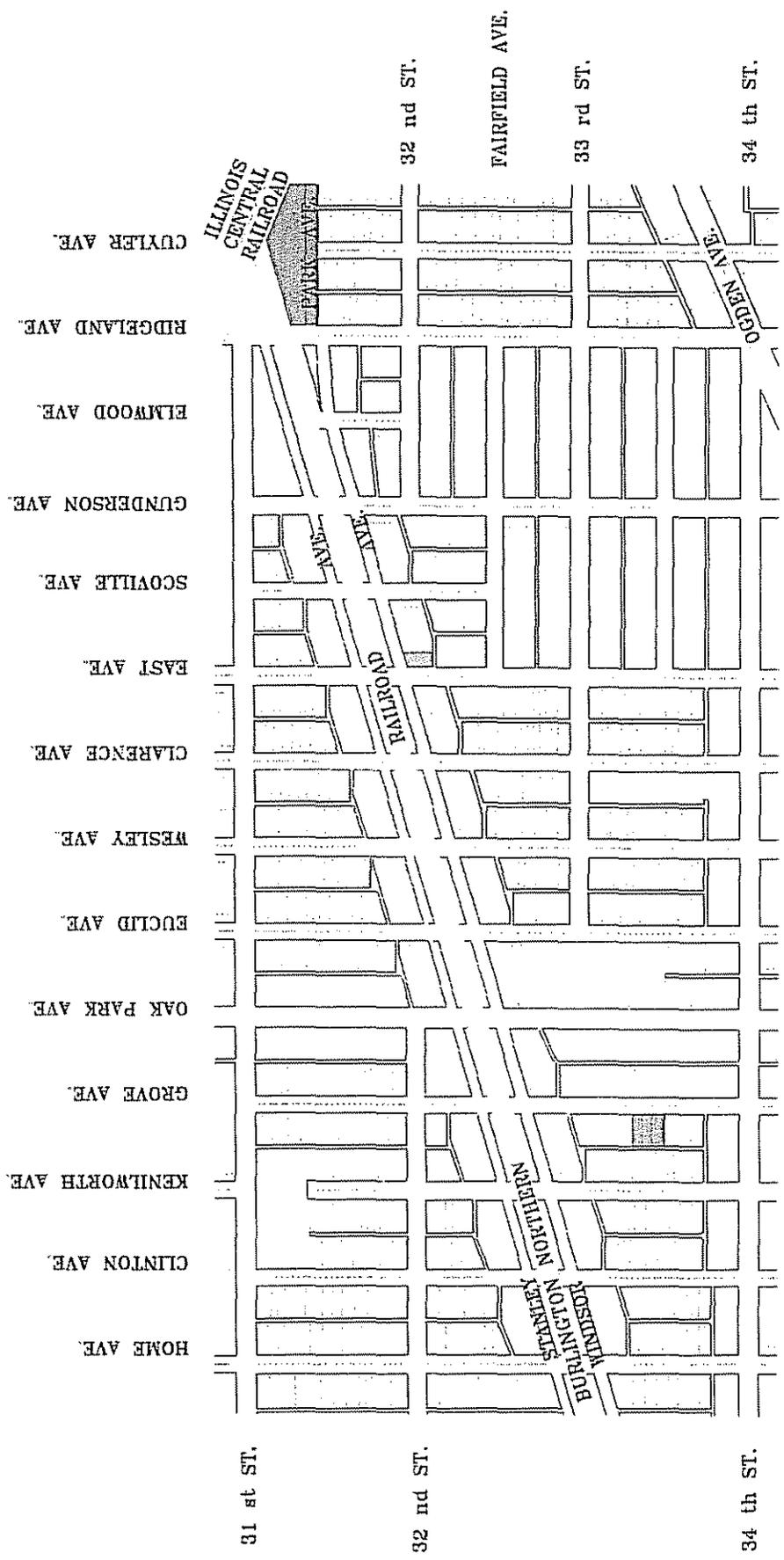
Upon completion of the anticipated private development of the RPA and termination of the TIF District, it is estimated that the EAV of the property within the RPA will be approximately \$55,000,000.

EXHIBIT C

MAP OF AMENDED REDEVELOPMENT PROJECT AREA

CITY OF BERWYN, ILLINOIS DEPOT DISTRICT TIF DISTRICT MAP

MAYOR - MICHAEL A. O'CONNOR
CITY CLERK - THOMAS J. PAVLIK



DATE: April 23, 2008

| NO. | DATE | BY | REVISION |
|-----|----------|----|--------------------------|
| 1 | 04/23/08 | AV | ISSUED FOR PUBLIC REVIEW |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

AV PLANNING SERVICES AND ARCHITECTURE, INC.
ARCHITECTS AND PLANNERS
1000 W. 15th Street, Suite 1000, Berwyn, IL 60404
Tel: 708.463.1100 Fax: 708.463.1101

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

**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**

MICHAEL A. O'CONNOR, Mayor
THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN
SANTIAGO "JIM" RAMOS
MARK WEINER
MICHELE D. SKRYD
THOMAS J. DAY
MICHAEL J. PHELAN
ROBERT J. LOVERO
JOEL ERICKSON
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on 08/26/08
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

Third Ordinance

ORDINANCE NO.: _____

**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**

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, it is desirable and in the best interest of the citizens of the City for the City to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 et seq., as amended (the “*TIF Act*”); and

WHEREAS, the City, by ordinance dated January 28, 1997, adopted tax increment financing for the South Berwyn Corridor Redevelopment Project Area (the “*Original Area*”) and has now determined that it is in the best interest of the City to expand such Original Area and adopt tax increment financing in the expanded area (the “*Added Area*”); and

WHEREAS, the City has adopted an amended redevelopment plan and project (“*Amended Plan and Project*”) as required by the TIF Act which Amended Plan and Project includes an area in addition to the Original Area and has designated the Original Area and the Added Area as an amended redevelopment project area (the “*Amended Area*”) as required by the TIF Act and has otherwise complied with all other conditions precedent required by the TIF Act.

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 findings are incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. Tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the TIF Act and as set forth in the Amended Plan and Project, within the Amended 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 (as near as practicable) for the Amended Area is described in Exhibit B, attached hereto and incorporated herein, as if set out in full by this reference. The map of the Amended Area is depicted on Exhibit C, attached hereto and incorporated herein, as if set out in full by this reference.

Section 3. Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Added Area by taxing districts and tax rates determined in the manner provided in 65 ILCS 5/11-74.4-9 of the TIF Act each year after the effective date of this ordinance until the Project costs as estimated by the Amended Plan and Project and any municipal 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 which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Amended 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 which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Amended

Area over and above the initial equalized assessed value of each property in the Area shall be allocated to and when collected shall be paid to the City treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "*The South Berwyn Corridor Special Tax Allocation Fund*" of the City, such taxes to be used for the purpose of paying project costs and obligations incurred in the payment thereof, pursuant to such appropriations as may be subsequently made.

Section 4. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 5. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. 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 August, 2008, pursuant to a roll call vote as follows:

| | YES | NO | ABSENT | PRESENT |
|------------------|------------|-----------|---------------|----------------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

APPROVED by the Mayor of the City of Berwyn, Cook County, Illinois on this _____ day of August, 2008.

 Michael A. O'Connor
 MAYOR

ATTEST:

 Thomas J. Pavlik
 CITY CLERK

EXHIBIT A
LEGAL DESCRIPTION

Legal Description

Parcels to Be Added to the Depot TIF District via Amendment

Also including;

That part of the East half of the Northwest Quarter Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the northeast corner of Lot 21 in Block 9 in Berwyn Subdivision, said northeast corner also being a point on the west right-of-way line of Grove Avenue; thence south along said west right-of-way line of Grove Avenue to the southeast corner of Lot 25 in said Block 9; thence west along the south line of said Lot 25 and its westerly extension to the west line of the north-south alley lying south of Windsor Avenue and north of 34th Street; thence north along said west line of the last described alley to the westerly extension of the north line of said Lot 21 in Block 9; thence easterly along said westerly extension and north line of Lot 21 to the Point of Beginning, all in Cook County, Illinois.

Also including;

That part of the Northeast Quarter of Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the northeast corner of Lot 2 in Block 3 in Bolen's Resubdivision of Woods Subdivision of Blocks 2 and 15 in LaVergne, a Subdivision of Part of said Section 31, said northeast corner also being a point on the southerly right-of-way line of Windsor Avenue; thence south along the east line of said lot 2 and its southerly extension to the south line of the east-west alley lying south of Windsor Avenue and north of Fairfield Avenue; thence west along said south line and its westerly extension to the west line of East Avenue; thence north along said west line to said southerly right-of-way line of Windsor Avenue; thence Northeasterly along said southerly right-of-way line of Windsor Avenue to the Point of Beginning, all in Cook County, Illinois.

Also including;

That part of the West half of the Northwest Quarter Section 32, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the southwesterly right-of-way line of the Illinois Central Railroad and the Southeasterly right-of-way line of the Chicago, Burlington and Quincy Railroad ; thence southeasterly along said southwesterly right-of-way line to the North right-of-way line of Park Avenue; thence southerly along a line that is perpendicular to said north right-of-way line to a point on the South right-of-way line of said Park Avenue; thence west along a said south line of Park Avenue to the east right-of-way line of Ridgeland Avenue; thence north along said east right-of-way line of Ridgeland Avenue to said Southeasterly right-of-way line of the Chicago, Burlington and Quincy Railroad ; thence northeasterly along said Southeasterly right-of-way line to the Point of Beginning, all in Cook County, Illinois.

EXHIBIT B
GENERAL DESCRIPTION

III. AMENDMENTS TO THE TIF PLAN

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

Amendment A

Page 6 of the Original TIF Plan

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The boundaries of the original Project Area are shown in Figure 1, Boundary Map, and as amended are shown in Appendix 1, Amended Boundary Map. Said boundaries and are generally described as follows:

Amendment B

Page 6-7 of the Original TIF Plan

* - - - Formatted Table

The boundaries of the Project Area are legally described in Appendix 2, as follows:

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

~~Beginning at the intersection of the north line of Stanley Avenue with the west line of Home Avenue; thence east along the northerly line of Stanley Avenue and northerly line extended to the west line of Clinton Avenue; thence north along the west line of Clinton Avenue to the extended northerly line of the east-west alley, lying north of Stanley Avenue and south of 32nd Street; thence easterly along the northerly line and northerly line extended of the last described alley to the west line of Kenilworth Avenue; thence north along the west line of Kenilworth Avenue to the extended northerly line of the aforesaid east-west alley; thence easterly along the northerly line and the northerly line extended of said alley to the east line of the north-south alley lying south of 32nd Street, east of Kenilworth Avenue, north of Stanley, and west of Grove Avenue; thence north along the east line and east line extended of the last described alley to a point on the north line of 32nd Street; thence east along the north line of 32nd Street to the west line of the north-south alley lying between Grove Avenue and Oak Park Avenue; thence north along the west line and west line extended of the last described alley to the north line of the northwest quarter of said Section 31; thence east along the last described line to the extended east line of the north-south alley lying between Oak Park Avenue and Euclid Avenue; thence south along the east line and east line extended of the last described alley to the north line of the east-west alley lying north of Stanley Avenue and south of 31st Street; thence east along the north line and north line extended to the west line of Gunderson Avenue; thence north along the west line of Gunderson Avenue; to the north line of the northeast quarter of said Section 31; thence east along the last described line to the northeast corner of said northeast quarter; said point also being the northwest~~

corner of the northwest quarter of said Section 32; thence east along the north line of said northwest quarter to the southerly line of the I.C.R.R.;

thence southeasterly along the last described line and the last described line extended to the southerly line of the C.B. & Q.R.R.; thence westerly along the last described line to the easterly line of Ridgeland Avenue; thence south along the easterly line to Ridgeland Avenue to the south line and south line extended of Windsor Avenue; thence west along the south line and south line extended of the Windsor Avenue; to a point on the east line of Oak Park Avenue; thence south along the last described line to the south line of 34th Street; thence west along the last described line and last described line extended to the west line of Grove Avenue; thence north along the west line and west line extended of Grove Avenue to the north line of Lot 21 in Block 9 in Berwyn Subdivision; thence west along the north line and north line extended of lot 21 to the west line of the north-south alley lying south of Windsor Avenue; thence west along the south line and south line extended of the last described alley to the west line of Home Avenue; thence north along the west line and west line extended of Home Avenue to the point of beginning.

Amendment C

Page 16-18 of the Original TIF Plan

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- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services; provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) Property assembly costs, including but not limited to acquisition of land and other property; real or personal; or rights or interests therein; demolition of buildings; and the clearing and grading of land;
- c) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
- d) Costs of the construction of public works or improvements;
- e) Costs of job training and retraining projects;
- f) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- g) All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of

the redevelopment plan and project to the extent the municipality by written agreement accepts and approves such costs;

h) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law

i) Payment in lieu of taxes;

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

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

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

l) Unless explicitly stated herein the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

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.

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

(10) Payment in lieu of taxes;

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

by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code:

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

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

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

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

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

(E) the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D).

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

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

2. Estimated Redevelopment Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs (1996-2008 dollars) are summarized below and shown in Table 1, *Estimated Redevelopment Project Costs*. To the extent that municipal obligations have been issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF, the City shall be reimbursed from incremental property taxes for such Redevelopment Project Costs. The estimated Redevelopment Project Costs illustrated below and in Table 1 are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line-items without amending this Redevelopment Plan.

The estimate of Redevelopment Project Costs listed below and illustrated in Table 1 excludes financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

a) Planning, Legal, Administrative and Other Fees

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Estimated Cost \$350,000

~~This expenditure includes survey and study costs, legal services, administrative services and other professional and service fees associated with implementing this Redevelopment Plan and providing a secure environment for private investment in accordance with the Act.~~

b) Property Assembly

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Estimated Cost \$750,000

~~This expenditure provides for the acquisition and assembly of land for redevelopment by the City or agent for the City. Vacant or underutilized property may be acquired by purchase, exchange or long-term lease by private developers of the City for the purpose of new development or redevelopment.~~

c) Building Rehabilitation

Estimated Cost \$1,750,000

~~This expenditure provides for the rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures.~~

d) Public Works and Utility Improvements

Estimated Cost \$2,000,000

This expenditure provides for the construction or extension of water mains, sewers and stormwater detention improvements; the construction or improvement of landscaping and buffers, streetscapes, street lighting and general beautification improvements; the construction of public parks or open space; and the construction or improvement of streets, sidewalks and parkways.

e) *Developer Interest Subsidies*

Estimated Cost \$800,000

This expenditure provides for reimbursement of up to 30 percent of developers interest costs as provided under the Act.

f) *Total Redevelopment Project Costs are estimated at \$6,150,000*

Table 1: Estimated Redevelopment Project Costs

| | |
|--|----------------------------------|
| Planning, Legal, Administrative and Other Fees | \$ 350,000 |
| Property Assembly | \$ 1,250,000 |
| Building Rehabilitation | \$ 1,750,000 |
| Public Works and Utility Improvements | \$ 2,000,000 |
| Developer Interest Subsidies | \$ 800,000 |
| Estimated Redevelopment Project Costs | \$6,150,000⁽¹⁾ |

⁽¹⁾ *Estimated Redevelopment Project Costs exclude financing costs including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.*

| Land Acquisition, Assembly and Relocation | \$10,000,000 |
|--|--------------|
| Site Preparation | \$4,000,000 |
| Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements) | 3,000,000 |
| Environmental Remediation | 3,000,000 |

| | |
|--|---------------------|
| Rehabilitation of Existing Structures | 3,000,000 |
| Public Facilities (including Parking Garage) | 10,000,000 |
| Interest Costs Pursuant to the Act | 500,000 |
| Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing) | 500,000 |
| Job Training | 500,000 |
| Agreements with Other Taxing Districts: School District Reimbursements | 500,000 |
| TOTAL ESTIMATED TIF BUDGET | \$35,000,000 |

Notes:

(1) All project cost estimates are in year 2008 dollars. Costs may be adjusted for inflation per the TIF Act.

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

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

Amendment E

Page 21 of the Original TIF Plan

By tax year 2007 (collection year 2008) and following the completion of all potential Redevelopment Projects, the EAV of the Project Area is estimated to total approximately \$24,153,000. This estimate is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) the 1995 EAV of the Project Area will inflate at the rate of 3 percent per annum; and 3) the five-year average state equalization factor of 2.1041 (tax years 1991 through 1995) is used in all years to calculate estimated EAV.

Upon completion of the anticipated private development of the RPA and termination of the TIF District, it is estimated that the EAV of the property within the RPA will be approximately \$55,000,000.

EXHIBIT C

MAP OF AMENDED REDEVELOPMENT PROJECT AREA

CITY OF BERWYN, ILLINOIS DEPOT DISTRICT TIF DISTRICT MAP

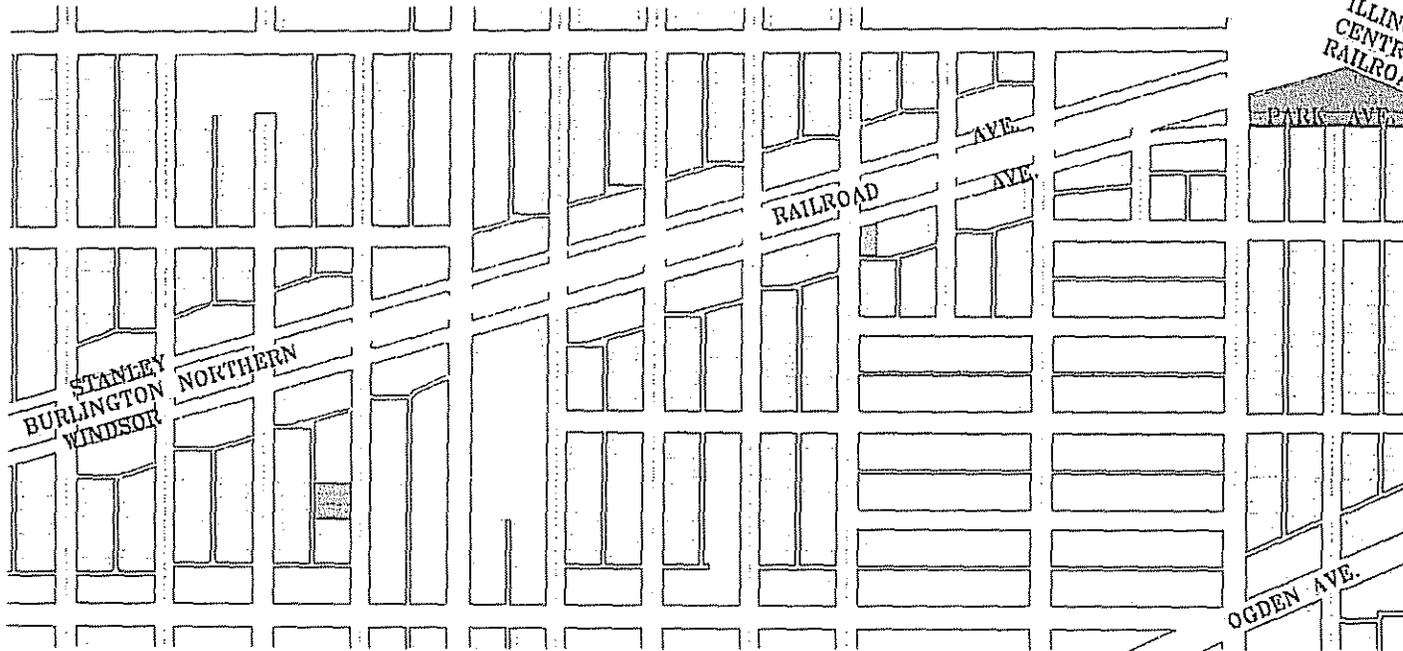
MAYOR - MICHAEL A. O'CONNOR
CITY CLERK - THOMAS J. PAVLIK

HOME AVE. CLINTON AVE. KENILWORTH AVE. GROVE AVE. OAK PARK AVE. EUCLID AVE. WESLEY AVE. CLARENCE AVE. EAST AVE. SCOVILLE AVE. GUNDERSON AVE. ELMWOOD AVE. RIDGELAND AVE. CUYLER AVE.

31 st ST.

32 nd ST.

34 th ST.



ILLINOIS
CENTRAL
RAILROAD

32 nd ST.

FAIRFIELD AVE.

33 rd ST.

34 th ST.

Existing TIF District Parcels

Proposed TIF District Extension

DATE: April 23, 2008

| SECTIONS | | | | |
|----------|----|----|----|----|
| 31 | 32 | 33 | 34 | 35 |
| | | | | |
| | | | | |

FRANK ROTUNDO AND ASSOCIATES, INC.
GEOMETRIC CIVIL ENGINEERS
1000 W. 120th St., Suite 100, Berwyn, IL 60404

EXHIBIT A
LEGAL DESCRIPTION

Legal Description
Parcels to Be Added to the Depot TIF District via Amendment

Also including;

That part of the East half of the Northwest Quarter Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the northeast corner of Lot 21 in Block 9 in Berwyn Subdivision, said northeast corner also being a point on the west right-of-way line of Grove Avenue; thence south along said west right-of-way line of Grove Avenue to the southeast corner of Lot 25 in said Block 9; thence west along the south line of said Lot 25 and its westerly extension to the west line of the north-south alley lying south of Windsor Avenue and north of 34th Street; thence north along said west line of the last described alley to the westerly extension of the north line of said Lot 21 in Block 9; thence easterly along said westerly extension and north line of Lot 21 to the Point of Beginning, all in Cook County, Illinois.

Also including;

That part of the Northeast Quarter of Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the northeast corner of Lot 2 in Block 3 in Bolen's Resubdivision of Woods Subdivision of Blocks 2 and 15 in LaVergne, a Subdivision of Part of said Section 31, said northeast corner also being a point on the southerly right-of-way line of Windsor Avenue; thence south along the east line of said lot 2 and its southerly extension to the south line of the east-west alley lying south of Windsor Avenue and north of Fairfield Avenue; thence west along said south line and its westerly extension to the west line of East Avenue; thence north along said west line to said southerly right-of-way line of Windsor Avenue; thence Northeasterly along said southerly right-of-way line of Windsor Avenue to the Point of Beginning, all in Cook County, Illinois.

Also including;

That part of the West half of the Northwest Quarter Section 32, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the southwesterly right-of-way line of the Illinois Central Railroad and the Southeasterly right-of-way line of the Chicago, Burlington and Quincy Railroad ; thence southeasterly along said southwesterly right-of-way line to the North right-of-way line of Park Avenue; thence southerly along a line that is perpendicular to said north right-of-way line to a point on the South right-of-way line of said Park Avenue; thence west along a said south line of Park Avenue to the east right-of-way line of Ridgeland Avenue; thence north along said east right-of-way line of Ridgeland Avenue to said Southeasterly right-of-way line of the Chicago, Burlington and Quincy Railroad ; thence northeasterly along said Southeasterly right-of-way line to the Point of Beginning, all in Cook County, Illinois.

EXHIBIT B
GENERAL DESCRIPTION

III. AMENDMENTS TO THE TIF PLAN

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

Amendment A

Page 6 of the Original TIF Plan

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The boundaries of the original Project Area are shown in Figure 1, Boundary Map, and as amended are shown in Appendix 1, Amended Boundary Map. Said boundaries ~~and~~ are generally described as follows:

Amendment B

Page 6-7 of the Original TIF Plan

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The boundaries of the Project Area are legally described in Appendix 2, as follows:

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

~~Beginning at the intersection of the north line of Stanley Avenue with the west line of Home Avenue; thence east along the northerly line of Stanley Avenue and northerly line extended to the west line of Clinton Avenue; thence north along the west line of Clinton Avenue to the extended northerly line of the east-west alley, lying north of Stanley Avenue and south of 32nd Street; thence easterly along the northerly line and northerly line extended of the last described alley to the west line of Kenilworth Avenue; thence north along the west line of Kenilworth Avenue to the extended northerly line of the aforesaid east-west alley; thence easterly along the northerly line and the northerly line extended of said alley to the east line of the north-south alley lying south of 32nd Street, east of Kenilworth Avenue, north of Stanley, and west of Grove Avenue; thence north along the east line and east line extended of the last described alley to a point on the north line of 32nd Street; thence east along the north line of 32nd Street to the west line of the north-south alley lying between Grove Avenue and Oak Park Avenue; thence north along the west line and west line extended of the last described alley to the north line of the northwest quarter of said Section 31; thence east along the last described line to the extended east line of the north-south alley lying between Oak Park Avenue and Euclid Avenue; thence south along the east line and east line extended of the last described alley to the north line of the east-west alley lying north of Stanley Avenue and south of 31st Street; thence east along the north line and north line extended to the west line of Gunderson Avenue; thence north along the west line of Gunderson Avenue; to the north line of the northeast quarter of said Section 31; thence east along the last described line to the northeast corner of said northeast quarter; said point also being the northwest~~

corner of the northwest quarter of said Section 32; thence east along the north line of said northwest quarter to the southerly line of the I.C.R.R.;

thence southeasterly along the last described line and the last described line extended to the southerly line of the C.B. & Q.R.R.; thence westerly along the last described line to the easterly line of Ridgeland Avenue; thence south along the easterly line to Ridgeland Avenue to the south line and south line extended of Windsor Avenue; thence west along the south line and south line extended of the Windsor Avenue; to a point on the east line of Oak Park Avenue; thence south along the last described line to the south line of 34th Street; thence west along the last described line and last described line extended to the west line of Grove Avenue; thence north along the west line and west line extended of Grove Avenue to the north line of Lot 21 in Block 9 in Berwyn Subdivision; thence west along the north line and north line extended of lot 21 to the west line of the north-south alley lying south of Windsor Avenue; thence west along the south line and south line extended of the last described alley to the west line of Home Avenue; thence north along the west line and west line extended of Home Avenue to the point of beginning;

Amendment C

Page 16-18 of the Original TIF Plan

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- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services, provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
- c) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
- d) Costs of the construction of public works or improvements;
- e) Costs of job training and retraining projects;
- f) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- g) All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of

~~the redevelopment plan and project to the extent the municipality by written agreement accepts and approves such costs;~~

~~h) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law~~

~~i) Payment in lieu of taxes;~~

~~j) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22, 20a and 10-23.3a of The School Code;~~

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

~~1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;~~

~~2. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;~~

~~3. if there are not sufficient funds available in the special tax allocation fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;~~

~~4. the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;~~

~~l) Unless explicitly stated herein the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.~~

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.

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

(10) Payment in lieu of taxes;

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

by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code:

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

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

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

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

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

(E) the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D).

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

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

2. Estimated Redevelopment Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs (1996-2008 dollars) are summarized below and shown in Table 1, *Estimated Redevelopment Project Costs*. To the extent that municipal obligations have been issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF, the City shall be reimbursed from incremental property taxes for such Redevelopment Project Costs. The estimated Redevelopment Project Costs illustrated below and in Table 1 are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line-items without amending this Redevelopment Plan.

The estimate of Redevelopment Project Costs listed below and illustrated in Table 1 excludes financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

a) ~~Planning, Legal, Administrative and Other Fees~~

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~~Estimated Cost~~ _____ ~~\$350,000~~

~~This expenditure includes survey and study costs, legal services, administrative services and other professional and service fees associated with implementing this Redevelopment Plan and providing a secure environment for private investment in accordance with the Act.~~

b) ~~Property Assembly~~

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~~Estimated Cost~~ _____ ~~\$750,000~~

~~This expenditure provides for the acquisition and assembly of land for redevelopment by the City or agent for the City. Vacant or underutilized property may be acquired by purchase, exchange or long term lease by private developers of the City for the purpose of new development or redevelopment.~~

c) ~~Building Rehabilitation~~

~~Estimated Cost~~ _____ ~~\$1,750,000~~

~~This expenditure provides for the rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures.~~

d) ~~Public Works and Utility Improvements~~

~~Estimated Cost~~ ~~—————~~ ~~—————~~ ~~\$2,000,000~~

~~This expenditure provides for the construction or extension of water mains, sewers and stormwater detention improvements; the construction or improvement of landscaping and buffers, streetscapes, street lighting and general beautification improvements; the construction of public parks or open space; and the construction or improvement of streets, sidewalks and parkways.~~

~~e) *Developer Interest Subsidies*~~

~~Estimated Cost~~ ~~—————~~ ~~—————~~ ~~\$800,000~~

~~This expenditure provides for reimbursement of up to 30 percent of developers interest costs as provided under the Act.~~

~~f) *Total Redevelopment Project Costs are estimated at*~~ ~~—————~~ ~~—————~~ ~~\$6,150,000~~

~~Table 1: *Estimated Redevelopment Project Costs*~~

| | |
|---|-------------------------|
| Planning, Legal, Administrative and Other Fees | \$ 350,000 |
| Property Assembly | \$ 1,250,000 |
| Building Rehabilitation | \$ 1,750,000 |
| Public Works and Utility Improvements | \$ 2,000,000 |
| Developer Interest Subsidies | \$ 800,000 |

~~Estimated Redevelopment Project Costs~~ ~~—————~~ ~~—————~~ ~~\$6,150,000⁽¹⁾~~

~~⁽¹⁾ *Estimated Redevelopment Project Costs exclude financing costs including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.*~~

| Table 1: <i>Estimated Redevelopment Project Costs</i> | |
|---|-------------------------|
| Land Acquisition, Assembly and Relocation | \$10,000,000 |
| Site Preparation | \$4,000,000 |
| Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements) | 3,000,000 |
| Environmental Remediation | 3,000,000 |

| | |
|--|---------------------|
| Rehabilitation of Existing Structures | 3,000,000 |
| Public Facilities (including Parking Garage) | 10,000,000 |
| Interest Costs Pursuant to the Act | 500,000 |
| Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing) | 500,000 |
| Job Training | 500,000 |
| Agreements with Other Taxing Districts: School District Reimbursements | 500,000 |
| TOTAL ESTIMATED TIF BUDGET | \$35,000,000 |

Notes:
(1) All project cost estimates are in year 2008 dollars. Costs may be adjusted for inflation per the TIF Act.
(2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
(3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA - provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.

Amendment E

Page 21 of the Original TIF Plan

By tax year 2007 (collection year 2008) and following the completion of all potential Redevelopment Projects, the EAV of the Project Area is estimated to total approximately \$24,153,000. This estimate is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) the 1995 EAV of the Project Area will inflate at the rate of 3 percent per annum; and 3) the five-year average state equalization factor of 2.1041 (tax years 1991 through 1995) is used in all years to calculate estimated EAV.

Upon completion of the anticipated private development of the RPA and termination of the TIF District, it is estimated that the EAV of the property within the RPA will be approximately \$55,000,000.

EXHIBIT C

MAP OF AMENDED REDEVELOPMENT PROJECT AREA

CITY OF BERWYN, ILLINOIS DEPOT DISTRICT TIF DISTRICT MAP

MAYOR - MICHAEL A. O'CONNOR
CITY CLERK - THOMAS J. PAVLIK

HOME AVE. CLINTON AVE. KENILWORTH AVE. GROVE AVE. OAK PARK AVE. EUCLID AVE. WESLEY AVE. CLARENCE AVE. EAST AVE. SCOVILLE AVE. GUNDERSON AVE. ELMWOOD AVE. RIDGELAND AVE. CUYLER AVE.

31 st ST.

32 nd ST.

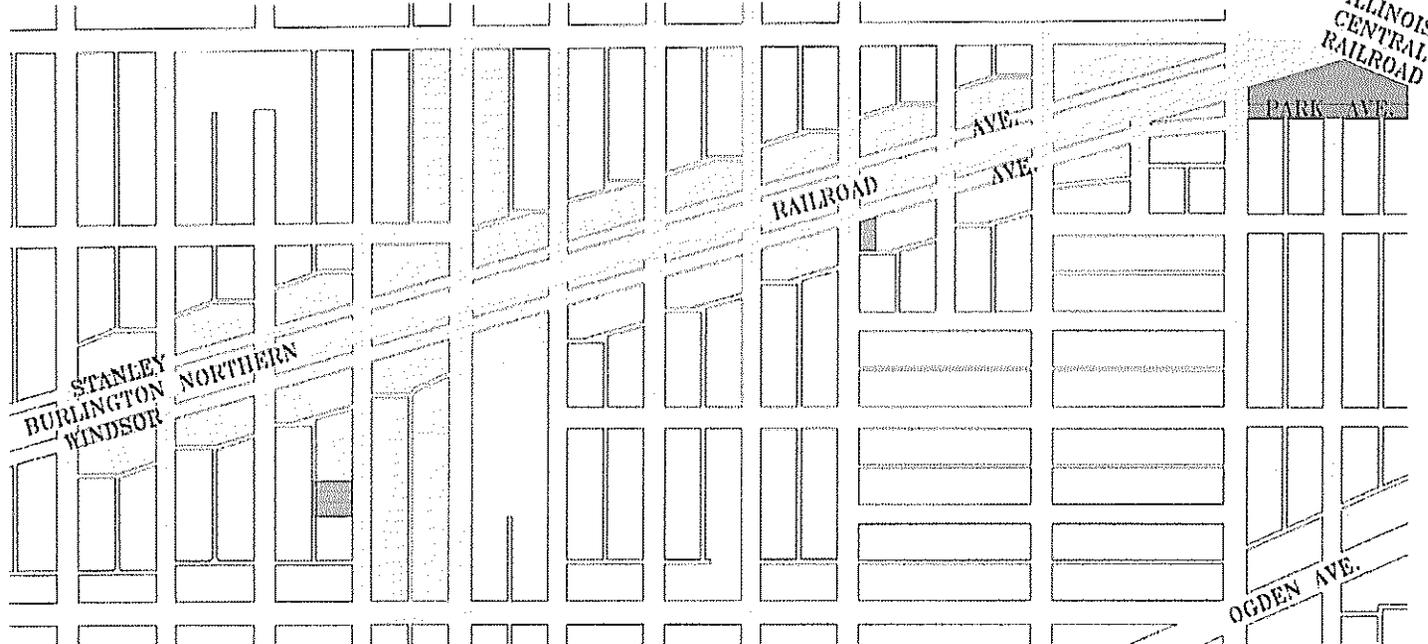
32 nd ST.

FAIRFIELD AVE.

33 rd ST.

34 th ST.

34 th ST.



Existing TIF District Parcels

Proposed TIF District Extension

GRAPHIC SCALE

| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
| | |
| | |
| | |

IRI FRANK RYSTROM AND ASSOCIATES, INC.
ENGINEERING, ARCHITECTURE, INTERIOR DESIGN
1000 N. WILSON AVENUE, SUITE 100, BERWYN, ILL. 60401

DATE: April 23, 2008

EXHIBIT D

AMENDED PLAN AND PROJECT

**CITY OF BERWYN
REDEVELOPMENT PLAN
SOUTH BERWYN 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 for in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

Prepared for: City of Berwyn, Illinois

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

and

The City of Berwyn

August 2008

CITY OF BERWYN
TIF REDEVELOPMENT PLAN
SOUTH BERWYN TIF DISTRICT

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| III. | Amendments to TIF Plan | |
| Appendix 1 | Boundary Map as Amended | |
| Appendix 2 | Legal Description for Area to Be Added to TIF District Via Amendment | |
| Appendix 3 | Original TIF Plan | |

I. INTRODUCTION

In 1996, the City of Berwyn adopted the *South Berwyn Tax Increment Financing Redevelopment Project and Plan* (the "Original TIF Plan," contained in Appendix 3). The purpose of this document is to update and amend the Original TIF Plan principally by increasing the TIF budget for allowable expenditures and expanding the territorial coverage of the original TIF District. The City is pursuing the proposed amendment as part of its strategy to promote the revitalization of key under-utilized properties located within the TIF District, as amended.

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

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

Exhibit 1

General Redevelopment Objectives in the Berwyn Comprehensive Plan

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

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

Given the City's goals as well as the conditions described in this report, the City has made a determination that it is highly desirable to promote the redevelopment of the proposed South Berwyn ("Depot") TIF District, as amended. Without an implementation plan for

redevelopment, City officials believe adverse conditions will worsen. The City intends to implement such a plan in order to restore, stabilize, and increase the economic base of the TIF District, which will not only benefit the community as a whole but also generate additional tax revenues to support municipal services.

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

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

It is further found, and certified by the City, in connection to the process required for the adoption of this amended Plan pursuant to the Act, that the projected redevelopment of the RPA is likely to result in the displacement of fewer than 10 inhabited residential units. Therefore, this Plan does not include a Housing Impact Study

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

II. THE PROPOSED TIF DISTRICT, AS AMENDED

The purpose of this report is to amend the TIF Plan principally by amending the TIF budget and expanding the territorial coverage of the Depot TIF District. The expansion would result in approximately 5 parcels being added to the existing Depot TIF District. (Please refer to Appendix 1 which identifies the parcels to be added.)

The TIF District, as amended, generally runs parallel to the Burlington Northern railroad right-of-way, ranging from Home Avenue to Ridgeland Avenue. This proposed TIF expansion provides the City with the possibility of bringing new development to an area that has been underutilized.

The TIF District, as amended, suffers from a variety of economic development impediments, as identified in the TIF Act. As indicated in the original TIF Redevelopment Plan, it suffers from various conditions which established it as a Conservation Area under the TIF Act. The five parcels being added to the TIF District comprise a very small percentage (5 of approximately 257 parcels or 1.95%) of the overall TIF District and do not alter the findings establishing it as a Conservation Area.

Refer to Appendix 1 and 2, which respectively provide a boundary map and legal description of the TIF District, as amended.

III. AMENDMENTS TO THE TIF PLAN

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

Amendment A

Page 6 of the Original TIF Plan

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The boundaries of the original Project Area are shown in Figure 1, Boundary Map, and as amended are shown in Appendix 1, Amended Boundary Map. Said boundaries ~~and~~ are generally described as follows:

Amendment B

Page 6-7 of the Original TIF Plan

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The boundaries of the Project Area are legally described in Appendix 2, as follows:

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

~~Beginning at the intersection of the north line of Stanley Avenue with the west line of Home Avenue; thence east along the northerly line of Stanley Avenue and northerly line extended to the west line of Clinton Avenue; thence north along the west line of Clinton Avenue to the extended northerly line of the east-west alley, lying north of Stanley Avenue and south of 32nd Street; thence easterly along the northerly line and northerly line extended of the last described alley to the west line of Kenilworth Avenue; thence north along the west line of Kenilworth Avenue to the extended northerly line of the aforesaid east-west alley; thence easterly along the northerly line and the northerly line extended of said alley to the east line of the north-south alley lying south of 32nd Street, east of Kenilworth Avenue, north of Stanley, and west of Grove Avenue; thence north along the east line and east line extended of the last described alley to a point on the north line of 32nd Street; thence east along the north line of 32nd Street to the west line of the north-south alley lying between Grove Avenue and Oak Park Avenue; thence north along the west line and west line extended of the last described alley to the north line of the northwest quarter of said Section 31; thence east along the last described line to the extended east line of the north-south alley lying between Oak Park Avenue and Euclid Avenue; thence south along the east line and east line extended of the last described alley to the north line of the east-west alley lying north of Stanley Avenue and south of 31st Street; thence east along the north line and north line extended to the west line of Gunderson Avenue; thence north along the west line of Gunderson Avenue; to the north line of the northeast quarter of said Section 31; thence east along the last described line to the northeast corner of said northeast quarter; said point also being the northwest~~

corner of the northwest quarter of said Section 32; thence east along the north line of said northwest quarter to the southerly line of the I.C.R.R.;

thence southeasterly along the last described line and the last described line extended to the southerly line of the C.B. & Q.R.R.; thence westerly along the last described line to the easterly line of Ridgeland Avenue; thence south along the easterly line to Ridgeland Avenue to the south line and south line extended of Windsor Avenue; thence west along the south line and south line extended of the Windsor Avenue; to a point on the east line of Oak Park Avenue; thence south along the last described line to the south line of 34th Street; thence west along the last described line and last described line extended to the west line of Grove Avenue; thence north along the west line and west line extended of Grove Avenue to the north line of Lot 21 in Block 9 in Berwyn Subdivision; thence west along the north line and north line extended of lot 21 to the west line of the north-south alley lying south of Windsor Avenue; thence west along the south line and south line extended of the last described alley to the west line of Home Avenue; thence north along the west line and west line extended of Home Avenue to the point of beginning.

Amendment C

Page 16-18 of the Original TIF Plan

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

b) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;

e) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;

d) Costs of the construction of public works or improvements;

e) Costs of job training and retraining projects;

f) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;

g) All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of

the redevelopment plan and project to the extent the municipality by written agreement accepts and approves such costs;

h) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law

i) Payment in lieu of taxes;

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

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

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

l) Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

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.

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

(10) Payment in lieu of taxes;

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

by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code:

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

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

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

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

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

(E) the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D).

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

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

2. Estimated Redevelopment Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs (~~1996-2008~~ dollars) are summarized below and shown in Table 1, *Estimated Redevelopment Project Costs*. To the extent that municipal obligations have been issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF, the City shall be reimbursed from incremental property taxes for such Redevelopment Project Costs. The estimated Redevelopment Project Costs ~~illustrated below and in~~ Table 1 are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line-items without amending this Redevelopment Plan.

The estimate of Redevelopment Project Costs listed below and illustrated in Table 1 excludes financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

~~a) Planning, Legal, Administrative and Other Fees~~

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~~Estimated Cost \$350,000~~

~~This expenditure includes survey and study costs, legal services, administrative services and other professional and service fees associated with implementing this Redevelopment Plan and providing a secure environment for private investment in accordance with the Act.~~

~~b) Property Assembly~~

Formatted: Bullets and Numbering

~~Estimated Cost \$750,000~~

~~This expenditure provides for the acquisition and assembly of land for redevelopment by the City or agent for the City. Vacant or underutilized property may be acquired by purchase, exchange or long term lease by private developers of the City for the purpose of new development or redevelopment.~~

~~c) Building Rehabilitation~~

~~Estimated Cost \$1,750,000~~

~~This expenditure provides for the rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures.~~

~~d) Public Works and Utility Improvements~~

~~Estimated Cost \$2,000,000~~

~~This expenditure provides for the construction or extension of water mains, sewers and stormwater detention improvements; the construction or improvement of landscaping and buffers, streetscapes, street lighting and general beautification improvements; the construction of public parks or open space; and the construction or improvement of streets, sidewalks and parkways.~~

~~e) Developer Interest Subsidies~~

~~Estimated Cost \$800,000~~

~~This expenditure provides for reimbursement of up to 30 percent of developers interest costs as provided under the Act.~~

~~f) Total Redevelopment Project Costs are estimated at \$6,150,000~~

~~Table 1: Estimated Redevelopment Project Costs~~

| | |
|---|--------------------------------------|
| Planning, Legal, Administrative and Other Fees | \$ 350,000 |
| Property Assembly | \$ 1,250,000 |
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| Public Works and Utility Improvements | \$ 2,000,000 |
| Developer Interest Subsidies | \$ 800,000 |
| Estimated Redevelopment Project Costs | \$6,150,000⁽¹⁾ |

~~⁽¹⁾ Estimated Redevelopment Project Costs exclude financing costs including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.~~

| <u>Land Acquisition, Assembly and Relocation</u> | <u>\$10,000,000</u> |
|---|---------------------|
| <u>Site Preparation</u> | <u>\$4,000,000</u> |
| <u>Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)</u> | <u>3,000,000</u> |
| <u>Environmental Remediation</u> | <u>3,000,000</u> |

| | |
|--|---------------------|
| Rehabilitation of Existing Structures | 3,000,000 |
| Public Facilities (including Parking Garage) | 10,000,000 |
| Interest Costs Pursuant to the Act | 500,000 |
| Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing) | 500,000 |
| Job Training | 500,000 |
| Agreements with Other Taxing Districts: School District Reimbursements | 500,000 |
| TOTAL ESTIMATED TIF BUDGET | \$35,000,000 |

Notes:

(1) All project cost estimates are in year 2008 dollars. Costs may be adjusted for inflation per the TIF Act.

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

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

Amendment E

Page 21 of the Original TIF Plan

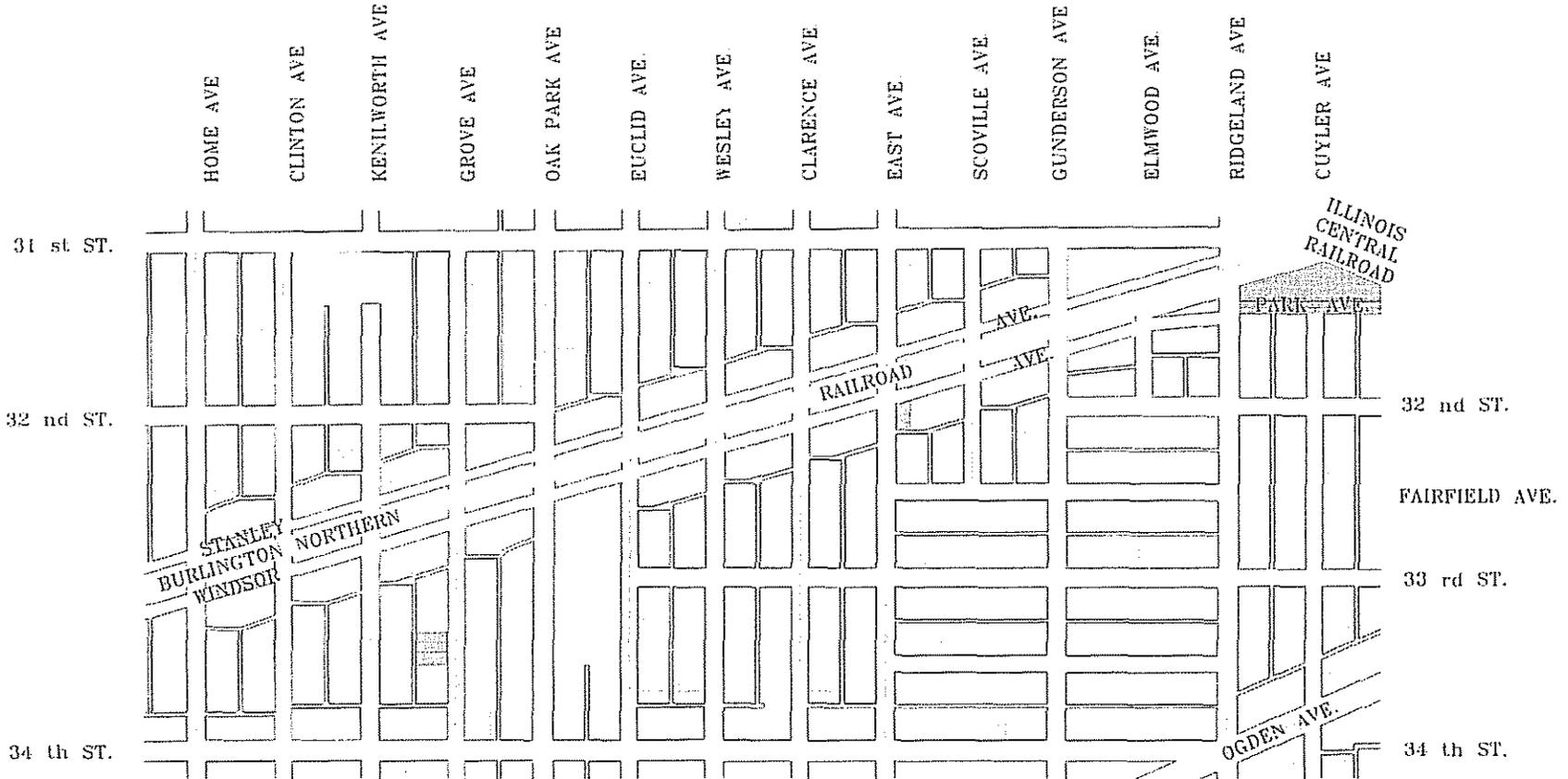
By tax year 2007 (collection year 2008) and following the completion of all potential Redevelopment Projects, the EAV of the Project Area is estimated to total approximately \$24,153,000. This estimate is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) the 1995 EAV of the Project Area will inflate at the rate of 3 percent per annum; and 3) the five-year average state equalization factor of 2.1041 (tax years 1991 through 1995) is used in all years to calculated estimated EAV.

Upon completion of the anticipated private development of the RPA and termination of the TIF District, it is estimated that the EAV of the property within the RPA will be approximately \$55,000,000.

Appendix I
Boundary Map as Amended

CITY OF BERWYN, ILLINOIS DEPOT DISTRICT TIF DISTRICT MAP

MAYOR - MICHAEL A. O'CONNOR
CITY CLERK - THOMAS J. PAVLIK



Existing TIF District Parcels

Proposed TIF District Extension

DATE: April 23, 2008

| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
| | |
| | |
| | |

IRI FRANK ROBERT AND ASSOCIATES, INC.
CIVIL ENGINEERS
1000 N. WASHINGTON ST., SUITE 200, BERWYN, IL 60404

Appendix 2
Legal Description for Area to Be Added to TIF District Via Amendment

Legal Description
Parcels to Be Added to the Depot TIF District via Amendment

Also including;

That part of the East half of the Northwest Quarter Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the northeast corner of Lot 21 in Block 9 in Berwyn Subdivision, said northeast corner also being a point on the west right-of-way line of Grove Avenue; thence south along said west right-of-way line of Grove Avenue to the southeast corner of Lot 25 in said Block 9; thence west along the south line of said Lot 25 and its westerly extension to the west line of the north-south alley lying south of Windsor Avenue and north of 34th Street; thence north along said west line of the last described alley to the westerly extension of the north line of said Lot 21 in Block 9; thence easterly along said westerly extension and north line of Lot 21 to the Point of Beginning, all in Cook County, Illinois.

Also including;

That part of the Northeast Quarter of Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the northeast corner of Lot 2 in Block 3 in Bolen's Resubdivision of Woods Subdivision of Blocks 2 and 15 in LaVergne, a Subdivision of Part of said Section 31, said northeast corner also being a point on the southerly right-of-way line of Windsor Avenue; thence south along the east line of said lot 2 and its southerly extension to the south line of the east-west alley lying south of Windsor Avenue and north of Fairfield Avenue; thence west along said south line and its westerly extension to the west line of East Avenue; thence north along said west line to said southerly right-of-way line of Windsor Avenue; thence Northeasterly along said southerly right-of-way line of Windsor Avenue to the Point of Beginning, all in Cook County, Illinois.

Also including;

That part of the West half of the Northwest Quarter Section 32, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the southwesterly right-of-way line of the Illinois Central Railroad and the Southeasterly right-of-way line of the Chicago, Burlington and Quincy Railroad ; thence southeasterly along said southwesterly right-of-way line to the North right-of-way line of Park Avenue; thence southerly along a line that is perpendicular to said north right-of-way line to a point on the South right-of-way line of said Park Avenue; thence west along a said south line of Park Avenue to the east right-of-way line of Ridgeland Avenue; thence north along said east right-of-way line of Ridgeland Avenue to said Southeasterly right-of-way line of the Chicago, Burlington and Quincy Railroad ; thence northeasterly along said Southeasterly right-of-way line to the Point of Beginning, all in Cook County, Illinois.

Appendix 3
Original TIF Plan

**SOUTH BERWYN CORRIDOR
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

City of Berwyn, Illinois

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

Prepared by:
Trkda, Pettigrew, Allen & Payne, Inc.

October 25, 1996

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EXHIBIT I: SOUTH BERWYN CORRIDOR TIF REDEVELOPMENT PROJECT AREA
ELIGIBILITY STUDY

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I. INTRODUCTION

The City of Berwyn, Illinois (the "City") is a mature, built-up community of approximately 47,000 persons located 8 miles west of downtown Chicago. The City is generally bordered by Oak Park on the north, Cicero on the East, Stickney on the south and Riverside, North Riverside and Forest Park on the west. Long known as the "City of Homes," the City offers a wide range of housing types located in attractive and well-maintained neighborhood areas and enjoys a convenient and highly accessible location, quality housing at affordable prices, a variety of shopping and job opportunities, excellent schools and City services and a cooperative and responsive local government.

In 1993, the City prepared its first comprehensive plan, the *Comprehensive Plan and Economic Development Strategy* (the "Comprehensive Plan"). The Comprehensive Plan established an overall framework for coordinating public and private investment within the City and also included a comprehensive, long-range revitalization program for the City's eight commercial corridors. Among other items, the Comprehensive Plan recommended that the City's economic development program be expanded in scope and geographic coverage to include the designation of the "South Berwyn Business Area" as either a tax increment financing project or a special service area.

As part of a strategy to encourage managed growth and stimulate private investment in new construction and the maintenance and improvement of existing buildings in the "South Berwyn Business Area" commercial corridor referred to in the Comprehensive Plan, the City, in cooperation with the Berwyn Development Corporation, engaged Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") to study whether an approximately 48 acre area qualifies as a "conservation area" under the Illinois Tax Increment Allocation Redevelopment Act. The area studied by TPAP is described in more detail in Section I.B. and a legal description and map depicting the boundaries of the Project Area, are contained in Section II, *Legal Description*.

A. TAX INCREMENT FINANCING

In January 1977, Tax Increment Financing "TIF" was made possible by the Illinois General Assembly through passage of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"). The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current EAV of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate which results in Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

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

Tax increment financing does not generate tax revenues by increasing tax rates; it generates revenues by allowing the municipality to capture, temporarily, the new tax revenues generated by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. Under TIF, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

B. THE SOUTH BERWYN CORRIDOR REDEVELOPMENT PROJECT AREA

The area studied by TPAP, hereinafter referred to as the "Project Area," consists of 96 buildings situated on approximately 48 acres. The Project Area generally includes the frontage along the north side of Stanley Avenue between Clinton Avenue and Ridgeland Avenue; the frontage along the south side of Windsor Avenue between Home Avenue and Grove Avenue; the frontage along both sides of Oak Park Avenue between Stanley Avenue and 31st Street; the block generally bounded by Windsor Avenue, Oak Park Avenue, 34th Street and Grove Street; the north half of the frontage along the west side of Grove Avenue between Windsor Avenue and 34th Street; and the portion of the Metra railroad right of way generally located between Stanley Avenue and Windsor Avenue and extending from Home Avenue to Ridgeland Avenue.

The Project Area is a mixed-use area containing a wide range of land uses in a relatively compact geographic area. While office and service uses predominate, the area also includes a major hospital, retail stores, residential uses, a commuter rail station and several light industrial facilities. A Metra rail line, located between Stanley Avenue and Windsor Avenue, divides the Project Area into 2 subareas, with the southern subarea being somewhat more intensely developed and containing more retail stores than the northern subarea.

The Comprehensive Plan indicates that South Berwyn should continue to function as a business area for the southern part of the community, and should provide sites for a range of office, service, convenience retail and residential uses. The plan also suggests projects to enhance the special character of the Project Area, including the repair of older commercial buildings; storefront

improvements; special sidewalk treatments and pedestrian amenities; more extensive landscaping; a small public plaza or park; additional angle parking along side street; and additional off-street parking.

Typical of many mature suburban business areas, development in the Project Area occurred on a one-parcel, one building at a time basis, without the benefit or guidance of a comprehensive plan. Numerous manifestations of unplanned growth still exist within the Project Area, including small, irregularly shaped blocks, obsolete platting of parcels, vacant buildings, deteriorating buildings and site conditions, lack of conveniently located off-street parking, incompatible land-use relationships and buildings characterized by obsolescence.

Without a substantial, visible and comprehensive effort by the City to promote investment throughout the Project Area, the Project Area will not likely be subject to additional growth through private investment. Additionally, the Project Area would likely continue to be characterized by obsolescence, deterioration, excessive vacancies, excessive land coverage, deleterious land use and layout, depreciation of physical maintenance and assessed valuations that are failing to keep pace with the City as a whole. The Project Area, while not yet a blighted area, may continue to decline and deteriorate and, without the intervention of the City, may become a blighted area. Finally, the Project Area would not reasonably be anticipated to develop without the intervention of the City and the adoption of this redevelopment project and plan for the Project Area and TIF.

C. THE SOUTH BERWYN CORRIDOR REDEVELOPMENT PROJECT AND PLAN

This report, entitled the *South Berwyn Corridor Tax Increment Financing Redevelopment Project and Plan* (the "Redevelopment Plan") has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate private investment in the Project Area. The goal of the City, through the implementation of this Redevelopment Plan, is that the entire Project Area be revitalized on a comprehensive and planned basis in order to ensure that private investment in rehabilitation and new development occurs:

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

The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government. The adoption of this Redevelopment Plan will make possible the implementation of a comprehensive program for the redevelopment of the Project Area. By means of public investment, the Project Area may become a stable environment that will again attract private investment. Public investment will set the stage for redeveloping the Project Area through private investment. Through this Redevelopment Plan, the City will serve as the central force for directing assets and energies of the private sector for a unified cooperative public-private redevelopment effort.

This Redevelopment Plan sets forth the overall "Redevelopment Project" to be undertaken to accomplish the above-stated goal. During the Redevelopment Project implementation, the City may, from time to time, (i) undertake or cause to be undertaken public improvements and activities and (ii) enter into redevelopment agreements with private entities to construct, rehabilitate, renovate or restore private improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

This Redevelopment Plan specifically describes the Project Area and summarizes the conservation area factors which qualify the Project Area as a "conservation area" as defined in the Act.

Successful implementation of this Redevelopment Plan requires that the City utilize Incremental Property Taxes and other resources in accordance with the Act and work cooperatively with the private sector and other governmental agencies. Incremental Property Taxes and other resources will be utilized to stimulate the comprehensive and coordinated revitalization of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the conservation area conditions and the threatened blight which have precluded its comprehensive and coordinated revitalization by the private sector.

The use of Incremental Property Taxes by the City will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investments on a comprehensive basis. These improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. The anticipated benefits include:

A Commitment to Maintaining Healthy and Viable Commercial Corridors

- A demonstrated commitment to the City's commercial corridors.
- Reinforces South Berwyn's special character as a mixed-use community business area.
- Addresses recommendations made in the Comprehensive Plan

An Improved Business Climate in the Added Project Area

- Reduces physical deterioration and obsolescence.
- Improves and upgrades the image and appearance of the area.
- Stimulates private investment in building rehabilitation and new development.
- Promotes additional pedestrian traffic.
- Protects historic buildings and districts.

Increased Employment and Retail Opportunities for the City's Residents

- Stabilizes and expands the City's employment base.
- Promotes a wider range of goods and services for the residents of the City.

Stabilized and Expanded Tax Revenues Generated within the Added Project Area

- Strengthens the non-residential property tax base of the City.
- Strengthens the sales tax base of the City through increased business activity.
- Maintains a healthy balance between the property tax burden borne by homeowners and non-residential properties.

II. LEGAL DESCRIPTION

The boundaries of the Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries of the Project Area are shown in Figure 1, *Boundary Map*, and are generally described as follows:

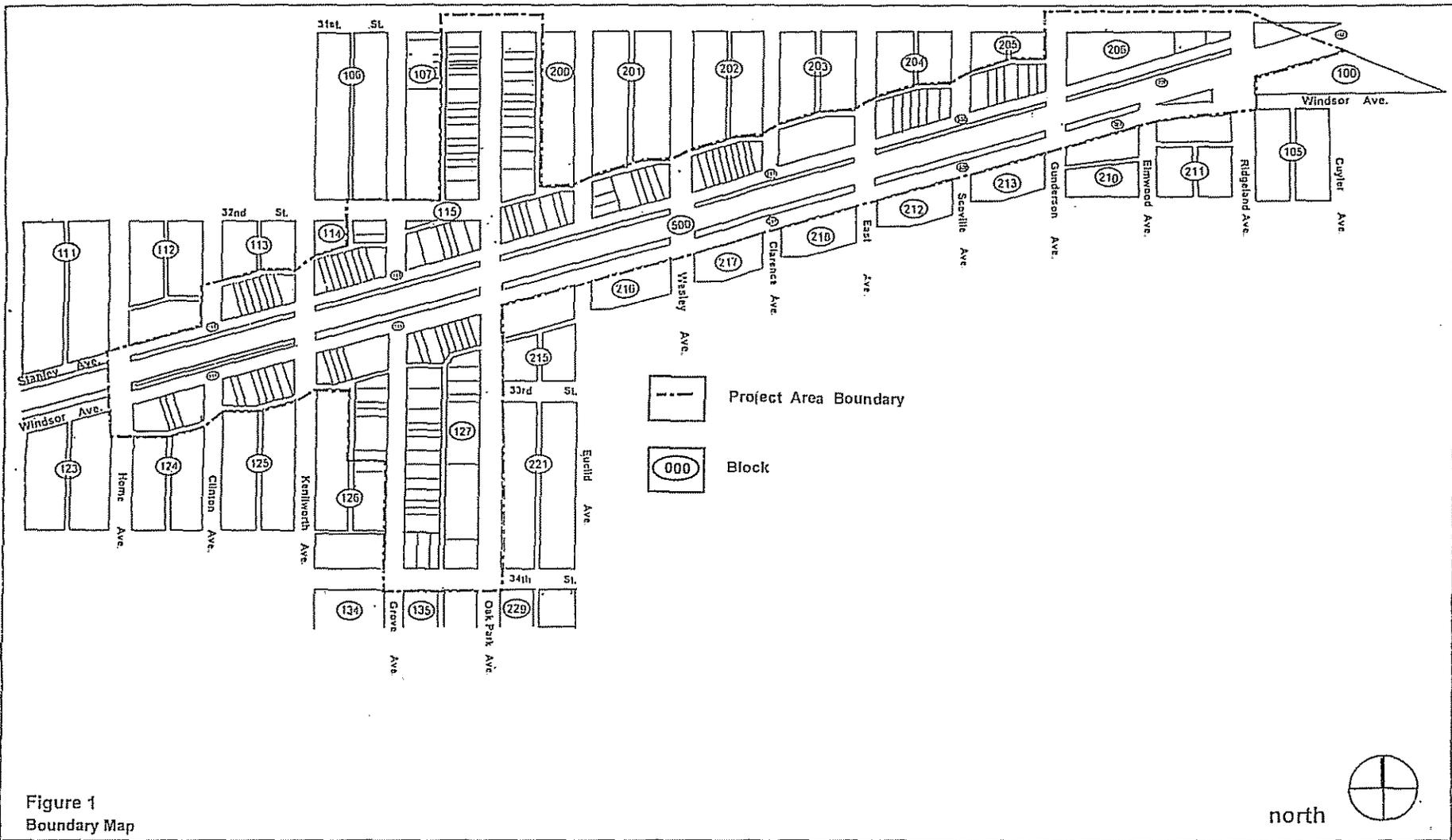
The area studied by TPAP, hereinafter referred to as the "Project Area," consists of 96 buildings situated on approximately 48 acres. The Project Area generally includes the frontage along the north side of Stanley Avenue between Clinton Avenue and Ridgeland Avenue; the frontage along the south side of Windsor Avenue between Home Avenue and Grove Avenue; the frontage along both sides of Oak Park Avenue between Stanley Avenue and 31st Street; the block generally bounded by Windsor Avenue, Oak Park Avenue, 34th Street and Grove Street; the north half of the frontage along the west side of Grove Avenue between Windsor Avenue and 34th Street; and the portion of the Metra railroad right of way generally located between Stanley Avenue and Windsor Avenue and extending from Home Avenue to Ridgeland Avenue.

The boundaries of the Project Area are legally described as follows:

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

Beginning at the intersection of the north line of Stanley Avenue with the west line of Home Avenue; thence east along the northerly line of Stanley Avenue and northerly line extended to the west line of Clinton Avenue; thence north along the west line of Clinton Avenue to the extended northerly line of the east-west alley, lying north of Stanley Avenue and south of 32nd Street; thence easterly along the northerly line and northerly line extended of the last described alley to the west line of Kenilworth Avenue; thence north along the west line of Kenilworth Avenue to the extended northerly line of the aforesaid east-west alley; thence easterly along the northerly line and northerly line extended of said alley to the east line of the north-south alley lying south of 32nd Street, east of Kenilworth Avenue, north of Stanley, and west of Grove Avenue; thence north along the east line and east line extended of the last described alley to a point on the north line

of 32nd Street; thence east along the north line of 32nd Street to the west line of the north-south alley lying between Grove Avenue and Oak Park Avenue; thence north along the west line and west line extended of the last described alley to the north line of the northwest quarter of said Section 31; thence east along the last described line to the extended east line of the north-south alley lying between Oak Park Avenue and Euclid Avenue; thence south along the east line and east line extended of the last described alley to the north line of the east-west alley lying north of Stanley Avenue and south of 31st Street; thence east along the north line and north line extended to the west line of Gunderson Avenue; thence north along the west line of Gunderson Avenue to the north line of the northeast quarter of said Section 31; thence east along the last described line to the northeast corner of said northeast quarter; said point also being the northwest corner of the northwest quarter of said Section 32; thence east along the north line of said northwest quarter to the southerly line of the I.C.R.R.; thence southeasterly along the last described line and the last described line extended to the southerly line of the C.B. & Q.R.R.; thence westerly along the last described line to the easterly line of Ridgeland Avenue; thence south along the easterly line of Ridgeland Avenue to the south line and south line extended of Windsor Avenue; thence west along the south line and south line extended of Windsor Avenue to a point on the east line of Oak Park Avenue; thence south along the last described line to the south line of 34th Street; thence west along the last described line and last described line extended to the west line of Grove Avenue; thence north along the west line and west line extended of Grove Avenue to the north line of Lot 21 in Block 9 in Berwyn Subdivision; thence west along the north line and north line extended of lot 21 to the west line of the north-south alley lying south of Windsor Avenue and north of 34th Street; thence north along the west line of the last described alley to the south line of the east-west alley lying south of Windsor Avenue; thence west along the south line and south line extended of the last described alley to the west line of Home Avenue; thence north along the west line and west line extended of Home Avenue to the point of beginning.



III. ELIGIBILITY CONDITIONS

Based upon surveys, inspections and analyses of the area, the Project Area qualifies as a "conservation area" within the requirements of the Act. Fifty-percent or more of the buildings in the Project Area have an age of 35 years or more, and the area is characterized by the presence of a combination of three or more of the conservation factors listed in the Act, rendering the area detrimental to the public safety, health and welfare of the citizens of the City. The Project Area is not yet a blighted area but it may become a blighted area. Specifically,

- Of the 96 buildings in the Project Area, 73 (76 percent) are 35 years of age or older.
- Of the 14 factors for conservation areas set forth in the Act, 7 are found to be present in the Project Area.
- These factors are reasonably distributed throughout the entire Project Area.
- The entire Project Area is impacted by and shows the presence of these factors.
- The Project Area includes only real property and improvements substantially benefited by the Redevelopment Program and potential Redevelopment Projects.

A detailed report concerning the definition, application and extent of the conservation factors in the Project Area is contained in a report prepared by TPAP entitled *South Berwyn Tax Incremental Redevelopment Project Area Eligibility Study*. This eligibility study is attached as Exhibit I to this Redevelopment Plan.

The conservation factors found to be present in the Project Area are based upon surveys and analyses conducted by TPAP. The surveys and analyses conducted for the Project Area include:

1. Exterior survey of the condition and use of each building;
2. Analysis of existing uses and their relationships;
3. Site conditions survey of streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
4. Comparison of current land use to the current zoning ordinance and the current zoning map;
5. Comparison of the Project Area's existing platting, building sizes and land use layout with present-day platting, building and land use layout standards;
6. Analysis of building floor area and site coverage; and
7. Review of previously prepared plans, studies and data.

IV. GOALS AND OBJECTIVES

Properly guided investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area and the elimination of conditions that have impeded the redevelopment of the Project Area. Redevelopment of the Project Area will benefit the City through improvements in the physical environment, an increased non-residential tax base, increased sales tax revenues and additional employment opportunities.

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

This section identifies the goals and objectives adopted by the City for the Project Area. Section V identifies redevelopment objectives and redevelopment activities the City plans to undertake to achieve the redevelopment goals and objectives contained in this Redevelopment Plan.

A. GENERAL GOALS

Listed below are the general goals of this Redevelopment Plan. These goals provide the overall framework for guiding decisions during the implementation phases.

1. An improved quality of life in the Project Area and the City by eliminating the influences and manifestations of physical and economic deterioration and obsolescence within the Project Area.
2. An environment within the Project Area which will contribute more positively to the health, safety and general welfare of the City, and preserve or enhance the value of properties adjacent to the Project Area.
3. An increased real estate and sales tax base for the City and other taxing districts having jurisdiction over the Project Area.

B. DEVELOPMENT AND DESIGN OBJECTIVES

Listed below are development and design objectives of this Redevelopment Plan which will assist the City in directing and coordinating public improvements and activities with private investment in order to achieve the goals and objectives stated in this Redevelopment Plan.

1. Establish a unique identity for the Project Area which clarifies and enhances the identity and functional role of the corridor and the City;
2. Maintain and expand the range of retail and commercial service activities available within the Project Area;
3. Encourage the corrective maintenance of properties in poor condition;
4. Minimize any negative impact of commercial or industrial activities on neighboring land-use areas;
5. Ensure safe and convenient vehicular access to, and adequate parking in, all commercial and industrial areas;
6. Encourage safe and convenient pedestrian access to shopping and service areas;
7. Improve the image and appearance of all existing commercial and industrial areas;
8. Ensure high standards in the design and construction of new and rehabilitated structures or landscape features;
9. Promote the preservation and protection of properties with local historical and architectural interest;
10. Protect residential areas from encroachment by land-uses and traffic which may create adverse impacts;
11. Require adequate buffering and screening between residential areas and adjacent commercial or industrial uses;
12. Encourage new housing types that are compatible with the existing character and quality of the City;
13. Promote a balanced mix of housing types and residential densities which provide housing opportunities for various socioeconomic groups;
14. Ensure that all roadways in the community have surfaces, curbs and gutters in adequate condition; and
15. Improve the overall appearance of major roadway corridors.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the City and by private entities on behalf of the City in furtherance of Redevelopment Plan. The Redevelopment Project contained in this Redevelopment Plan and pursuant to the Act includes redevelopment objectives, a description of redevelopment improvements and activities, a general land use plan, estimated redevelopment project costs, a description of sources of funds to pay estimated redevelopment project costs, a description of obligations that may be issued, identification of the most recent EAV of properties in the Project Area, and an estimate of future EAV.

A. REDEVELOPMENT OBJECTIVES

Listed below are objectives which guide planning decisions to achieve the goals and objectives contained in this Redevelopment Plan.

1. Reduce or eliminate those conditions which qualify the Project Area as a conservation area. Section III, *Eligibility Conditions*, describes these conditions.
2. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
3. Strengthen the economic well-being of the Project Area and the City by increasing taxable values.
4. Assemble or encourage the assembly of land into parcels of appropriate shape and sufficient size for redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.
5. Create an environment which stimulates private investment in appropriate new construction and rehabilitation.
6. Provide needed improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities.
7. Provide needed incentives to encourage a broad range of improvements in preservation, rehabilitation and new development.
8. Provide opportunities for women and minority businesses to share in the redevelopment of the Project Area.

B. REDEVELOPMENT IMPROVEMENTS AND ACTIVITIES

The City proposes to achieve its redevelopment goals and objectives for the Project Area through public financing techniques including, but not limited to, tax increment financing, and by utilizing such financing techniques to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below.

The City may enter into redevelopment agreements with private entities for the furtherance of this Redevelopment Plan. Such redevelopment agreements may be for the assemblage of land, rehabilitation of buildings, construction of improvements or facilities, the provision of services or any other lawful purpose. Redevelopment agreements may contain terms and provisions which are more specific than the controls which guide this Redevelopment Plan.

1. Analysis, Administration, Studies, Surveys, Legal, etc.

The City may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

2. Property Assembly

The City, or an agent for the City, may acquire and assemble land for the purpose of redevelopment. Vacant or underutilized property may be acquired by purchase, exchange or long-term lease by private developers or the City for the purpose of new development.

3. Provision of Public Works or Improvements

The City may provide public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the Comprehensive Plan. Public improvements and facilities may include, but are not limited to, the following:

a) Streets, Sidewalks, Utilities

Public infrastructure improvements may be necessary to adequately serve the Project Area.

b) Streetscape and Related Improvements

Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

c) Parks and Open Space Improvements

Improvements to existing or future parks, open spaces and public and private plazas may be provided.

4. Building Rehabilitation

The City will encourage the preservation and rehabilitation of existing buildings that are basically sound or historically significant and located so as not to impede overall economic development.

5. Interest Subsidies

Under the Act, up to 30 percent of the total of (i) costs paid or incurred by a redeveloper for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and relocation costs incurred by the City pursuant to the Act, may be provided to a redeveloper for costs related to the construction, renovation or rehabilitation of a redevelopment project. Such payments may not, in any one year, exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year.

6. Redevelopment Agreements

The City may enter into redevelopment agreements with private entities for the furtherance of this Redevelopment Plan. Such redevelopment agreements may be for the assemblage of land, rehabilitation of buildings, construction of improvements or facilities, the provision of services or any other lawful purpose. Redevelopment agreements may contain terms and provisions which are more specific than the controls which guide this Redevelopment Plan.

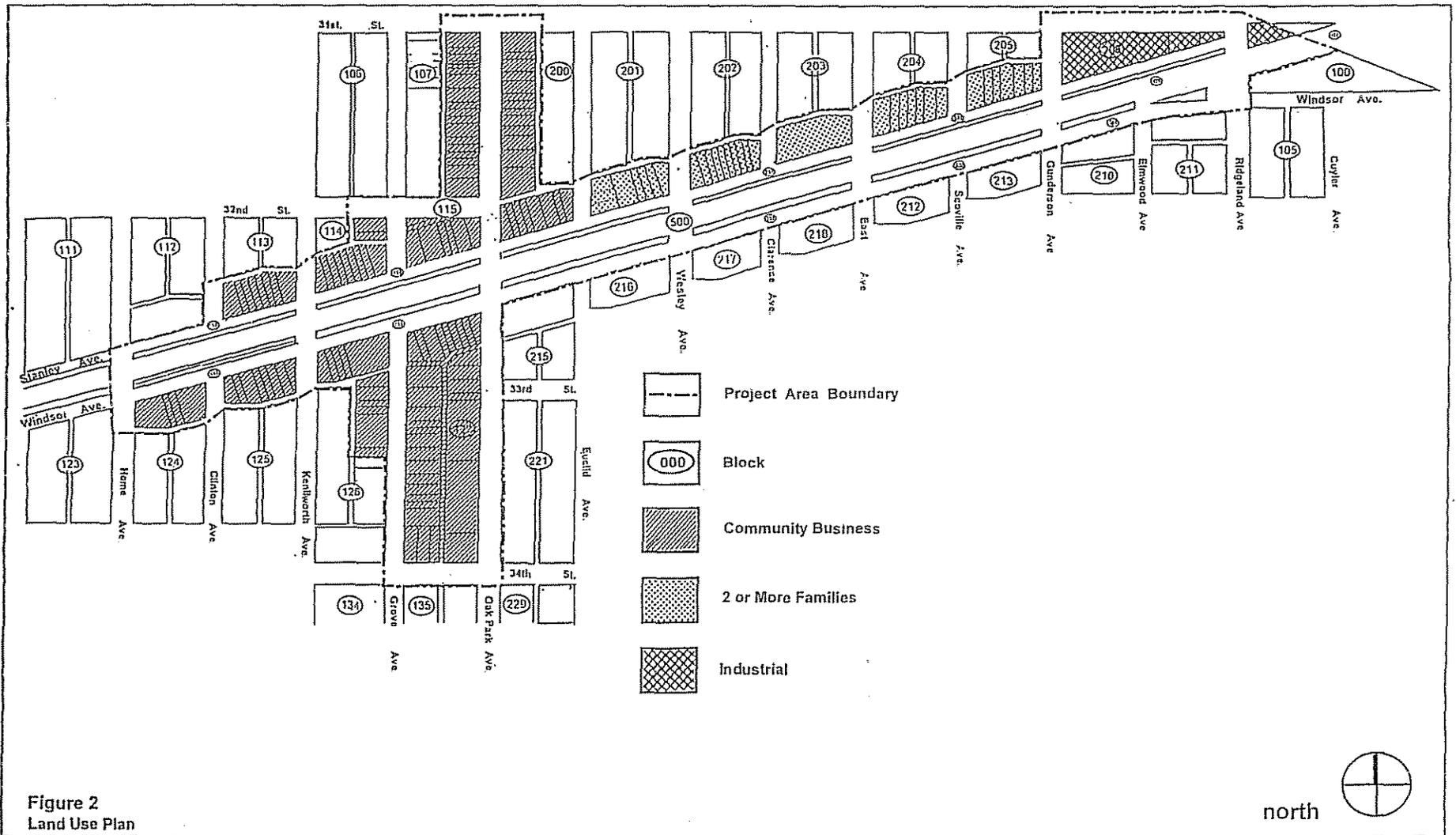
C. GENERAL LAND-USE PLAN

This Redevelopment Plan and the development program described herein conform to the land-use development policies and standards for the City as set forth in previous studies for the Project Area and the Comprehensive Plan. The Comprehensive Plan indicates that the South Berwyn corridor should function as a business area for the southern portion of the community and should continue to provide sites for a range of office, service, convenience retail and residential uses.

Figure 2, *Land-Use Plan*, identifies the land-uses to be in effect upon adoption of this Redevelopment Plan. The primary land-use categories within the Project Area are “Community Business,” “Two or More Family Residential” and “Industrial.”

Community Business District

The role of the Community Business District is to offer a special combination of retail, service and residential uses located in a “small-town” environment. Permitted uses include those allowed under the applicable provisions of the City’s zoning ordinance.



Two or More Family Residential

The Two or More Family Residential areas provide for multi-family residential development. The Comprehensive Plan indicates that the blocks immediately surrounding the South Berwyn commercial area, including sites along Stanley Avenue, Windsor Avenue, Oak Park Avenue and 34th Street would be appropriate for additional townhouse and apartment construction and would be an ideal location for senior citizen housing. Permitted uses include those allowed under the applicable provisions of the City's zoning ordinance.

Industrial

Existing industrial uses in compliance with the City's zoning ordinance and Comprehensive Plan will be encouraged to remain in the City.

D. REDEVELOPMENT PROJECT COSTS

Reviewed below are the various redevelopment expenditures which are eligible for payment under the Act. Following this review is a list of estimated redevelopment project costs which are deemed to be necessary to implement this Redevelopment Plan (the "Redevelopment Project Costs").

1. Eligible Redevelopment Project Costs

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

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services, provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
- c) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
- d) Costs of the construction of public works or improvements;
- e) Costs of job training and retraining projects;
- f) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of

construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;

- g) All or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project to the extent the municipality by written agreement accepts and approves such costs;
- h) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
- i) Payment in lieu of taxes as defined in the Act;
- j) Costs of job training, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code;
- k) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - 4. the total of such interest payments incurred pursuant to this Act may not exceed 30 percent of the total: (i) costs paid or incurred by the redeveloper for

such redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

- 1) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a special service area has been established pursuant to the Special Service Area Tax Act, [35 ILCS 235/0.01 *et seq.*] then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs (1996 dollars) are summarized below and shown in Table 1, *Estimated Redevelopment Project Costs*. To the extent that municipal obligations have been issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF, the City shall be reimbursed from Incremental property Taxes for such Redevelopment Project Costs. The estimated Redevelopment Project Costs illustrated below and in Table 1 are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

The estimate of Redevelopment Project Costs listed below and illustrated in Table 1 excludes financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

a) *Planning, Legal, Administrative and Other Fees*

| | |
|----------------|-----------|
| Estimated Cost | \$350,000 |
|----------------|-----------|

This expenditure includes survey and study costs, legal services, administrative services and other professional and service fees associated with implementing this Redevelopment Plan and providing a secure environment for private investment in accordance with the Act.

b) *Property Assembly*

| | |
|----------------|-------------|
| Estimated Cost | \$1,250,000 |
|----------------|-------------|

This expenditure provides for the acquisition and assembly of land for redevelopment by the City or agent for the City. Vacant or underutilized property may be acquired by purchase, exchange or long-term lease by private developers of the City for the purpose of new development or redevelopment.

c) *Building Rehabilitation*

Estimated Cost \$1,750,000

This expenditure provides for the rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures.

d) *Public Works and Utility Improvements*

Estimated Cost \$2,000,000

This expenditure provides for the construction or extension of water mains, sewers and stormwater detention improvements; the construction or improvement of landscaping and buffers, streetscapes, street lighting and general beautification improvements; the construction of public parks or open space; and the construction or improvement of streets, sidewalks and

e) *Developer Interest Subsidies*

Estimated Cost \$800,000

This expenditure provides for reimbursement of up to 30 percent of developers interest costs as provided under the Act.

f) *Total Redevelopment Project Costs are estimated at* *\$6,150,000*

Table 1: Estimated Redevelopment Project Costs

| | |
|--|-----------------------------------|
| Planning, Legal, Administrative and Other Fees | \$350,000 |
| Property Assembly | \$1,250,000 |
| Building Rehabilitation | \$1,750,000 |
| Public Works and Utility Improvements | \$2,000,000 |
| Developer Interest Subsidies | <u>\$800,000</u> |
| Estimated Redevelopment Project Costs | \$6,150,000 ⁽¹⁾ |

⁽¹⁾ *Estimated Redevelopment Project Costs exclude financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs*

E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the municipality may deem appropriate. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

F. ISSUANCE OF OBLIGATIONS

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within 23 years from the adoption of the ordinance approving the Original Project Area and the Original Redevelopment Plan, such ultimate retirement date occurring in 2018. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

G. VALUATION OF THE PROJECT AREA

1. Most Recent EAV of Properties in the Project Area

The most recent EAV of all taxable parcels in the Project Area is estimated to be

\$18,144,553. This EAV is based on 1995 EAV and is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk. This certified amount shall become the Certified Initial EAV from which all Incremental Property Taxes in the Project Area will be calculated by the County. The 1995 EAV of the Project Area is summarized by tax block in Table 2, *1995 EAV by Tax Block: Project Area*.

2. Anticipated Equalized Assessed Valuation

By the tax year 2007 (collection year 2008) and following the completion of all potential Redevelopment Projects, the EAV of the Project Area is estimated to total approximately \$24,153,000. This estimate is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) the 1995 EAV of the Project Area will inflate at the rate of 3 percent per annum; and 3) the five year average state equalization factor of 2.1041 (tax years 1991 through 1995) is used in all years to calculate estimated EAV.

**TABLE 2: 1995 EAV BY TAX BLOCK
SOUTH BERWYN CORRIDOR REDEVELOPMENT PROJECT AREA
BERWYN, ILLINOIS**

| <u>PIN</u> | <u>1995 EAV</u> |
|--------------|---------------------|
| 16-29-321 | 442 |
| 16-31-107 | 1,234,116 |
| 16-31-113 | 337,337 |
| 16-31-114 | 786,724 |
| 16-31-115 | 944,152 |
| 16-31-118 | - |
| 16-31-119 | - |
| 16-31-124 | 788,368 |
| 16-31-125 | 363,992 |
| 16-31-126 | 1,055,828 |
| 16-31-127 | 7,531,370 |
| 16-31-200 | 1,794,522 |
| 16-31-201 | 493,885 |
| 16-31-202 | 365,401 |
| 16-31-203 | 172,066 |
| 16-31-204 | 541,125 |
| 16-31-205 | 651,296 |
| 16-31-206 | 732,365 |
| 16-31-207 | - |
| 16-31-208 | - |
| 16-31-209 | - |
| 16-31-500 | - |
| 16-32-100 | 151,892 |
| <u>Total</u> | <u>17,944,880 *</u> |

*This figure is subject to verification by the County Clerk of Cook County, Illinois. After verification, the figure shall be certified by the County Clerk.

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in Section III of this Redevelopment Plan, the Project Area as a whole is adversely impacted by the presence of numerous conservation area factors, and these factors are reasonably distributed throughout the Project Area. Conservation factors within the Project Area are widespread and represent major impediments to sound growth and development.

The lack of private investment in and the decline of the Project Area are evidenced by the following:

- Improved areas characterized by obsolescence, deterioration, excessive vacancies, excessive land coverage, deleterious land use or layout, and an overall depreciation of physical maintenance.
- Between 1991 and 1994, the equalized assessed valuation (the "EAV") of the Project Area increased by approximately 10.4 percent, 3 percentage points less than the increase in the EAV of the City as a whole over the same period.

As evidenced above and throughout this Redevelopment Plan, the Project Area is not yet a blighted area, but is deteriorating and declining and may become a blighted area. In addition, the Project Area on the whole has not been subject to growth and development through investment by public enterprise. Finally, the Project Area would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

VII. FINANCIAL IMPACT

Without the adoption of this Redevelopment Plan and TIF, the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of City-sponsored redevelopment initiatives there is a prospect that conservation factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. In the absence of City-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Section V of this Redevelopment Plan describes the comprehensive Redevelopment Project proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged over a period of years consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in rehabilitation of buildings and new construction on a scale sufficient to eliminate problem conditions and to return the area to a long-term sound condition.

The Redevelopment Project is expected to have both short- and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short-term, the City's strategic use of TIF can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from an enhanced tax base which results from the increase in EAV caused by the Redevelopment Projects.

VIII. DEMAND ON TAXING DISTRICT SERVICES

This Redevelopment Plan provides for commercial, industrial and residential type development activity within the Project Area. The amount and type of new development is not known at this time. It is anticipated that redevelopment projects implemented as part of this Redevelopment Plan will not cause increased demand for services or capital improvements on most of the taxing districts.

Non-residential development (i.e., community business and industrial) should not cause increased demand for services or capital improvements on any of the following taxing districts: School District 100, Berwyn Cicero Stickney High School District 201, Morton Community College District 527, Berwyn Park District, Village of Berwyn Library Fund, Township of Berwyn, County of Cook, Forest Preserve District of Cook County and Cook County Health Facilities.

Replacement of underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the Metropolitan Water Reclamation District of Greater Chicago (WRD). It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Project Area can be adequately handled by existing treatment facilities maintained and operated by the WRD.

Residential development may cause increased demand for services or capital improvements to be provided by School District 100, Berwyn Cicero Stickney High School District 201, Morton Community College District 527, Berwyn Park District and Village of Berwyn Library Fund. However, it is not possible at this time to predict, with any degree of reliability, (i) the number or timing of new or rehabilitated residential buildings that may be added within the Project Area, or (ii) the increased level of demand for services or capital improvements to be provided by any taxing district as a result therefrom.

Because the scale and mix of development in the Project Area cannot be predicted with certainty as of the date of this Redevelopment Plan, the scope of the financial impact on taxing districts and increase in demand for services provided by those districts cannot be quantified at this time. As a result, the City has not developed, at present, a specific plan to address such impact or increased demand.

However, as described more fully in Section V.B.2, *Redevelopment Improvements and Activities-- Provision of Public Works or Improvements*, of this Redevelopment Plan, the City plans to provide public improvements and facilities to service the Project Area. Such improvements may mitigate some of the additional service and capital improvement demands placed on taxing districts as a result of the implementation of this Redevelopment Plan.

**IX. CONFORMITY OF THE REDEVELOPMENT PLAN AND
PROJECT TO THE COMPREHENSIVE PLAN FOR THE
DEVELOPMENT OF THE CITY AS A WHOLE**

This Redevelopment Plan and the Redevelopment Project described herein conform to the Comprehensive Plan for the development of the City as a whole.

X. PHASING AND SCHEDULING

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area.

It is anticipated that City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the City.

XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XII. AFFIRMATIVE ACTION PLAN

The City is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.
- B) This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

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

EXHIBIT I: SOUTH BERWYN CORRIDOR TIF REDEVELOPMENT
PROJECT AREA ELIGIBILITY STUDY

**SOUTH BERWYN CORRIDOR
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA
ELIGIBILITY STUDY**

City of Berwyn, Illinois

This Eligibility Study is subject to change based on the review and comment by the City and may be revised before a final Eligibility Study is issued by the City for purposes of the public hearing.

Prepared by
Trkla, Pettigrew, Allen & Payne, Inc.
October 25, 1996

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I. EXECUTIVE SUMMARY

The purpose of this study is to document whether the South Berwyn Corridor Tax Increment Financing Redevelopment Study Area (the "Study Area") in the City of Berwyn, Illinois (the "City") qualifies for designation as a "Conservation Area" pursuant to the definition contained in the Illinois *Tax Increment Allocation Redevelopment Act* 65 ILCS 5/11-74.4-1 *et seq.*, as amended and supplemented from time to time (the "Act").

The purpose of this study, entitled the *South Berwyn Corridor Tax Increment Financing Redevelopment Project Area Eligibility Study (the "Eligibility Study")* is to document the conditions that exist which may be sufficient to designate an approximately 48 acre area as a Conservation Area. The Study Area generally includes all of the commercial frontage in the blocks along the Burlington rail line, from Home Avenue on the west to Cuyler Avenue on the east and the commercial portions of blocks fronting Oak Park Avenue, from 31st Street on the north to 34th Street on the south. Boundaries of the Study Area are shown in Figure 1, *Boundary Map*.

As set forth in the Act, "redevelopment project area" means an area designated by the municipality, which is not less in the aggregate than 1 1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted and conservation areas. The Study Area exceeds the minimum acreage requirements of the Act.

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

While it may be concluded that the mere presence of three or more of the stated factors may be sufficient to make a finding as a conservation area, the evaluation contained in this Eligibility Study

was made on the basis that the conservation factors must be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary.

On the basis of this approach, the Study Area is found to be eligible within the definition set forth in the Act. Of the 96 structures located within the area, 73, or 76 percent are 35 years of age or older. In addition to age, of the fourteen other factors set forth in the Act, seven are found to be present in the Study Area. Additionally:

- The conservation factors which are present are reasonably distributed throughout the Study Area.
- The entire Study Area is impacted by and shows the presence of conservation factors.
- The Study Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project activities and improvements.

The following conservation factors are found to be present in the Study Area

1. Obsolescence

Obsolescence as a factor is present to a major extent in two blocks and to a limited extent in thirteen blocks. Conditions contributing to this factor include the functional and economic obsolescence of buildings and obsolete platting.

2. Deterioration

Deterioration as a factor is present to a major extent in one block and to a limited extent in thirteen blocks. Conditions contributing to this factor include deteriorating buildings, site surface, parking areas and alleys.

3. Excessive Vacancies

Excessive vacancies as a factor is present to a major extent in two blocks and to a limited extent in six blocks. Conditions contributing to this factor include vacant buildings, vacant space within buildings and vacant parcels.

4. Excessive Land Coverage

Excessive land coverage as a factor is present to a major extent in twelve blocks and to a limited extent in two blocks where buildings occupy close to the entire parcel and where parcels contain multiple buildings, resulting in a lack of or limited off-street parking, loading and service areas.

5. Deleterious Land Use or Layout

Deleterious land use or layout as a factor is present to a major extent in six blocks and to a limited extent in nine blocks. Conditions contributing to this factor include the improper layout of parcels; small, narrow and irregularly shaped parcels; and incompatible uses.

6. Depreciation of Physical Maintenance

Depreciation of physical maintenance as a factor is present to a major extent in four blocks and to a limited extent in eight blocks where maintenance of buildings, premises and parking areas has been deferred.

7. Lack of Community Planning

Lack of community planning is present throughout the entire Study Area. The commercial corridors and related blocks were developed without the benefit or guidance of a community plan with reasonable policies and standards for development of separate parcels and entire blocks.

The conclusion of Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") is that the number, degree, and distribution of conservation factors as documented in this study warrant designation of the Study Area as a "conservation area" as set forth in the Act. The conclusions presented in this Eligibility Study are those of TPAP which was retained by the City to examine whether conservation area conditions exist within the Study Area. The City Council should review this Eligibility Study and any supporting data and files and, if satisfied with the methodologies and conclusions contained herein, may adopt the necessary ordinances approving the redevelopment project and plan of which this Eligibility Study is a part, designating the redevelopment project area and approving the use of tax increment financing. As part of the adoption of these ordinances, the City must make this Eligibility Study a part of the public record.

II. BASIS FOR REDEVELOPMENT

The Illinois General Assembly made two key findings in adopting the Act:

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

These findings were made on the basis that the presence of blight or conditions which lead to blight is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each prospective redevelopment project qualifies either as a "blighted area" or as a "conservation area" within the definitions set forth in the Act. These definitions are paraphrased below:

A. *ELIGIBILITY OF A CONSERVATION AREA*

A conservation area is an improved area in which 50 percent or more of the structures in the area have an age of 35 years or more and there is a presence of a combination of three or more of the fourteen factors listed below. Such an area is not yet a blighted area, but because of a combination of three or more of these factors, the area may become a blighted area.

- a. Dilapidation
- b. Obsolescence
- c. Deterioration
- d. Illegal use of individual structures
- e. Presence of structures below minimum code standards
- f. Abandonment
- g. Excessive vacancies
- h. Overcrowding of structures and community facilities
- i. Lack of ventilation, light, or sanitary facilities
- j. Inadequate utilities

- k. Excessive land coverage
- l. Deleterious land-use or lay-out
- m. Depreciation of physical maintenance
- n. Lack of community planning

B. ELIGIBILITY OF A BLIGHTED AREA

1. Improved Blighted Area

A blighted area may be either improved or vacant. If the area is improved (*e.g.*, with industrial, commercial and residential buildings or improvements), a finding may be made that the area is blighted because of the presence of a combination of five or more of the following fourteen factors:

- a. Age
- b. Dilapidation
- c. Obsolescence
- d. Deterioration
- e. Illegal use of individual structures
- f. Presence of structures below minimum code standards
- g. Excessive vacancies
- h. Overcrowding of structures and community facilities
- i. Lack of ventilation, light, or sanitary facilities
- j. Inadequate utilities
- k. Excessive land coverage
- l. Deleterious land-use or lay-out
- m. Depreciation of physical maintenance
- n. Lack of community planning

2. Vacant Blighted Area

If the area is vacant, it may be found to be eligible as a blighted area based on the finding that the sound growth of the taxing districts is impaired by:

- a. A combination of two or more of the following factors:
 - Obsolete platting of the vacant land;
 - Diversity of ownership of such land;
 - Tax and special assessment delinquencies of such land;

- Flooding on all or part of such vacant land; or
 - Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or
- b. The area immediately prior to becoming vacant qualified as a blighted improved area, or
 - c. The area consists of an unused quarry or unused quarries, or
 - d. The area consists of unused railyards, rail tracks or railroad rights-of-way, or
 - e. The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least five years, or
 - f. The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites, or
 - g. The area is not less than 50 or more than 100 acres and 75 percent of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of this subsection (a), and the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

C. CONCLUSIONS

While the Act defines a blighted area and a conservation area, respectively, it does not define the various factors for each, nor does it describe what constitutes the presence or the extent of presence necessary to make a finding that a factor exists. Therefore, reasonable and defensible criteria should be developed to support each local finding that an area qualifies as either a blighted area or as a conservation area. In developing these criteria, the following basic principles have been applied:

1. The minimum number of factors must be present and the presence of each must be documented;
2. Each factor to be claimed should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
3. The effect of the factors should be reasonably distributed throughout the Study Area.

It is also important to note that the test of eligibility is based on the conditions of the Study Area as a whole; it is not required that eligibility must be established for each and every property in the Study Area.

III. THE STUDY AREA

The Study Area includes of an area of approximately 48 acres and generally consists of the City's south commercial business district located along Oak Park Avenue and the Burlington rail line, between 31st Street and 34th Street. Streets and alley rights-of-way consist of 18.2 acres and the Burlington rail line right-of-way takes up 6.8 acres. Combined right-of-way consists of 25 acres, or 52 percent of the total acreage within the Study Area.

The Study Area includes a total of sixteen blocks, including two full and fourteen partial blocks. bordered by an irregular boundary.

The Study Area includes a variety of uses, including retail, commercial service, offices and medical related uses. Two blocks each contain a single use, a cable company and a Commonwealth Edison facility. The Study Area is characterized by several problem conditions, including an inconsistent mix of uses, some of which include residential uses inappropriately located along the commercial corridors within the Study Area; old, obsolete buildings, including a significant number of vacant buildings and buildings with vacant space; a mix of small and large parcels; building conversions; and deterioration of buildings and premises throughout most of the Study Area.

Other conditions that have contributed to the conservation factors contained within the Study Area include: (i) limited block sizes and lot depths and the related overcrowding of buildings on parcels; (ii) multiple parcels of varying widths and lengths; and (iii) the presence of older buildings of limited size which were constructed during the early development of the South Berwyn commercial corridor, which was, in part, related to the Burlington rail line which serves as both a commuter and freight line. Windsor Avenue, along the south side of the Burlington rail line, and Stanley Avenue, along the north side of the rail line, are 50 and 40 feet in right-of-way width, respectively, resulting in narrow pavement widths which are obsolete by current street design standards.

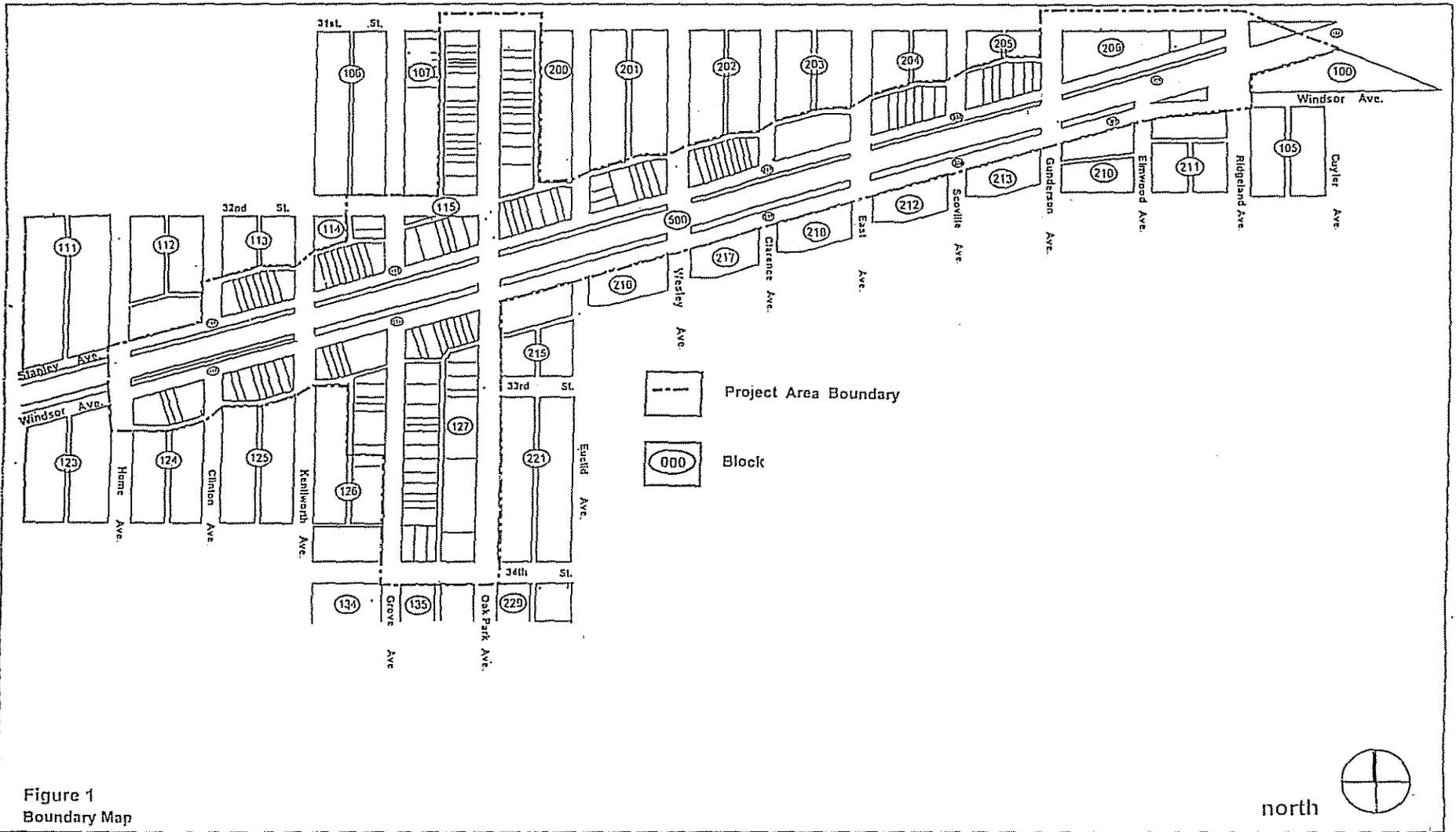


Figure 1
Boundary Map

IV. ELIGIBILITY SURVEY AND ANALYSIS

A survey and analysis of existing conditions within the Study Area was completed by TPAP to document the extent to which each conservation factor is present within the Study Area. The surveys and analyses included:

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

A. BUILDING CONDITION SURVEY

Initial preliminary surveys of the Study Area were conducted during November 1995 to determine the area's eligibility. A recent survey conducted during October 1996 was performed by TPAP in order to note any changes in use and to document the Study Area conditions based on exterior inspections of all buildings. Noted during the inspection were structural deficiencies of individual buildings and related environmental deficiencies in the Study Area. Summarized below is the process used for assessing building conditions in the Study Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. Figure 2, *Exterior Survey Form*, illustrates the building condition survey form used to record building conditions.

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

a. Primary Structural Components.

These components are the basic structural elements of any building, including foundation walls, load bearing walls and columns, roof structure, and roof.

b. Secondary Building Components.

These components are generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters and downspouts.

c. Criteria for Classifying Defects for Building Components.

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building.

2. Building Component Classification

The four categories used to classify building components and systems and the criteria used to evaluate deficiencies are described below.

a. Sound

Building components which contain no defects, are adequately maintained, and require no treatment outside of normal maintenance as required during the life of the building.

b. Deficient - Requiring Minor Repair.

Building components which contain defects (loose or missing material or holes and cracks over a limited area) which may or may not be corrected through the course of normal maintenance but could be significant depending on the size of the building or number of buildings in a large complex.

Buildings with minor defects clearly indicate a lack of or a reduced level of maintenance. Minor defects have limited effect on either primary or secondary

components and the correction of such defects may be accomplished by the owner or occupants of either average size residences or smaller commercial buildings, such as patching or caulking over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

c. Deficient - Requiring Major Repair.

Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components or significant upgrading of larger buildings or complexes of buildings by skilled people in the building and maintenance trades.

d. Critical.

Building components which contain major defects (bowing, sagging, or settling to any or all exterior component causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that building is classified as substandard (dilapidated) and the cost of and degree of repair would be excessive or unfeasible.

3. **Final Building Rating**

After completing of the exterior building condition survey, each individual building was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.

a. Sound.

Sound buildings kept in a standard condition, requiring no maintenance at present. Buildings so classified have less than one minor defect.

b. Deficient.

Deficient buildings contain defects which collectively are either not easily correctable through normal maintenance or require contracted skills to accomplish the level of improvements as part of maintenance or correction of defects. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

- c. Minor.
Buildings classified as deficient (requiring minor repairs) have at least one minor defect, beyond normal maintenance, in one of the primary components or in the combined secondary components, but less than one major defect.
- d. Major
Buildings classified as deficient (requiring major repairs) have at least one major defect in one of the primary components or in the combined secondary components, but less than one critical defect.
- e. Substandard.
Structurally substandard buildings contain defects which are so serious and so extensive that the building must be removed. Buildings classified as structurally substandard have two or more major defects.

Minor deficient and major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Act; substandard buildings are the same as dilapidated buildings. The words "building" and "structure" are presumed to be interchangeable.

B. PRESENCE OF CONSERVATION FACTORS

Summarized below are the conclusions of the surveys and analyses completed for each conservation factor based on existing conditions within the Study Area. The conclusions indicate whether the factor is found to be present within the Study Area, and the relative extent to which the factor is present. A factor noted as "not present" indicates either that no information was available or that no evidence was documented as part of the various surveys and analyses which would indicate its presence. A factor noted as "present to a limited extent" indicates that the factor is present, but the distribution or impact of the factor is limited. Finally, a factor noted as "present to a major extent" indicates that the factor is present throughout major portions of the block, and that the presence of such conditions has a major adverse impact or influence on adjacent and nearby development.

1. Age

Age is a primary and prerequisite factor in determining an area's qualification for designation as a Conservation Area. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems can be a function of time, temperature and moisture, structures which are 35 years of age or older typically exhibit more problems and require a greater level of maintenance than more recently constructed buildings.

Discussion

Buildings meeting the age factor are reasonably distributed throughout all of the blocks comprising the Study Area. Many of the buildings in the Study Area date back to the early or mid 1920s, when the area was developed. Of the 96 buildings in the area, 73, or 76 percent exceed 35 years in age.

Conclusion

The Study Area meets the prerequisite test for designation as a Conservation Area since more than 50 percent of the buildings in the area are 35 years of age or older.

2. Dilapidation

Dilapidation refers to an advanced state of disrepair of buildings and improvements. This is reflected in the Webster's New Collegiate Dictionary, which defines Dilapidate, Dilapidated and Dilapidation as follows:

- *Dilapidate*, means "... to become or cause to become partially ruined and in need for repairs, as through neglect."
- *Dilapidated*, means "... falling to pieces or into disrepair; broken down; shabby and neglected."
- *Dilapidation*, means "... dilapidating or becoming dilapidated; a dilapidated condition."

Discussion

TPAP conducted an exterior survey of each building within the Study Area to determine its condition. Of the total 96 buildings:

- 63 buildings were classified as structurally sound;
- 32 buildings were classified as minor deficient (deteriorating);
- 1 building was classified as major deficient (deteriorated);
- 0 buildings were classified as substandard (dilapidated)

Conclusion

The results of the analysis indicate that the factor of dilapidation is not present within the Study Area.

3. Obsolescence

Webster's New Collegiate Dictionary defines Obsolescence as "*being out of use; obsolete.*" Obsolete is further defined as "no longer in use; disused" or "of a type or fashion no longer current." These definitions are helpful in describing the general obsolescence of buildings or site improvements in a proposed redevelopment project area. In making findings with respect to buildings, it is important to distinguish between functional obsolescence, which relates to the physical utility of a structure, and economic obsolescence, which relates to a property's ability to compete in the market place.

Functional Obsolescence

Structures historically have been built for specific uses or purposes. The design, location, height and space arrangement are intended for a specific occupancy at a given time. Buildings become obsolescent when they contain characteristics or deficiencies which limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence.

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings which contain vacant space are characterized by problem conditions which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

Obsolete buildings contain characteristics or deficiencies which limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of an area.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated designs, etc.

Discussion

Obsolete buildings are present in twelve of the sixteen blocks. These include residential buildings converted to accommodate commercial activity; single-family residential buildings converted to accommodate additional units; long, narrow buildings; small structures with limited utility or

opportunity for expansion; and single purpose buildings which are difficult to adapt to other uses. Obsolete buildings include 18, or 18.7 percent of the total 96 buildings in the Study Area.

Throughout the Study Area, blocks contain parcels of varying sizes, depths and widths, including two parcels in one block which are only 8.5 feet in width and additional parcels of limited widths, ranging from 20 to 25 feet in width in fourteen of the sixteen blocks.

Windsor Avenue and Stanley Avenue run along the south and north side of the Burlington rail line, respectively, and contain angle commuter parking spaces along both sides of the rail line. These streets are narrow, obsolete streets with only 50 and 40 feet of right-of-way, respectively, and as a result, contain narrow pavement widths as compared to the other streets in the area.

Conclusion

The results of the analysis indicate that the combination of obsolete buildings and obsolete platting indicates that obsolescence is present to a major extent in two blocks and to a limited extent in thirteen blocks.

4. Deterioration

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of paint, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, exterior walls, roofs, etc.), respectively.
- All buildings and site improvements classified as dilapidated are also deteriorated.

Discussion

Building Deterioration. The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." Of the total 96 buildings, 33, or 34.4 percent of the buildings in the Study Area are classified as deteriorating or deteriorated. As noted in the following summary in Table 1, building deterioration exists throughout the Study Area.

Site Deterioration. Field surveys were conducted to identify the condition of parking and surface storage areas. Only a limited number of parcels contain either broken concrete surfaces or gravel with weeds in the rear of buildings. This condition is limited to three blocks.

Street Pavement Deterioration. Cracked irregular pavement and alligatored surfaces exist along Windsor Avenue between Ridgeland and Euclid Avenue.

Deteriorated Alley Pavement. Alleys with cracked, irregular surface, including depressions and areas allowing water ponding are present in seven blocks, most of which are south of the rail line. East-west alleys in poor condition are present in Blocks 124, 125, 126 127, 114 and 200. Deteriorated alley pavement in north-south alleys is present in Block 127 and sections of the alley in Block 115.

Conclusion

Deterioration, including alleys and site improvements, is present to a major extent in one block and to a limited extent in thirteen blocks within the Study Area.

Table 1: Summary of Building Deterioration

| <u>Block No.</u> | <u>Total Buildings</u> | <u>Sound</u> | <u>Minor Deficient</u> | <u>Major Deficient</u> | <u>Substandard (Dilapidation)</u> |
|------------------|------------------------|--------------|------------------------|------------------------|-----------------------------------|
| 100 | 1 | | 1 | | |
| 107 | 13 | 8 | 5 | | |
| 113 | 2 | 2 | | | |
| 114 | 10 | 9 | 1 | | |
| 115 | 4 | 3 | 1 | | |
| 124 | 3 | 1 | 1 | 1 | |
| 125 | 4 | 3 | 1 | | |
| 126 | 7 | 2 | 5 | | |
| 127 | 15 | 9 | 6 | | |
| 200 | 16 | 11 | 5 | | |
| 201 | 5 | 1 | 4 | | |
| 202 | 3 | 3 | | | |
| 203 | 1 | 1 | | | |
| 204 | 4 | 3 | 1 | | |
| 205 | 5 | 5 | | | |
| 206 | 3 | 2 | 1 | | |
| Total | 96 | 63 | 32 | 1 | |

5. Illegal Use Of Individual Structures

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law.

Discussion

No evidence of illegal use has been documented as part of the exterior analysis of the Study Area.

Conclusion

The results of the analysis indicate that the factor of illegal uses of individual structures is not found to be present throughout the Study Area.

6. Presence Of Structures Below Minimum Code Standards

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

Discussion

Of the 96 buildings in the area, one structure contained visible advanced defects over major portions of one secondary component. While the defect visible may be below the City's building and maintenance code, the exterior survey did not reveal a sufficient number of buildings with code related problems.

Conclusion

The results of the analysis, based on exterior surveys, indicate that the factor of structures below minimum code standards is not sufficiently widespread or present in Study Area to be documented as part of this study.

7. Abandonment

Webster's New Collegiate Dictionary defines Abandon as "to give up with the intent of never again claiming one's right or interest"; or "to give over or surrender completely; to desert."

Conclusion

Based on the analysis of the properties within the Study Area, abandonment as a factor is not found to be present.

8. Excessive Vacancies

Excessive vacancies refers to the presence of buildings or parcels which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency or duration of vacancies. Excessive vacancies include properties which evidence no apparent effort directed toward their occupancy or utilization.

Discussion

Within the Study Area, vacancies include vacant commercial buildings, vacant space within buildings and vacant parcels. Of the 96 buildings in the Study Area, seven are vacant and nine are predominantly vacant. In addition, the Study Area contains three vacant parcels.

Conclusion

The results of the analysis indicate that the factor of excessive vacancies is present to a major extent in two blocks and to a limited extent in six blocks.

9. Overcrowding Of Structures And Community Facilities

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings originally designed for a specific use and later converted to accommodate a more intensive use of activities without adequate provision for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, etc.

Discussion

Several single-family residential buildings were converted to house additional dwelling units, however, this condition and factor is isolated and not sufficiently evident from the exterior surveys.

Conclusion

Overcrowding of structures and community facilities as a factor is not sufficiently present throughout, nor distributed in enough blocks to be documented as part of this study.

10. Lack Of Ventilation, Light, Or Sanitary Facilities

Lack of ventilation, light, or sanitary facilities refers to substandard conditions which adversely affect the health and welfare of building occupants, *e.g.*, residents, employees, or visitors.

Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces/rooms without windows, *i.e.*, bathrooms, and dust, odor or smoke producing activity areas;
- Adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes with openable sections to provide the required amounts of ventilation based on the ratios of room size to window areas; and
- Adequate sanitary facilities, *i.e.*, garbage storage/enclosure, bathroom facilities, hot water, and kitchens.

Conclusion

Conditions of the lack of ventilation, light, or sanitary facilities have not been documented as part of the analyses undertaken within the Study Area.

11. Inadequate Utilities

Inadequate utilities refers to deficiencies in the capacity or condition of infrastructure which services a property or area, including but not limited to, storm drainage, water supply, sanitary sewers, gas and electricity lines.

Conclusion

Inadequate utilities have not been found as part of the surveys and analysis undertaken within the Study Area.

12. Excessive Land Coverage

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on a parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety. The resulting inadequate conditions include such factors as insufficient provision for natural light and air, an increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking and inadequate provision for loading, service and storage.

Discussion

Excessive land coverage is wide-spread throughout the Study Area. Parcels with excessive lot coverage include parcels with single buildings or buildings with rear accessory buildings and parcels with multiple buildings. These conditions contribute to the lack of sufficient space for loading, service and off-street parking provisions. These properties include both commercial buildings and apartment buildings.

Conclusion

The results of the analysis indicate that the factor of excessive land coverage is present to a major extent in twelve blocks and to a limited extent in two blocks.

13. Deleterious Land-Use Or Layout

Deleterious land-uses include all instances of incompatible land-use relationships, single-purpose buildings converted and added on to accommodate other activities, buildings which are occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive, or environmentally unsuitable.

Deleterious layout includes improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of improper layout of buildings on parcels and in relation to other buildings.

Discussion

Improper Platting/Layout. Improper platting/layout in the Study Area includes parcels of limited size and depth, including parcels with widths of between 20 and 25 feet which exist in all but two of the sixteen blocks. One block contains two parcels which are only 8.5 feet in width. Several parcels contain multiple buildings, including rear buildings.

Deleterious Land-Use. In some blocks, residential uses are inappropriately located along blocks fronts which are predominantly commercial, and include rear multiple buildings and converted residential buildings. Seventeen single family or low density residential buildings are located within five blocks of the Study Area. Several auto and truck repair uses are inappropriately located adjacent to retail and office activities. These include auto service uses in small buildings previously occupied by other uses.

Conclusion

Deleterious land-use or layout exists to a major extent in six blocks and to a limited extent in nine blocks. These conditions are detrimental to the proper development of the entire Study Area.

14. Depreciation Of Physical Maintenance

Depreciation of physical maintenance refers to the effects of deferred maintenance and the lack of maintenance of the buildings, parking areas and public improvements, including alleys, curbs and gutters, walks, and streets. The presence of this factor within the Study Area includes:

- Buildings. Of the total 96 buildings, 33, or 34 percent, contain defects and evidence deterioration and related deferred maintenance of exterior walls, windows, doors, roofs, fascias, gutters and downspouts, and porches.
- Front yard, side yards, rear parking and storage areas and vacant lots. Properties affected are limited to three parcels which contain deteriorated concrete or gravel surfaces which are deteriorated and poorly maintained with weeds and debris.
- Alleys and streets. Deteriorated alleys exist in seven blocks. Deteriorated street pavement exists along seven blocks and includes Windsor Avenue, from Ridgeland to Euclid Avenue.

Conclusion

The results of the survey and analyses of depreciation of physical maintenance within the Study Area indicates that this factor exists to a major extent in four blocks and to a limited extent in eight blocks.

15. Lack Of Community Planning

The Study Area was developed during the mid 1920's, and buildings were constructed on a parcel by parcel basis. The development of the commercial area occurred without the benefit of development controls. Most of the existing development was in place prior to the City's comprehensive plan.

Discussion

The existing problems, arrangement and mix of parcels and general overall poor appearance could have been avoided if the City, at the time, had the benefit of a plan or development controls to guide development within the Study Area.

Conclusion

Lack of community planning as a factor is present to a major extent throughout the Study Area.

IV. ELIGIBILITY CONCLUSIONS

The Study Area meets the requirements of the Act for designation as a Conservation Area. Of the total 96 buildings, 73 (or 76 percent) exceed 35 years of age. In addition to age, there is a reasonable presence and distribution of seven of the fourteen factors listed in the Act. These factors include:

1. Obsolescence
2. Deterioration
3. Excessive vacancies
4. Excessive land coverage
5. Deleterious land-use or layout
6. Depreciation of physical maintenance
7. Lack of community planning

The distribution of conservation factors is indicated in Table 2.

The conclusion of this Eligibility Study is that the Study Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Study Area is not yet a blighted area but appears to be declining and deteriorating and may become a blighted area. The presence of the conservation factors indicates that the Study Area has not been subject to sound growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan, of which this Eligibility Study is a part, for the Study Area.

Table 2
DISTRIBUTION OF CONSERVATION FACTORS
BLOCK NUMBERS

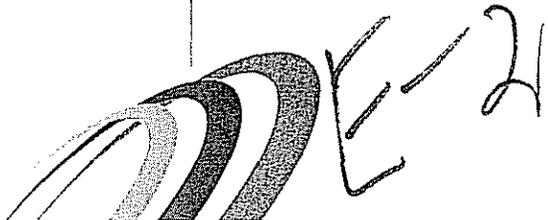
| | 100 | 107 | 113 | 114 | 115 | 124 | 125 | 126 |
|---|-----|-----|-----|-----|-----|-----|-----|-----|
| Age | ☒ | ☒ | ☒ | ☒ | ☒ | ☒ | ☒ | ☒ |
| Other factors | | | | | | | | |
| Dilapidation | | | | | | | | |
| Obsolescence | ☒ | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| Deterioration | ☐ | ☐ | | ☐ | ☐ | ☒ | ☐ | ☐ |
| Illegal use of individual structures | | | | | | | | |
| Structures below minimum code | | | | | | | | |
| Abandonment | | | | | | | | |
| Excessive vacancies | ☒ | ☐ | | | ☐ | ☐ | | ☒ |
| Overcrowding of structures and community facilities | | | | | | | | |
| Lack of ventilation, light and sanitary facilities | | | | | | | | |
| Inadequate utilities | | | | | | | | |
| Excessive land coverage | ☒ | ☒ | ☒ | ☒ | ☒ | ☐ | ☒ | ☐ |
| Deleterious land-use or layout | ☒ | ☒ | ☐ | ☒ | ☐ | ☐ | ☐ | ☐ |
| Depreciation of physical maintenance | ☒ | ☐ | | | ☐ | ☒ | | ☒ |
| Lack of community planning | ☒ | ☒ | ☒ | ☒ | ☒ | ☒ | ☒ | ☒ |

☐ Present to a limited extent
☒ Present to a major extent

Table 2 (Continued)
DISTRIBUTION OF CONSERVATION FACTORS
BLOCK NUMBERS

| | 127 | 200 | 201 | 202 | 203 | 204 | 205 | 206 |
|---|-----|-----|-----|-----|-----|-----|-----|-----|
| Age | ■ | ■ | ■ | ■ | □ | □ | ■ | ■ |
| Other factors | | | | | | | | |
| Dilapidation | | | | | | | | |
| Obsolescence | □ | □ | □ | □ | | □ | □ | □ |
| Deterioration | □ | □ | □ | □ | | □ | □ | □ |
| Illegal use of individual structures | | | | | | | | |
| Structures below minimum code | | | | | | | | |
| Abandonment | | | | | | | | |
| Excessive vacancies | □ | □ | □ | | | | | |
| Overcrowding of structures and community facilities | | | | | | | | |
| Lack of ventilation, light and sanitary facilities | | | | | | | | |
| Inadequate utilities | | | | | | | | |
| Excessive land coverage | ■ | ■ | ■ | ■ | | ■ | ■ | |
| Deleterious land-use or layout | ■ | □ | ■ | □ | | □ | □ | ■ |
| Depreciation of physical maintenance | □ | □ | ■ | □ | | □ | □ | □ |
| Lack of community planning | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

□ Present to a limited extent
 ■ Present to a major extent



City development
CORPORATION

August 22, 2008

**Mayor Michael O'Connor
Members of the Berwyn City Council
Berwyn City Hall
6700 West 26th Street
Berwyn, IL 60402**

Re: Municipal Parking Deck

Dear Mayor and City Council,

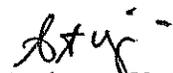
On February 7, 2003 City Council approved the use of Walker Parking Consultants as the design architect for the parking structure to be located on the 3300 block of Grove Avenue.

With the design phase of the project closing and construction phase beginning, a request to use Walker Construction for the construction phase of the project is being brought forward. The request is for amount not to exceed \$200,000 in order to retain services through the project completion. The construction phase work of Walker will be on an hourly basis in order to minimize costs, through the oversight of the Owners Representative, Alfred Benesch.

The City of Berwyn has received grant funds from West Suburban Mass Transit, a subdivision of Metra, for \$435,000 to be used for soft costs associated with the parking deck construction.

At this time, we request your approval to move forward with this long-awaited project, by authorizing the continued use of the project architectural firm, Walker Parking Consultants, through the construction phase of the project.

Respectfully submitted,



Anthony W. Griffin
Executive Director

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Second Floor
Berwyn, IL 60402
708.788.8100
fax: 708.788.0966
www.berwyn.net

Walker Scope of Services

PRE-CONSTRUCTION PHASE

Document Updates

1. Revise plans and technical specifications according to City and IDOT comments.
2. Update the opinion of probable cost.
3. Complete a bid set of construction documents for the proposed parking structure including architectural, structural, civil, mechanical, electrical, plumbing, fire protection, striping, graphics, access and revenue control equipment drawings and specifications.

Bidding Phase

1. Assist the City in issuing the bid documents.
2. Attend the pre-bid meeting and the pre-construction meeting.
3. Interpret documents, answer questions and issue addenda, if any.
4. Prepare documents to be issued for construction.

CONSTRUCTION PHASE

1. Review shop drawings and material submittals.
2. Perform construction observations in conjunction with progress meetings as requested by Alfred Benesch or the BDC. Up to twenty visits are included in this phase, including a pre-concrete meeting.
3. Respond to requests for information and provide clarifications and interpretations of the construction documents.
4. Review requests for change orders and requests for payment.

POST CONSTRUCTION PHASE

1. Prepare a final punch list for the parking structure and participate in final punch list review.
2. Assist the GC in the preparation of maintenance and operational manuals for the parking structure, including contractor warranties, system description and maintenance procedures.
3. Perform an eleventh-month warranty review walk-through.

Walker Standard Billing Rates

PRINCIPALS

| | |
|-----------------------|-------|
| Senior Principal..... | \$265 |
| Principal..... | \$220 |

PROJECT MANAGEMENT

| | |
|--------------------------------|-------|
| Senior Project Manager..... | \$205 |
| Project Manager..... | \$170 |
| Assistant Project Manager..... | \$130 |

PARKING CONSULTANTS

| | |
|--------------------------------|-------|
| Senior Parking Consultant..... | \$205 |
| Parking Consultant..... | \$170 |
| Parking Analyst/Planner..... | \$130 |

DESIGN

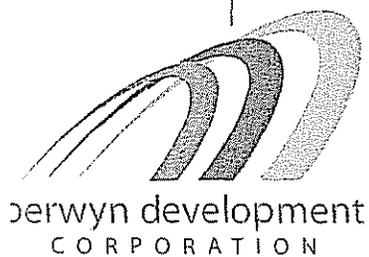
| | |
|---------------------------------------|-------|
| Senior Engineer/Senior Architect..... | \$165 |
| Engineer/Architect..... | \$140 |
| Design..... | \$130 |

TECHNICAL

| | |
|------------------------|-------|
| Senior Technician..... | \$115 |
| Technician..... | \$100 |
| Field Auditor..... | \$80 |

SUPPORT

| | |
|--|------|
| Senior Admin Assistant/Business Manager..... | \$80 |
| Administrative Assistant..... | \$60 |



E-3

August 22, 2008

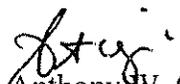
**Mayor Michael O'Connor
Members of the Berwyn City Council
Berwyn City Hall
6700 West 26th Street
Berwyn, IL 60402**

Re: Harlem Metra Station Lease

Dear Mayor and City Council,

Please see attached for the drafted RFP to solicit a commercial tenant for the vacant office space at the Harlem Avenue Metra Station. The building is owned by the City with a BNSF ground lease. The BDC has discussed the concept with BNSF which is receptive to allow a retail use on the property. After moving through a public process to solicit prospective tenants, the BDC will summarize and bring forward the submittals for City Council selection. If a tenant is approved by Council, a formal lease will be drafted and brought forward for City Council consideration.

Respectfully submitted,


Anthony W. Griffin
Executive Director

REQUEST FOR PROPOSAL
Retail space in the Harlem Avenue Metra Train Station
7135 Windsor Ave
Berwyn, IL 60402

The City of Berwyn seeks proposals from interested parties to lease, operate, and manage approximately 100 sq/ft. The building is owned by the City Berwyn with a ground lease of the property with BNSF Railway Company.

Notice to Proposers: Proposals will be received at the Berwyn Development Corporation, on behalf of the City of Berwyn, until the time and date specified below:

Address Proposals to: Berwyn Development Corporation, attention: Anthony Griffin, 3322 South Oak Park Avenue, Berwyn Illinois 60402, on, or before the proposal opening local time and date specified below. Proposals should be clearly marked "Proposal for Harlem Metra Train Station Retail Lease."

PROPOSALS ARE DUE NO LATER THAN: September 30, 2008 3:00 pm CST

Proposers shall submit (3) hard copies and (1) electronic copy to:

Anthony Griffin
Berwyn Development Corporation
3322 S. Oak Park Avenue
Berwyn, IL 60402

The City of Berwyn is not responsible for delays by the U.S Postal Service, the internal mail delivery system, or any means of delivery employed by the bidder. Similarly, the City is not responsible for, and will not open, any proposals which are received later than the specified day and time.

Questions: All questions and clarifications regarding the RFP must be submitted no later than August 29, 2008 by emailing or calling the following:

Anthony Griffin
agriffin@berwyn.net
(708) 788-8100

I. General Area Description

The Harlem Avenue Metra Train Station is located in an area referred to as the Depot District. The station is bordered by Harlem and Windsor Avenues. Daily Metra rider ship departing to and arriving at the Harlem Avenue Station totals: 532 inbound, 500 outbound. The District is home to Berwyn's largest employer (MacNeal Hospital) which employs 2,400 employees and has over 300,000 visitors to the facility on an annual basis.

The area contains three (3) Metra Train Stations and services transit ridership into the City of Chicago and to suburbs such as LaGrange, Hinsdale, and Aurora. The area has development and new business activity throughout the corridor. The Harlem Station is located within a retail overlay, which restricts certain uses without a variance approval through the City of Berwyn.

Common Description:

1. Property is located at 7135 Windsor Ave, it contains a one-story train station. The building is owned by the City of Berwyn with a ground lease for the property with BNSF with the of City of Berwyn.
2. Subject Property will be going under construction in 2009 to receive a new platform by Metra.
3. Available retail space is approximately 100 sq/ft. within the station and was formerly used as a ticket office. Lease would include utilities of electricity and water.
4. Any and all renovation cost will be the responsibility of the lessee and must obtain needed permits.

II. Proposals

The successful proposal will be for a retail use that supports and enhances the Depot transit area. The Lessee will be expected to operate and manage the space, will be responsible for obtaining all necessary permits, maintenance and cleaning of leased space, equipment, and all necessary utilities. Lessee will be responsible and liable for all operations of said business and shall be fully insured to the same effect.

III. Selection Process

All proposals must contain the following:

1. Description of retail use and how it enhances the Depot District;
2. Business Plan;
3. Market data relating to the concept;
4. Financial start up and operations costs;
5. Proposed lease rate lessee will pay;
6. Resume of prospective lessee;
7. Statement outlining relevant experience of prospective lessee;
8. Anticipated timeframe for opening proposed operation.

Each proposal submitted stands alone and will be evaluated on its own merits in terms of meeting the City's requirements, terms and conditions, lease rate, and overall responsiveness to the Request for Proposal. The BDC Executive Director may conduct discussions with any prospective lessee that submits an acceptable or potentially acceptable proposal. Prospective Lessees shall be afforded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. During the course of the discussions, the BDC shall not disclose any information derived from one proposal to

any other prospective lessee. The BDC reserves the right to request the prospective lessee to provide additional information during this process.

Lease Award:

1. The lessee's proposal must be complete to be considered for award.
2. The City reserves the right to qualify, accept or reject any or all lessees and accept any proposal deemed to be in the best interest of the City. The City of Berwyn reserves the right to accept or reject any or all proposals and to waive irregularities or technicalities in any proposal when in the best interest of the City. The City of Berwyn reserves the right to accept or reject any exception taken by the vendor to the terms and conditions of the request for proposals.
3. Award, if made, shall be in the form of a Lease.
4. Upon selection and Council approval, the lessee must also receive approval of use by BNSF.

Proposal materials become property of the Berwyn Development Corporation and cannot be returned.



E-4

August 22, 2008

**Mayor Michael O'Connor
Members of the Berwyn City Council
Berwyn City Hall
6700 West 26th Street
Berwyn, IL 60402**

Re: TIF application – Nicholas and Angela DiBrizzi, 7005 Roosevelt Rd

Dear Mayor and City Council,

An agreement for this TIF application was drafted based upon the input and recommended stipulations of the Aldermen at the August 12, 2008 City Council meeting. If City Council is agreeable to the drafted agreement, approval of the application can be considered with the stipulation of the agreement being executed by the applicants and the City.

City Council is being asked to consider TIF monies to pay only the eligible costs associated with this project up to a maximum of \$21,000. As part of our process, BDC staff will validate work performed and eligibility prior to any payments. The applicant will be required to place his share of funds in escrow to be used as first payment prior to TIF draws. Furthermore, the BDC will ensure the applicant will not receive any TIF monies prior to obtaining City permits.

With the consent of City Council, Nicholas and Angela DiBrizzi can commence work on their project and contribute to the revitalization efforts taking place on Roosevelt Road.

Respectfully,

A handwritten signature in black ink, appearing to read 'A. Griffin', is written over the typed name.

Anthony W. Griffin
Executive Director

Section F

Reports and Communications From The Mayor

F-1

CITY OF BERWYN

CITY COUNCIL MEETING (Date) 08/26/08

Deferred Communication

Agenda Item F-1 is a Deferred Communication from C C Meeting dated 08/12/08 Agenda item #14

FROM MAYOR

Re: PROPOSED REFERENDUM-ALDERMAN ERICKSON

F-8
The City of Berwyn



Michael A. O'Connor
Mayor

ITEM NO. 14
DATE AUG 12 2008
DISPOSITION deferral

A Century of Progress with Pride

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

Post Pub Hearing

Date: August 7, 2008
To: Members of the City Council
From: Mayor Michael A. O'Connor
Re: Proposed Referendum – Alderman Erickson

Ladies and Gentlemen:

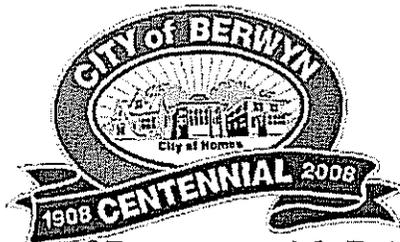
We will be discussing the proposed referendum question proposed by Alderman Erickson for non-partisan elections in the Committee of the Whole.

Your direction will be appreciated.

Sincerely,

Michael A. O'Connor
Mayor

The City of Berwyn



Michael A. O'Connor
Mayor

A Century of Progress with Pride

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

Date: August 19, 2008
To: Members of the City Council
From: Mayor Michael A. O'Connor
Re: Proposed Non-Partisan Referendum Question for November 4, 2008 Ballot

Ladies and Gentlemen:

Please find attached a copy of the resolution that must be passed in order to secure a position on the ballot. A public hearing was held on August 25 at 7:00pm and we will also discuss this issue in the Committee of the Whole.

Your direction will be appreciated

Sincerely,

Michael A. O'Connor
Mayor

NOTICE OF PUBLIC HEARING
City of Berwyn, Cook County, Illinois

PUBLIC NOTICE is hereby given that on Monday, August 25, 2008, the Mayor and City Council of the City of Berwyn, Cook County, Illinois, will hold a public hearing at 7 p.m. at the City Hall of the City of Berwyn, 6700 West 26th Street, Berwyn, Illinois, on a proposed Resolution to place a referendum for Non-Partisan Elections, within the City of Berwyn, to be placed on the November 2008 ballot.

YOU ARE HEREBY invited to attend the aforesaid public hearing at which time you will be given an opportunity to be heard in respect to any issues pertaining to the proposed resolution. If you have any questions or want to obtain a copy of the proposed resolution, or any other document, do not hesitate to contact Thomas J. Pavlik, City Clerk, City of Berwyn, 6700 West 26th Street, Berwyn, Illinois 60402, At 708.788.2660.

/s/Thomas J. Pavlik, City Clerk, City of Berwyn

August 20, 2008

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER-

**A RESOLUTION CALLING FOR A REFERENDUM TO CONSIDER
NON-PARTISAN PRIMARY AND GENERAL ELECTIONS IN THE
CITY OF BERWYN,
COOK COUNTY, ILLINOIS**

Michael A. O'Connor, Mayor
Thomas J. Pavlik, City Clerk

Nona Chapman
Santiago "Jim" Ramos
Mark Weiner
Michele Skryd
Thomas Day
Michael Phelan
Robert Lovero
Joel Erickson
Aldermen

"DRAFT"

RESOLUTION NO. _____

A RESOLUTION CALLING FOR A REFERENDUM TO CONSIDER NON-PARTISAN PRIMARY AND GENERAL ELECTIONS IN THE CITY OF BERWYN, COOK COUNTY, ILLINOIS

WHEREAS, the Mayor and City Council of the City of Berwyn wish to increase voter participation in City elections; and

WHEREAS, it is the belief of the City officials that more citizens of Berwyn will vote in the municipal election if they do not have to declare a party affiliation; and

WHEREAS, the residents should be given a voice in determining if the primary and general elections should remain partisan or be changed to non-partisan.

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Berwyn, Cook County, Illinois in the exercise of Berwyn's home rule powers as follows:

SECTION 1: **Provisions of Constitution, the Municipal Code and the Election Code**

Pursuant to the 1970 Illinois Constitution, Article VII, Section 6(f) and the Illinois Municipal Code and the Illinois Election Code, the following binding question shall appear on the November 4, 2008 general election ballot:

| | |
|--|-------------------|
| SHALL CANDIDATES FOR MAYOR, CLERK, TREASURER, AND ALDERMEN OF THE CITY OF BERWYN BE ELECTED IN NONPARTISAN PRIMARY AND GENERAL ELECTIONS? | YES [] NO [] |
|--|-------------------|

SECTION 2: Specifications to be Included on the Ballot After the Proposition

The following specifications shall be printed on the ballot along with the above proposition, and that these specifications govern the appropriate authorities, officers, and persons should the proposition be approved by a majority of the electors in the City voting on the question:

1. The Mayor, Clerk, Treasurer and Aldermen of the City of Berwyn elected at the Consolidated Election held in April, 2005, or their successors, (Mayor, Clerk, Treasurer and the "2005 Aldermen"), shall hold office for four (4) years and until their respective successors are elected and qualified. The provisions of this proposition and applicable law, in particular Sections 3.1-25-20 through 3.1-25-55, inclusive, of the Illinois Municipal Code, shall govern the election of the successors of the Mayor, Clerk, Treasurer and the "2005 Aldermen". Such successors shall be nominated and possibly elected at a non-partisan primary election to be held at the Consolidated Primary of 2009, and every fourth year thereafter (if a primary is necessary pursuant to the provisions of Sections 3.1-25-20 through 3.1-25-55, inclusive, of the Illinois Municipal Code, i.e. if only one candidate is on the ballot and there are no qualified write-in candidates), and elected at a general election to be held at the Consolidated Election in 2009 and every fourth year thereafter, unless elected at the primary as specified herein.

2. All office holders whose terms expire in 2009 shall be nominated and elected pursuant to the above sections of the Illinois Municipal Code, and this proposition, at the February 24, 2009, primary election, and as specified herein, if a run-off is necessary, at the general election on April 7, 2009.

3. A candidate who receives 50% plus one of the total vote cast for his or her office in the non-partisan primary election shall be declared elected.

4. If no candidate receives 50% plus one of the total vote cast for his or her office in the non-partisan primary, then the candidates receiving the most votes equal in number to twice the number of the candidate positions available for the particular office shall be candidates in the run-off election at the general election the following April after the February non-partisan primary. For instance, the two candidates receiving the highest vote totals, but neither receiving 50% of the total vote, plus one, would stand for election in the April election.

5. If there is a tie vote for any position, that tie will be broken by drawing lots or a coin toss as agreed upon by the candidates and conducted by the City Clerk (unless the City Clerk is one of the candidates whose office is being contested, and then the Deputy City Clerk shall conduct the lottery). If no agreement can be reached then the ties will be broken by lot. If there is a tie between two or more candidates for the last run-off position, the winner of the last position shall be chosen by lot or as otherwise agreed, from the tied candidates.

6. All election contests will be conducted pursuant to the Illinois Election Code.

7. If the proposition is successful at the November 4, 2008 election, then those candidates, if any, who may have begun passing petitions for a partisan primary shall be able to use said partisan petitions for purposes of ballot access for the February 24, 2009 non-partisan election, and all will be listed on the ballot as non-partisan candidates. Thereafter, for all future elections, all petitions will be in accordance with the applicable provisions of the Illinois Municipal Code and Illinois Election Code and as set forth above.

8. The required number of signatures and the filing dates for ballot access at the February 24, 2009 non-partisan primary and primaries thereafter, shall be in accordance with the

City of Berwyn ordinances and the Illinois Election Code with all candidates considered Independents pursuant to 5/10-3 and 5/10-3.1 of the Illinois Election Code. There shall be no maximum signature limitation for the 2009 primary but all applicable election laws shall apply in all future elections.

9. If this Referendum question receives a majority of votes at the November 4, 2008 election, all City of Berwyn elected offices shall be elected as set forth above even if the elected officials of Berwyn Township are still elected in a partisan primary. Those voters wanting to vote for City of Berwyn elected officers shall receive a non-partisan ballot and those voters wishing to vote for Berwyn Township elected officers shall receive a partisan ballot or whatever type of ballot style as determined by the appropriate election authority.

SECTION 3: **Enabling Provisions**

If a majority of the voters in the City of Berwyn voting on the question vote affirmatively, then candidates for all City offices, to be elected as specified above, will be elected as provided in the Illinois Municipal Code, the Election Code and in accordance with the specifications stated in this Resolution.

SECTION 4: **City Clerk**

The City Clerk shall file this Resolution in his office and certify the question and specifications to the Cook County Clerk for placement on the November 4, 2008 general election ballot, as included on Exhibit A attached hereto.

SECTION 5: If any section, paragraph, clause or provision of this resolution shall be held invalid, the invalidity thereof shall not effect any of the other provisions of this resolution.

SECTION 6: All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7:

This resolution shall be in full force and effect from and after its

passage, approval and publication as provided by law.

PASSED by the City Council of the City of Berwyn, Cook County, Illinois on this _____

day of _____ 2008, pursuant to a roll call vote, as follows:

| | YES | NO | ABSENT | PRESENT |
|------------------|------------|-----------|---------------|----------------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

APPROVED by the Mayor on _____, 2008.

Michael A. O'Connor
MAYOR

ATTEST:

Thomas J. Pavlik
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Thomas J. Pavlik, do hereby certify that I am the duly qualified and elected Clerk of the City of Berwyn, Cook County, Illinois, and that as such Clerk I do have charge of and custody of the books and records of the City of Berwyn, Cook County, Illinois.

I do hereby further certify that the foregoing is a full, true and correct copy of Resolution No. _____ "A RESOLUTION CALLING FOR A REFERENDUM TO CONSIDER NON-PARTISAN PRIMARY AND GENERAL ELECTIONS IN THE CITY OF BERWYN, COOK COUNTY, ILLINOIS," adopted and approved by the Mayor and City Council of the City of Berwyn, Illinois on August 26, 2008.

In witness whereof, I have hereunto affixed my hand and the Corporate Seal of the Town of Cicero, Cook County, Illinois this 26th day of August, 2008.

Thomas J. Pavlik
City Clerk
City of Berwyn
Cook County, Illinois

(SEAL)

EXHIBIT A

SHALL CANDIDATES FOR MAYOR, CLERK,
TREASURER, AND ALDERMEN OF THE CITY OF BERWYN BE ELECTED IN NONPARTISAN
PRIMARY AND GENERAL ELECTIONS? YES []
NO []

- The Mayor, Clerk, Treasurer and Aldermen of the City of Berwyn elected at the Consolidated Election held in April, 2005, or their successors, (Mayor, Clerk, Treasurer and the "2005 Aldermen"), shall hold office for four (4) years and until their respective successors are elected and qualified. The provisions of this proposition and applicable law, in particular Sections 3.1-25-20 through 3.1-25-55, inclusive, of the Illinois Municipal Code, shall govern the election of the successors of the Mayor, Clerk, Treasurer and the "2005 Aldermen". Such successors shall be nominated and possibly elected at a non-partisan primary election to be held at the Consolidated Primary of 2009, and every fourth year thereafter (if a primary is necessary pursuant to the provisions of Sections 3.1-25-20 through 3.1-25-55, inclusive, of the Illinois Municipal Code, i.e. if only one candidate is on the ballot and there are no qualified write-in candidates), and elected at a general election to be held at the Consolidated Election in 2009 and every fourth year thereafter, unless elected at the primary as specified herein.

- All office holders whose terms expire in 2009 shall be nominated and elected pursuant to the above sections of the Illinois Municipal Code, and this proposition, at the February 24, 2009, primary election, and as specified herein, if a run-off is necessary, at the general election on April 7, 2009.

- A candidate who receives 50% plus one of the total vote cast for his or her office in the non-partisan primary election shall be declared elected.

- If no candidate receives 50% plus one of the total vote cast for his or her office in the non-partisan primary, then the candidates receiving the most votes equal in number to twice the number of the candidate positions available for the particular office shall be candidates in the run-off election at the general election the following April after the February non-partisan primary. For instance, the two candidates receiving the highest vote totals, but neither receiving 50% of the total vote, plus one, would stand for election in the April election.

- If there is a tie vote for any position, that tie will be broken by drawing lots or a coin toss as agreed upon by the candidates and conducted by the City Clerk (unless the City Clerk is one of the candidates whose office is being contested, and then the Deputy City Clerk shall conduct the lottery). If no agreement can be reached then the ties will be broken by lot. If there is a tie between two or more candidates for the last run-off position, the winner of the last position shall be chosen by lot or as otherwise agreed, from the tied candidates.

- All election contests will be conducted pursuant to the Illinois Election Code.

- If the proposition is successful at the November 4, 2008 election, then those candidates, if any, who may have begun passing petitions for a partisan primary shall be able to use said partisan petitions for purposes of ballot access for the February 24, 2009 non-partisan election, and all will be listed on the ballot as non-partisan candidates. Thereafter, for all future elections, all petitions will be in accordance with the applicable provisions of the Illinois Municipal Code and Illinois Election Code and as set forth above.

- The required number of signatures and the filing dates for ballot access at the February 24, 2009 non-partisan primary and primaries thereafter, shall be in accordance with the City of Berwyn ordinances and the Illinois Election Code with all candidates considered Independents pursuant to 5/10-3 and 5/10-3.1 of the Illinois Election Code. There shall be no maximum signature limitation for the 2009 primary but all applicable election laws shall apply in all future elections.

- If this Referendum question receives a majority of votes at the November 4, 2008 election, all City of Berwyn elected offices shall be elected as set forth above even if the elected officials of Berwyn Township are still elected in a partisan primary. Those voters wanting to vote for City of Berwyn elected officers shall receive a non-partisan ballot and those voters wishing to vote for Berwyn Township elected officers shall receive a partisan ballot or whatever type of ballot style as determined by the appropriate election authority.

FB

The City of Berwyn



Michael A. O'Connor
Mayor

A Century of Progress with Pride

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

Date: August 18, 2008
To: Members of the City Council
From: Mayor Michael A. O'Connor
Re: Zoning Hearing for Depot Parking Garage

Ladies and Gentlemen:

I have asked the executive secretary to the Zoning Board, Milt Persin, to complete his report by the Friday, August 22nd 10:00am deadline.

In the event he is unable to meet that very short deadline, he agreed he will be able to complete it by Tuesday, August 26th, when I will forward it to the Committee of the Whole for review.

Sincerely,

Michael A. O'Connor
Mayor



THE CITY OF BERWYN, ILLINOIS

Building A New Berwyn

MICHAEL A. O'CONNOR, Mayor

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

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

July 31, 2008



RECEIVED
8/4/08

Milt

ZONING BOARD OF APPEALS

CHAIRMAN: Joel Chrastka

EXECUTIVE SECRETARY: Milton F. Persin

MEMBERS:

Dominick Castaldo

Robert W. Fejt

Mary Esther Hernandez

Nora Laureto

Don Miller

Mrs. Sarah Bratcher-Senior Urban Planner
Berwyn Development Corporation
3322 S. Oak Park Avenue
Berwyn, Illinois 60402

RE: City of Berwyn-3310 S.Grove Avenue
Variation for a Municipal Parking Garage.

Dear Ms Bratcher:

This is to inform you that a Hearing has been scheduled on the above captioned matter at 7:00 P.M. in the City Council Chambers or other designated room in the Berwyn City Hall on Tuesday, the 19th day of August, 2008.

The applicant or Agent of the Applicant must appear on the scheduled day and the documents presented must be adequate to satisfy the Board requirements.

No continuances are allowed, so failure to appear will cause the Hearing to be cancelled and all funds deposited are forfeited.

Sincerely

Milton F. Persin
Milton F. Persin-Executive Secretary

cc-Alderman

Chairman & Building Director

Mayor Michael O'Connor

The City of Berwyn



Michael A. O'Connor
Mayor

A Century of Progress with Pride

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

Date: August 21, 2008
To: Members of the City Council
From: Mayor Michael A. O'Connor
Re: MRA Contract Amendment

Ladies and Gentlemen:

Please find attached the amendment to our contract with MRA which will allow for the collection of the Red Speed tickets.

Your approval will be appreciated.

Sincerely,

Michael A. O'Connor
Mayor

**MRA
1636 N. Wells - Ste 2202
Chicago, IL 60614
708-749-9926**

July 21, 2008

AMENDMENT TO CONTRACT BETWEEN MRA AND CITY OF BERWYN

It is hereby agreed by and between the parties to amend paragraph 7 of said contract to add the following:

d. 8% of all collections of redlight tickets after Red Speed returns them to the Berwyn Police Department at end of their contractual obligations.

Please Read to Violators before Hearing Start

Why are you here?

A vehicle registered to your name has been recorded by an automated traffic enforcement system in violation of City of Berwyn's Ordinance # 07-04 as allowed by House Bill 4835 (Automated Traffic Enforcement System)

What's constitutes a Red Light Violation?

You have received a notice in the mail for failing to stop at a red light OR for failing to come to a complete stop when making a legal right turn on red

As stated in the Illinois Vehicle Code, Section 11-306. Section C: "vehicular traffic facing a steady circular red signal alone shall stop at a clearly marked stop line, but if there is no such stop line, before entering the crosswalk on the near side of the intersection, or if there is no such crosswalk, then before entering the intersection, and shall remain standing until an indication to proceed is shown "

Additionally, Illinois Rules of the Road, Chapter 8 -- Traffic Signals and Pavement Markings reads:



RED LIGHT: Stop at the marked stop line. If there is no a marked stop line, stop before entering the crosswalk. If there is no crosswalk, stop before entering the intersection. Do not go until the light is green and the intersection is clear

You may make a right turn at a red light or a left turn at a red light when turning from a one-way street onto another one-way street that has traffic moving to the left. In both instances, drivers must come to a complete stop and yield the right-of way to oncoming traffic and pedestrians before turning

Will the violation impact my record?

Violation of the Ordinance # 07-04 constitutes a civil offence and does NOT impact your insurance OR your driving record. However, if you have accumulated 5 unpaid OR uncontested Final Determinations of Liability, the City of Berwyn will petition the Secretary of State to suspend your driving privileges.

Failure to pay any fines due to the City of Berwyn will result in additional enforcement activities, including assessment by a collection agency and immobilization of your vehicle

Which defenses are allowed?

1. The operator of the vehicle was issued a uniform traffic citation by a police officer for the same incident;
2. The violation occurred at any time during which the vehicle or its license plate was reported to a law enforcement agency as having been stolen and the vehicle or license plate had not been recovered by the owner at the time of the alleged violation;
3. The vehicle was leased to another party and within sixty (60) calendar days after the citation was mailed to the owner, the owner submitted a written affidavit with the correct name and address of the lessee of the vehicle identified on the notice at the time of the violation, together with a copy of the lease agreement;
4. The vehicle was an authorized emergency vehicle or was a vehicle lawfully participating in a funeral procession;
5. The responded was not the registered owner or lessee of the cited vehicle at the time of violation

If you were issued a uniform traffic citation by a police officer for the same incident, the uniform traffic citation may not be challenged on the basis of hearing options listed above. If you were issued two violations for the same incident, Contest Option 1 listed above may only be used as a basis to contest the violation listed on this notice.

Additional instructions

You will receive a notice in the mail instructing on how to pay the violation. if found liable

The City of Berwyn

F-5



Michael A. O'Connor
Mayor

A Century of Progress with Pride

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

Date: August 22, 2008
To: Members of the City Council
From: Mayor Michael A. O'Connor
Re: Damage to Clam Truck

Ladies and Gentlemen:

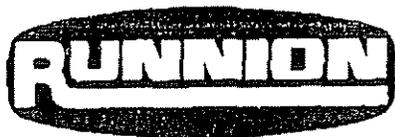
I have enclosed a copy of the partial estimate from Runnion Equipment Company for damages to our "Clam Truck" from the Forestry Department. A 20 year employee, Vince Stillo, drove the vehicle under the East Avenue viaduct. He was suspended for 5 days without pay and the union has filed a grievance requesting his five days lost pay. That grievance is still awaiting my decision on the request. The damage to this vehicle cannot be totally assessed until after the dismantling of the boom and a complete inspection of the damage can be performed. The Forestry Department will be unable to do large removals without the use of this vehicle. The City Council needs to decide whether or not to repair this vehicle or discontinue having Public Works perform removals in the future and use an outside contractor.

Your direction will be appreciated.

Sincerely,

Michael A. O'Connor
Mayor





"Where Quality Counts"

EQUIPMENT COMPANY

7950 WEST 47th STREET • LYONS, ILLINOIS 60534
(708) 447-3169 1-800-824-6704 FAX (708) 447-3730
www.runnionequipment.com

To: CITY OF BERWYN

Fax #: 708 749 9503

Attn: SAM

Date: 08/20/08

Re: Requested Estimate

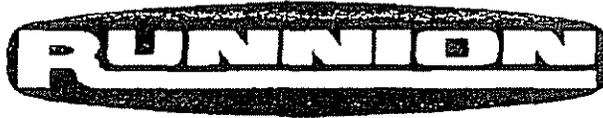
From: Bob Barcelona

Pages Including Cover: 3

COMMENTS:

Thank you,

BOB BARCELONA
PRODUCT SUPPORT MANAGER



Equipment Company
 Truck Mounted Cranes & Equipment Sales, Service & Rentals
 7950 West 47th St
 Lyons, IL 60534

Ph: (708) 447 3169

Fax: (708) 447 3730

Toll Free: (800) 824 6704

www.runnionequipment.com

August 20, 2008

CITY OF BERWYN
 PRENTICE F-90
 S/N Z202836

ATTN: SAM

RE: HERE IS A LIST OF REPAIR NEEDED TO REINSTALL BULKHEAD ONLY:

1. Straighten bulkhead at base and pocket channels.
2. Repair and reinforce bed pockets for bulkhead reinstallation. Reinstall bulkhead.
3. Repair, realign and reweld 1st two (2) bed uprights. (Damaged by bulkhead) and reweld to bulkhead.
4. Grind cracking welds at driver side of crane rest, reweld and gusset.
 Note: This area had been repaired previously.
5. Refinish repaired areas only.

| | | |
|--------------------------------------|-----------|-----------------|
| PARTS | \$ | 160.00 |
| SHOP LABOR (14 HRS. @ \$109.53 EA) | | <u>1,533.42</u> |
| TOTAL | \$ | 1,693.42 |

+ TAX AND FREIGHT ADDITIONAL +

NOTES:

- 1. Many bed uprights are poorly welded and secured to bed. This should be corrected. This is not part of the bridge damage.
- 2. Grapple jaws do not close evenly at jaw tips. Possibly worn pins and bushings.

Please be advised that this is only an estimate and the total cost may differ from the "TOTAL". Upon disassembly, additional parts or labor may be required to properly repair this unit. You will be notified of any major changes to this estimate prior to that change being made.

(BERWY1)
CITY OF BERWYN

For repairs needed to reinstall bulkhead

Repairs Authorized By: _____ Date: _____

Purchase Order Number: _____ for S/N Z202836



"Where Quality Counts"

EQUIPMENT COMPANY

7950 WEST 47th STREET • LYONS, ILLINOIS 60534
(708) 447-3169 1-800-824-6704 FAX (708) 447-3730
www.runnionequipment.com

To: CITY OF BERWYN

Fax #: 708: 749 9503

Attn: SAM

Date: 08/20/08

Re: Requested Estimate

From: Bob Barcelona

Pages Including Cover: 4

COMMENTS:

Thank you,

BOB BARCELONA
PRODUCT SUPPORT MANAGER



Equipment Company
Truck Mounted Cranes & Equipment Sales, Service & Rentals
7950 West 47th St
Lyons, IL 60534

Ph: (708) 447 3169 Fax: (708) 447 3730 Toll Free: (800) 824 6704
www.runnionequipment.com

August 20, 2008

CITY OF BERWYN
PRENTICE F-90
S/N Z202836

ATTN: SAM

RE: HERE IS A LIST OF DAMAGE REPAIR NEEDED (for the above mentioned unit):

1. Drain hydraulic tank due to leaking oil.
2. Upright machine, bleed cylinders to close and temp clamp machine in place.
3. Remove damaged swing gear box (for rotation bearing inspection.)
4. Steam off machine and inspect for damage.
5. Replace one (1) each missing mounting plate and straighten remaining three (3) plates.
6. Replace all eight (8) mounting rods, nuts and hardened washers. Also, replace four (4) each damaged spacer tubes. Torque to specifications.
7. Replace damaged seat assembly.
8. Repair damaged seat mounting bracket at controls area. Trim paint as needed.
9. Repair damaged (outer side) joystick mounting plate.
10. Replace main lift cylinder and articulating cylinder control valve sections due to bent spools.

11. Replace cracked swing gear box, swing drive motor and counterbalance assembly.
12. Replace all swing box hoses and related steel tubing. (Hoses are crushed and leaking on cab.)
13. Replace one (1) damaged main lift cylinder hose.
14. Cut off bowed and bent pump mounting plate, straighten, add reinforcing rib and reweld in place. Remount pump.
15. Remove "dented" pump driveline, sent out for re-tubing and reinstall.
16. Reposition "shifted" pump suction hoses and reclamp in place.
17. Replace damaged pump pressure hoses due to contact with truck driveline. (Two (2) each) Note: Truck driveline should be evaluated for "possible" repair.
18. Refill hydraulic oil tank and add oil as needed.
19. Test operate machine and inspect for any other operational problems. Stability test.

| | |
|--------------------------------------|---------------------|
| PARTS | \$ 9,251.76 |
| SHOP LABOR (51 HRS. @ \$109.53 EA) | <u>5,586.03</u> |
| TOTAL | \$ 14,837.79 |
| + TAX AND FREIGHT ADDITIONAL + | |

NOTES:

1. This is a non-operational inspection.
2. Truck frame does not appear to need any repair.
3. Minor truck cab and step damage and bed welded stake pocket damage is not addressed in this estimate.
4. Minor impact to main boom area near turret and turret noted but should not affect operation.

Please be advised that this is only an estimate and the total cost may differ from the "TOTAL". Upon disassembly, additional parts or labor may be required to properly repair this unit. You will be notified of any major changes to this estimate prior to that change being made.

(BERWY1)
CITY OF BERWYN

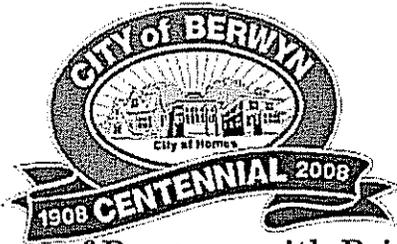
For repairs

Repairs Authorized By: _____ Date: _____

Purchase Order Number: _____ for S/N z202836

The City of Berwyn

File



Michael A. O'Connor
Mayor

A Century of Progress with Pride

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

Date: August 22, 2008
To: Members of the City Council
From: Mayor Michael A. O'Connor
Re: Business License Inspector

Ladies and Gentlemen:

Due to a resignation, we would like to upgrade the current business license inspector position to require ICC certification and food sanitation responsibilities and certification. The pay would be approximately \$1.50 to \$2.50 per hour more than the current position which would bring the starting salary to \$13-\$14 per hour. This position would also require the individual be bi-lingual. This is a necessary position to ensure the businesses are in compliance with regards to licensing, signage, machines inside, and health codes, etc.

Your approval would be appreciated.

Sincerely,

Michael A. O'Connor
Mayor

Michael A. O'Connor
Mayor



Debi Suchy
City Collector

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 749-8910
www.berwyn-il.gov

JOB DESCRIPTION

| | |
|-------------------------------|-----------------------------------|
| <u>Position Title:</u> | Business License Inspector |
| <u>Reports to:</u> | City Collector |
| <u>Department:</u> | Collector's Office |

Primary Purpose:

Acts as liaison between City Collector and businesses. Performs license inspections throughout the City of Berwyn; assuring that licenses are in order and that buildings are in compliance with health and building codes.

Principal Duties and Responsibilities:

1. Perform new business licenses inspections and provides periodic site visits related to health and building compliance. Checks new businesses to assure that new licenses have been obtained. Delivers stickers for vending machines, cigarette machines and other devices. Also inspects businesses to enforce machine sticker limits.
2. Periodic inspection of businesses for compliance relating to customer complaints or as directed by the City Collector.
3. Assures that signage installation has appropriate permit and measurements are according to data stated on permit.
4. Picks up garage sale signs on parkways and other non-authorized locations and notifies homeowner of proper procedures. Assure that garage sale permit was obtained.
5. Services violation notices to businesses from the City Collector.
6. Writes tickets to businesses for various violations that are not in compliance.
7. Empties parking meters on a weekly basis and reports problem meters to Public Works.
8. Daily communication and travel between the Collector's Office and the Parking Division.
9. Other duties as assigned.

Position Requirements

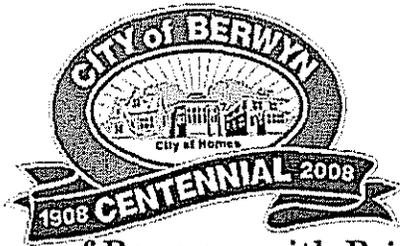
Formal Education: High School Graduate, some college preferred.

Other Requirements: Familiarity with applicable licensing and permit requirement. Must have valid Illinois Drivers license. Must have good communications, math and interpersonal skills and must be bi-lingual English/Spanish.

Must be certified as a ICC property maintenance inspector. Must have Illinois Food Sanitation Certification or be able to obtain within six months.

Working Conditions: A variety of environments

The City of Berwyn



Michael A. O'Connor
Mayor

A Century of Progress with Pride

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

Date: August 22, 2008
To: Members of the City Council
From: Mayor Michael A. O'Connor
Re: Committee of the Whole Referrals

Ladies and Gentlemen:

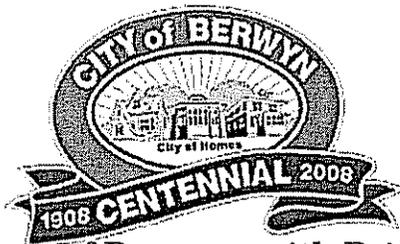
Please eliminate the following items from the Committee of the Whole referral list:

- #39 10/23/07 Chap 484.04-Visitor Parking Pass
- #20 11/13/07 Cavero Medical Grp-7124 Cermak Rd
- #30 11/13/07 Set PH for Amendment to Zoning Ord.
- #38 11/13/07 Transition of Database Consultant
- #26 11/27/07 Metra Platform Lease 2006-2031
- #23 12/18/07 Waiver Retail Overlay Restrictions
- #30 01/22/08 Snow/Street Cleaning
- #28 03/25/08 Recent Approval of Ambulance Purchase
- #32 05/13/08 Vehicle Sticker Revenue
- #45 05/13/08 Automated Rental Machine Lic. Ordinance
- #52 05/13/08 Ord. 462.06 – Amend Time Period to Purchase Vehicle Stickers
- #57 05/13/08 Landscape Agreement with Lightspeed
- #59 05/13/08 General Ledger Bids
- #19 05/27/08 Discuss AT&T Proposal
- #16 06/10/08 2 Visitor Parking Passes Per Household @ No Charge, & Free Parking on Holidays
- #18 07/22/08 Mailing Equipment Upgrade

Sincerely,

Michael A. O'Connor
Mayor

The City of Berwyn



Michael A. O'Connor
Mayor

A Century of Progress with Pride

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

Date: August 22, 2008
To: Members of the City Council
From: Mayor Michael A. O'Connor
Re: Tree Trimming

Ladies and Gentlemen:

Please find attached a copy of the "Tree Trim" list which is current as of Friday, August 22nd. The City's plan to address this problem by hiring an outside contractor and trim sections of the city each year has been abandoned because of the damage caused during the "Father's Day" storm which damaged over 1,200 trees and required almost 80 trees to be removed. The Forestry Department at Public Works could not possibly handle that volume of work so the outside contractor was directed away from maintenance to assist with cleanup and removals. It is obvious by the amount of work required to trim trees that the contract for the outside contractor must be expanded. The City's engineer and Director Pat Ryan have estimated the cost for the work to address the current trim list at \$145,000, which can be paid from Municipal Fuel Tax funds. All new requests will be done by the Forestry Department, while the older list is completed by the outside contractor. If in the event the Forestry Department cannot handle a bigger job it will be added to the outside contractor's list.

I have been assured this solution will catch up the current list and allow the outside contractor to resume maintenance of our urban forest next year. I am requesting the approval of the additional cost of \$145,000 paid for from MFT funds. Your support will be appreciated.

Sincerely,

Michael A. O'Connor
Mayor

| SCHEDULED DAY | NAME | PHONE # | DATE |
|------------------|-------------------------|---------|------------|
| MONDAY | | | |
| | 1247 Wenonah (#1203) | | 3/14/2008 |
| | 2102 Home (#3836) | | 6/30/2008 |
| | 7126 Riverside (#4390) | | 8/1/2008 |
| | 6609 W. 31st (#4043) | | 7/3/2008 |
| | 1347 Euclid (#4048) | | 7/11/2008 |
| TUESDAY | | | |
| | 3503 Kenilworth (#188) | | 6/18/2007 |
| | 3434 Wenonah (#189) | | 8/20/2007 |
| | 1515 Kenilworth (#1311) | | 9/7/2007 |
| | 3626 Grove (#1310) | | 10/11/2007 |
| WEDNESDAY | | | |
| | 3436 Wesley (#2366)** | | 5/13/2008 |
| | 3625 Euclid (1644) | | 5/15/2008 |
| | 1421 Wenonah (#1185) | | 6/3/2008 |
| | 7006 29th St (#3172) | | 6/16/2008 |
| THURSDAY | | | |
| | 2429 Elmwood (#283) | | 5/16/2007 |
| | 2425 Scoville (#282) | | 5/21/2007 |
| | 3601 Scov-36th (#3753) | | 6/16/2008 |
| | 1618 Ridgeland (#4044) | | 7/3/2008 |
| FRIDAY | | | |
| | 3509 East (#1239) | | 10/19/2007 |
| | 1300 Harvey (#4384) | | 8/1/2008 |
| | 3302 Harvey (#600) | | 12/27/2007 |
| | 1435 Highland (#4391) | | 8/1/2008 |
| | 2119 Highland (#4389) | | 8/1/2008 |
| | 2231 Ridgeland (#2625) | | 4/22/2008 |
| | 3318 Clarence (#3198) | | 5/12/2008 |
| | 1500 Cuyler (#3266) | | 5/14/2008 |
| | 3639 Gunderson(#3167) | | 5/15/2008 |
| | 2430 Elmwood (#2883) | | 5/19/2008 |
| | 6442 Fairfield (#3399) | | 6/4/2008 |
| | 1645 Ridgeland (#3503) | | 6/3/2008 |
| | 7010 W. 34th St | | 6/3/2008 |
| | 1647 Ridgeland (#4042) | | 7/3/2008 |
| | 2418 Harvey (#4041) | | 7/3/2008 |
| | | | |
| | | | |
| | | | |
| | | | |

FRIDAY

| | | | | |
|----|------------------|--------------------|-----------|-----------------------|
| 1 | 1604 Harvey | 8/27/2007 | | |
| 2 | 1630 Harvey | 6/11/2008 3 calls | 3652/3704 | 4129 |
| 3 | 1940 Harvey | 6/24/2008 | 3844 | |
| 4 | 2444 Harvey | 10/10/2007 | | |
| 5 | 2520 Harvey | 7/1/2008 | 3968 | |
| 6 | 2532 Harvey | 9/4/2007 | | |
| 7 | 3828 Harvey | 3/12/2008 2 calls | 4228 | |
| 8 | 1317 Highland | 8/7/2008 | 4463 | |
| 9 | 1807 Highland | 7/13/2007 | | |
| 10 | 1941 Highland | 7/18/2007 | | |
| 11 | 2223 Highland | 6/13/2008 | 3720 | |
| 12 | 2241 Highland | 9/27/2007 2 calls | 2616 | |
| 13 | 2341 Highland | 9/29/2007 | | |
| 14 | 2415 Highland | 9/15/2007 | | |
| 15 | 2733 Highland | 7/22/2008 | 4278 | |
| 16 | 2817 Highland | 5/25/2007 | | |
| 17 | 3239 Highland | 7/24/2007 | | |
| 18 | 3401 Highland | 8/19/2008 | 4559 | |
| 19 | 3421 Highland | 6/17/2008 | 3766 | |
| 20 | 3447 Highland | 6/10/2008 | 3631 | |
| 21 | 3529 Highland | 7/9/2008 | 4101 | |
| 22 | 3819 Highland | 5/25/2007 | | |
| 23 | 1526 Cuyler | 7/16/2008 | 4218 | |
| 24 | 1636 Cuyler | 2/27/2008 | 1958 | |
| 25 | 1912 Cuyler | 3/26/2008 | 2429 | |
| 26 | 2626 Cuyler | 8/11/2008 | 4487 | |
| 27 | 3126 Cuyler | 7/21/2008 | 4265 | |
| 28 | 3248 Cuyler | 5/21/2008 2 calls | 3353/4205 | |
| 29 | 3646 Cuyler | 6/30/2008 | 3941 | |
| 30 | 2331 Ridgeland | 8/15/2005 | | |
| 31 | 2847 Ridgeland | 6/4/2008 | 3507 | |
| 32 | 3611 Ridgeland | 5/7/2008 2 calls | 3401 | |
| 33 | 3835 Ridgeland | 8/19/2008 | 4558 | |
| 34 | 1228 Elmwood | 7/18/2008 | 4251 | |
| 35 | 1240 Elmwood | 5/16/2008 | 3294 | |
| 36 | 1516 Elmwood | 5/2/2007 | | |
| 37 | 1910 Elmwood | 7/28/2008 | 4346 | |
| 38 | 1922 Elmwood | 5/27/2008 | 3404 | |
| 39 | 2118 Elmwood | 6/27/2007 | | |
| 40 | 2308 Elmwood | 7/21/2008 | 4262 | |
| 41 | 2328 Elmwood | 10/25/2007 2 calls | #343/4138 | |
| 42 | 3614 Elmwood | 6/7/2007 | | |
| 43 | 3816 Elmwood | 6/5/2008 | 3532 | |
| 44 | 1345 Gunderson | 7/24/2008 | 4308 | |
| 45 | 3645 Gunderson | 8/13/2008 | 4511 | |
| 46 | 1306 Scoville | 7/17/2008 | 4245 | |
| 47 | 1436 Scoville | 9/25/2006 | | |
| 48 | 1510 Scoville | 8/27/2007 | | |
| 49 | 1632 Scoville | 6/15/2007 | | |
| 50 | 1918 Scoville | 8/21/2008 | 4599 | |
| 51 | 1924 Scoville | 7/25/2006 | | |
| 52 | 2320 Scoville | 5/19/2008 | 3310 | |
| 53 | 2242 Scoville | 1/25/2008 | | |
| 54 | 3222 Scoville | 7/10/2008 | 4125 | |
| 55 | 1631 East Ave | 5/1/2007 | | |
| 56 | 1903 East Ave | 6/11/2008 | 3660 | |
| 57 | 1907 East Ave | 6/11/2008 | 3658 | |
| 58 | 2224 East Ave | 9/17/2007 2 calls | | |
| 59 | 2333 East Ave | 9/19/2007 2 calls | 4141 | |
| 60 | 1806 Clarence | 5/8/2007 | | Trim List |
| 61 | 1844 Clarence | 5/8/2007 | | As of August 21, 2008 |
| 62 | 1916 Clarence | 9/20/2007 | | |
| 63 | 2118 Clarence | 5/6/2008 2 calls | 3142/4282 | |
| 64 | 2348 Clarence | 4/28/2008 | 2995 | |
| 65 | 2426 Clarence | 7/25/2008 | 4320 | |
| 66 | 2638 Clarence | 6/6/2008 | 3577 | |
| 67 | 3012 Clarence | 11/2/2007 | | |
| 68 | 3318 Clarence | 5/21/2007 | | |
| 69 | 6417 33rd Street | 6/11/2007 | | |

THURSDAY

| | | | | |
|----|------------------|--------------------|-----------|------------|
| 1 | 1348 Lombard | 5/23/2007 | | |
| 2 | 1828 Lombard | 6/12/2008 | 3709 | |
| 3 | 1830 Lombard | 6/12/2008 | 3710 | |
| 4 | 2244 Lombard | 9/27/2007 | | |
| 5 | 2410 Lombard | 7/21/2008 | 4267 | |
| 6 | 2508 Lombard | 5/12/2008 | | |
| 7 | 3630 Lombard | 9/27/2007 | | |
| 8 | 1315 Harvey | 8/29/2007 | | |
| 9 | 1531 Harvey | 7/25/2008 | 4319 | |
| 10 | 1817 Harvey | 8/5/2008 | 4426 | |
| 11 | 1831 Harvey | 7/2/2008 | 4024 | |
| 12 | 2307 Harvey | 8/13/2008 | 4513 | |
| 13 | 2507 Harvey | 10/22/2007 2 calls | | #0184/3787 |
| 14 | 2647 Harvey | 5/5/2008 | 3125 | |
| 15 | 3739 Harvey | 3/10/2008 | | 2108 |
| 16 | 1240 Highland | 6/30/2008 | 3949 | |
| 17 | 1502 Highland | 4/10/2008 2 calls | 2706 | 4327 |
| 18 | 1626 Highland | 7/23/2007 | | |
| 19 | 2346 Highland | 7/23/2008 | 4292 | |
| 20 | 2448 Highland | 4/11/2008 4 calls | 2717/2966 | 3887/4244 |
| 21 | 2720 Highland | 7/20/2007 | | |
| 22 | 3138 Highland | 10/17/2007 | | #66 |
| 23 | 3436 Highland | 6/23/2008 | 3823 | |
| 24 | 3722 Highland | 1/8/2008 | | #1390 |
| 25 | 1319 Cuyler | 5/16/2008 3 calls | 3293/3522 | 4468 |
| 26 | 1447 Cuyler | 6/12/2008 | 3705 | |
| 27 | 1601 Cuyler | 2/27/2008 | | 1972 |
| 28 | 2801 Cuyler | 7/25/2008 | 4325 | |
| 29 | 3831 Cuyler | 9/7/2007 | | |
| 30 | 3219 Cuyler | 9/20/2006 | | |
| 31 | 3527 Cuyler | 1/3/2008 | | #1269 |
| 32 | 3537 Cuyler | 7/18/2007 2 calls | | |
| 33 | 3641 Cuyler | 3/28/2008 | 3641 | |
| 34 | 3735 Cuyler | 8/16/2007 | | |
| 35 | 3706 Ridgeland | 7/24/2007 2 calls | 4089 | |
| 36 | 1205 Elmwood | 7/18/2008 | 4250 | |
| 37 | 1233 Elmwood | 7/18/2008 | 4248 | |
| 38 | 1235 Elmwood | 7/18/2008 | 4249 | |
| 39 | 2319 Elmwood | 11/14/2007 | | 742 |
| 40 | 3627 Elmwood | 9/12/2007 2 calls | | 2769 |
| 41 | 1424 Gunderson | 6/17/2008 | | |
| 42 | 1612 Gunderson | 6/9/2008 | | 3609 |
| 43 | 23 Gunderson | 6/18/2008 | 3777 | |
| 44 | 2518 Gunderson | 7/30/2007 2 calls | 4382 | |
| 45 | 1325 Scoville | 8/30/2007 | | |
| 46 | 1401 Scoville | 7/24/2008 | 4298 | |
| 47 | 1515 Scoville | 6/16/2008 2 calls | 3756/4018 | |
| 48 | 1521 Scoville | 5/15/2008 | | 3269 |
| 49 | 2423 Scoville | 6/24/2008 | 3841 | |
| 50 | 2443 Scoville | 8/24/2007 | | |
| 51 | 3601 Scoville | 4/24/2008 | 2969 | |
| 52 | 3629 Scoville | 5/27/2008 | 3411 | |
| 53 | 2746 East Ave | 5/30/2007 | | |
| 54 | 3330 East Ave | 9/14/2007 2 calls | 4291 | |
| 55 | 3648 East | 5/12/2008 | 3235 | |
| 56 | 1621 Clarence | 7/16/2008 2 calls | 4219 | 4321 |
| 57 | 1847 Clarence | 6/16/2008 2 calls | 3752/4562 | |
| 58 | 2101 Clarence | 3/19/2008 2 calls | 4080 | |
| 59 | 2343 Clarence | 9/12/2007 4 calls | 3007/4156 | 4347 |
| 60 | 3005 Clarence | 7/23/2007 | | |
| 61 | 3013 Clarence | 10/2/2007 | | |
| 62 | 3219 Clarence | 8/7/2008 2 calls | 4462/4507 | |
| 63 | 6526 27th Street | 8/1/2007 | | |
| 64 | 6412 32nd Street | 7/25/2006 | | |

Trim List
As of August 21, 2008

WEDNESDAY

| | | | | |
|----|-----------------|-------------------|-----------|-----------------------|
| 1 | 1302 Wesley | 4/22/2008 | 2914 | |
| 2 | 2240 Wesley | 7/18/2008 | 4257 | |
| 3 | 2246 Wesley | 7/18/2008 | 4258 | |
| 4 | 2339 Wesley | 5/22/2008 | | |
| 5 | 2430 Wesley | 6/9/2008 | 3607 | |
| 6 | 2442 Wesley | 7/30/2008 | 4370 | |
| 7 | 3418 Wesley | 8/26/2007 | | |
| 8 | 1347 Euclid | 7/21/2008 | 4266 | |
| 9 | 1305 Oak Park | 6/17/2008 | 3761 | |
| 10 | 1531 Oak Park | 7/23/2008 | 4288 | |
| 11 | 1807 Oak Park | 6/9/2008 3 calls | 3594/4353 | 4543 |
| 12 | 1843 Oak Park | 5/21/2008 | 3352 | |
| 13 | 3428 Oak Park | 6/21/2007 | | |
| 14 | 3432 Oak Park | 7/20/2007 | | |
| 15 | 3646 Oak Park | 5/23/2007 4 calls | 4318 | |
| 16 | 3703 Oak Park | 7/30/2008 | 4361 | |
| 17 | 3717 Oak Park | 6/24/2008 2 calls | 3837/3846 | |
| 18 | 1319 Grove | 7/31/2008 | 4383 | |
| 19 | 1833 Grove | 6/13/2008 | 3717 | |
| 20 | 2219 Grove | 8/13/2008 | 4520 | |
| 21 | 2447 Grove | 9/4/2007 | | |
| 22 | 2633 Grove | 8/11/2008 | 4486 | |
| 23 | 3101 Grove | 7/20/2007 2 calls | #51 | |
| 24 | 3711 Grove | 5/14/2008 2 calls | 3255/3406 | |
| 25 | 1325 Kenilworth | 7/10/2008 | 4131 | |
| 26 | 1505 Kenilworth | 7/28/2008 | 4337 | |
| 27 | 1629 Kenilworth | 5/16/2008 | 3299 | |
| 28 | 1829 Kenilworth | 8/6/2008 2 calls | 4445/4480 | |
| 29 | 1933 Kenilworth | 6/18/2008 | 3775 | |
| 30 | 1326 Home | 7/14/2008 | 4173 | |
| 31 | 1812 Home | 2/28/2008 | 1974 | |
| 32 | 2114 Home | 8/5/2008 | 4437 | |
| 33 | 2651 Home | 5/15/2008 | 3273 | |
| 34 | 3308 Home | 5/19/2008 | 3324 | |
| 35 | 3440 Home | 5/27/2008 | 3400 | |
| 36 | 3600 Home | 6/13/2008 | 3713 | |
| 37 | 1801 Clinton | 5/9/2008 | 3210 | |
| 38 | 1826 Clinton | 5/27/2008 | 3402 | |
| 39 | 2231 Clinton | 6/11/2008 | 3680 | |
| 40 | 2515 Clinton | 6/24/2008 | 3845 | |
| 41 | 2547 Clinton | 7/21/2008 | 4263 | |
| 42 | 3145 Clinton | 8/7/2008 | 4461 | |
| 43 | 3827 Clinton | 10/29/2007 | | Trim List |
| 44 | 1247 wenonah | 5/7/2008 | 3163 | |
| 45 | 1409 wenonah | 7/18/2008 | 4252 | |
| 46 | 1411 wenonah | 7/16/2008 | 4229 | As of August 21, 2008 |
| 47 | 1413 wenonah | 7/18/2008 | 4253 | |
| 48 | 1531 wenonah | 7/16/2008 2 calls | 4214/4351 | 4357 |
| 49 | 3141 wenonah | 6/12/2008 | 3703 | |
| 50 | 3205 wenonah | 6/11/2008 | 3661 | |
| 51 | 3243 wenonah | 6/30/2008 2 calls | 3951 | 4454 |
| 52 | 3542 wenonah | 5/19/2008 | 3301 | |
| 53 | 3747 wenonah | 7/1/2008 | 3969 | |
| 54 | 1501 Wisconsin | 6/13/2008 | 3719 | |
| 55 | 1835 Wisconsin | 6/9/2008 | 3583 | |
| 56 | 1425 Maple | 5/19/2008 | 3302 | |
| 57 | 1823 Maple | 5/13/2008 | 3251 | |
| 58 | 3637 Maple | 1/14/2008 | 1669 | |

TUESDAY

| | | | | |
|----|--------------------|-------------------|-----------|-----------------------|
| 1 | 1331 Wesley | 6/4/2008 | 3509 | |
| 2 | 1635 Wesley | 6/10/2008 2 calls | 3637/3771 | |
| 3 | 1821 Wesley | 6/10/2008 | 3648 | |
| 4 | 3001 Wesley | 6/19/2008 2 calls | 3791/4322 | |
| 5 | 3801 Wesley | 4/24/2008 | 2967 | |
| 6 | 2406 Euclid | 1/16/2008 | 1487 | |
| 7 | 1843 Oak Park | 5/21/2008 | 3352 | |
| 8 | 2401 Oak Park | 4/3/2008 | 2583 | |
| 9 | 2425 Oak Park | 7/10/2008 | 4124 | |
| 10 | 3410 Oak Park | 6/20/2008 | 3807 | |
| 11 | 3646 Oak Park | 7/30/2008 | 4369 | |
| 12 | 1240 Grove | 5/7/2008 | 3166 | |
| 13 | 1330 Grove | 7/25/2008 2 calls | 4323/4446 | |
| 14 | 1436 Grove | 6/17/2008 | 3760 | |
| 15 | 1831 Grove | 6/12/2008 | 3698 | |
| 16 | 2446 Grove | 7/30/2008 2 calls | 4372/4385 | |
| 17 | 2546 Grove | 2/26/2008 | 1949 | |
| 18 | 3640 Grove | 6/12/2008 | 3725 | |
| 19 | 3648 Grove | 5/9/2008 | | |
| 20 | 1237 Kenilworth | 10/16/2007 | #34 | |
| 21 | 1505 Kenilworth | 10/16/2007 | #36 | |
| 22 | 1829 Kenilworth | 5/7/2008 | 3165 | |
| 23 | 2420 Kenilworth | 7/10/2008 | 4130 | |
| 24 | 2448 Kenilworth | 8/20/2008 | 4587 | |
| 25 | 2727 Kenilworth | 3/13/2008 | 2195 | |
| 26 | 3431-33 Kenilworth | 9/18/2007 | | |
| 27 | 3837 Kenilworth | 8/29/2007 | | |
| 28 | 1826 Clinton | 5/27/2008 | 3402 | |
| 29 | 1852 Clinton | 4/8/2008 | 2660 | |
| 30 | 3838 Clinton | 4/21/2008 | 2889 | |
| 31 | 1401 Home | 3/31/2008 | | |
| 32 | 2245 Home | 10/29/2007 | #411 | |
| 33 | 2347 Home | 5/5/2008 | 3123 | |
| 34 | 2613 Home | 3/18/2008 | 2279 | |
| 35 | 2651 Home | 5/15/2008 | 3273 | |
| 36 | 3525 Home | 10/2/2007 | | |
| 37 | 1326 Wenonah | 8/6/2008 | 4439 | |
| 38 | 3532 Wenonah | 7/23/2008 | 4289 | |
| 39 | 3542 Wenonah | 5/19/2008 | 3311 | |
| 40 | 3608 Wenonah | 2/18/2008 3 calls | 1890/3145 | 4226 |
| 41 | 3610 Wenonah | 7/21/2008 | 4271 | |
| 42 | 3620 Wenonah | 7/16/2008 | 4227 | |
| 43 | 3730 Wenonah | 4/3/2008 2 calls | 2585/4168 | |
| 44 | 2818 Wisconsin | 8/19/2008 | 4544 | |
| 45 | 3612 Wisconsin | 6/6/2008 | 3578 | |
| 46 | 3737 Wisconsin | 5/25/2006 | | |
| 47 | 1228 Maple | 10/23/2007 | #238 | Trim List |
| 48 | 1836 Maple | 4/21/2008 | 2888 | |
| 49 | 1838 Maple | 10/18/2007 | #118 | As of August 21, 2008 |
| 50 | 2942 Maple | 8/1/2007 | | |
| 51 | 3130 Maple | 6/24/2008 | 3838 | |
| 52 | 3548 Maple | 8/6/2008 | 4440 | |
| 53 | 3622 Maple | 6/6/2008 | | |
| 54 | 3624 Maple | 8/19/2008 | 4570 | |
| 55 | 6928 29th Place | 7/24/2007 | | |
| 56 | 6920 30th Place | 11/13/2007 | 688 | |
| 57 | 6932 30th Place | 11/14/2007 | 729 | |

MONDAY

| | | | | |
|----|-------------------|-----------|------|--|
| 1 | 6834 13th Street | 9/12/2007 | | |
| 2 | 6415 16th Street | 6/30/2008 | 3931 | |
| 3 | 6533 16th Street | 5/22/2008 | 3366 | |
| 4 | 6746 19th Street | 8/20/2008 | 4573 | |
| 5 | 7023 26th Parkway | 7/15/2008 | 4176 | |
| 6 | 7041 26th Parkway | 8/4/2008 | 4408 | |
| 7 | 7049 26th Parkway | 7/28/2008 | 4344 | |
| 8 | 6535 27th Place | 8/19/2008 | 4571 | |
| 9 | 6504 28th Place | 8/7/2008 | 4460 | |
| 10 | 6932 30th Place | 5/22/2008 | 3368 | |
| 11 | 6523 33rd Street | 6/4/2008 | 3511 | |
| 12 | 6435 34th Street | 5/21/2008 | 3354 | |
| 13 | 6509 34th Street | 6/5/2008 | 3530 | |
| 14 | 6639 34th Street | 6/5/2008 | 3531 | |
| 15 | 6937 34th Street | 5/28/2008 | 3423 | |
| 16 | 3637 Euclid | 5/10/2007 | | |
| 17 | 1247 Harlem | 7/30/2008 | 4359 | |
| 18 | 2115 Harlem | 6/3/2008 | 3472 | |
| 19 | 6425 Sinclair | 6/9/2008 | 3608 | |
| 20 | 6700 Pershing | 7/14/2008 | 4167 | |

The City of Berwyn

F-9



Michael A. O'Connor
Mayor

A Century of Progress with Pride

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

Date: August 22, 2008
To: Members of the City Council
From: Mayor Michael A. O'Connor
Re: Grievance Filed by Public Works Union

Ladies and Gentlemen:

We will be discussing in closed Committee of the Whole a grievance filed by the Public Works union.

Your direction will be appreciated

Sincerely,

Michael A. O'Connor
Mayor

The City of Berwyn

F-10



Michael A. O'Connor
Mayor

A Century of Progress with Pride

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

RESOLUTION

Number _____

**A Resolution accepting the Cook County Interoperable
Communication System**

WHEREAS, the U.S. Department of Homeland Security has recognized the importance of communication between first responders in the event of a crisis; and,

WHEREAS, recent events in world history have caused Federal, State and Local Governments to recognize their responsibility to share resources and work cooperatively to prepare for and respond to threats to the public health, safety, and welfare; and,

WHEREAS, the U.S. Department of Homeland Security has funded the Cook County Interoperable Communication system to link first responders in Cook County; and,

WHEREAS, THE Cook County Board of Judicial Advisory Council has been tasked as the administrator of the funding for the Cook County Interoperable Communication System; and,

WHEREAS, the City of Berwyn remains hopeful that the Cook County Board Judicial Advisory Council will allow the City to participate in the Cook County Mobile Video and Data Communications Network in the future.

NOW, THEREFORE, LET IT BE RESOLVED BY the Mayor and the Aldermen of the City Council of the City of Berwyn that the Mayor is authorized to sign a Participation Agreement with Cook County, if offered in the future, concerning a Mobile Video and Data Communications Network.

Adopted this _____ day of August 2008

Michael A. O'Connor
Mayor, City of Berwyn

Thomas J. Pavlik
City Clerk, City of Berwyn

Section G

Reports and Communications From The City Clerk

Michael A. O'Connor
Mayor



Thomas Pavlik
City Clerk

A Century of Progress with Pride

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

August 20, 2008

To: Mayor and City Council

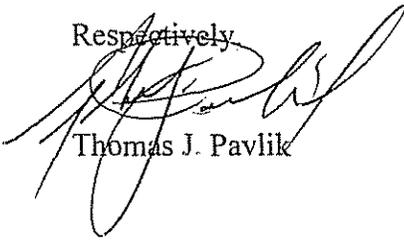
From: Tom Pavlik, City Clerk

Re: Early Voting

Ladies and Gentlemen,

I am once again happy to inform the Council and the Voters of Berwyn that the County has selected Berwyn as an Early Voting site for the upcoming November 4, 2008 Presidential Election. Early Voting will be taking place on October 13 – 30, 2008. The County has requested uniformed hours for all Early Voting sites which will be 8:30 AM - 5:00 PM, Monday to Friday and 9:00 AM to 5:00 PM on Saturdays. This will require the Clerk's Office in Berwyn City Hall to remain open on Monday Oct.13 (Columbus Day) and two Saturdays Oct. 18, 25th. Between me and my staff we should be able to maintain these hours without any additional overtime. Please accept the matter as informational.

Respectively,


Thomas J. Pavlik



Office of the County Clerk

David Orr, Cook County Clerk

August 11, 2008

Dear Early Voting Site:

We have again selected your facility as one of the Early Voting sites for the November 4, 2008 Presidential Election. We sincerely appreciate your commitment to assist us with Early Voting for the upcoming election.

The following are important points related to early voting:

- Early Voting will take place from Monday, October 13 through Thursday, October 30. (Please note that Monday, October 13 is Columbus Day. All sites will be open.)
- In order to have consistent hours for early voting throughout suburban Cook County, each site must be open for early voting from 8:30 am to 5:00 pm, Monday through Friday, and 9:00 am to 5:00 pm on Saturday (the two Saturday dates are October 18 and October 25).
- A complete list of all early voting sites will be posted on our web site shortly.

Should you have any questions regarding early voting, please contact Lynnette Elliott at 312-603-1081. Thank you for partnering with us to offer early voting to all suburban voters. We anticipate that early voting will again be popular in your area.

Sincerely,

David Orr
Cook County Clerk

Jan A. Kralovec
Director of Elections

69 West Washington, 5th Floor, Chicago, Illinois 60602

Voice: Main Office 312-603-5656, Elections 312-603-0906, Ethics & Campaign Disclosure 312-603-0907

Fax: Main Office 312-603-9788, Elections 312-603-9786, Ethics & Campaign Disclosure 312-603-9787

TDD: 312-603-0902, E-Mail: dorr@cookctyclerk.com; Web: www.cookctyclerk.com

Section H

Communications From The Zoning Board of Appeals



THE CITY OF BERWYN, ILLINOIS

Building A New Berwyn

MICHAEL A. O'CONNOR, *Mayor*

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

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

August 21, 2008

ZONING BOARD OF APPEALS

CHAIRMAN: Joel Chrastka

EXECUTIVE SECRETARY: Milton F. Persin

MEMBERS:

Dominick Castaldo

Robert W. Fejt

Mary Esther Hernandez

Nora Laureto

Don Miller

City Clerk-City of Berwyn
6700 W. 26th Street
Berwyn, Illinois 60402

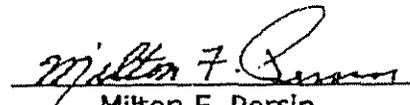
RE: City of Berwyn-3310 S. Grove Ave.
Variation for a Municipal Garage

Dear Mr. Pavlik:

Enclosed is a Resolution and Ordinance pertaining to the above captioned Hearing(s) in which the Berwyn Zoning Board of Appeals recommends approval by the City Council.

Please present to the City Council at your earliest convenience.

Sincerely


Milton F. Persin
Executive Secretary

RESOLUTION

LEGAL DESCRIPTION

LOTS 16 THROUGH 25, INCLUSIVE, IN BLOCK 9, IN BERWYN, BEING A SUBDIVISION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS

3310 S.Grove Avenue

REQUEST BY APPLICANT

Variations to construct a Municipal Garage and a Conditional Use

APPLICANT-(Individually and Collectively)

City of Berwyn and Berwyn Development Corporation

DATE OF PUBLIC HEARING

August 19th, 2008

DATE OF PUBLIC NOTICE PUBLICATION

August 1st, 2008, BERWYN GAZETTE

MEMBERS PRESENT

MESSRS: Chrastka, Castaldo, Fejt, Miller, Persin & Mrs. Laureto and Hernandez.

WHEREAS, IT IS HEREBY RESOLVED by the BERWYN ZONING BOARD OF APPEALS, (the "BOARD"), in a PUBLIC MEETING of the BOARD on the 19th day of August, in the year 2008, having considered all the facts presented at the Hearing of this matter;

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

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

1. Sarah Bratcher, who is the Senior Urban Planner for the Berwyn Development Corporation testified as the main witness for the owner, the City of Berwyn, Illinois, and she was assisted by Sarah Davis, the project Engineer. Ms Bratcher explained that the Berwyn Development Corporation is a Not-For Profit Corporation which provides consulting, planning, and other services by contract with the City of Berwyn.

2. The City of Berwyn is the owner of the parcel which measures 250 feet along Grove Avenue from North to South, and 125 feet from east to the west alley line. No one had any specific information as to when the City of Berwyn took title to the parcel, but it is presently being used as a municipal parking lot, with 81 spaces for parking.

3. The City proposes to construct a 4 story, 5 level parking garage, with an open 5th level, on this site. Variations needed include the following:

1254.02-Conditional Uses; 1254.04-Required Yards; 1254.05-Building Height; 1254.07-Building Coverage on Lots; 1276.08-Parking for Conditional Uses.

4. The building will cover the entire width of the parcel, 250 feet, at Grove Avenue and extend back west 123 feet with a 3 foot rear yard at the alley line. The rear yard is necessary to comply with the alley requirements. (Ms Bratcher stated that the plans are subject to some minor changes which will be discussed with the Berwyn Building Department after the variations have been approved by the Zoning Board and City Council.

5. There will be an enclosed stair-well extending from the ground level to a height of about 64'-4" at the south end of the building and an enclosed elevator extending from the ground level to a height of about 68'-4" at the north end of the building. The estimated height to the highest point for the main building will be about 50'-9". The approximate total height for the first floor will be around 15 feet, and about 11 feet for the 2nd, 3rd and 4th floors. Height clearance for vehicles will be 8 feet on the first floor level and 7'-2" on the other levels. This should be an adequate height to accommodate any passenger Van.

6. There will be no basement and the first floor level will consist of 1 regular parking space and 3 handicap parking spaces. Plans include

about 15,705 square feet of retail rental space measuring about 175 feet from the north end to the south on Grove Avenue extending back westerly to the rear wall of the building. This will remain an open space until it can be determined what size of a space is needed to accommodate the prospective tenants. Could be anywhere from 1 to 6 retail spaces. The remaining portion of the building, about 75 feet to the south, will contain the entrance and exit from the building from and onto Grove Avenue. There will be no entrance or exit at the rear alley side of the building for the general public, but they will have a few emergency exit doors.

7. The second level will have 79 regular spaces, 5 spaces designated as smaller car spaces (will actually be the same in dimension as the other), and 5 handicap spaces situated near the elevators, for a total of 89 spaces; the third level will have 87 regular spaces and 5 spaces designated for smaller cars for a total of 92 spaces; the 4th level will have 87 regular spaces and 5 smaller car designated spaces for a total of 92 spaces; and the open top 5th level will have 108 regular spaces and 5 spaces designated for smaller cars, for a total 113 spaces. There will be a total of 390 spaces for the entire garage.

8. The dark brown brick building will have about 70 windows at the Grove side of the building. This will be a commuter parking garage and residents will buy parking passes at the rate of \$30.00 for each quarter. There will be some space for emergency parking and parking for customers of the retail businesses on the 2nd and 3rd floor levels, but it has not yet been decided how those persons will be charged for the space. The garage will not be heated.

9. The garage will be unattended with no gates. The lighting will be adequate for security purposes and there will be about 8 security cameras connected direct to the Berwyn Police Station on each floor of the garage. The Berwyn Police will also patrol the garage area as part of their regular rounds.

10. The floors on each level will be cast in place with post tension cables for strength and stability. Cars will exit and enter from Grove at the south east side of the building and there will be some visual mirrors to protect the pedestrians walking on the sidewalk on Grove Avenue. The exit area will be about 28 feet wide which will give the drivers good vision to the sidewalk.

11. It is estimated that the total cost to construct this building will be around twelve million dollars and will take about 11 to 12 months to complete. The City will be getting about \$496,000.00 from the Metra Railroad and about 2 million from IDOT. The construction of this garage will take about 200 cars off the street, including the 80 cars in the municipal garage.

12. Mr. Robert Fejt, the area Investigator, submitted a written report which is incorporated by reference in this resolution. He did his investigation in presence of Ms Sarah Bratcher on August 13, 2008. The elevator will be located at the northwest corner of the building and there will be no basement. The first level of the garage will consist of 15,705 square feet of retail space and the number of tenants is unknown at this time. The first floor will have an electrical room, janitor room, storage area, 3 handicap spots, and 1 regular parking spot. The second floor will have 5 handicap spots and 84 regular parking spots and the third and fourth levels will have 92 parking spots, and the open fifth level will have 113 parking spots, for a total of 390 parking spots.

The current area consists of a five story condo building at 3303 S. Grove and various retail and professional offices along Grove Avenue, with 2-two story six unit condo's at the south end of the 3300 block of Grove Avenue. The 3300 block of Kenilworth consists of mainly single family homes with a few three and four story apartments at the north end of the block. Notices of this meeting were handed out to homes and businesses in the 3300 blocks of Grove and Kenilworth Avenues, also 4 homes on 34th Street. Mr. Fejt voted in favor of granting the Conditional Use and all the necessary variations to complete this project.

13. Messrs: Castaldo, Miller, Chrastka, Persin and Mrs. Laureto and Hernandez, all agreed with the area investigator and voted in favor of granting the Conditional Use and necessary variations for this project. Comments were that a municipal garage is needed in this area, it will alleviate parking on the streets, and will be a great asset to the community. The final vote was 7 to 0 in favor of granting the Conditional Use and all the necessary variations to construct a four story, 5 level parking garage, as described in this resolution and ordinance, and as may be changed and amended with approval of the City of Berwyn Building Department.

This resolution was adopted on the 19th day of August, 2008.

BERWYN ZONING BOARD OF APPEALS

Milton F. Persin

Milton F. Persin-Executive Secretary

CONDITIONAL USE and
VARIATION ORDINANCE # _____

Be it ordained by the City of Berwyn that:

Whereas, the question of granting the Variation(s) included in this ordinance was referred to the Board of Zoning Appeals to hold a Public Hearing thereon;
Whereas, such Public Hearing was held after Public Notice was given in the manner provided by law;
Whereas, the said Board has made a report containing findings of fact, and has recommended the granting of said Variation(s);
Whereas, the Applicant CITY OF BERWYN and BERWYN DEVELOPMENT CORPORATION Has agreed to adhere to the Building Code of the City of Berwyn, Illinois;
Whereas, the Applicant has agreed that the representations made to the Zoning Board of Appeals and all other matters considered and as decided by the Zoning Board of Appeals shall be binding upon the Applicant and all of their privies, successors and assigns;

AND WHEREAS, THE FINDINGS AND RECOMMENDATIONS OF THE ZONING BOARD OF APPEALS ARE HEREBY ADOPTED AND MADE A PART HEREOF;

NOW THEREFORE, be it ordained by the City Council of the City of Berwyn, Illinois: Common address is 3310 S. Grove Avenue and legally described as follows: LOTS 16 THROUGH 25, INCLUSIVE, IN BLOCK 9, IN BERWYN, BEING A SUBDIVISION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A Conditional Use and all necessary variations are hereby granted to construct a four (4) story, five (5) level brick parking garage, in accordance with the testimony at the hearing; documents presented; and the resolution.

This Ordinance shall become and be effective immediately upon its passage, approval and publication in the manner prescribed by law.

Passed this _____ day of _____, _____.

Number Voting Yes: _____ Number Voting No: _____

Absent: _____ Abstain _____

Approved this _____ day of _____, _____.

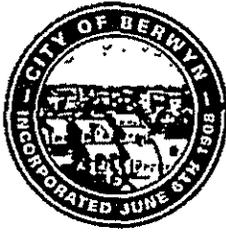
ATTEST:

Tom Pavlik- City Clerk

Michael O'Connor-Mayor

Section I

Reports and Communications From Aldermen, Committees, Boards and Commissions



THE CITY OF BERWYN, ILLINOIS

MICHAEL A. O'CONNOR, *Mayor*

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

NONA N. CHAPMAN

First Ward Alderman

HM: (708) 484.Nona (6662)

E-Mail: 1stWard@Berwyn-IL.Gov

August 22, 2008

Mayor Michael A. O'Connor

Members of the Berwyn City Council

Berwyn City Hall

SUBJECT: Library Board Appointments

I would like to once again remind the Mayor and city council of the 3 possibly 4 positions that are vacant on the Library Board. We need to reappointment two of the Library board members: Louise Sommese's appointment expired January 12, 2008 and Eileen Pech's appointment expired April 23, 2008*. These 2 board members are essential and both have worked diligently to further the goals of the Library. Eileen is currently on the Executive Board serving as the Secretary, and Louise also is on the Executive Board serving as the Treasurer.

Continuity of leadership is important especially now that the Board of 9 is down to a possible 5. Those familiar with the policies and practices of the Library are key to continued growth. Please consider their reappointment.

Nona N. Chapman

1st Ward Alderman

Library Liaison

*The citation from "Illinois Library Law" is : 75 5/4-1.1 (a). Term of Office (last sentence of paragraph)
"The trustees appointed by the mayor shall hold office for 3 years and until their successors are appointed."

268.01 APPOINTMENT; COMPOSITION; POWERS AND DUTIES.

The Mayor, with the advice and consent of Council, shall appoint a Library Board of nine members, not more than one of whom shall be a member of Council. The Board shall have the powers and shall perform the duties as provided by State law.

Michael A. O'Connor
Mayor



Santiago "Jim" Ramos
Second Ward Alderman
(708) 484-4275
2ndWard@Berwyn-IL.Gov

A Century of Progress with Pride

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

August 19, 2008

Mayor Mike O'Connor
Member of the City Council
City Clerk Tom Pavlik

Re: Pedestrian Safety in Crosswalks

Dear Mayor and City Council Members,

This summer I have once again had the pleasure of being able to walk and ride my bike throughout the City of Berwyn. For the most part it has been a pleasant experience and one that I hope will improve once the bike route/path is striped and marked. However, I have witness several incidents where children and adults were almost hit by cars making left or right turns. As a walker I too have had close encounters of the first kind with vehicles making turns and cutting me off. All I would need is a red cape and a sequin suit and I would become Berwyn's first auto-matador. The reason I am bringing this up is that drivers seem to be in a big hurry and a lot more aggressive as they travel through our City. With the new school year starting soon I do not want to wait until someone is hurt to take action. I want to prevent any serious injuries to our school children or citizens crossing the street. Therefore, I am requesting that this City Council direct Chief William Kushner to look into purchasing the green neon color "A" frame signs that state, "**State Law Requires You to Yield to Pedestrians in the Crosswalk**" and place them around our schools, parks, and library. Other towns and cities I have visited use these signs and it does seem to help protect the pedestrians in the crosswalk. Once these areas are covered I would ask that these signs be place at other busy intersection or where there is no traffic controls. I am also requesting that our Public Works Department paint or re-paint all crosswalk lines leading to our schools, parks, and library and put up warning signs where needed.

I motion that we approve this request and forward it to Chief Kushner and Public Works Director Pat Ryan to implement it as soon as possible.

Respectfully,



Santiago "Jim" Ramos
2nd Ward Alderman

13

ALDERMAN MARK WEINER
3132 Wenonah
Berwyn, Illinois 60402
MarkWeiner1@Hotmail.Com
708-484-7512

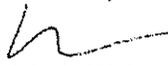
August 22, 2008

Re: Street Sweeping, August 26, 2008 Meeting

Council Members:

I have attached a recent newspaper article concerning "The City That Never Sweeps". I respectfully ask that this communication be sent to Committee of the Whole for discussion on whether or not we can be more efficient in cleaning our streets.

Very truly yours,



Mark Weiner

The City That Never Sweeps

By Pat Nelson

AS if part of a carefully choreographed dance, at strict intervals, countless New Yorkers run from their homes and move their cars from the right side of the street to the left and from the left to the right. These rituals of alternate side parking, enforced by hefty fines and humiliatingly fluorescent window stickers, help make way for the Department of Sanitation's street sweepers, which pass through our neighborhoods every day except Wednesday, when everyone gets a reprieve.

But even though New Yorkers dutifully surrender their coveted parking spaces to accommodate the Sanitation Department, street cleaners don't always, well, clean the streets. After the plumes of dust whip by and the mechanical brooms maneuver loudly past, a glance at the curb line often reveals debris, paper and grit that the sweeper failed to collect — much to the frustration of car-moving residents and, indeed, any of us who suffer through these malodorous days of summer.

Almost three hundred years after Benjamin Franklin first organized street

Pat Nelson is a former New York City Department of Transportation assistant commissioner for bridge and arterial maintenance.

sweeping in Philadelphia, cleaning our curbs remains an essential service and a daunting task. The city spends \$16 million annually to sweep approximately 47,400 scheduled routes, which cover more than 8,000 miles of roads (imagine sweeping from New York City to Los Angeles and back every day).

It's also a maintenance nightmare. Mechanical sweepers are expensive, prone to breakdowns and costly to repair. And the 450 mechanical brooms in our fleet must rotate out of their five-year service before we can move fully to state-of-the-art machines.

In the search for more effective and efficient ways to keep our city tidy, we

New York should clean its streets less often but more efficiently.

should first ask how frequently our neighborhoods really need to be swept. Consider Park Slope, Brooklyn, where sweeping has been suspended for the past three months so that thousands of signs could be replaced to reflect a shorter street cleaning window of 90 minutes, down from three hours (itself progress).

Despite the foul and filthy outcome predicted by many, Park Slope does not look or smell like an urban wasteland. The drains have not overflowed; Union Street and Seventh Avenue are not buried under garbage. Nonetheless, the alternate side parking rules are scheduled

to go back into effect tomorrow.

To offer some perspective, limited access roadways countrywide are swept as little as once a year, and even within the five boroughs, some neighborhoods are not swept at all. Surely much of this city could be kept clean with a weekly or monthly visit from the street sweepers.

A reduced sweeping schedule would have the bonus of lessening traffic, pollution and carbon emissions, all of which increase substantially when people move their cars to obey parking rules.

Of course, if the Sanitation Department sweeps less, then it also needs to sweep more effectively.

To deliver a quality sweep, mechanical cleaners need only a few basic things: well-maintained brooms, a trained

driver who travels at no greater than 8 miles per hour and, most important, water.

Mechanical sweepers with water nozzles in good working order don't kick up storms of nasty stuff; instead, they mist the pavement so dirt stays on the ground just long enough to be swept up onto internal conveyor belts by the brooms. (New York's street sweepers are in fact all equipped with water nozzles, but their tanks often seem to be empty, which is why we still get dust blown in our faces.)

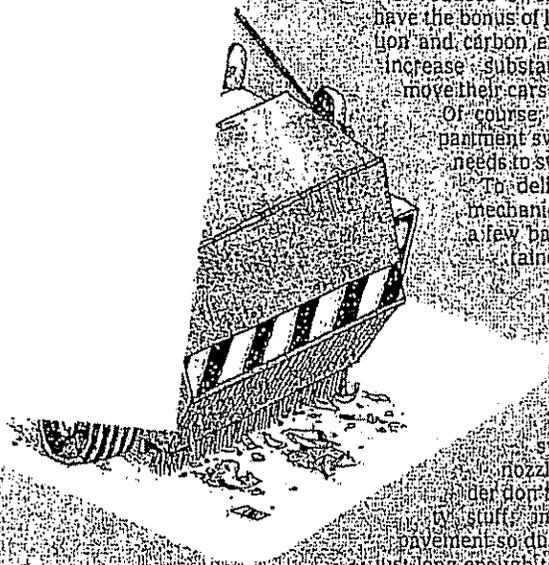
The good news: the next generation of mechanical sweepers already comprises a third of our sanitation fleet. This machine complies with widely recognized environmental standards and is far more effective at lifting contaminants from the roadway. Twelve or more strategically placed water nozzles loosen tiny contaminants and better contain the dust.

In other states, this next-generation sweeper even has a mounted surveillance camera, which photographs the license plates of cars blocking its sweeping path. The owner receives a ticket in the mail a few days later. Some innovations, I suppose, we could do without.

Still, I like to imagine the Sweeper of the Future that would truly tidy New York. Robotically operated from a remote command center, running entirely on alternative fuels, water nozzles strong enough to contain all dust contaminants. Able to vacuum up the largest pieces of debris. Perhaps even leaving behind a lavender scent to calm our nerves.

Until then, we could follow the example of Hong Kong, where more than 2,000 manual sweepers keep streets and sidewalks immaculate. Their equipment? Just brooms and plastic handcars.

Closer to home, there are parts of Staten Island and Queens where no parking regulations exist for street cleaning. The law, however, obliges property owners to maintain the curb along their property line 18 inches into the street. The threat of a fine and a little elbow grease results in a job well done. □





Michele D. Skryd
ALDERMAN FOURTH WARD
BERWYN, ILLINOIS

I-4

August 22, 2008

Hon Michael A O'Connor, Mayor
Alderman of the Berwyn City Council
6700 W. 26th Street
Berwyn, IL 60402

RE. Baseball Alley Netting

Ladies and Gentlemen.

Please see the attached letters from the residents at 6504, 6516, and 6520 W 28th Place. The issue of safety and property damage due to the lack of netting in the area of the baseball fields needs to be addressed. I spoke with Director Martinucci and he has informed me that he has a current bid to complete the netting for \$7100.00 from the company that installed the current netting. Mr. Martinucci also advised me that he has available funds in his field maintenance budget to proceed with the project. It would be my recommendation to approve the expenditure for the netting and to have it installed as soon as possible.

Respectfully,

Michele D. Skryd

Michele D. Skryd
4th Ward Alderman

Amy Nieves
6504 W 28th Place
Berwyn, IL 60402



July 17, 2008

The Honorable Michael O'Connor
City of Berwyn
6700 26th Street
Berwyn, IL 60402

Dear Mayor O'Connor,

Per my conversations with Alderwoman Michele Skryd and Recreation Director Tony Martinucci, I am writing to you to ask for assistance.

Last fall my husband and I bought the property located at 6504 28th Place, directly adjacent to Berwyn's Baseball Alley. Though we were very pleased by the park-like view behind our home, we were concerned about the safety nets that were nonexistent for a portion of the property (nets are missing for approximately four property lots). We assumed the nets were in the process of being installed and let the winter months pass. Unfortunately once the warm weather appeared so did many many baseballs and softballs in our yard. It was only when I narrowly missed being struck on two occasions, did I call Alderwoman Skryd to ask for assistance. She informed me that the missing nets were due to a budget issue, but would do her best to look into a resolution. As promised, Michele did contact Mr. Martinucci who mentioned to me today that he just received an estimate of \$7,000 to erect the missing nets. While this may not completely alleviate the problem, at least 80% of the flying balls will be contained in the field.

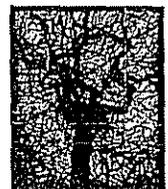
Mayor O'Connor, Mr. Martinucci is just waiting for your approval to move forward with this necessary repair. I ask you to please approve this safety expenditure and allow these nets to be installed as soon as possible.

Thank you for your time and consideration in this important matter.

Sincerely,

Amy Nieves

cc: Michele Skryd, Tony Martinucci



July 18, 2007

To: Mr. Anthony Martinucci
Berwyn Park Director
&
Michelle Skyrd
Berwyn Alderwoman

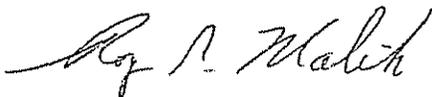
Re: Protection from Baseballs Coming from Baseball Field behind 6516 W. 28 Place

Three generations of my family have lived at 6516 W. 28 Place for over 101 years. I have used the park facilities and have seen the growth and improvement in recreational facilities in my area. I commend the Park District for their effort however; I would like to bring to your attention a problem that is causing damage to my property and a potentially hazardous condition to people in my backyard. Since the ball fields have been built behind our homes, my family has repaired the garage wall shingles each year, damage caused from baseballs, and collected balls from the yard (106 balls in 2006 and 55 balls in 2007). We have even stopped parking our car in front of our garage because of a dent from a ball, which came over the garage and hit the car. I have determined that most of the damage and balls landing in the yard have come from teams warming up before the game and non-game day practices. Balls are going over the shorter fence and hitting my garage wall or hitting the alley road and bouncing over my garage and landing in my yard. I have attached photos of the damage to my garage wall and a view of the fence between the field and my property. I believe that extending the protective taller fence would minimize the damage and maximize the safety to people in my yard. If I were finding one or two balls in my yard I would not be requesting a change; but over a 100 in a year indicates a change is necessary.

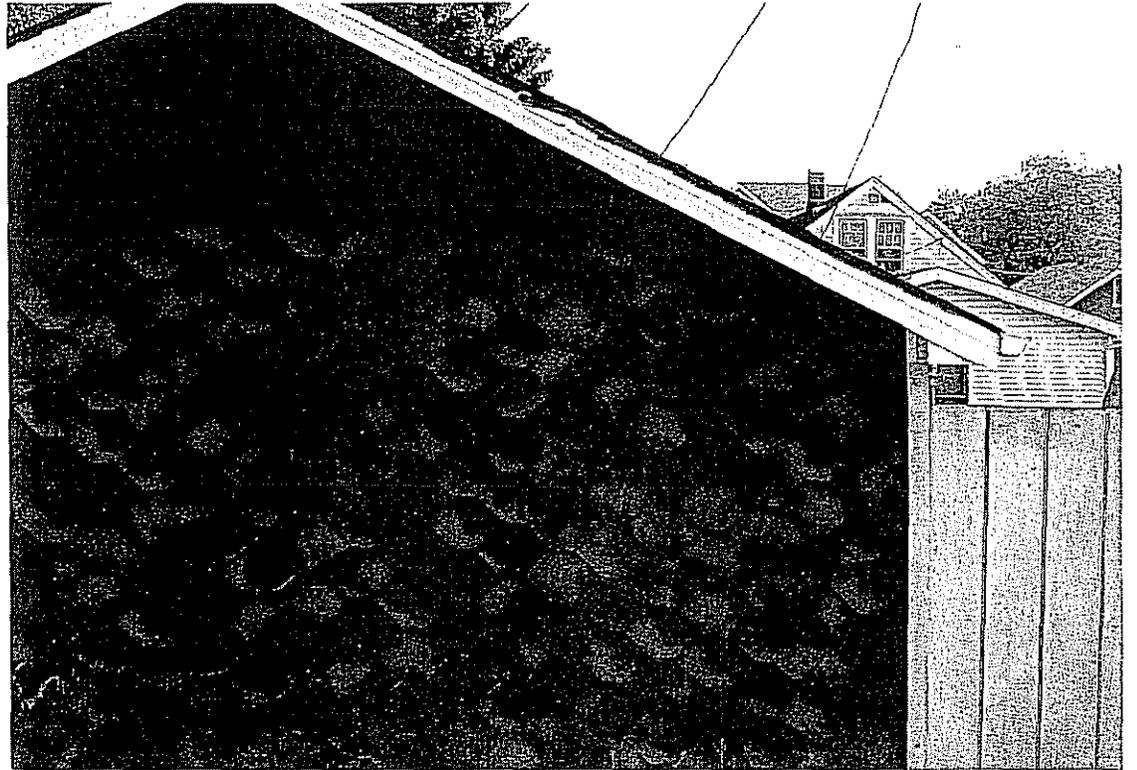
After the dent to my car in 2006, I talked to Mr. Martinucci and described the problem. At the time Mr. Martinucci thought there was money in the 2007 budget to continue the taller protective fencing into right field. Unfortunately, the taller protective fence was not extended and damage to my garage wall continues. I hope you will take action to correct this dangerous and damaging problem. I would also hope that the City of Berwyn would pay for correcting the damage to my garage wall in that I did identify the problem in 2006 and no action has been taken to date.

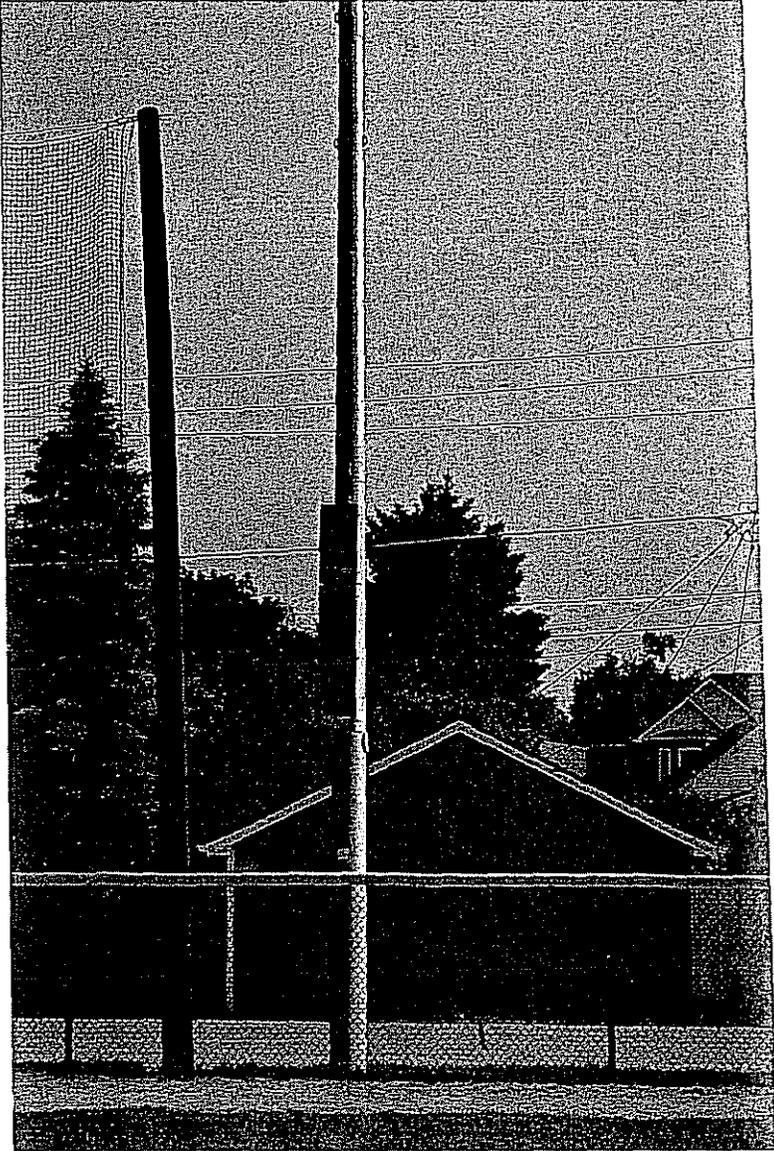
If you need any further information please call me on my cell

Respectfully,



Roy Malik
6516 W. 28 Pl
Berwyn, IL 60402





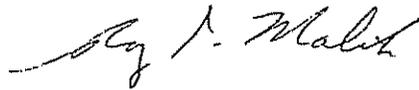
February 5, 2008

To: Michelle Skyrd, Berwyn Alderwoman

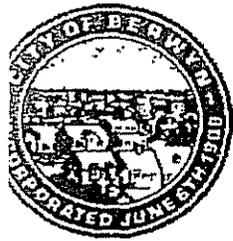
When I called Berwyn City Hall in July of 2007 they advise me that my alderman was the person to contact to address matters of property damage. On July 18, 2007, I sent you and Mr. Martinucci, Berwyn Park Director, a letter describing how my property at 6516 W. 28 Place is being damaged by baseballs coming from the ball fields behind my property. Because the taller netting was not continued behind my property, the garage has been hit by baseballs causing many siding pieces to break or fall off, as shown in the pictures I sent you. In December 2007, City inspectors have cited the appearance of the garage as an eyesore and require me to correct the problem by May 2008. I have attached the Notice of Violation.

I believe correcting the problem means first stopping the source of the destruction by extending the taller netting then replacing the damaged garage siding tiles. Fixing the garage tiles without fixing the source of destruction will put us back at this point again next year. The citation was a reminder to me that I have not received a response to my previous letter. If you are the correct contact person I would like to know what course of action I should take. If you are not the right contact could you please direct me to the right person? Hopefully the city can take the necessary actions before the May 31st deadline.

I can be reached on my cell phone,

A handwritten signature in black ink, appearing to read "Roy A. Malik". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Roy Malik



The City of Berwyn Illinois
 6700 West 26th Street
 Berwyn, Illinois 60402-0701

Department Of Neighborhood Affairs
 Phone: (708) 788-2660
 FAX: (708) 788-1427

Monday, December 3, 2007

Notice of Violation(s)

Roy Malik

Regarding: Condition of Property - PIN # 16-30-414-009-0000, Inspection ID # 35011
 Located at: 6516 W. 28th Place

Dear Berwyn Property Owner:

Your area of the City was recently surveyed as part of our inspection program. This program has been identified as one of the most effective measures available to protect property values, prevent blight, and maintain the high quality of our fine residential neighborhood.

During our inspection, we noted some conditions that create a blight situation on your property. We have listed the conditions below that require repair or maintenance.

| Violation | Local Enforcement |
|-------------------------|--|
| repair siding on garage | Maintain the garage/outbuilding in good repair. Prepare and paint as needed. Code: B1020 - PM302.7, PM304.1, PM110.1 |

The high property values and standards of maintenance we enjoy in Berwyn are only possible through the continued concern and effort of each property owner. Your cooperation in maintaining your property to the high standards we hope for from all Berwynites will be greatly appreciated. Please call our inspector ~~Martha Martinez~~ at 788-2660 (Extension 304), if you have any questions regarding this notice or to explain your particular circumstances.

There will be a follow-up inspection on or around Saturday, May 31, 2008.

Thank you,

Department of Neighborhood Affairs, City of Berwyn

(If work has been completed please contact our office immediately for a re-inspection)

Section J

Staff Reports

51

CITY OF BERWYN

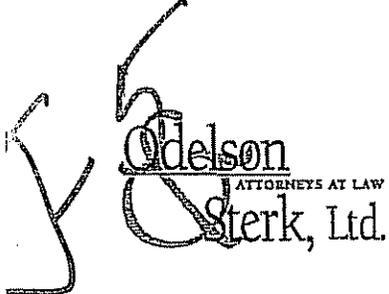
CITY COUNCIL MEETING (Date) 08/26/08

Deferred Communication

Agenda Item J-1 is a Deferred Communication from C C Meeting dated 08/12/08 Agenda item #27

FROM LAW DEPARTMENT

Re: JOB DESCRIPTION RESOLUTIONS



ITEM NO. 27
DATE AUG 12 2008
DISPOSITION [Signature]

3318 WEST 95TH STREET
EVERGREEN PARK, IL. 60805
(708) 424-5678
FAX (708) 425-1898
www.odelsonsterk.com

July 18, 2008

Thomas J. Pavlik
City Clerk
City of Berwyn
6400 W. 26th St.
Berwyn, IL 60402

Re: Job Description Resolutions

Dear Mr. Pavlik:

Please put the attached resolutions on the June 22, 2008 Agenda for consideration by Council.

Very truly yours,

Matthew M. Welch
Matthew M. Welch

THE CITY OF BERWYN

COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
ADMINISTRATIVE ASSISTANT TO THE MAYOR POSITION WITHIN THE
CITY OF BERWYN, COOK COUNTY, ILLINOIS

MICHAEL A. O'CONNOR, Mayor

THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN

SANTIAGO "JIM" RAMOS

MARK WEINER

MICHELE D. SKRYD

THOMAS J. DAY

MICHAEL J. PHELAN

ROBERT J. LOVERO

JOEL ERICKSON

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on --/--/08

Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

RESOLUTION NO.: _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
ADMINISTRATIVE ASSISTANT TO THE MAYOR POSITION WITHIN THE
CITY OF BERWYN, COOK COUNTY, ILLINOIS

WHEREAS, the Mayor and the City Council of the City of Berwyn, Cook County, Illinois
(the "*Corporate Authorities*") wish to amend the job description for the position of Assistant to
the Mayor; and

WHEREAS, it is necessary to amend the job description for the position of Assistant to
the Mayor to properly reflect the duties of this position; and

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

SECTION 1. The following job description for the Assistant to the Mayor position is
hereby adopted:

Responsible for the day to day operations within the Office of the Mayor including but
not limited to the management of all concerns, questions and complaints of residents,

building of relationships with all utility organizations servicing the City, organization,

investigation and/or administration of any projects assigned by the Mayor.

SECTION 2. This Resolution becomes effective immediately upon its adoption.

| | YES | NO | ABSENT | PRESENT |
|------------------|-----|----|--------|---------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

Michael A. O'Connor
MAYOR

Thomas J. Pavlik
CITY CLERK

THE CITY OF BERWYN

COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
ASSISTANT FIRE CHIEF POSITION WITHIN THE CITY OF BERWYN,
COOK COUNTY, ILLINOIS

MICHAEL A. O'CONNOR, Mayor

THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN

SANTIAGO "JIM" RAMOS

MARK WEINER

MICHELE D. SKRYD

THOMAS J. DAY

MICHAEL J. PHELAN

ROBERT J. LOVERO

JOEL ERICKSON

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on --/--/08

Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

RESOLUTION NO.: _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
ASSISTANT FIRE CHIEF POSITION WITHIN THE CITY OF BERWYN, COOK
COUNTY, ILLINOIS

WHEREAS, the Mayor and the City Council of the City of Berwyn, Cook County, Illinois
(the "*Corporate Authorities*") wish to amend the job description for the position of Assistant Fire
Chief; and

WHEREAS, it is necessary to amend the job description for the position of Assistant Fire
Chief to properly reflect the duties of this position; and

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

SECTION 1. The following job description for the Assistant Fire Chief position is hereby
adopted:

The Assistant Fire Chief assists the Fire Chief with organizing and direction of all Fire
Department operations. The Assistant Chief is responsible to the Fire Chief for the
conduct, efficiency, and activities of the Fire Department personnel on a daily basis.
Each Deputy Chief is responsible to the Assistant Chief for the efficient operation of his

platoon. The Assistant Fire Chief exercises the duties and assumes the responsibilities of the Fire Chief during times when the Fire Chief is unavailable.

Other duties included:

- Formulate, disseminate, and implement Department policies, procedures, and guidelines
- Reviews personnel actions, personnel complaints, and recommends personnel actions to the Fire Chief
- Oversees operations of the Fire Prevention Bureau
- Consults with the Training Officer on a daily basis and reviews training schedules and operations
- Assist the Fire Chief with budget implementation and participates in forecast of future budgets
- Assist the Fire Chief with administrative procedures
- Attend required meetings such as Mutual Aid, disaster planning, operations,
- Is subject to be on call at all times to assist or manage emergency operations
- Oversees construction and repairs of all Fire stations
- Assists the Fire Chief with development of departmental goals, strategic, and operational plans
- Prepares and directs the execution of daily, weekly, and monthly work schedules
- Assists with public education and awareness
- Participates with mutual aid fire protection plans and training exercises
- Assist with pre-planning of emergencies
- Shall work in close relationship with the Building Department and all other code enforcing agencies
- Shall deal effectively, courteously, and tactfully with the public and employees
- Implement Safety Officer duties to help prevent injuries
- Researches and plans activities, making recommendations for changes in operations
- Researches new ideas and technology in the Fire Service

SECTION 2. This Resolution becomes effective immediately upon its adoption.

| | YES | NO | ABSENT | PRESENT |
|------------------|-----|----|--------|---------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

Michael A. O'Connor
MAYOR

Thomas J. Pavlik
CITY CLERK

THE CITY OF BERWYN

COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
DIRECTOR OF COMMUNITY DEVELOPMENT POSITION WITHIN THE CITY
OF BERWYN, COOK COUNTY, ILLINOIS

MICHAEL A. O'CONNOR, Mayor

THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN

SANTIAGO "JIM" RAMOS

MARK WEINER

MICHELE D. SKRYD

THOMAS J. DAY

MICHAEL J. PHELAN

ROBERT J. LOVERO

JOEL ERICKSON

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on --/--/08

Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

RESOLUTION NO.: _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
DIRECTOR OF COMMUNITY DEVELOPMENT POSITION WITHIN THE CITY
OF BERWYN, COOK COUNTY, ILLINOIS

WHEREAS, the Mayor and the City Council of the City of Berwyn, Cook County, Illinois
(the "*Corporate Authorities*") wish to amend the job description for the position of Director of
Community Development; and

WHEREAS, it is necessary to amend the job description for the position of Director of
Community Development to properly reflect the duties of this position; and

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

SECTION 1. The following job description for the Director of Community Development
position is hereby adopted:

To oversee the administration of the Department of Community Development as well as
oversee the distribution of the annual CDBG grant funds, including, but not limited to,
the creation, on an annual basis, the HUD required Action Plan and the year end
CAPER. The director must oversee the HUD approved Blight inspection program for the
low-mod areas of the City of Berwyn and the implementation of the single family rehab

program.

SECTION 2. This Resolution becomes effective immediately upon its adoption.

| | YES | NO | ABSENT | PRESENT |
|------------------|-----|----|--------|---------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

Michael A. O'Connor
MAYOR

Thomas J. Pavlik
CITY CLERK

THE CITY OF BERWYN

COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
DIRECTOR OF COMMUNITY OUTREACH POSITION WITHIN THE CITY OF
BERWYN, COOK COUNTY, ILLINOIS

MICHAEL A. O'CONNOR, Mayor
THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN
SANTIAGO "JIM" RAMOS
MARK WEINER
MICHELE D. SKRYD
THOMAS J. DAY
MICHAEL J. PHELAN
ROBERT J. LOVERO
JOEL ERICKSON
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on --/--/08
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

RESOLUTION NO.: _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
DIRECTOR OF COMMUNITY OUTREACH POSITION WITHIN THE CITY OF
BERWYN, COOK COUNTY, ILLINOIS

WHEREAS, the Mayor and the City Council of the City of Berwyn, Cook County, Illinois
(the "*Corporate Authorities*") wish to amend the job description for the position of Director of
Community Outreach; and

WHEREAS, it is necessary to amend the job description for the position of Director of
Community Outreach to properly reflect the duties of this position; and

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

SECTION 1. The following job description for the Director of Community Outreach
position is hereby adopted:

The function of the Community Outreach program involves establishing ways for citizens to become more actively involved in the community by opening up communication between City Departments, City staff and citizens. This will be accomplished through establishing programs within the city by working with departments, agencies and staff that involve the citizens. Holding Citizen Meetings, events and different venues of

communication will be utilized to reach the citizens. The Outreach Department will investigate and research citizens' suggestions and concerns, and respond to all inquiries. The Community Outreach will assist in planning, organizing, and directing activities and programs that will include the citizens of the community, business leaders and officials.

SECTION 2. This Resolution becomes effective immediately upon its adoption.

| | YES | NO | ABSENT | PRESENT |
|------------------|-----|----|--------|---------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

Michael A. O'Connor
MAYOR

Thomas J. Pavlik
CITY CLERK

THE CITY OF BERWYN

COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
DIRECTOR OF NEIGHBORHOOD AFFAIRS POSITION WITHIN THE CITY
OF BERWYN, COOK COUNTY, ILLINOIS

MICHAEL A. O'CONNOR, Mayor

THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN

SANTIAGO "JIM" RAMOS

MARK WEINER

MICHELE D. SKRYD

THOMAS J. DAY

MICHAEL J. PHELAN

ROBERT J. LOVERO

JOEL ERICKSON

Aldermen

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Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

RESOLUTION NO.: _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
DIRECTOR OF NEIGHBORHOOD AFFAIRS POSITION WITHIN THE CITY
OF BERWYN, COOK COUNTY, ILLINOIS

WHEREAS, the Mayor and the City Council of the City of Berwyn, Cook County, Illinois
(the "*Corporate Authorities*") wish to amend the job description for the position of Director of
Neighborhood Affairs; and

WHEREAS, it is necessary to amend the job description for the position of Director of
Neighborhood Affairs to properly reflect the duties of this position; and

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

SECTION 1. The following job description for the Director of Neighborhood Affairs
position is hereby adopted:

Principal Duties and Responsibilities:

- 1) Formulates and implements programs and policies regarding blight and compliance inspections; Provides administrative planning, coordination, direction, and review of Building Department operations and personnel.

- 2) Supervises Blight and Compliance Inspectors regarding enforcement of city ordinances and codes.
- 3) Supervises and coordinates Zoning infractions in reference to illegal apartments.
- 4) Represents the City of Berwyn in Local Ordinance Court; Processes and recommends fines and additional actions to be taken for violations.
- 5) Responds to all inquiries and concerns from all entities concerning policies, procedures, ordinances, codes, enforcement and adjudication; Attend meetings and supply technical information and advice to officials from other organizations, other City Departments, City Council and the general public as requested.
- 6) Perform building inspections as needed in conjunction with other departments including Police, Fire, Public Works, Health, Etc.
- 7) Contracts and coordinates all rodent abatement policies and procedures for the City of Berwyn including all city-owned buildings.
- 8) Forecasts operational needs, department costs, and prepares the Building Department budget in conjunction with the Building Director.
- 9) Tracks and processes orders lawn service for unoccupied properties; Orders board up for structures which are in disrepair or have been damaged by fire or any other cause in order to protect the public; Works in conjunction with the Building Director to condemn and demolish unsafe structures; forward

information to collector for billing to property owners

- 10) Prepare, review and submit all necessary information, records, files and reports concerning the Department of Neighborhood Affairs; Maintain and update the Building Department data system
- 11) Perform additional duties within the above scope as required or deemed necessary to accommodate departmental as well as residential needs

SECTION 2. This Resolution becomes effective immediately upon its adoption.

| | YES | NO | ABSENT | PRESENT |
|------------------|-----|----|--------|---------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

Michael A. O'Connor
MAYOR

Thomas J. Pavlik
CITY CLERK

THE CITY OF BERWYN

COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
DIRECTOR OF FINANCE POSITION WITHIN THE CITY OF BERWYN,
COOK COUNTY, ILLINOIS

MICHAEL A. O'CONNOR, Mayor

THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN

SANTIAGO "JIM" RAMOS

MARK WEINER

MICHELE D. SKRYD

THOMAS J. DAY

MICHAEL J. PHELAN

ROBERT J. LOVERO

JOEL ERICKSON

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on --/--/08

Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

RESOLUTION NO.: _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
DIRECTOR OF FINANCE POSITION WITHIN THE CITY OF BERWYN,
COOK COUNTY, ILLINOIS

WHEREAS, the Mayor and the City Council of the City of Berwyn, Cook County, Illinois
(the "*Corporate Authorities*") wish to amend the job description for the position of Director of
Finance; and

WHEREAS, it is necessary to amend the job description for the position of Director fo
Finance to properly reflect the duties of this position; and

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

SECTION 1. The following job description for the Director of Finance position is hereby
adopted:

Primary Purpose:

Performs a variety of complex supervisory, professional administrative and technical
accounting and finance functions in maintaining the fiscal records and systems of the
City within the Finance Department under the general direction of the Mayor.

Principal Duties and Responsibilities:

1. Manages and supervises assigned operations to achieve goals within available resources; plans and organizes workloads and staff assignments; trains, motivates, and evaluates assigned staff; reviews progress and directs changes as needed.
2. Provides leadership and direction in the development of short and long range plans; gathers interprets; and prepares data for studies, reports and recommendations; coordinates department activities with other departments and agencies as needed.
3. Assures that assigned areas of responsibility are performed within budget; performs cost control activities; monitors revenues and expenditures in assigned area to assure sound fiscal management of funds, personnel, materials, facilities and time.
4. Determines work procedures; studies and standardizes procedures to improve efficiency and effectiveness of operations.
5. Prepares a variety of studies, reports and related information for decision making purposes.
6. Serves as chief financial advisor to the City of Berwyn.
7. Establishes and maintains internal control procedures and assures that state and national standard accounting procedures are maintained. Oversees the

collection of taxes and other receipts in accordance with laws and regulations.

8. Develops financial studies and plans. Forecasts, estimates, and monitors the financial condition of the City to assure the fiscal well being of the City.
9. Prepares financial reports, preparation of annual levy and appropriations ordinance.
10. Coordinates budget preparation and execution under the Mayor's supervision.
11. Oversees the preparation of state and Federal Reports, including tax reports.
12. Assists in the management and reporting of the City's Tax Increment Finance Districts (TIF).
13. Establishes and maintains records needed for bond payments, fiscal agent and related redemption ledgers.
14. Responsible for the supervision of the payroll function.
15. Prepares periodic financial, statistical or operational reports as assigned.

Position Requirements:

Formal Education: - Graduation from an accredited four-year college or university with a degree in accounting or finance related field.

Previous Work Experience: CPA and not less than five years experience and specialization in governmental accounting.

Technical or Specialized Knowledge: - Considerable knowledge of modern governmental accounting theory, principles and practices; knowledge of internal control procedures and management information systems; knowledge of office automation and computerized financial applications; knowledge of public finance and fiscal planning; knowledge of payroll and accounts payable functions; working knowledge of budgetary, accounting and reporting systems and CAFR preparation and compliance with GAAP, GFOA and GASB principles.

Certifications: - Certified Public Accountant

SECTION 2. This Resolution becomes effective immediately upon its adoption.

| | YES | NO | ABSENT | PRESENT |
|------------------|-----|----|--------|---------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

Michael A. O'Connor
MAYOR

Thomas J. Pavlik
CITY CLERK

THE CITY OF BERWYN

COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
GRANTS ADMINISTRATOR/COMMUNITY DEVELOPMENT POSITION
WITHIN THE CITY OF BERWYN, COOK COUNTY, ILLINOIS

MICHAEL A. O'CONNOR, Mayor

THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN

SANTIAGO "JIM" RAMOS

MARK WEINER

MICHELE D. SKRYD

THOMAS J. DAY

MICHAEL J. PHELAN

ROBERT J. LOVERO

JOEL ERICKSON

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on --/--/08

Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

RESOLUTION NO.: _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
GRANTS ADMINISTRATOR/COMMUNITY DEVELOPMENT POSITION
WITHIN THE CITY OF BERWYN, COOK COUNTY, ILLINOIS

WHEREAS, the Mayor and the City Council of the City of Berwyn, Cook County, Illinois
(the "*Corporate Authorities*") wish to amend the job description for the position of Grants
Administrator/Community Development; and

WHEREAS, it is necessary to amend the job description for the position of Grants
Administrator/Community Development to properly reflect the duties of this position; and

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

SECTION 1. The following job description for Grants Administrator/Community
Development position is hereby adopted:

The function of Grants Administrator/Community Development for CDBG is primarily to monitor the distribution of the grant that is received from HUD according to all of the federally mandated guidelines as established by HUD. This requires the Grants Administrator/Community Development to have a thorough knowledge of the current projects that are part of the Action Plan, as well as developing an awareness of the

community's needs for future Action Plans as well as what will be required for the next five year Consolidated Plan. The Grants Administrator must also be a willing participant in the hearing process and interact with the sub-grantees on an ongoing basis that monitors their input. Knowledge of the HUD's IDIS system of recording keeping is also required so that all timely reports maybe generated as required.

SECTION 2. This Resolution becomes effective immediately upon its adoption.

| | YES | NO | ABSENT | PRESENT |
|------------------|-----|----|--------|---------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

Michael A. O'Connor
MAYOR

Thomas J. Pavlik
CITY CLERK

THE CITY OF BERWYN

COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
DIRECTOR OF HUMAN RESOURCES POSITION WITHIN THE CITY OF
BERWYN, COOK COUNTY, ILLINOIS

MICHAEL A. O'CONNOR, Mayor

THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN

SANTIAGO "JIM" RAMOS

MARK WEINER

MICHELE D. SKRYD

THOMAS J. DAY

MICHAEL J. PHELAN

ROBERT J. LOVERO

JOEL ERICKSON

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on --/--/08

Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

RESOLUTION NO.: _____

A RESOLUTION CONCERNING THE JOB DESCRIPTION FOR THE
DIRECTOR OF HUMAN RESOURCES POSITION WITHIN THE CITY OF
BERWYN, COOK COUNTY, ILLINOIS

WHEREAS, the Mayor and the City Council of the City of Berwyn, Cook County, Illinois
(the "*Corporate Authorities*") wish to amend the job description for the position of Director of
Human Resources; and

WHEREAS, it is necessary to amend the job description for the position of Director of
Human Resources to properly reflect the duties of this position; and

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

SECTION 1. The following job description for the Director of Human Resources position
is hereby adopted:

Primary Purpose:

Plans, manages, oversees and directs the operations of the Human Resources
Department, which includes recruitment, labor relations, workers compensation,
classification and compensation, benefits administration, specialized training and to

provide complex staff assistance to management and City Council. The Director of Human Resources shall report to the Mayor.

Key Accountabilities

1. Ensures that all policies and practices comply with federal, state and local laws and regulations and provide consistent implementation and enforcement.
2. Oversees recruitment of qualified personnel and provides new employee orientation.
3. Counsels employees and managers; initiates, conducts and/or oversees investigations relative to disciplinary actions and complaints for City departments.
4. Serves as a member of union contract negotiation team by assisting with formulation and recommendation of collective bargaining policies to be reviewed by the Mayor and City Council. Does all research connected with collective bargaining negotiations.
5. Manages the City's benefit programs, oversees new enrollment and benefit processing, changes and terminations.
6. Assists employees in all issues including interpersonal, compensation and benefit issues by performing day-to-day employee relations activities.
7. Responds to all inquiries related to job openings and proper application procedures.

8. Conducts a variety of organizational studies, investigations resulting in recommendations for modification to personnel programs, policies and procedures as appropriate.
9. Evaluates the City's compensation program and makes recommendations so as to keep our compensation competitive with other municipalities.
10. Designs performance evaluation system for selected departments and provides appropriate training related to implementation.
11. Evaluates and recommends employee benefit modifications or new programs, with an annual review of all current benefits for cost effectiveness.
12. Prepared departmental budget annually and assists managers with portions of their budget preparation.
13. Responsible for all human resources related federal, state and local reporting requirements.
14. Handles all workers compensation claim management and case management of individual work-related claims.
15. Researches and recommends policies in connection with applicable state and federal guidelines.
16. Implements and oversees Kronos Timekeeping System, in conjunction with payroll.

Position Requirements:

Formal Education: Bachelors degree in human resources or related field Masters degree preferable.

Previous Work Experience: Minimum of 10 years in a human resources management position.

Certifications: SPHR certification required.

Equipment Knowledge: Must be computer literate and able to perform all data management activities related to human resources.

SECTION 2. This Resolution becomes effective immediately upon its adoption.

| | YES | NO | ABSENT | PRESENT |
|------------------|-----|----|--------|---------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

Michael A. O'Connor
MAYOR

Thomas J. Pavlik
CITY CLERK



3318 WEST 95TH STREET
EVERGREEN PARK, IL 60805
(708) 424-5678
FAX (708) 425-1898
www.odelsonsterk.com

August 19, 2008

Thomas J. Pavlik
City Clerk
City of Berwyn
6400 W. 26th St.
Berwyn, IL 60402

Case No.: 08 C 897 (U.S. District Court for the Northern District of Illinois)

Dear Mr. Pavlik:

Please put an item on the August 26, 2008 agenda authorizing the settlement of the above referenced matter for the total sum of \$4,501.00 based upon prior City Council authority in executive session.

Very truly yours,

Richard F. Bruen, Jr.

RFB/jt



3318 WEST 95TH STREET
EVERGREEN PARK, IL 60805
(708) 424-5678
FAX (708) 425-1898
www.odelsonsterk.com

August 21, 2008

Thomas J. Pavlik
City Clerk
City of Berwyn
6400 W. 26th St.
Berwyn, IL 60402

Case No.: Traffic Regulation Ordinances

Dear Mr. Pavlik:

The Council referred Item I-2 from the July 22, 2008 Council Agenda and J-13 from the August 12, 2008 Council Agenda to us to draft ordinances. Item I-2 (a copy of which is attached) seeks to prohibit left turns from southbound Scoville Avenue onto eastbound 26th Street. Item J-13 (also attached) seeks to temporarily prohibit turns from Ogden Avenue onto northbound Kenilworth Avenue. Attached find Ordinances making those changes.

Chapter 442.01(c) of the Berwyn Code authorizes the Director of Public Works to determine those intersections at which drivers of vehicles shall not make a right, left or "U" turn and place proper signs at such intersections. And Chapter 442.01(n) authorizes the Director of Public Works to enact temporary regulations for experimental or other special purposes for ninety (90) days – or longer if reinstated by the Traffic Engineer.

Authority to carry out the desired changes set forth in Items I-2 and J-13 would seem to have already been delegated to the Director of Public Works. Nevertheless, we have drafted the attached Ordinances at the direction of Council.

Very truly yours,

Richard F. Bruen, Jr.

RFB/jt

Attachments

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ENACT A
TEMPORARY REGULATION PROHIBITING TRAFFIC ON OGDEN AVENUE
FROM TURNING NORTHBOUND ONTO KENILWORTH AVENUE
AT CERTAIN SPECIFIED HOURS

MICHAEL A. O'CONNOR, Mayor
THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN
SANTIAGO "JIM" RAMOS
MARK WEINER
MICHELE D. SKRYD
THOMAS J. DAY
MICHAEL J. PHELAN
ROBERT J. LOVERO
JOEL ERICKSON
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on --/--/08
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

ORDINANCE NO.: _____

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ENACT A
TEMPORARY REGULATION PROHIBITING TRAFFIC ON OGDEN AVENUE
FROM TURNING NORTHBOUND ONTO KENILWORTH AVENUE
AT CERTAIN SPECIFIED HOURS

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*");

WHEREAS, the Mayor and the City Council of the City of Berwyn (the "*Corporate Authorities*") has adopted a Traffic Code, which has been amended from time to time;

WHEREAS, the Director of Public Works is authorized pursuant to Section 442.01(n) of the Traffic Code, to enact temporary traffic regulations for experimental or other special purposes;

WHEREAS, the Corporate Authorities have further decided to concur with the Director of Public Works and enact a temporary traffic regulation identified herein; and

WHEREAS, the Corporate Authorities have determined that it is in the best interests of the residents of the City to provide for such a temporary parking regulation.

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 found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2: The Director of Public Works is hereby authorized, pursuant to Chapter 442.01(n) as amended, to enact a temporary traffic regulation during the hours of 7a.m. to 9a.m. and 2p.m. to 6p.m. on Monday through, and including, Friday of each week at the intersection of Ogden Avenue and Kenilworth Avenue prohibiting the following:

- 1) Eastbound traffic on Ogden Avenue from making left turns onto Kenilworth Avenue heading northbound on Kenilworth Avenue; and

- 2) Westbound traffic on Ogden Avenue from making right turns onto Kenilworth Avenue heading southbound on Kenilworth Avenue.

Section 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity shall not affect any of the other provisions of this Ordinance.

Section 4. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Adopted this ____ day of _____, 2008, pursuant to a roll call vote as

follows:

| | YES | NO | ABSENT | PRESENT |
|------------------|-----|----|--------|---------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

APPROVED by the Mayor on _____, 2008.

Michael A. O'Connor
MAYOR

Thomas J. Pavlik
CITY CLERK

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ENACT A
REGULATION PROHIBITING SOUTHBOUND TRAFFIC ON SCOVILLE AVENUE
FROM TURNING EASTBOUND ONTO 26th STREET
AT CERTAIN SPECIFIED HOURS

MICHAEL A. O'CONNOR, Mayor
THOMAS J. PAVLIK, City Clerk

NONA N. CHAPMAN
SANTIAGO "JIM" RAMOS
MARK WEINER
MICHELE D. SKRYD
THOMAS J. DAY
MICHAEL J. PHELAN
ROBERT J. LOVERO
JOEL ERICKSON
Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on --/--/08
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

ORDINANCE NO.: _____

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO ENACT A
REGULATION PROHIBITING SOUTHBOUND TRAFFIC ON SCOVILLE AVENUE
FROM TURNING EASTBOUND ONTO 26th STREET
AT CERTAIN SPECIFIED HOURS

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*");

WHEREAS, the Mayor and the City Council of the City of Berwyn (the "*Corporate Authorities*") has adopted a Traffic Code, which has been amended from time to time;

WHEREAS, the Director of Public Works is authorized, pursuant to Section 442.01(c) of the Traffic Code, to determine those intersections at which drivers of vehicles shall not make right, left or "U" turn and place proper signs at such intersections;

WHEREAS, the Corporate Authorities have further decided to concur with the Director of Public Works and enact the traffic regulation identified herein; and

WHEREAS, the Corporate Authorities have determined that it is in the best interests of the residents of the City to provide for such a temporary parking regulation.

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 found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2: The Director of Public Works is hereby authorized, pursuant to Chapter 442.01(c) as amended, to enact a traffic regulation prohibiting the following:

- 1) Southbound traffic on Scoville Avenue from making left turns eastbound onto 26th Street.

Section 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity shall not affect any of the other provisions of this Ordinance.

Section 4. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Adopted this ____ day of _____, 2008, pursuant to a roll call vote as

follows:

| | YES | NO | ABSENT | PRESENT |
|------------------|-----|----|--------|---------|
| Chapman | | | | |
| Ramos | | | | |
| Weiner | | | | |
| Skryd | | | | |
| Day | | | | |
| Phelan | | | | |
| Lovero | | | | |
| Erickson | | | | |
| | | | | |
| (Mayor O'Connor) | | | | |
| TOTAL | | | | |

APPROVED by the Mayor on _____, 2008.

Michael A. O'Connor
MAYOR

Thomas J. Pavlik
CITY CLERK

Michael A. O'Connor
Mayor



Daniel J. LeBeau
Building Director

A Century of Progress with Pride

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

August 20, 2008

Re: Metra's Request to Waive Permit Fee

Dear Mayor and Council members,

Metra is requesting the City of Berwyn to waive the permit fee for the Harlem Avenue and LaVergne station projects. Copies of documents are attached that indicate other communities waive the permit fees for work performed on railroad property, as it is considered a public improvement. Also attached is a written request from Metra. Please understand their request includes review fees and all required inspections. That amount should not exceed \$2000.00.

Please approve the request to waive the permit, review and inspection fees.

Sincerely,


Daniel J. LeBeau
Building Director

Attachments



August 5, 2008

Mr. Daniel J. LeBeau
Director – Building Department
City of Berwyn
6700 26th Street
Berwyn, Illinois 60402

Dear Mr. LeBeau:

Metra has designed improvements for the Harlem Avenue and LaVergne commuter train stations in order to provide Metra commuters with the highest level of service, convenience and safety. The improvements include the construction of new inbound and outbound platforms at both stations and a new warming shelter at LaVergne. Upon completion of construction, commuters will quickly realize the ease of boarding our trains due to the new platforms. The warming shelter will be larger in size in order to accommodate more commuters and will include overhead heating elements and better protection from winter weather.

Our contractor, John Burns Construction Company, intends to begin construction this year, however a schedule has yet to be finalized. Issues such as the number of slow zones and the availability of safety flagman are factors in determining a schedule. Metra understands the city's desire to have these projects move forward in the very near future.

As with all our projects, Metra requests the municipality waive any and all permit fees. This letter is to seek your assistance in obtaining a waiver for the permit fees for both the Harlem Avenue and LaVergne station projects. Also, Metra respectfully requests your support with assisting our contractor, John Burns, through the city process of obtaining the necessary permits.

If you have any questions or if I can be of any assistance to you in the future, please feel free to call me at (312) 322-6494.

I wish to thank you in advance for your assistance and efforts on our behalf.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lynne Corrao". The signature is written in black ink and is positioned above the printed name and title.

Lynne Corrao
Director of Community Affairs

cc: D. Skoufis, Metra
P. Ryan, Berwyn

Catalina T. Rohmann

From: pryan@ci.berwyn.il.us [p-ryan240@comcast.net]
Sent: Tuesday, August 05, 2008 1:18 PM
To: Daniel J. LeBeau
Subject: Fw: Route 59 - Cost Estimate - S.A. 2008.1556

METRA states someone in your office requested they pay a \$5,000 "plan review" fee before they issue the permits. Should this not be free for METRA?

--
Sincerely,

Patrick Ryan
Director of Public Works
City of Berwyn
1 Public Works Drive
Berwyn, IL 60402

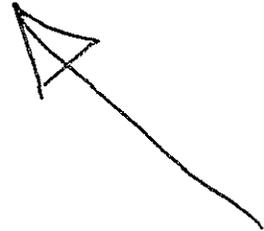
(708) 749-4700

----- Forwarded Message: -----

From: "Demetrios Skoufis" <dskoufis@metrarr.com>
To: "Patrick J. Ryan" <pryan@ci.berwyn.il.us>
Subject: Fw: Route 59 - Cost Estimate - S.A. 2008.1556
Date: Mon, 4 Aug 2008 21:42:02 +0000

>
> ----- Original Message -----
> From: "Shane Higgins" <shiggins@jbconstructionco.com>
> To: "Demetrios Skoufis" <dskoufis@metrarr.com>
> Sent: Monday, August 04, 2008 4:26 PM
> Subject: RE: Route 59 - Cost Estimate - S.A. 2008.1556

>
> Demetri,
> Did you ever track down the name/contact for the Village of Berwyn?
> It would come in handy for procuring the building permits- they
> informed me at the building department that they haven't even seen the drawings.
>
> Also- would you be able to help me with getting the building fees waived?
> We were informed by the Building Department that Metra's Community
> Relations could assist us with this. They appeared willing to waive
> the fees, but it almost seemed like they wanted Metra to make the
> request. All other Villages on this Contract have waived the fees.
> Let me know if you could
> help- Thanks.
> Shane Higgins
> Project Manager
> John Burns Construction Company
> 312-550-6069
>
>



Daniel J. LeBeau

From: Demetrios Skoufis [dskoufis@metrarr.com]
Sent: Monday, August 18, 2008 2:15 PM
To: Daniel J. LeBeau
Cc: Lynne Corrao
Subject: Fw: West Chicago - Permit Fee Waiver Request

Dan,

Below is email correspondence between myself and West Chicago City Manager Michael Guttman. The waiver was for the construction of an approximately 140 space commuter parking lot and retaining wall. Construction started last year and the lot opened for use earlier this summer.

Demetri

----- Original Message -----

From: "Michael Guttman" <MGuttman@westchicago.org>
To: "Demetrios Skoufis" <dskoufis@metrarr.com>
Cc: "Joanne Kalchbrenner" <JKalchbrenner@westchicago.org>
Sent: Monday, April 23, 2007 2:41 PM
Subject: Re: West Chicago - Permit Fee Waiver Request

> Demetri,
> The City will treat the 3rd commuter parking lot project as if it is 
> our own, and no fees will be charged.
> Michael
>
> >>> "Demetrios Skoufis" <dskoufis@metrarr.com> 4/17/2007 1:28:06 PM
> >>>
> Michael,
>
> Metra would like to request a permit fee waiver for the commuter
> parking lot project. If I recall correctly, the city council will need
> to review this request. What do you need from me?
>
> Demetri Skoufis
> Metra Community Affairs
> 547 West Jackson Boulevard
> 13th Floor
> Chicago, Illinois 60661
> Office (312) 322-6754
> Fax (312) 322-7094
> dskoufis@metrarr.com

Daniel J. LeBeau

From: Demetrios Skoufis [dskoufis@metrarr.com]
Sent: Monday, August 18, 2008 2:06 PM
To: Daniel J. LeBeau
Cc: Lynne Corrao
Subject: Fw: Congress Park station - Fee Waiver Email

Dan,

Below is email correspondence between myself and Rick Ginex, Village Manager for Brookfield. The village is waiving the fees for a Congress Park station sewer and sidewalk project and a platform lighting project at the Hollywood station.

I'll look through my email for others. We usually get a verbal approval from the manager. Rarely do they go before the village board or city council.

Demetri

----- Original Message -----

From: Rick Ginex
To: Demetrios Skoufis
Cc: Holly Lown ; Lynne Corrao
Sent: Thursday, August 14, 2008 10:44 AM
Subject: RE: Congress Park station

Demetri,

Thanks. I will have someone there as I am on vacation that week. Also, we would waive the permit fees since this is considered a public improvement.

Thanks,

Rick

From: Demetrios Skoufis [mailto:dskoufis@metrarr.com]
Sent: Thursday, August 14, 2008 8:44 AM
To: Rick Ginex
Cc: Holly Lown; Lynne Corrao
Subject: Fw: Congress Park station

Rick,

Good morning We are making some progress with the schedule. .

Please read email below from Metra Engineering. Please have a village representative attend on the 27th.

Also, could you please forward this to the representatives of the sweetener company that have attended past meetings regarding this project. I think it would be beneficial to have them attend if there are any questions about their rail operations.

8/18/2008

As we do with every project, Metra is requesting that any village permit fees be waived for this project. Please let me know before the meeting if the village will approve this request. Do you need a formal letter request or is this email sufficient?

Thanks,
Demetri

----- Original Message -----

From: Manny Quilatan

To: kevin harden ; Harder Kevin ; patricia casler ; donato brescia ; Lindsey, Rose M

Cc: joseph lorenzini ; Aziz Tokh ; demetri skoufis ; glenn peters ; James Wilhelms

Sent: Thursday, August 14, 2008 8:22 AM

Subject: Congress Park station

To Everybody:

Congress Park station was set for the pre-bid meeting on Wednesday, August 27, 2008 at 2:00 pm at the site (Congress Park station). Below is the schedule.

It will go out to adds: Tuesday, August 19, 2008

Pre-bid: Wednesday, August 27, 2008 - Time: 2:00 pm.

Cut off for Q & A: Tuesday, September 2, 2008

Bid Opng: Friday, September 12, 2008 - Time: 2:00 pm.

If you have any questions, please contact me at extension 6625.

Thank you.

***Manny Quilatan, Project Manager
Stations & Parking Design
Division of Engineering
Metra - Metropolitan Rail***



Berwyn Public Library
2701 S. Harlem Avenue
Berwyn, IL 60402
(708) 795-8000 Fax (708) 795-8101

August 19, 2008

Re: Library Appointments

Honorable Mayor Michael A. O'Connor
Berwyn City Council
City of Berwyn
6700 W. 26th Street
Berwyn, Illinois 60402

Dear Mayor O'Connor and Members of the Berwyn City Council:

Please approve replacement of three staff members who've recently resigned. Attached are job descriptions for two Pages (16 hours and 13 hours) and one full-time Library Assistant II.

With recent layoffs and the loss of 247 work hours, library services to the Berwyn community will have to be reduced. To prevent further curtailment of hours and programming these positions are essential. During these difficult economic times residents are turning in increasing numbers to the library for career resources, educational materials, recreational and programming opportunities. With gas prices patrons are staying closer to home and finding local outlets for personal time activities at the library. Our circulation numbers continues to increase, program attendance up and usage of computers is heavy throughout the day. The library is also a warming and cooling center.

The Board approved these replacements at the August meeting. We request that you concur with their recommendation.

Respectfully,

Bill Hensley, Director, for the Board of the Berwyn Public Library

**CITY OF BERWYN
CLASS SPECIFICATION**

REFERENCE PAGE

DISTINGUISHING FEATURES OF WORK:

Under the Head of Reference, shelves materials, straightens and maintains stacks.

ILLUSTRATIVE EXAMPLES OF WORK:

1. Shelves library materials in the correct order; shifts materials as needed; reads shelves; straightens shelves.
2. Straightens tables and chairs; shelves materials that are lying on tables; maintains the neat and orderly appearance of the library.
3. Performs other duties as assigned.

EDUCATION:

Minimum requirement completion of at least 2 years of high School.

EXPERIENCE:

Requires elementary knowledge of library functions and procedures.

**CITY OF BERWYN
CLASS SPECIFICATION**

YOUTH SERVICES PAGE

DISTINGUISHING FEATURES OF WORK:

Position is under the direction of the Youth Services Reference Librarian, sorting and shelving library materials.

ILLUSTRATIVE EXAMPLES OF WORK:

1. Shelves books, periodicals, audio-visual, realia and other materials in the correct order.
2. Shifts materials as needed.
3. Completes assigned shelf-reading.
4. Straightens tables and chairs.
5. Shelves books that are lying on tables and shelves.
6. Maintains the neat and orderly appearance of the library, especially in the Primary Room.
7. Performs other duties as assigned.

EDUCATION:

High school student, or older.

EXPERIENCE:

None required. Training will be provided.

**CITY OF BERWYN
CLASS SPECIFICATION**

AUDIO VISUAL LIBRARY ASSISTANT II

DISTINGUISHING FEATURES OF WORK:

Under the general supervision of Department head or appointee, perform a variety of duties at assigned department's public service desk.

ILLUSTRATIVE EXAMPLES OF WORK:

1. Assist patrons in accordance with specialty of department.
2. Supervises the Pages; trains them on shelving procedures; periodically checks their shelving for accuracy.
3. Processes various media and enters it on automated library computer system.
4. Opens and closes the department, including turning on/off lights, turning on/off computers, counting daily fine money, filling photocopier with paper, printing daily hold list and pulling items to send for loans.
5. Maintains count of all items added, deleted and re-cataloged in collection.
6. Deletes items being removed from the collection.
7. Performs basic maintenance of patron records by adding fines, fees, other charges and notes.
8. Performs various duties related to the automated database system including title searches, checking in and out items, and clearing fines.
9. Provides assistance at the Computer Services desk as needed.
10. Shelves material as needed.
11. Performs other duties as assigned.

EDUCATION:

Requires knowledge, skill and mental development equivalent to the completion of four years of high school, a high school diploma is preferred. Some college preferred.

EXPERIENCE:

Requires one year of library work experience.

Requires some supervisory experience.

Requires elementary knowledge of library functions and procedures.

Computer experience desired.



THE CITY OF BERWYN, ILLINOIS

Building A New Berwyn

MICHAEL A. O'CONNOR, *Mayor*

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

August 20, 2008

To: Mayor Michael O'Connor, & City Council Members
From: Patrick Ryan, Public Works Director
Re: Costs for Contractual Trimming of "Trim-List" Trees

Approximately 350 trees remain on the current trim list and 110 on the removal list at Public Works. Public Works crews are able to trim about 10 trees per week and less if there are large removals scheduled. The department is receiving requests for trimming an additional 25 trees per week.

Current contract prices average \$92 per tree for trimming and \$2,500 for removal.

This equates to a lists that will continue to grow each week by 10 trees. Current staffing is insufficient to complete all trim and removal requests within the year.

Extending contractual trimming and removal services by \$78,000 would allow the city to complete all trees on the trim list and address any future low-level wind storm. State of Illinois rules prevent the City from extending an existing contract by more than 25% of the original bid. Therefore, it would be necessary to extend the current contact with Landscape Concepts by \$28,750 and also bid out another contract for the remainder.

Recommended Actions

Staff recommends the City Council approve an extension of the current contact for tree trimming and removal with Landscape Concepts by \$28,750 and also bid out another contract for the remainder.

Section K

Consent Agenda

K-1

ALDERMAN MARK WEINER
3132 Wenonah
Berwyn, Illinois 60402
MarkWeiner1@Hotmail.Com
708-484-7512

August 22, 2008

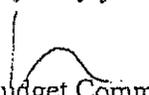
Re: Payroll

Council Members:

The current payroll has been prepared for review by the Finance Department and for approval at the August 26, 2008 Council meeting.

Payroll August 20, 2008 is \$946,945.53

Very truly yours,


Mark Weiner, Budget Committee Chairman

ALDERMAN MARK WEINER
3132 Wenonah
Berwyn, Illinois 60402
MarkWeiner1@Hotmail.Com
708-484-7512

August 22, 2008

Re: Payables

Council Members:

The current payables have been prepared for review by the Finance Department and are ready for approval at the August 26, 2008 Council meeting.

Payables: \$1,067,534.22

Very truly yours,

Mark Weiner, Budget Committee Chairman

CITY OF BERWYN
 CHECK REGISTER
 DATE RANGE: 08/19/08 - 08/21/08

| BANK | CHECK # | CHECK AMT | CHECK DATE | VENDOR # | ADDRS # | VENDOR NAME | CHECK STATUS |
|------|---------|---|--|----------|---------|--|--------------|
| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| 01 | 338699 | \$830.00 830.00 | 08/21/08 11-5-08-5335 | 01569 | | 0 A-AMERICAN VETERINARY HOSPITAL A | OUTSTANDING |
| 01 | 338585 | \$48.68 48.68 | 08/20/08 23-5-00-5215 | 00736 | | 0 ABRAHAM LINCOLN PRESIDENTIAL LIBRARY A | OUTSTANDING |
| 01 | 338578 | \$7692.00 7692.00 | 08/20/08 11-2-00-2256 | 00504 | | 0 AETNA-U.S.HEALTHCARE A | OUTSTANDING |
| 01 | 338579 | \$16520.34 16520.34 | 08/20/08 11-5-25-6011 | 00504 | | 0 AETNA-U.S.HEALTHCARE A | OUTSTANDING |
| 01 | 338591 | \$190.75 190.75 | 08/20/08 11-5-21-5500 | 00908 | | 0 AIRGAS NORTH CENTRAL A | OUTSTANDING |
| 01 | 338708 | \$11510.00 11510.00 | 08/21/08 55-5-55-8120 | 01861 | | 0 ALFRED BENESCH & COMPANY A | OUTSTANDING |
| 01 | 338526 | \$5841.00 1053.00 263.00 263.00 918.00 3344.00 | 08/19/08 11-5-11-5500 32-5-00-5300 15-5-00-5500 11-5-23-5300 11-5-08-5300 | 00076 | | 0 ALPHA BUILDING MAINTENANCE SERIVCE INC. BD CDBG COMM RELAT REC PD | OUTSTANDING |
| 01 | 338564 | \$910.00 910.00 | 08/20/08 80-5-00-5500 | 00076 | | 0 ALPHA BUILDING MAINTENANCE SERIVCE INC. A | OUTSTANDING |
| 01 | 338532 | \$1500.00 1500.00 | 08/19/08 15-5-00-5215 | 00445 | | 0 AMERICAN VIDEO SERVICES-SOUND MEMORIES A | OUTSTANDING |
| 01 | 338731 | \$80.00 80.00 | 08/21/08 11-4-00-4218 | 20559 | | 0 ANTHONY GIANNINI A | OUTSTANDING |
| 01 | 338528 | \$362.00 333.00 29.00 | 08/19/08 11-5-14-5245 11-5-01-5210 | 00198 | | 0 ART FLO SHIRT AND LETTERING CENTENNIAL MAYOR | OUTSTANDING |
| 01 | 338523 | \$5412.04 93.36 27.75 5290.93 | 08/19/08 11-5-07-5310 15-5-00-5300 11-5-06-5310 | 00055 | | 0 AT & T A A A | OUTSTANDING |
| 01 | 338648 | \$5659.67 280.08 5379.59 | 08/21/08 11-5-08-5310 11-5-08-5310 | 00055 | | 0 AT & T A A | OUTSTANDING |
| 01 | 338700 | \$1317.31 | 08/21/08 | 01586 | | 0 AT&T | OUTSTANDING |

CITY OF BERWYN
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| BANK | CHECK # | CHECK AMT | CHECK DATE | VENDOR # | ADDRS # | VENDOR NAME | CHECK STATUS |
|------|---------|-----------|--------------|----------|---------|--------------------------------|--------------|
| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| | | 1317.31 | 11-5-16-5210 | | | A | |
| 01 | 338524 | \$384.39 | 08/19/08 | 00063 | | 0 AT&T LONG DISTANCE | OUTSTANDING |
| | | 26.90 | 32-5-00-5310 | | | CDBG | |
| | | 30.75 | 11-5-23-5310 | | | REC | |
| | | 11.53 | 11-5-20-5310 | | | PW | |
| | | 19.21 | 11-5-07-5310 | | | FD | |
| | | 130.72 | 11-5-06-5310 | | | CITY | |
| | | 130.69 | 11-5-08-5310 | | | PD | |
| | | 34.59 | 23-5-00-5310 | | | LIB | |
| 01 | 338615 | \$986.87 | 08/20/08 | 01838 | | 0 BAKER & TAYLOR ENTERTAINMENT | OUTSTANDING |
| | | 746.97 | 23-5-00-5220 | | | A | |
| | | 239.90 | 23-5-00-5220 | | | A | |
| 01 | 338581 | \$716.14 | 08/20/08 | 00531 | | 0 BAKER & TAYLOR, INC. | OUTSTANDING |
| | | 689.81 | 23-5-00-5210 | | | BOOKS | |
| | | 26.33 | 23-5-00-5220 | | | LIB | |
| 01 | 338562 | \$1152.70 | 08/20/08 | 00013 | | 0 BARGE TERMINAL & TRUCKING | OUTSTANDING |
| | | 1152.70 | 80-5-00-5300 | | | A | |
| 01 | 338653 | \$4500.00 | 08/21/08 | 00078 | | 0 BERWYN DEVELOPMENT CORP | OUTSTANDING |
| | | 1125.00 | 56-5-56-8100 | | | CER TIF | |
| | | 1125.00 | 55-5-55-8120 | | | SO BER TIF | |
| | | 1125.00 | 57-5-57-8130 | | | RR TIF | |
| | | 1125.00 | 58-5-58-8110 | | | OGDEN TIF | |
| 01 | 338559 | \$1000.00 | 08/19/08 | 35679 | | 0 BERWYN EXPLORER POST # 94 | OUTSTANDING |
| | | 1000.00 | 15-5-00-5225 | | | A | |
| 01 | 338695 | \$1247.50 | 08/21/08 | 01300 | | 0 BLACK HILLS AMMUNITION | OUTSTANDING |
| | | 1247.50 | 11-5-08-5335 | | | A | |
| 01 | 338590 | \$1364.00 | 08/20/08 | 00888 | | 0 BOB'S LAWN CARE | OUTSTANDING |
| | | 437.00 | 15-5-00-5500 | | | A | |
| | | 290.00 | 15-5-00-5500 | | | A | |
| | | 447.00 | 23-5-00-5500 | | | A | |
| | | 190.00 | 15-5-00-5500 | | | A | |
| 01 | 338687 | \$890.00 | 08/21/08 | 00888 | | 0 BOB'S LAWN CARE | OUTSTANDING |
| | | 890.00 | 11-5-08-5500 | | | A | |
| 01 | 338705 | \$228.66 | 08/21/08 | 01788 | | 0 BOUND TREE MEDICAL, LLC | OUTSTANDING |
| | | 228.66 | 11-5-07-5300 | | | A | |
| 01 | 338628 | \$39.40 | 08/20/08 | 20533 | | 0 BRUCE M.BIALY | OUTSTANDING |
| | | 39.40 | 80-4-00-4305 | | | A | |

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|------|---------|---|--|----------|---------|---|--------------|
| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| 01 | 338728 | \$30.00 30.00 | 08/21/08 11-4-00-4218 | 20556 | | 0 BRUCE RHOADES a | OUTSTANDING |
| 01 | 338602 | \$231.00 231.00 | 08/20/08 11-5-11-5500 | 01256 | | 0 BUSY-BEE BOARD-UP & EMERGENCY SERVICE ,INC. A | OUTSTANDING |
| 01 | 338721 | \$15.00 15.00 | 08/21/08 11-4-00-4218 | 20549 | | 0 CAROL RISTOW A | OUTSTANDING |
| 01 | 338594 | \$300.10 300.10 | 08/20/08 23-5-00-5335 | 00996 | | 0 CASE LOTS INC A | OUTSTANDING |
| 01 | 338706 | \$251.52 251.52 | 08/21/08 11-5-16-5215 | 01800 | | 0 CDW GOVERNMENT, INC. A | OUTSTANDING |
| 01 | 338663 | \$22.52 22.52 | 08/21/08 11-5-08-5505 | 00236 | | 0 CHICAGO OFFICE TECHNOLOGY GROUP A | OUTSTANDING |
| 01 | 338556 | \$1475.00 1475.00 | 08/19/08 11-2-00-2400 | 20529 | | 0 CHRISTINE EDISON A | OUTSTANDING |
| 01 | 338593 | \$68.50 68.50 | 08/20/08 23-5-00-5335 | 00976 | | 0 CINTAS # 769 A | OUTSTANDING |
| 01 | 338689 | \$1194.15 876.60 105.85 105.85 105.85 | 08/21/08 11-5-07-5500 11-5-11-5500 11-5-11-5500 11-5-11-5500 | 00976 | | 0 CINTAS # 769 A A A A | OUTSTANDING |
| 01 | 338521 | \$363517.44 363517.44 | 08/19/08 80-5-00-5200 | 00005 | | 0 CITY OF CHICAGO A | OUTSTANDING |
| 01 | 338658 | \$6204.00 6204.00 | 08/21/08 11-5-20-5300 | 00121 | | 0 CLARKE MOSQUITO CONTROL A | OUTSTANDING |
| 01 | 338600 | \$4604.82 4604.82 | 08/20/08 15-5-00-5215 | 01140 | | 0 CLASSIC PARTY RENTALS A | OUTSTANDING |
| 01 | 338534 | \$812.00 203.00 203.00 203.00 203.00 | 08/19/08 56-5-56-8100 58-5-58-8110 55-5-55-8120 57-5-57-8130 | 01153 | | 0 CLEARCHANNEL OUTDOOR CER TIF OGDEN TIF S BERWYN TIF RR TIFD | OUTSTANDING |
| 01 | 338739 | \$600.00 600.00 | 08/21/08 11-4-00-4340 | 20567 | | 0 CLEM GRECO A | OUTSTANDING |

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|------|---------|--|--|----------|---------|--|--------------|
| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| 01 | 338613 | \$115.89 115.89 | 08/20/08 23-5-00-5260 | 01659 | | 0 CNA SURETY A | OUTSTANDING |
| 01 | 338599 | \$2452.63 2452.63 | 08/20/08 11-5-29-5705 | 01135 | | 0 CNH CAPITAL AMERICA LLC A | OUTSTANDING |
| 01 | 338522 | \$361.31 178.56 182.75 | 08/19/08 11-5-11-5300 79-5-00-5320 | 00009 | | 0 COMM ED A A | OUTSTANDING |
| 01 | 338560 | \$6982.15 6982.15 | 08/20/08 79-5-00-5520 | 00009 | | 0 COMM ED A | OUTSTANDING |
| 01 | 338691 | \$439.15 439.15 | 08/21/08 11-5-08-5310 | 01080 | | 0 COMMUNICATIONS REVOLVING FUND A | OUTSTANDING |
| 01 | 338575 | \$75.00 75.00 | 08/20/08 40-5-00-5609 | 00412 | | 0 CON GLOBAL INDUSTRIES, INC. A | OUTSTANDING |
| 01 | 338563 | \$10.00 10.00 | 08/20/08 11-5-08-5335 | 00062 | | 0 COOK COUNTY CLERK-DAVID ORR A | OUTSTANDING |
| 01 | 338529 | \$2700.00 2700.00 | 08/19/08 11-5-16-5230 | 00271 | | 0 CORE BUSINESS TECHNOLOGIES A | OUTSTANDING |
| 01 | 338743 | \$264.00 264.00 | 08/21/08 11-4-00-4340 | 32381 | | 0 DEBBIE HUTCHENS A | OUTSTANDING |
| 01 | 338538 | \$7617.79 791.37 626.27 732.75 626.27 2083.02 626.27 821.67 683.90 626.27 | 08/19/08 11-5-01-5505 11-5-02-5505 11-5-06-5505 11-5-07-5505 11-5-08-5505 11-5-11-5505 11-5-23-5505 32-5-00-5505 80-5-00-5510 | 01344 | | 0 DELAGE LANDEN FINANCIAL SERVICES MO CC FIN FD PD BD REC CDBG PW | OUTSTANDING |
| 01 | 338576 | \$4589.00 2332.00 2257.00 | 08/20/08 11-5-16-5215 11-5-16-5215 | 00438 | | 0 DELL MARKETING L.P. A A | OUTSTANDING |
| 01 | 338673 | \$200.00 200.00 | 08/21/08 11-5-16-5215 | 00438 | | 0 DELL MARKETING L.P. A | OUTSTANDING |
| 01 | 338572 | \$67.84 | 08/20/08 | 00388 | | 0 DEMCO EDUCATIONAL CORP | OUTSTANDING |

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|------|---------|-----------------------------|--|----------|---------|------------------------------------|--------------|
| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| | | 67.84 | 23-5-00-5335 | | | A | |
| 01 | 338642 | \$400.00 400.00 | 08/20/08 23-5-00-5210 | 32620 | | 0 DONORS FORUM OF CHICAGO A | OUTSTANDING |
| 01 | 338681 | \$14.00 14.00 | 08/21/08 11-5-07-5300 | 00534 | | 0 EAGLE ENGRAVING A | OUTSTANDING |
| 01 | 338570 | \$14.27 14.27 | 08/20/08 23-5-00-5215 | 00194 | | 0 EBSCO SUBSCRIPTION SERVICE A | OUTSTANDING |
| 01 | 338694 | \$641.44 641.44 | 08/21/08 11-5-07-5300 | 01230 | | 0 ECOLAB A | OUTSTANDING |
| 01 | 338548 | \$200.00 200.00 | 08/19/08 11-5-14-5245 | 20367 | | 0 EMERSON SCHOOL PTA A | OUTSTANDING |
| 01 | 338652 | \$92.00 92.00 | 08/21/08 11-5-23-5300 | 00075 | | 0 EMPIRE COOLER SERVICE, INC. A | OUTSTANDING |
| 01 | 338698 | \$767.75 767.75 | 08/21/08 11-5-07-5500 | 01537 | | 0 EPP'S CUSTOM HEATING & AIR A | OUTSTANDING |
| 01 | 338724 | \$15.00 15.00 | 08/21/08 11-4-00-4218 | 20552 | | 0 ERIC ALOROR A | OUTSTANDING |
| 01 | 338587 | \$353.60 353.60 | 08/20/08 15-5-00-5215 | 00808 | | 0 FAN FAIR FOTO A | OUTSTANDING |
| 01 | 338676 | \$127.24 127.24 | 08/21/08 11-5-08-5335 | 00459 | | 0 FEDERAL EXPRESS CORPORATION A | OUTSTANDING |
| 01 | 338541 | \$290.00 290.00 | 08/19/08 56-5-56-8100 | 01549 | | 0 FEDERAL RENT-A-FENCE, INC. A | OUTSTANDING |
| 01 | 338631 | \$500.00 500.00 | 08/20/08 11-4-00-4405 | 20536 | | 0 FELICIA FLOWERS A | OUTSTANDING |
| 01 | 338704 | \$1710.00 1710.00 | 08/21/08 11-5-11-5210 | 01760 | | 0 FLASH ELECTRIC CO. A | OUTSTANDING |
| 01 | 338558 | \$63.58 63.58 | 08/19/08 32-5-00-5300 | 33503 | | 0 FRANK PADUCH A | OUTSTANDING |
| 01 | 338601 | \$191.72 107.78 83.94 | 08/20/08 11-5-20-5500 11-5-20-5200 | 01246 | | 0 GABRIEL SALES PW STREETS | OUTSTANDING |

CITY OF BERWYN
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| BANK | CHECK # | CHECK AMT | CHECK DATE | VENDOR # | ADDRS # | VENDOR NAME | CHECK STATUS |
|------|---------|----------------------------------|--|----------|---------|--|--------------|
| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| 01 | 338614 | \$441.65 441.65 | 08/20/08 23-5-00-5210 | 01786 | | 0 GALE a | OUTSTANDING |
| 01 | 338716 | \$15.00 15.00 | 08/21/08 11-4-00-4218 | 20544 | | 0 GEORGE WINTERNHEIMER A | OUTSTANDING |
| 01 | 338712 | \$385.00 385.00 | 08/21/08 11-5-08-5300 | 20540 | | 0 GEORGES'S WHOLESALE MEATS A | OUTSTANDING |
| 01 | 338746 | \$550.00 550.00 | 08/21/08 11-4-00-4340 | 33166 | | 0 GINA ROLEK A | OUTSTANDING |
| 01 | 338539 | \$15000.00 15000.00 | 08/19/08 11-5-05-5400 | 01435 | | 0 GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC & HOFF, LTD. A | OUTSTANDING |
| 01 | 338540 | \$11819.00 3770.00 8049.00 | 08/19/08 80-5-00-5405 11-5-05-5400 | 01435 | | 0 GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC & HOFF, LTD. WATER LEGAL | OUTSTANDING |
| 01 | 338637 | \$17.10 17.10 | 08/20/08 23-5-00-5335 | 31117 | | 0 GRAINGER A | OUTSTANDING |
| 01 | 338664 | \$150.00 150.00 | 08/21/08 11-5-23-5215 | 00241 | | 0 GRANT IMPORTING & DISTRIBUTING CO., INC. A | OUTSTANDING |
| 01 | 338735 | \$4150.00 4150.00 | 08/21/08 15-5-00-5500 | 20563 | | 0 GREEN GARDENS SERVICES, LLC A | OUTSTANDING |
| 01 | 338674 | \$840.00 840.00 | 08/21/08 11-5-23-5500 | 00452 | | 0 HALOGEN SUPPLY CO INC A | OUTSTANDING |
| 01 | 338561 | \$1822.00 1822.00 | 08/20/08 80-5-00-5300 | 00012 | | 0 HD SUPPLY WATERWORKS, LTD A | OUTSTANDING |
| 01 | 338747 | \$187.70 187.70 | 08/21/08 11-5-23-5500 | 33243 | | 0 HOUSE OF DOORS, INC. A | OUTSTANDING |
| 01 | 338622 | \$27.95 27.95 | 08/20/08 23-5-00-5335 | 20487 | | 0 ILLINOIS BRICK CO. A | OUTSTANDING |
| 01 | 338635 | \$110.00 110.00 | 08/20/08 23-5-00-5230 | 30390 | | 0 ILLINOIS LIBRARY ASSOCIATION A | OUTSTANDING |
| 01 | 338531 | \$20.00 20.00 | 08/19/08 11-5-12-5210 | 00344 | | 0 ILLINOIS MUNICIPAL LEAGUE A | OUTSTANDING |
| 01 | 338604 | \$959.15 959.15 | 08/20/08 23-5-00-5500 | 01366 | | 0 ILLINOIS PAPER & COPIER CO. A | OUTSTANDING |

CITY OF BERWYN
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|------|---------|--|--|----------|---------|---|--------------|
| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| 01 | 338574 | \$1591.31 1591.31 | 08/20/08 23-5-00-5210 | 00398 | | 0 INGRAM LIBRARY SERVICES A | OUTSTANDING |
| 01 | 338552 | \$589.84 147.46 147.46 147.46 147.46 | 08/19/08 56-5-56-8100 58-5-58-8110 55-5-55-8120 57-5-57-8130 | 20525 | | 0 INTERMEDIA GRAPHICS CER TIF OGDEN TIF S BERWYN TIF RR TIF | OUTSTANDING |
| 01 | 338639 | \$351.85 351.85 | 08/20/08 11-5-20-5200 | 31638 | | 0 INTERSTATE BATTERY SYSTEM OF CENTRAL CHGO. A | OUTSTANDING |
| 01 | 338632 | \$25.00 25.00 | 08/20/08 11-4-00-4415 | 20537 | | 0 ITLIA MENEGUZZI A | OUTSTANDING |
| 01 | 338722 | \$30.00 30.00 | 08/21/08 11-4-00-4218 | 20550 | | 0 J.SHAH A | OUTSTANDING |
| 01 | 338569 | \$165.00 165.00 | 08/20/08 11-5-07-5500 | 00188 | | 0 JACK PHELAN CHEVROLET A | OUTSTANDING |
| 01 | 338565 | \$613.53 509.87 103.66 | 08/20/08 11-5-21-5500 11-5-20-5300 | 00162 | | 0 JACK'S RENTAL INC FORESTRY STREETS | OUTSTANDING |
| 01 | 338659 | \$259.99 259.99 | 08/21/08 11-5-23-5500 | 00162 | | 0 JACK'S RENTAL INC A | OUTSTANDING |
| 01 | 338543 | \$13332.75 13332.75 | 08/19/08 57-5-57-8130 | 01618 | | 0 JAMES DUNCAN & ASSOCIATES, INC. A | OUTSTANDING |
| 01 | 338719 | \$15.00 15.00 | 08/21/08 11-4-00-4218 | 20547 | | 0 JAMES JIMENEZ A | OUTSTANDING |
| 01 | 338741 | \$550.00 550.00 | 08/21/08 11-4-00-4340 | 20569 | | 0 JENNY DRANKIE A | OUTSTANDING |
| 01 | 338626 | \$1475.00 1475.00 | 08/20/08 11-2-00-2400 | 20531 | | 0 JESUS SANDOVAL A | OUTSTANDING |
| 01 | 338525 | \$55.95 55.95 | 08/19/08 11-5-16-5300 | 00067 | | 0 JIM FRANK A | OUTSTANDING |
| 01 | 338650 | \$114.97 114.97 | 08/21/08 11-5-16-5300 | 00067 | | 0 JIM FRANK A | OUTSTANDING |
| 01 | 338547 | \$675.00 | 08/19/08 | 20096 | | 0 JOE BARTOSZ | OUTSTANDING |

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| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| | | 675.00 | 15-5-00-5300 | | | A | |
| 01 | 338714 | \$85.00 85.00 | 08/21/08 11-4-00-4218 | 20542 | | 0 JOHN & ANGIE KOWALSKI A | OUTSTANDING |
| 01 | 338641 | \$2950.00 1475.00 1475.00 | 08/20/08 11-2-00-2400 11-2-00-2400 | 32605 | | 0 JOSEPH J.PAV A A | OUTSTANDING |
| 01 | 338537 | \$210.00 210.00 | 08/19/08 11-5-11-5210 | 01273 | | 0 JOSEPH M.CRISCIONE A | OUTSTANDING |
| 01 | 338555 | \$1475.00 1475.00 | 08/19/08 11-2-00-2400 | 20528 | | 0 JUAN & ANDREA CANTU A | OUTSTANDING |
| 01 | 338625 | \$1180.00 1180.00 | 08/20/08 11-4-00-4240 | 20530 | | 0 JUAN SANCHEZ A | OUTSTANDING |
| 01 | 338589 | \$364.60 364.60 | 08/20/08 80-5-00-5505 | 00880 | | 0 JULIE, INC. A | OUTSTANDING |
| 01 | 338640 | \$214.98 214.98 | 08/20/08 11-5-08-5500 | 32052 | | 0 JUST TIRES A | OUTSTANDING |
| 01 | 338623 | \$300.00 300.00 | 08/20/08 23-5-00-5240 | 20501 | | 0 KAY McKEEN A | OUTSTANDING |
| 01 | 338709 | \$331.95 331.95 | 08/21/08 11-5-08-5500 | 01933 | | 0 KDD OF ILLINOIS, LTD. A | OUTSTANDING |
| 01 | 338606 | \$2277.00 2277.00 | 08/20/08 23-5-00-5500 | 01460 | | 0 KEY EQUIPMENT FINANCE A | OUTSTANDING |
| 01 | 338597 | \$200.00 200.00 | 08/20/08 80-5-00-5300 | 01081 | | 0 KIEFT BROS, INC. A | OUTSTANDING |
| 01 | 338656 | \$330.50 330.50 | 08/21/08 11-5-23-5500 | 00098 | | 0 L-K FIRE EXTINGUISHER SERVICE A | OUTSTANDING |
| 01 | 338584 | \$130.00 130.00 | 08/20/08 23-5-00-5230 | 00713 | | 0 LACONI-RUTHANN SWANSON A | OUTSTANDING |
| 01 | 338662 | \$1140.00 1140.00 | 08/21/08 11-5-23-5210 | 00224 | | 0 LAIDLAW TRANSIT, INC. A | OUTSTANDING |
| 01 | 338670 | \$21018.50 21018.50 | 08/21/08 79-5-00-5405 | 00403 | | 0 LANDSCAPING CONCEPTS MANAGEMENT A | OUTSTANDING |

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| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| 01 | 338672 | \$535.90 535.90 | 08/21/08 11-5-08-5305 | 00407 | | 0 LITTLE VILLAGE PRINTING A | OUTSTANDING |
| 01 | 338618 | \$1515.00 1515.00 | 08/20/08 11-2-00-2251 | 10005 | | 0 LOCAL 705 A | OUTSTANDING |
| 01 | 338737 | \$125.00 125.00 | 08/21/08 11-4-00-4340 | 20565 | | 0 LOUIS SCARDINA A | OUTSTANDING |
| 01 | 338732 | \$10.00 10.00 | 08/21/08 11-4-00-4218 | 20560 | | 0 LUIS LOPEZ A | OUTSTANDING |
| 01 | 338655 | \$35.00 35.00 | 08/21/08 11-5-08-5300 | 00085 | | 0 MACNEAL OCCUPATIONAL HEALTH SERVICES A | OUTSTANDING |
| 01 | 338734 | \$1475.00 1475.00 | 08/21/08 11-2-00-2400 | 20562 | | 0 MARCOS ALVARADO A | OUTSTANDING |
| 01 | 338598 | \$325.00 325.00 | 08/20/08 11-5-04-5203 | 01093 | | 0 MARK WEINER A | OUTSTANDING |
| 01 | 338738 | \$600.00 600.00 | 08/21/08 11-4-00-4340 | 20566 | | 0 MATT SCHABOWSKI A | OUTSTANDING |
| 01 | 338645 | \$16.95 16.95 | 08/20/08 23-5-00-5335 | 33560 | | 0 MENARD'S HODGKINS A | OUTSTANDING |
| 01 | 338553 | \$550.00 137.50 137.50 137.50 137.50 | 08/19/08 56-5-56-8100 58-5-58-8110 55-5-55-8120 57-5-57-8130 | 20526 | | 0 METRA CER TIF OGDEN TIF S BERW TIF RR TIF | OUTSTANDING |
| 01 | 338588 | \$341.80 341.80 | 08/20/08 11-5-11-5500 | 00821 | | 0 METRO GARAGE INC A | OUTSTANDING |
| 01 | 338686 | \$833.20 833.20 | 08/21/08 11-5-08-5500 | 00821 | | 0 METRO GARAGE INC A | OUTSTANDING |
| 01 | 338580 | \$1.18 1.18 | 08/20/08 23-5-00-5245 | 00520 | | 0 METROPOLITAN LIBRARY SYSTEM A | OUTSTANDING |
| 01 | 338647 | \$9534.93 9297.47 237.46 | 08/21/08 23-5-00-5225 23-5-00-5305 | 00040 | | 0 METROPOLITAN LIBRARY SYSTEM COM SUPPORT POSTAGE | OUTSTANDING |
| 01 | 338733 | \$1890.56 1890.56 | 08/21/08 11-5-14-5300 | 20561 | | 0 METROPOLITAN MAYORS CAUCUS A | OUTSTANDING |

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| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| 01 | 338634 | \$360.00 360.00 | 08/20/08 32-5-00-5300 | 20539 | | 0 METROPOLITAN PLANNING COUNCIL A | OUTSTANDING |
| 01 | 338717 | \$15.00 15.00 | 08/21/08 11-4-00-4218 | 20545 | | 0 MICHAEL HRILJAC A | OUTSTANDING |
| 01 | 338649 | \$621.44 621.44 | 08/21/08 11-5-08-5300 | 00060 | | 0 MIDWEST PROTECTION, INC. A | OUTSTANDING |
| 01 | 338636 | \$178.40 178.40 | 08/20/08 23-5-00-5220 | 30520 | | 0 MIDWEST TAPE A | OUTSTANDING |
| 01 | 338745 | \$600.00 600.00 | 08/21/08 11-4-00-4340 | 33088 | | 0 MIKE BECKER A | OUTSTANDING |
| 01 | 338748 | \$264.00 264.00 | 08/21/08 11-4-00-4340 | 33272 | | 0 MONIQUE ABBATE A | OUTSTANDING |
| 01 | 338688 | \$5718.42 4054.00 1664.42 | 08/21/08 11-5-08-5500 11-5-08-5500 | 00929 | | 0 McDONOUGH MECHANICAL SERVICES, INC. A A | OUTSTANDING |
| 01 | 338713 | \$150.00 150.00 | 08/21/08 51-5-00-5626 | 20541 | | 0 McNEARY TREE CARE A | OUTSTANDING |
| 01 | 338616 | \$340.88 114.71 69.84 156.33 | 08/20/08 23-5-00-5335 23-5-00-5250 23-5-00-5250 | 01928 | | 0 NAEIR PROMO SUPPLIES A | OUTSTANDING |
| 01 | 338629 | \$89.67 89.67 | 08/20/08 80-4-00-4305 | 20534 | | 0 NANCY LUDWICK A | OUTSTANDING |
| 01 | 338665 | \$589.75 589.75 | 08/21/08 11-5-08-5335 | 00247 | | 0 NATIONAL ASSOCIATION OF TOWN WATCH A | OUTSTANDING |
| 01 | 338546 | \$317.00 317.00 | 08/19/08 11-2-00-2243 | 10014 | | 0 NCPERS GROUP LIFE INS-UNIT # 3326 A | OUTSTANDING |
| 01 | 338620 | \$241.00 241.00 | 08/20/08 11-2-00-2243 | 10014 | | 0 NCPERS GROUP LIFE INS-UNIT # 3326 A | OUTSTANDING |
| 01 | 338675 | \$11076.60 8901.60 2175.00 | 08/21/08 56-5-56-8100 55-5-55-8120 | 00457 | | 0 NEAL & LEROY, L.L.C. CT SO BERWYN TIF | OUTSTANDING |
| 01 | 338633 | \$500.00 | 08/20/08 | 20538 | | 0 NESTOR GUTIERREZ | OUTSTANDING |

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| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| | | 500.00 | 11-4-00-4415 | | | A | |
| 01 | 338677 | \$1275.19 1275.19 | 08/21/08 40-5-06-5700 | 00473 | | 0 NEW WORLD SYSTEMS A | OUTSTANDING |
| 01 | 338571 | \$53.82 53.82 | 08/20/08 11-5-16-5300 | 00301 | | 0 NEXTEL COMMUNICATIONS A | OUTSTANDING |
| 01 | 338667 | \$677.57 677.57 | 08/21/08 11-5-08-5310 | 00301 | | 0 NEXTEL COMMUNICATIONS A | OUTSTANDING |
| 01 | 338736 | \$600.00 600.00 | 08/21/08 11-4-00-4340 | 20564 | | 0 NICK SAKELLARIS A | OUTSTANDING |
| 01 | 338611 | \$1849.48 753.95 1095.53 | 08/20/08 80-5-00-5325 23-5-00-5325 | 01632 | | 0 NICOR GAS A A | OUTSTANDING |
| 01 | 338701 | \$1478.46 1478.46 | 08/21/08 11-5-08-5335 | 01632 | | 0 NICOR GAS A | OUTSTANDING |
| 01 | 338710 | \$750.00 750.00 | 08/21/08 15-5-00-5215 | 20405 | | 0 NORTH BERWYN PARK DIST. A | OUTSTANDING |
| 01 | 338711 | \$3165.00 3165.00 | 08/21/08 15-5-00-5500 | 20405 | | 0 NORTH BERWYN PARK DIST. A | OUTSTANDING |
| 01 | 338542 | \$62500.00 62500.00 | 08/19/08 11-5-14-5220 | 01573 | | 0 OAK PARK REGIONAL HOUSING CENTER A | OUTSTANDING |
| 01 | 338577 | \$12022.59 12022.59 | 08/20/08 32-5-00-5235 | 00458 | | 0 OAK PARK RIVER FOREST INFANT WELFARE CLINIC A | OUTSTANDING |
| 01 | 338545 | \$80.00 80.00 | 08/19/08 11-5-20-5300 | 01716 | | 0 OCCMED GROUP A | OUTSTANDING |
| 01 | 338533 | \$26643.80 23013.80 701.25 1072.50 1856.25 | 08/19/08 11-5-05-5400 55-5-55-8120 56-5-56-8100 57-5-57-8130 | 01094 | | 0 ODELSON & STERK,LTD. LEGAL SO BERWYN TIF CERMAK RR TIF | OUTSTANDING |
| 01 | 338644 | \$80.58 80.58 | 08/20/08 23-5-00-5335 | 33183 | | 0 OFFICE DEPOT A | OUTSTANDING |
| 01 | 338661 | \$270.18 270.18 | 08/21/08 11-5-08-5335 | 00195 | | 0 OFFICE EQUIPMENT SALES A | OUTSTANDING |

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| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| 01 | 338715 | \$15.00 15.00 | 08/21/08 11-4-00-4218 | 20543 | | 0 OMAR ZAYYAD A | OUTSTANDING |
| 01 | 338726 | \$100.00 100.00 | 08/21/08 11-4-00-4218 | 20554 | | 0 OSCAR TESORO A | OUTSTANDING |
| 01 | 338730 | \$20.00 20.00 | 08/21/08 11-4-00-4218 | 20558 | | 0 OSWALDO CASTRO A | OUTSTANDING |
| 01 | 338554 | \$1475.00 1475.00 | 08/19/08 11-2-00-2400 | 20527 | | 0 PATRICIO BRICENO A | OUTSTANDING |
| 01 | 338592 | \$2835.39 2835.39 | 08/20/08 23-5-00-5500 | 00913 | | 0 PETAR DUMANOVIC, LLC A | OUTSTANDING |
| 01 | 338621 | \$600.00 600.00 | 08/20/08 32-5-00-5250 | 20014 | | 0 PETER STEINHAGEN A | OUTSTANDING |
| 01 | 338646 | \$4119.00 4119.00 | 08/21/08 80-5-00-5650 | 00029 | | 0 PITNEY BOWES A | OUTSTANDING |
| 01 | 338643 | \$1065.00 1065.00 | 08/20/08 23-5-00-5210 | 33113 | | 0 PROQUEST A | OUTSTANDING |
| 01 | 338586 | \$2076.60 2076.60 | 08/20/08 11-2-00-2241 | 00786 | | 0 PRUDENTIAL INS CO. OF AMERICA A | OUTSTANDING |
| 01 | 338612 | \$341.00 341.00 | 08/20/08 23-5-00-5220 | 01647 | | 0 RANDOM HOUSE, INC. A | OUTSTANDING |
| 01 | 338596 | \$10000.00 10000.00 | 08/20/08 80-5-00-5305 | 01078 | | 0 RESERVE ACCOUNT A | OUTSTANDING |
| 01 | 338718 | \$15.00 15.00 | 08/21/08 11-4-00-4218 | 20546 | | 0 RICARDO MORAGA A | OUTSTANDING |
| 01 | 338723 | \$100.00 100.00 | 08/21/08 11-4-00-4218 | 20551 | | 0 RINO DINARDI A | OUTSTANDING |
| 01 | 338751 | \$9545.11 9545.11 | 08/21/08 40-5-23-5700 | 37657 | | 0 ROBERT ANDREAS & SONS, INC. A | OUTSTANDING |
| 01 | 338536 | \$134.98 134.98 | 08/19/08 32-5-00-5300 | 01240 | | 0 ROBERT DWAN A | OUTSTANDING |
| 01 | 338727 | \$75.00 75.00 | 08/21/08 11-4-00-4218 | 20555 | | 0 ROBERT HACHTMAN A | OUTSTANDING |

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| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| 01 | 338707 | \$345.00 345.00 | 08/21/08 11-5-04-5207 | 01810 | 0 | ROBERT J.LOVERO A | OUTSTANDING |
| 01 | 338608 | \$223750.00 223750.00 | 08/20/08 40-5-00-5609 | 01615 | 0 | ROBERT YIU A | OUTSTANDING |
| 01 | 338744 | \$250.00 250.00 | 08/21/08 11-4-00-4340 | 32578 | 0 | ROBERTO HERNANDEZ A | OUTSTANDING |
| 01 | 338725 | \$325.00 325.00 | 08/21/08 11-4-00-4218 | 20553 | 0 | ROPA RENTALS A | OUTSTANDING |
| 01 | 338530 | \$276.99 116.32 97.75 62.92 | 08/19/08 15-5-00-5500 11-5-11-5500 15-5-00-5500 | 00280 | 0 | ROSCOE COMPANY A A A | OUTSTANDING |
| 01 | 338666 | \$256.19 49.20 32.59 174.40 | 08/21/08 11-5-07-5500 11-5-07-5500 11-5-08-5500 | 00280 | 0 | ROSCOE COMPANY A A A | OUTSTANDING |
| 01 | 338607 | \$195.00 195.00 | 08/20/08 11-5-01-5210 | 01572 | 0 | ROTARY CLUB OF BERWYN A | OUTSTANDING |
| 01 | 338729 | \$15.00 15.00 | 08/21/08 11-4-00-4218 | 20557 | 0 | RUBEN GONZALEZ A | OUTSTANDING |
| 01 | 338566 | \$9211.90 9211.90 | 08/20/08 80-5-00-5500 | 00164 | 0 | S-P-D- INCORPORATED A | OUTSTANDING |
| 01 | 338535 | \$585.00 585.00 | 08/19/08 11-5-16-5400 | 01236 | 0 | SABER-TOOTH COMPUTING A | OUTSTANDING |
| 01 | 338657 | \$39.90 39.90 | 08/21/08 11-5-07-5300 | 00101 | 0 | SCHULTZ SUPPLY CO.INC. A | OUTSTANDING |
| 01 | 338583 | \$8570.00 8570.00 | 08/20/08 11-5-06-5300 | 00608 | 0 | SCOT DECAL COMPANY INC A | OUTSTANDING |
| 01 | 338654 | \$242.79 242.79 | 08/21/08 11-5-07-5500 | 00082 | 0 | SENSIT TECHNOLOGIES A | OUTSTANDING |
| 01 | 338544 | \$455.00 455.00 | 08/19/08 11-5-05-5400 | 01637 | 0 | SEYFARTH SHAW LLP A | OUTSTANDING |
| 01 | 338610 | \$57.76 57.76 | 08/20/08 23-5-00-5335 | 01629 | 0 | SHANE'S OFFICE SUPPLY CO. A | OUTSTANDING |

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| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| 01 | 338742 | \$250.00 250.00 | 08/21/08 11-4-00-4340 | 32023 | | 0 SHANNON DICKINSON A | OUTSTANDING |
| 01 | 338638 | \$150.00 150.00 | 08/20/08 23-5-00-5500 | 31388 | | 0 SIMMONS PEST CONTROL A | OUTSTANDING |
| 01 | 338680 | \$793.80 793.80 | 08/21/08 11-5-23-5500 | 00510 | | 0 SPORTSFIELDS, INC. A | OUTSTANDING |
| 01 | 338595 | \$96.05 96.05 | 08/20/08 11-5-20-5500 | 01000 | | 0 STANDARD EQUIPMENT CO A | OUTSTANDING |
| 01 | 338605 | \$913.00 913.00 | 08/20/08 23-5-00-5240 | 01454 | | 0 SWANK MOTION PICTURE ,INC. A | OUTSTANDING |
| 01 | 338671 | \$90.00 90.00 | 08/21/08 15-5-00-5215 | 00404 | | 0 SWF PRODUCTS A | OUTSTANDING |
| 01 | 338690 | \$701.57 526.20 175.37 | 08/21/08 11-5-11-5300 15-5-00-5300 | 00989 | | 0 T-MOBILE BD CO | OUTSTANDING |
| 01 | 338609 | \$237.54 237.54 | 08/20/08 23-5-00-5220 | 01619 | | 0 TANTOR MEDIA A | OUTSTANDING |
| 01 | 338692 | \$78.54 78.54 | 08/21/08 11-5-07-5300 | 01106 | | 0 TARGET AUTO PARTS A | OUTSTANDING |
| 01 | 338573 | \$35.96 35.96 | 08/20/08 23-5-00-5335 | 00391 | | 0 TELE-TRON ACE HARDWARE A | OUTSTANDING |
| 01 | 338669 | \$76.94 76.94 | 08/21/08 11-5-08-5335 | 00391 | | 0 TELE-TRON ACE HARDWARE A | OUTSTANDING |
| 01 | 338702 | \$426.07 426.07 | 08/21/08 11-5-08-5325 | 01706 | | 0 TEXOR PETROLEUM COMPANY A | OUTSTANDING |
| 01 | 338617 | \$42.39 42.39 | 08/20/08 23-5-00-5220 | 01929 | | 0 THE AV CAFE A | OUTSTANDING |
| 01 | 338696 | \$2678.00 2678.00 | 08/21/08 11-5-23-5500 | 01424 | | 0 THE HEATING & COOLING WORKS A | OUTSTANDING |
| 01 | 338684 | \$15.00 15.00 | 08/21/08 11-5-01-5300 | 00657 | | 0 THE NATIONAL ARBOR DAY FOUNDATION A | OUTSTANDING |
| 01 | 338550 | \$1650.00 | 08/19/08 | 20524 | | 0 TIGER O'STYLES | OUTSTANDING |

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| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| | | 1650.00 | 58-5-58-8110 | | | A | |
| 01 | 338551 | \$7100.00 7100.00 | 08/19/08 58-5-58-8110 | 20524 | | 0 TIGER O'STYLES A | OUTSTANDING |
| 01 | 338549 | \$1475.00 1475.00 | 08/19/08 11-2-00-2400 | 20522 | | 0 TONY AND EVONA NIEMYSKI A | OUTSTANDING |
| 01 | 338749 | \$417.00 417.00 | 08/21/08 11-4-00-4340 | 33963 | | 0 TRACEY BORNHEIM A | OUTSTANDING |
| 01 | 338603 | \$506.27 408.02 23.55 74.70 | 08/20/08 11-5-08-5500 80-5-00-5500 11-5-20-5200 | 01364 | | 0 TRYAD AUTOMOTIVE PD WD STREETS | OUTSTANDING |
| 01 | 338682 | \$9500.00 9500.00 | 08/21/08 51-5-00-5626 | 00597 | | 0 UNITED CONTRACTING SERVICES, INC. A | OUTSTANDING |
| 01 | 338679 | \$8015.00 8015.00 | 08/21/08 51-5-00-5626 | 00506 | | 0 UNITED FACILITY SERVICES, INC. A | OUTSTANDING |
| 01 | 338703 | \$10.63 10.63 | 08/21/08 11-5-08-5310 | 01750 | | 0 UNITED PARCEL SERVICE A | OUTSTANDING |
| 01 | 338619 | \$19.00 19.00 | 08/20/08 11-2-00-2252 | 10006 | | 0 UNITED WAY OF BERWYN A | OUTSTANDING |
| 01 | 338567 | \$230.00 230.00 | 08/20/08 23-5-00-5250 | 00165 | | 0 UPSTART INC A | OUTSTANDING |
| 01 | 338693 | \$189.60 189.60 | 08/21/08 11-5-07-5300 | 01171 | | 0 US GAS A | OUTSTANDING |
| 01 | 338685 | \$991.95 991.95 | 08/21/08 11-5-07-5300 | 00767 | | 0 VCG UNIFORM/CARLSON MURRAY A | OUTSTANDING |
| 01 | 338678 | \$53.60 53.60 | 08/21/08 11-5-08-5335 | 00480 | | 0 VERIFICATIONS, INC. A | OUTSTANDING |
| 01 | 338740 | \$450.00 450.00 | 08/21/08 11-4-00-4340 | 20568 | | 0 VICKI SICARAS A | OUTSTANDING |
| 01 | 338720 | \$15.00 15.00 | 08/21/08 11-4-00-4218 | 20548 | | 0 VICTOR JURISEVIC A | OUTSTANDING |
| 01 | 338557 | \$90.00 90.00 | 08/19/08 11-5-01-5210 | 31968 | | 0 VIOLET FLOWER SHOP A | OUTSTANDING |

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|------|---------|--|--|----------|---------|--|--------------|
| | | AMOUNT | G/L ACCT # | | | DESCRIPTION | INVOICE # |
| 01 | 338750 | \$24255.25 24255.25 | 08/21/08 55-5-55-8120 | 37369 | | 0 WALKER PARKING CONSULTANTS A | OUTSTANDING |
| 01 | 338651 | \$397.71 5.51 96.46 136.43 32.81 52.28 74.22 | 08/21/08 11-5-01-5300 11-5-01-5300 32-5-00-5300 11-5-06-5300 11-5-20-5300 11-5-06-5300 | 00069 | | 0 WAREHOUSE DIRECT A A A A A A | OUTSTANDING |
| 01 | 338668 | \$100.75 40.50 60.25 | 08/21/08 11-5-08-5335 11-5-11-5300 | 00377 | | 0 WATER ONE A A | OUTSTANDING |
| 01 | 338624 | \$36.00 36.00 | 08/20/08 23-5-00-5215 | 20523 | | 0 WEDNESDAY JOURNAL A | OUTSTANDING |
| 01 | 338527 | \$260.00 65.00 65.00 65.00 65.00 | 08/19/08 11-5-01-5210 11-5-04-5202 11-5-04-5204 11-5-04-5201 | 00180 | | 0 WEST CENTRAL MUNICIPAL CONFERE MAYOR RAMOS SKRYD CHAPMAN | OUTSTANDING |
| 01 | 338568 | \$449.00 449.00 | 08/20/08 23-5-00-5210 | 00175 | | 0 WEST GROUP PAYMENT CTR. A | OUTSTANDING |
| 01 | 338660 | \$3619.79 3619.79 | 08/21/08 11-5-20-5300 | 00163 | | 0 WESTERN REMAC INC. A | OUTSTANDING |
| 01 | 338582 | \$15.00 15.00 | 08/20/08 11-5-08-5500 | 00598 | | 0 WIDAMAN SIGNS A | OUTSTANDING |
| 01 | 338683 | \$735.00 735.00 | 08/21/08 11-5-29-5702 | 00598 | | 0 WIDAMAN SIGNS A | OUTSTANDING |
| 01 | 338630 | \$107.09 107.09 | 08/20/08 80-4-00-4305 | 20535 | | 0 WILLIAM VAN BRIGGLE A | OUTSTANDING |
| 01 | 338697 | \$3317.95 3317.95 | 08/21/08 40-5-00-5609 | 01446 | | 0 WOLD ARCHITECTS AND ENGINEERS A | OUTSTANDING |
| 01 | 338627 | \$39.68 39.68 | 08/20/08 80-4-00-4305 | 20532 | | 0 YVON MARTINEZ A | OUTSTANDING |

TOTAL # OF ISSUED CHECKS: 231 TOTAL AMOUNT: 1067534.22

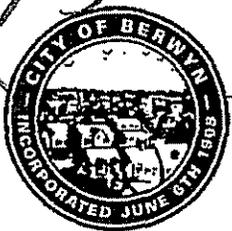
CITY OF BERWYN
CHECK REGISTER
DATE RANGE: 08/19/08 - 08/21/08

| BANK | CHECK # | CHECK AMT | CHECK DATE | VENDOR # | ADDRS # | VENDOR NAME | CHECK STATUS |
|------|---------|-----------|------------|----------|---------|-------------|--------------|
|------|---------|-----------|------------|----------|---------|-------------|--------------|

| AMOUNT | G/L ACCT # | DESCRIPTION | INVOICE # |
|------------------------------------|------------|---------------|-----------|
| ----- | | | |
| TOTAL # OF VOIDED/REISSUED CHECKS: | 0 | TOTAL AMOUNT: | 0.00 |
| TOTAL # OF ACH CHECKS: | 0 | TOTAL AMOUNT: | 0.00 |
| TOTAL # OF UNISSUED CHECKS: | 0 | | |

FUND TOTALS

| FUND | FUND NAME | ISSUED TOTAL | VOIDED/REISSUED TOTAL |
|---------|--------------------------------|--------------|-----------------------|
| 011 | GENERAL FUND | 248,841.19 | 0.00 |
| 015 | COMMUNITY OUTREACH FUND | 17,850.78 | 0.00 |
| 023 | LIBRARY FUND | 26,695.53 | 0.00 |
| 032 | CDBG PROJECT FUND | 14,291.38 | 0.00 |
| 040 | CAPITAL PROJECTS FUND | 237,963.25 | 0.00 |
| 051 | MISC GRANT FUND | 17,665.00 | 0.00 |
| 055 | SOUTH BERWYN CORRIDOR TIF FUND | 40,254.46 | 0.00 |
| 056 | CERMAK TIF DISTRICT | 11,877.06 | 0.00 |
| 057 | ROOSEVELT TIF FUND | 16,801.96 | 0.00 |
| 058 | OGDEN AVE. TIF DISTRICT | 10,362.96 | 0.00 |
| 079 | MOTOR FUEL TAX | 28,183.40 | 0.00 |
| 080 | WATER AND SEWER | 396,747.25 | 0.00 |
| TOTAL - | | 1,067,534.22 | 0.00 |

K13
 THE CITY OF BERWYN, ILLINOIS

MICHAEL A. O'CONNOR, *Mayor*

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

NONA N. CHAPMAN

First Ward Alderman

IM: (708) 484.Nona (6662)

E-Mail: 1stWard@Berwyn-IL.Gov

August 22, 2008
Mayor Michael A. O'Connor
Members of the Berwyn City Council
Berwyn City Hall

SUBJECT: Handicap request #569
7014 W. 34th Street

Ladies and Gentlemen,

I concur with the investigating officer's recommendation in the attached Handicap application to **approve** the request.

Respectfully,



Nona N. Chapman
1st Ward Alderman



BERWYN POLICE DEPARTMENT



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

**TO: HONORABLE MAYOR MICHAEL A. O'CONNOR AND
MEMBERS OF THE BERWYN CITY COUNCIL**

**FROM: BERWYN POLICE DEPARTMENT
LOCAL ORINANCE DIVISION**

DATE: August 19, 2008

RE: HANDICAPPED SIGN FOR: Shirley E Klemchuk # 569

**ATTACHED IS A COPY OF REQUEST FOR A HANDICAPPED SIGN TO BE
ERECTED IN THE CITY OF BERWYN PARKWAY IN FRONT OF:**

7014 W. 34th Street

PLEASE REVIEW THE ATTACHED PAPERWORK AND ADVISE.

cc: ALDERMAN Nona Chapman

2008 AUG 19 PM 7.35

Berwyn Police Department

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

HANDICAPPED PARKING SIGN REQUEST & REPORT

To: Mayor Michael O'Connor
and Members of City Council

From: Berwyn Police Department
Local Ordinance Division

Date: 08-19-2008

Application #: 569

Name of Applicant: Shirley E Klemchuk

Address: 7014 W 34th Street Berwyn, IL 60402

Telephone: .

Nature of Disability:

2008 AUG 19 PM 7:35

| Information | YES | NO | Information | YES | NO |
|--------------------------|-------------------------------------|-------------------------------------|-------------------------|-------------------------------------|--------------------------|
| Doctor's Note/Affidavit: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Interviewed: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Owner's Support Letter: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Handicap Plates: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Garage: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wheelchair: | <input type="checkbox"/> | <input type="checkbox"/> |
| Driveway: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Walker: | <input type="checkbox"/> | <input type="checkbox"/> |
| Off Street: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cane: | <input type="checkbox"/> | <input type="checkbox"/> |
| On Street: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Oxygen: | <input type="checkbox"/> | <input type="checkbox"/> |
| Meets Requirements: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Report Number: 08-11432 | | |

Recommendation: APPROVE DENY Reporting Officer: M. Schwanderlik #252

Comments:

Alderman:

Ward:



THE CITY OF **BERWYN, ILLINOIS**

[Handwritten signature]
7/28/08

CITY OF BERWYN - AFFIDAVIT FOR HANDICAP SIGN

PLEASE PRINT

SHIRLEY E. KLEMCHUK
(Name of Handicapped Person)

7014 W 34TH ST
(Address of Handicapped Person)

SHIRLEY E. KLEMCHUK
(Name of Applicant)

(Phone Number of Handicapped Person)

I hereby affirm that the information provided is true and correct, and it shall be prohibited and unlawful for any person to file a sworn affidavit which said person knows to be false or believes to be false.

Shirley E. Klemchuk
(Signature of Applicant)

7-25-08
(Date)

PHYSICIANS STATEMENT
PLEASE PRINT NATURE OF PATIENT'S HANDICAP

I, HEREBY CERTIFY THAT THE PHYSICAL CONDITION OF THE ABOVE NAMED "HANDICAPPED PERSON" CONSTITUTES HIM/HER A HANDICAPPED PERSON AS DEFINED UNDER THE STATUTORY PROVISION PAR. 1-159.1 (Physically Handicapped Person - Every person who has permanently lost the use of a leg or both legs or an arm or both arms or any combination thereof, or any person who is so severely disabled as to be unable to move without the aid of crutches or a wheelchair).

(Print - Name of Physician)

(Print - Address of Physician)

(Signature of Physician)

(Physicians Phone #)

(Date)

Handicapped State Plate # _____ Vehicle Tag # 5670 Year 7/8

Regular State Plate # _____ Handicap State Card # 10 02702

YOU MUST HAVE A HANDICAP STATE PLATE OR CARD TO PARK YOUR VEHICLE IN A HANDICAPPED PARKING SPACE.

Berwyn Police Department - Incident Report

(708) 795-5600 6401 West 31st Street Berwyn, IL 60402

Incident#: 08-11432

| | | | |
|--|--|-------------------------------|--------------------------------|
| STATION COMPLAINT UCR 9041 (Applicant File) | | DESCRIPTION Applicant File | INCIDENT # / DOT # 08-11432 |
| WHEN REPORTED 08/19/2008 07:46 | LOCATION OF OFFENSE (HOUSE NO. STREET NAME) 7014 W 34th ST BERWYN, IL 60402 | | HOW RECEIVED Telephone |
| TIME OF OCCURRENCE 08/19/2008 07:46 | | STATUS CODE | STATUS DATE |

INVOLVED ENTITIES

| | | | | | | |
|-----------------------------|------|--------------|------------|--|------|-----------------|
| NAME KLEMCHUK, SHIRLEY E | | DOB | AGE | ADDRESS 7014 W 34th ST BERWYN, IL 60402 | | |
| SEX F | RACE | HGT 5' 5" | WGT --- | HAIR | EYES | PHONE |
| UCR | | | | TYPE | | RELATED EVENT # |

INVOLVED VEHICLES

| | | | | |
|-------------|-------------|-------|--------------|----------|
| VEH/PLATE # | STATE IL | TYPE | INVOLVEMENT | VIN # |
| YEAR | MAKE | MODEL | COLOR Red | COMMENTS |

NARRATIVES

PRIMARY NARRATIVE

In Summary:

Shirley E Klemchuk resides at 7014 W 34th street Berwyn, IL 60402. Shirley owns the property along with her husband. Shirley suffers from _____ Mrs. Klemchuk currently uses _____ when outside the residence depending on how long she will be gone.

A/o spoke with Shirley who advised Mrs. Klemchuk is requesting handicapped signs in front of her residence because she has a difficult time maneuvering _____ from the garage to the residence. Mrs. Klemchuk related that she does not currently drive due to the recent surgeries and that her husband has a hard time assisting her into the residence from the garage. Mrs. Klemchuk related that it would be easier for her to gain entry to her residence from the front of the house due to it being more open and a shorter distance.

A/o noted that the above listed address is a single family residence with a 2 car garage located in the rear of the property. A/o also noted on street parking available at the time of this report. Mrs Klemchuk advised that on street parking gets very limited in the area in the evening hours.

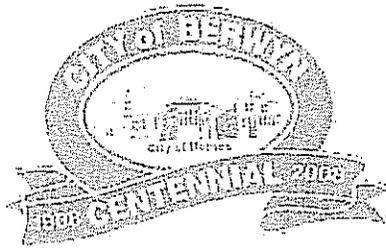
Mrs. Klemchuk meets the state requirements for being handicapped as well as meets the city requirements for handicapped parking signs. This officer feels that this application should be approved at this time.

Nothing further to report.

| | | | |
|---|---------------|----------|--------|
| REPORTING OFFICER SCHWANDERLIK, MARK | STAR # 252 | REVIEWER | STAR # |
|---|---------------|----------|--------|

Berwyn Police Department - Incident Report

Michael A. O'Connor
Mayor



Santiago "Jim" Ramos
Second Ward Alderman
(708) 484-4275
2ndWard@Berwyn-IL.Gov

A Century of Progress with Pride

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

August 21, 2008

Mayor Mike O'Connor
City Council Members
City Clerk

Re: Handicap Request

Dear Mayor and City Council Members,

I have tried to contact Mrs. Chavez regarding her request for a handicap sign. After two attempts and leaving her a note I have not had any response. Therefore I will support the A/O's recommendation to deny the request.

Respectfully,

Santiago "Jim" Ramos
2nd Ward Alderman



We Serve and Protect

BERWYN POLICE DEPARTMENT



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

2008 JUL 14 AM 11:10

**TO: HONORABLE MAYOR MICHAEL A. O'CONNOR AND
MEMBERS OF THE BERWYN CITY COUNCIL**

**FROM: BERWYN POLICE DEPARTMENT
LOCAL ORINANCE DIVISION**

DATE: July 14, 2008

RE: HANDICAPPED SIGN FOR: Lina Chavez #562

**ATTACHED IS A COPY OF REQUEST FOR A HANDICAPPED SIGN TO BE
ERECTED IN THE CITY OF BERWYN PARKWAY IN FRONT OF:**

3736 S. Lombard Avenue

PLEASE REVIEW THE ATTACHED PAPERWORK AND ADVISE.

cc: ALDERMAN Jim Ramos

Berwyn Police Department

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

HANDICAPPED PARKING SIGN REQUEST & REPORT

To: Mayor Michael O'Connor
and Members of City Council

From: Berwyn Police Department
Local Ordinance Division

Date: 07-13-2008

Application #: 562

Name of Applicant: Lina Chavez

Address: 3736 S Lombard Ave Berwyn, IL 60402

Telephone: 08-843-3739

Nature of Disability:

| Information | YES | NO | Information | YES | NO |
|--------------------------|-------------------------------------|-------------------------------------|-------------------------|--------------------------|-------------------------------------|
| Doctor's Note/Affidavit: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Interviewed: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Owner's Support Letter: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Handicap Plates: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Garage: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wheelchair: | <input type="checkbox"/> | <input type="checkbox"/> |
| Driveway: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Walker: | <input type="checkbox"/> | <input type="checkbox"/> |
| Off Street: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cane: | <input type="checkbox"/> | <input type="checkbox"/> |
| On Street: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Oxygen: | <input type="checkbox"/> | <input type="checkbox"/> |
| Meets Requirements: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Report Number: 08-09611 | | |

2008 JUL 14 AM 11:10

Recommendation: APPROVE DENY Reporting Officer: M Schwanderlik #252

Comments:

Alderman:

Ward:

6-4-08 *SP*



THE CITY OF BERWYN, ILLINOIS

CITY OF BERWYN - AFFIDAVIT FOR HANDICAP SIGN

PLEASE PRINT

LINA CHAVEZ
(Name of Handicapped Person)

3736 S. LOMBARD AVE
(Address of Handicapped Person)

LINA CHAVEZ
(Name of Applicant)

(Phone Number of Handicapped Person)

I hereby affirm that the information provided is true and correct, and it shall be prohibited and unlawful for any person to file a sworn affidavit which said person knows to be false or believes to be false.

Lina Chavez
(Signature of Applicant)

MAY 13 2008
(Date)

PHYSICIANS STATEMENT PLEASE PRINT NATURE OF PATIENT'S HANDICAP

I, HEREBY CERTIFY THAT THE PHYSICAL CONDITION OF THE ABOVE NAMED "HANDICAPPED PERSON" CONSTITUTES HIM/HER A HANDICAPPED PERSON AS DEFINED UNDER THE STATUTORY PROVISION PAR. 1-159.1 (Physically Handicapped Person - Every person who has permanently lost the use of a leg or both legs or an arm or both arms or any combination thereof, or any person who is so severely disabled as to be unable to move without the aid of crutches or a wheelchair).

(Print - Name of Physician)

(Print - Address of Physician)

(Signature of Physician)

(Physicians Phone #) (Date)

Handicapped State Plate # _____

Vehicle Tag # ~~79464~~ Year 2008/09

Regular State Plate # _____

Handicap State Card # TT 79464

YOU MUST HAVE A HANDICAP STATE PLATE OR CARD TO PARK YOUR VEHICLE IN A HANDICAPPED PARKING SPACE.

Berwyn Police Department - Incident Report

(708) 795-5600 6401 West 31st Street Berwyn, IL 60402

Incident#: 08-09611

| | | | |
|--|--|---|--------------------------------|
| STATION COMPLAINT UCR 9041 (Applicant File) | | DESCRIPTION Applicant File | INCIDENT # / DOT # 08-09611 |
| WHEN REPORTED 07/13/2008 11:17 | LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 3736 S LOMBARD AV BERWYN, IL 60402 | | HOW RECEIVED Radio |
| TIME OF OCCURRENCE 07/13/2008 11:17 | | STATUS CODE (09) Administratively Closed | STATUS DATE 07/13/2008 |

INVOLVED ENTITIES

| | | | | | | | |
|---|------|--------------|-----|---|---------------|-----------------|--|
| NAME CHAVEZ, LINA NMI | | DOB | AGE | ADDRESS 3736 S LOMBARD AV BERWYN, IL 60402 | | | |
| SEX F | RACE | HGT 5' 5" | WGT | HAIR | EYES Brown | PHONE | |
| UCR 9041 (Applicant File) - 0 count(s) | | | | TYPE Other | | RELATED EVENT # | |

NARRATIVES

PRIMARY NARRATIVE

In Summary:

Lina Chavez resides at 3736 S Lomabrd Ave Berwyn, IL 60402. Lina suffers _____ and recently recovered _____ Lina submitted an application for handicapped parking signs to be placed in front of her residence located at the above listed address. Along with the application Lina supplied A/o with an expired temporary handicapped placard number issued to her. (Exp 04/08)

On 06-10-2008 A/o left a message on at the number supplied on the application (_____) advising Lina that she needed to renew her handicapped placard and bring a copy to the police department so her application could be processed. As of the date of this report Lina has not complied with the above request.

On 07-10-2008 A/o attempted to contact Lina via TX with negative results - A/o left message with no return call. A/o went to the residence in an attempt to make contact with Lina also with negative results. While at the residence A/o noted the following: 3736 S Lombard Ave is a single family residence. There are currently handicapped signs placed in front of 3734 S Lombard Ave. There is a 2 1/2 car garage on the property. The vehicle listed on the application was parked directly in front of the residence with available on street parking in the area.

On 07-13-2008 at 1115 hrs A/o went to 3738 S Lombard Ave in another attempt to make contact with Lina which was met with negative results. Again the vehicle listed on the application was parked directly in front of the residence and on street parking was available in the area.

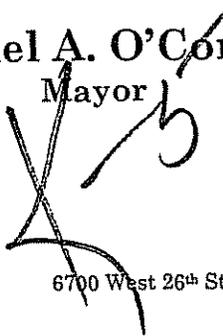
Subject Lina does not meet the City requirements for handicapped signs (no valid handicapped placard or plates) and due to the above listed reasons A/o feels that this application should be denied at this time.

Nothing further to report at this time.

| | | | |
|---|---------------|----------|--------|
| REPORTING OFFICER SCHWANDERLIK, MARK | STAR # 252 | REVIEWER | STAR # |
|---|---------------|----------|--------|

Berwyn Police Department - Incident Report

Michael A. O'Connor
Mayor



Mark Weiner
Third Ward Alderman
(708) 484-7512
3rdward@Berwyn-il.gov

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

August 21, 2008

Honorable Mayor Michael A. O'Connor and
Members of the Berwyn City Council

Re: Handicap Request for
Tom Powell
6830 W. 26th Street

Mayor and City Council Members:

I concur with the recommendation of the investigating Officer to Approve the request and install the Handicap Signs at the above referenced residence.

Very truly yours,

Mark Weiner



We Serve and Protect

BERWYN POLICE DEPARTMENT



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

**TO: HONORABLE MAYOR MICHAEL A. O'CONNOR AND
MEMBERS OF THE BERWYN CITY COUNCIL**

**FROM: BERWYN POLICE DEPARTMENT
LOCAL ORINANCE DIVISION**

DATE: August 19, 2008

RE: HANDICAPPED SIGN FOR: Tom Powell #568

**ATTACHED IS A COPY OF REQUEST FOR A HANDICAPPED SIGN TO BE
ERECTED IN THE CITY OF BERWYN PARKWAY IN FRONT OF:**

6830 W. 26th Street

PLEASE REVIEW THE ATTACHED PAPERWORK AND ADVISE.

cc: ALDERMAN Mark Weiner

2008 AUG 19 PM 7:35

Berwyn
Police Department

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

HANDICAPPED PARKING SIGN REQUEST & REPORT

To: Mayor Michael O'Connor
and Members of City Council

From: Berwyn Police Department
Local Ordinance Division

Date: 08-19-2008

Application #: 568

2008 AUG 19 PM 7.35

Name of Applicant: Tom Powell

Address: 6830 W 26th Street Berwyn, IL 60402

Telephone: _____

Nature of Disability: _____

| <u>Information</u> | <u>YES</u> | <u>NO</u> | <u>Information</u> | <u>YES</u> | <u>NO</u> |
|--------------------------|-------------------------------------|-------------------------------------|-------------------------|-------------------------------------|--------------------------|
| Doctor's Note/Affidavit: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Interviewed: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Owner's Support Letter: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Handicap Plates: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Garage: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wheelchair: | | <input type="checkbox"/> |
| Driveway: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Walker: | | <input type="checkbox"/> |
| Off Street: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cane: | | <input type="checkbox"/> |
| On Street: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Oxygen: | | <input type="checkbox"/> |
| Meets Requirements: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Report Number: 08-11431 | | |

Recommendation: APPROVE DENY Reporting Officer: M. Schwanderlik #252

Comments:

Alderman: _____

Ward: _____

Berwyn Police Department - Incident Report

(708) 795-5600 6401 West 31st Street Berwyn, IL 60402

Incident#: 08-11431

| | | | |
|--|---|-------------------------------|--------------------------------|
| STATION COMPLAINT UCR 9041 (Applicant File) | | DESCRIPTION Applicant File | INCIDENT # / DOT # 08-11431 |
| WHEN REPORTED 08/19/2008 07:45 | LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 6830 W 26th ST BERWYN, IL 60402 | | HOW RECEIVED Telephone |
| TIME OF OCCURRENCE 08/19/2008 07:45 | | STATUS CODE | STATUS DATE |

| INVOLVED ENTITIES | | | | | | | |
|---------------------|------|-----|-----|-------------------------|---------------|-----------------|--|
| NAME POWELL, TOM | | DOB | AGE | ADDRESS | | | |
| SEX M | RACE | HGT | WGT | HAIR | EYES Brown | PHONE | |
| UCR | | | | TYPE Reporting Party | | RELATED EVENT # | |

| INVOLVED VEHICLES | | | | | |
|-------------------|-------------|---------------------|---------------|----------|--|
| VEH/PLATE # | STATE IL | TYPE Caryall/SUV | INVOLVEMENT | VIN # | |
| YEAR 2006 | MAKE | MODEL | COLOR Gray | COMMENTS | |

| NARRATIVES | | | |
|--|---------------|----------|--------|
| PRIMARY NARRATIVE | | | |
| <p>In Summary:</p> <p>Tom Powell resides at 6830 W 26th Street. Tom owns the above listed property. Mr Powell suffers from Tom id currently recovering from surgery where h had a pace maker / defribillator implanted in his chest. Mr. Powell does not currently) at this time but relates that he has trouble walking short to moderate distances without loosing his breath.</p> <p>A/o spoke with Mr. Powell who is requesting the handicapped signs in front of his residence because parking is limited in the evening hours and he has difficulty walking from the garage in the rear of the residence. Mr. Powell related that he currently can not drive due to the recent surgeries but when he is cleared by his doctor to drive he related it would be easier for him to park on the street in front of his residence due to it being a shorter distance.</p> <p>A/o noted that the above listed address is a single family residence with a 2 car garage and a car port next to the garage for off street parking. A/o further noted on street parking available at the time of this report. Mr. Powells vehicle is currently parked in the car port area behind the residence with the garage being used to park his wife's vehicle.</p> <p>Mr. Powell meets the state requirements for being handicapped and meets the city requirements for handicapped parking signs. This officer feels that this application should be approved at this time.</p> <p>Nothing further to report.</p> | | | |
| REPORTING OFFICER SCHWANDERLIK, MARK | STAR # 252 | REVIEWER | STAR # |

Berwyn Police Department - Incident Report



THE CITY OF BERWYN, ILLINOIS

7/28/08
[Signature]

CITY OF BERWYN - AFFIDAVIT FOR HANDICAP SIGN

PLEASE PRINT

Tommy Powell
(Name of Handicapped Person)

6830 W. 26th St.
(Address of Handicapped Person)

Tommy Powell
(Name of Applicant)

(Phone Number of Handicapped Person)

I hereby affirm that the information provided is true and correct, and it shall be prohibited and unlawful for any person to file a sworn affidavit which said person knows to be false or believes to be false.

Tommy L Powell
(Signature of Applicant)

7-24-08
(Date)

PHYSICIANS STATEMENT

PLEASE PRINT NATURE OF PATIENT'S HANDICAP

I, HEREBY CERTIFY THAT THE PHYSICAL CONDITION OF THE ABOVE NAMED "HANDICAPPED PERSON" CONSTITUTES HIM/HER A HANDICAPPED PERSON AS DEFINED UNDER THE STATUTORY PROVISION PAR. 1-159.1 (Physically Handicapped Person - Every person who has permanently lost the use of a leg or both legs or an arm or both arms or any combination thereof, or any person who is so severely disabled as to be unable to move without the aid of crutches or a wheelchair).

(Print - Name of Physician)

(Print - Address of Physician)

(Signature of Physician)

100 West 107
(Physicians Phone #) (Date)

Handicapped State Plate # _____

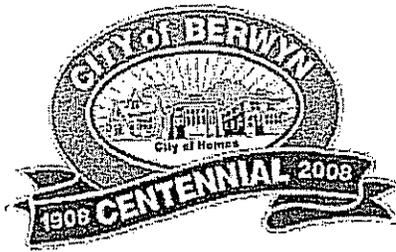
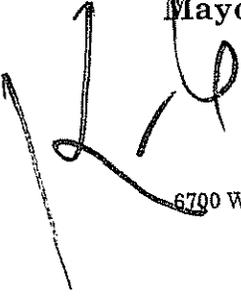
Vehicle Tag # 3350 Year 2008

Regular State Plate # _____

Handicap State Card # AF 71868

YOU MUST HAVE A HANDICAP STATE PLATE OR CARD TO PARK YOUR VEHICLE IN A HANDICAPPED PARKING SPACE.

Michael A. O'Connor
Mayor



Mark Weiner
Third Ward Alderman
(708) 484-7512
3rdward@Berwyn-il.gov

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

August 21, 2008

Honorable Mayor Michael A. O'Connor and
Members of the Berwyn City Council

Re: Handicap Request for
Demetrios Mantis
6943 W. 30th Place

Mayor and City Council Members:

I concur with the recommendation of the investigating Officer to Approve the request and install the Handicap Signs at the above referenced residence.

Very truly yours,

Mark Weiner



We Serve and Protect

BERWYN POLICE DEPARTMENT



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

**TO: HONORABLE MAYOR MICHAEL A. O'CONNOR AND
MEMBERS OF THE BERWYN CITY COUNCIL**

**FROM: BERWYN POLICE DEPARTMENT
LOCAL ORINANCE DIVISION**

DATE: August 19, 2008

RE: HANDICAPPED SIGN FOR: Demetrios Mantis

2008 AUG 19 PM 7:35
#571

**ATTACHED IS A COPY OF REQUEST FOR A HANDICAPPED SIGN TO BE
ERECTED IN THE CITY OF BERWYN PARKWAY IN FRONT OF:**

6943 W. 30th Place

PLEASE REVIEW THE ATTACHED PAPERWORK AND ADVISE.

cc: ALDERMAN Mark Weiner

Berwyn Police Department

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

HANDICAPPED PARKING SIGN REQUEST & REPORT

To: Mayor Michael O'Connor
and Members of City Council

From: Berwyn Police Department
Local Ordinance Division

Date: 08-19-2008

Application #: 571

2008 AUG 19 PM 7.35

Name of Applicant: Demetrios Mantis

Address: 6943 W 30th Place Berwyn, IL 60402

Telephone: '

Nature of Disability:

| Information | YES | NO | Information | YES | NO |
|--------------------------|-------------------------------------|-------------------------------------|-------------------------|-------------------------------------|--------------------------|
| Doctor's Note/Affidavit: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Interviewed: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Owner's Support Letter: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Handicap Plates: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Garage: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wheelchair: | <input type="checkbox"/> | <input type="checkbox"/> |
| Driveway: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Walker: | <input type="checkbox"/> | <input type="checkbox"/> |
| Off Street: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cane: | <input type="checkbox"/> | <input type="checkbox"/> |
| On Street: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Oxygen: | <input type="checkbox"/> | <input type="checkbox"/> |
| Meets Requirements: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Report Number: 08-11434 | | |

Recommendation: APPROVE DENY Reporting Officer: M. Schwanderlik #252

Comments:

Alderman:

Ward:

Berwyn Police Department - Incident Report

(708) 795-5600 6401 West 31st Street Berwyn, IL 60402

Incident#: 08-11434

| | | |
|--|---|--------------------------------|
| STATION COMPLAINT UCR 9041 (Applicant File) | DESCRIPTION Applicant File | INCIDENT # / DOT # 08-11434 |
| WHEN REPORTED 08/19/2008 07:51 | LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 6943 W 30th PL BERWYN, IL 60402 | HOW RECEIVED Telephone |
| TIME OF OCCURRENCE 08/19/2008 07:51 | STATUS CODE | STATUS DATE |

| INVOLVED ENTITIES | | | | | | |
|---------------------------|------|--------------|--|------|-----------------|-------|
| NAME MANTIS, DEMETRIUS | DOB | AGE | ADDRESS 6943 W 30th PL BERWYN, IL 60402 | | | |
| SEX M | RACE | HGT 5' 8" | WGT | HAIR | EYES | PHONE |
| UCR | | | TYPE Reporting Party | | RELATED EVENT # | |

| INVOLVED VEHICLES | | | | | |
|-------------------|-------------|--------------------|-------------|----------|--|
| VEH/PLATE # | STATE IL | TYPE | INVOLVEMENT | VIN # | |
| YEAR 2002 | MAKE | MODEL (unknown) | COLOR | COMMENTS | |

NARRATIVES

PRIMARY NARRATIVE

In Summary:

Demetrios Mantis resides at 6943 W 30th Place Berwyn, Il 60402. Mr. Mantis owns the above listed property. Mr. Mantis suffers from _____ t. Mr Mantis currently uses a _____

A/o spoke with Mr. Mantis who related that he wants handicapped signs placed in front of his residence because he has a hard time walking and on street parking is limited and various times of day and evening. Mr, Mantis related that the garage is used for storage and that the overhead garage door is in need of repair and unable to be used at this time.

A/o noted that the above address is a single family residence with a two car garage in the rear of the property. A/o further noted on street parking available at the time of this report.

Mr. Mantis meets the state requirements for being handicapped as well as meets the city requirements for handicapped signs. This officer feels that this application should be approved at this time.

Nothing further to report.

| | | | |
|---|---------------|----------|--------|
| REPORTING OFFICER SCHWANDERLIK, MARK | STAR # 252 | REVIEWER | STAR # |
|---|---------------|----------|--------|

Berwyn Police Department - Incident Report



THE CITY OF BERWYN, ILLINOIS

SB
8/8/08

CITY OF BERWYN - AFFIDAVIT FOR HANDICAP SIGN

PLEASE PRINT

Demetrios Mantis
(Name of Handicapped Person)

6943 W. 30th Place Berwyn, IL 60402
(Address of Handicapped Person)

Demetrios Mantis
(Name of Applicant)

(Phone Number of Handicapped Person)

I hereby affirm that the information provided is true and correct, and it shall be prohibited and unlawful for any person to file a sworn affidavit which said person knows to be false or believes to be false.

Demetrios Mantis
(Signature of Applicant)

7-8-8
(Date)

PHYSICIANS STATEMENT
PLEASE PRINT NATURE OF PATIENT'S HANDICAP

I, HEREBY CERTIFY THAT THE PHYSICAL CONDITION OF THE ABOVE NAMED "HANDICAPPED PERSON" CONSTITUTES HIM/HER A HANDICAPPED PERSON AS DEFINED UNDER THE STATUTORY PROVISION PAR. 1-159 I (Physically Handicapped Person - Every person who has permanently lost the use of a leg or both legs or an arm or both arms or any combination thereof, or any person who is so severely disabled as to be unable to move without the aid of crutches or a wheelchair).

(Print - Name of Physician)

(Print - Address of Physician)

(Signature of Physician)

(Physicians Phone #) (Date) *8*

Handicapped State Plate # _____
Regular State Plate # _____

Vehicle Tag # S376 Year 2008 09
Handicap State Card # AF 75290

YOU MUST HAVE A HANDICAP STATE PLATE OR CARD TO PARK YOUR VEHICLE IN A HANDICAPPED PARKING SPACE.



Michele D. Skryd
ALDERMAN FOURTH WARD
BERWYN, ILLINOIS

K

August 22, 2008

Hon. Michael A. O'Connor, Mayor
Alderman of the Berwyn City Council
6700 W 26th Street
Berwyn, IL 60402

RE. Handicap Sign for Richard Gilbert Sr #558

Ladies and Gentlemen.

I am at this time reversing my decision to deny this request. The applicant has since submitted a valid handicapped placard from the State of Illinois which expires 2010.

Respectfully,

Michele D. Skryd

Michele D. Skryd
4th Ward Alderman

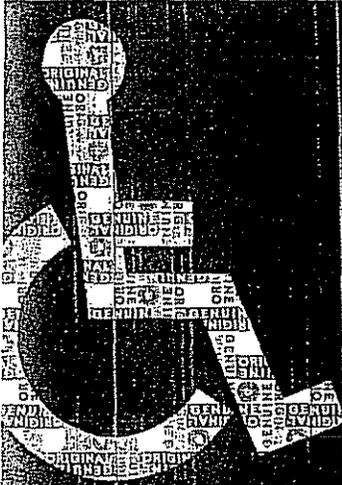
REMOVE BEFORE VEHICLE IS IN MOTION
THIS PLACARD IS NOT TRANSFERABLE
IT IS ILLEGAL TO COPY OR DUPLICATE THIS PLACARD.



AUTHORIZED HOLDER MUST BE PRESENT AND MUST ENTER OR EXIT VEHICLE AT THE TIME THE PARKING PRIVILEGES ARE BEING USED. UNAUTHORIZED USE MAY RESULT IN A \$500 FINE AND SUSPENSION OF DRIVER'S LICENSE AND/OR REVOCATION OF THE PLACARD.

PERMANENT

AF 71207



| | |
|---|---|
| 0 | 0 |
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |

EXPIRES THE LAST DAY OF:

| | | | | | |
|------|------|-------|------|------|------|
| Jan. | Feb. | Mar. | Apr. | May | June |
| | | | | | |
| July | Aug. | Sept. | Oct. | Nov. | Dec. |
| | | | | | |



ILLINOIS
Jesse White
Secretary of State



We Serve and Protect

BERWYN POLICE DEPARTMENT

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



ORIGINAL

**TO: HONORABLE MAYOR MICHAEL A. O'CONNOR AND
MEMBERS OF THE BERWYN CITY COUNCIL**

**FROM: BERWYN POLICE DEPARTMENT
LOCAL ORINANCE DIVISION**

DATE: May 15, 2008

RE: HANDICAPPED SIGN FOR: Richard Gilbert Sr. #558

**ATTACHED IS A COPY OF REQUEST FOR A HANDICAPPED SIGN TO BE
ERECTED IN THE CITY OF BERWYN PARKWAY IN FRONT OF:**

2812 S. Highland Ave.

PLEASE REVIEW THE ATTACHED PAPERWORK AND ADVISE.

cc: ALDERMAN Michele Skryd

2008 MAY 15 PM 2:49

Berwyn Police Department

ORIGINAL

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

HANDICAPPED PARKING SIGN REQUEST & REPORT

To: Mayor Michael O'Connor
and Members of City Council

From: Berwyn Police Department
Local Ordinance Division

Date: 05-15-2008

Application #: 558

Name of Applicant: Richard Gilbert Sr.

Address: 2812 S Highland Ave Berwyn, IL 60402

Telephone:

Nature of Disability:

| Information | YES | NO | Information | YES | NO |
|--------------------------|-------------------------------------|-------------------------------------|-------------------------|-------------------------------------|-------------------------------------|
| Doctor's Note/Affidavit: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Interviewed: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Owner's Support Letter: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Handicap Plates: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Garage: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wheelchair: | — | — |
| Driveway: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Walker: | — | — |
| Off Street: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cane: | — | — |
| On Street: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Oxygen: | — | — |
| Meets Requirements: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Report Number: 08-06565 | | |

Recommendation: APPROVE DENY Reporting Officer: M. Schwanderlik #252

Comments:

Alderman:

Ward:

2008 MAY 15 PM 2:49

Berwyn Police Department - Incident Report

(708) 795-5600 6401 West 31st Street Berwyn, IL 60402

Incident#: 08-06565

| | | | |
|--|---|--|--------------------------------|
| STATION COMPLAINT UCR 9041 (Applicant File) | | DESCRIPTION Handicapped Application | INCIDENT # / DOT # 08-06565 |
| WHEN REPORTED 05/15/2008 12:37 | LOCATION OF OFFENSE (HOUSE NO STREET NAME) 2812 S HIGHLAND AV BERWYN, IL 60402 | | HOW RECEIVED |
| TIME OF OCCURRENCE 05/15/2008 12:37 | | STATUS CODE | STATUS DATE |

INVOLVED ENTITIES

| | | | | | | |
|---|------|-----|-----|--|-----------------|-------|
| NAME GILBERT, RICHARD | | DOB | AGE | ADDRESS 2812 S HIGHLAND AV BERWYN, IL 60402 | | |
| SEX M | RACE | HGT | WGT | HAIR | EYES | PHONE |
| UCR 9041 (Applicant File) - 0 count(s) | | | | TYPE | RELATED EVENT # | |

INVOLVED VEHICLES

| | | | | |
|--------------|-------------|-------|-------------|----------|
| VEHICLE # | STATE IL | TYPE | INVOLVEMENT | VIN # |
| YEAR 1998 | MAKE | MODEL | COLOR IM | COMMENTS |

NARRATIVES

PRIMARY NARRATIVE

In Summary:

Richard Gilbert Sr resides at 2812 S Highland Ave Berwyn, IL 60402 and suffers from . Subject Richard related that he does not drive due to his condition The vehicle listed on the application belongs to his son who resides at the same location and drives him places that he needs to go Richard wants the signs placed in front of the residence for convenience. There is a two car garage at the above location which his son uses to park his work van. Richard related that on street parking is limited in the evening hours.

Mr. Gilberts handicapped placard expired 07/06 and therefore he does not meet the city requirements for handicapped signs at this time.

Assigned also noted that there are currently handicapped signs in front of 2808 and 2810 S Highland Ave which belong to his neighbors.

Due to Mr Gilbert not meeting the city requirements for the handicapped signs at this time and his son wanting the signs for convenience, this officer feels that this application should be denied at this time.

Nothing further to report at this time.

| | | | |
|---|---------------|----------|--------|
| REPORTING OFFICER SCHWANDERLIK, MARK | STAR # 252 | REVIEWER | STAR # |
|---|---------------|----------|--------|

Berwyn Police Department - Incident Report

ILLINOIS SECRETARY OF STATE

HANDICAPPED PARKING - RECIPIENT INQUIRY 05/15/08

NAME GILBERT,RICHARD, TELEPHONE
ADDR 2812 HIGHLAND AVE DRIVERS LC# - -
CITY BERWYN IL 60402 REC STATUS INDIVIDUAL
COMMENTS PERMANENT

DOB

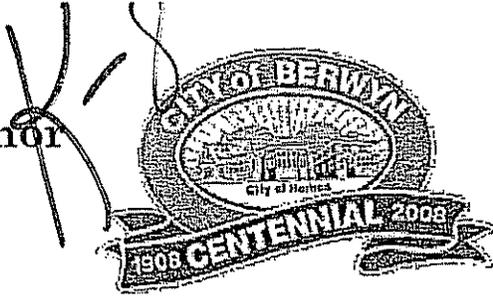
GBD 00/00/0000 GBR GBW MALE/FEMALE M
LAST TYPE ACTION RC LAST TYPE ACTION DATE 12/31/03 PRT-STAT NO
LAST OPR ID NSB ACTIVE CARDS 01 DOC CARD NO F19389 ALLOC / /
CARD NUM CARD STATUS ISSUE DATE EXP DATE METHOD MICROFILM NO
FAC CODE ALLOC DATE

F19389 CURRENT 12/31/03 07/06 MAIL-IN
/ /
B2350 LOST 02/08/02 07/06 MAIL-IN
02/08/02
K48578 RENEWED 09/14/98 04/02 MAIL-IN
/ /

EXPIRED

07/06

Michael A. O'Connor
Mayor



Michael Phelan
Sixth Ward Alderman
(708) 749-4342
6thward@Berwyn-il.gov

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

August 20, 2008

Honorable Mayor Michael A. O'Connor and
Members of the Berwyn City Council

RE: Handicap Sign No. 570
1531 S. Scoville Avenue

Mayor and Members of the City Council,

I hereby concur with the investigating officer's recommendation in the attached Handicap application to **Approve** the request.

Sincerely,

Michael Phelan
6th Ward Alderman



We Serve and Protect

BERWYN POLICE DEPARTMENT



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

TO: HONORABLE MAYOR MICHAEL A. O'CONNOR AND
MEMBERS OF THE BERWYN CITY COUNCIL

FROM: BERWYN POLICE DEPARTMENT
LOCAL ORINANCE DIVISION

DATE: August 19, 2008

RE: HANDICAPPED SIGN FOR: Margaret Capilupo #570

ATTACHED IS A COPY OF REQUEST FOR A HANDICAPPED SIGN TO BE
ERECTED IN THE CITY OF BERWYN PARKWAY IN FRONT OF:

1531 S. Scoville Avenue

PLEASE REVIEW THE ATTACHED PAPERWORK AND ADVISE.

cc: ALDERMAN Michael Phelan

2008 AUG 19 PM 7:30

Berwyn Police Department

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

HANDICAPPED PARKING SIGN REQUEST & REPORT

To: Mayor Michael O'Connor
and Members of City Council

From: Berwyn Police Department
Local Ordinance Division

Date: 08-19-2008

Application #: 570

Name of Applicant: Margaret Capiluppo

Address: 1531 S Scoville Ave Berwyn, IL 60402

Telephone:

Nature of Disability:

2008 AUG 19 PM 7:35

| Information | YES | NO | Information | YES | NO |
|--------------------------|-------------------------------------|-------------------------------------|-------------------------|-------------------------------------|--------------------------|
| Doctor's Note/Affidavit: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Interviewed: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Owner's Support Letter: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Handicap Plates: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Garage: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wheelchair: | <input type="checkbox"/> | <input type="checkbox"/> |
| Driveway: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Walker: | <input type="checkbox"/> | <input type="checkbox"/> |
| Off Street: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cane: | <input type="checkbox"/> | <input type="checkbox"/> |
| On Street: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Oxygen: | <input type="checkbox"/> | <input type="checkbox"/> |
| Meets Requirements: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Report Number: 08-11433 | | |

Recommendation: APPROVE DENY Reporting Officer: M. Schwanderlik #252

Comments:

Alderman:

Ward:

Berwyn Police Department - Incident Report

(708) 795-5600 6401 West 31st Street Berwyn, IL 60402

Incident#: 08-11433

| | | | |
|--|---|-------------------------------|--------------------------------|
| STATION COMPLAINT UCR 9041 (Applicant File) | | DESCRIPTION Applicant File | INCIDENT # / DOT # 08-11433 |
| WHEN REPORTED 08/19/2008 07:49 | LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 1531 S SCOVILLE AV BERWYN, IL 60402 | | HOW RECEIVED Radio |
| TIME OF OCCURRENCE 08/19/2008 07:49 | | STATUS CODE | STATUS DATE |

| INVOLVED ENTITIES | | | | | | | |
|----------------------------|------|--------------|-------------------------|--|-----------|-----------------|--|
| NAME CAPILUPO, MARGARET | | DOB | AGE | ADDRESS 1531 S SCOVILLE AV BERWYN, IL 60402 | | | |
| SEX F | RACE | HGT 5' 9" | WGT | HAIR | EYES E | PHONE | |
| UCR | | | TYPE Reporting Party | | | RELATED EVENT # | |

| INVOLVED VEHICLES | | | | | |
|-------------------|-------------|-------|---------------------|-------------|-------|
| VEH/PLATE # | STATE IL | TYPE | | INVOLVEMENT | VIN # |
| YEAR 2000 | MAKE | MODEL | COLOR Blue, Dark | COMMENTS | |

| NARRATIVES | | | |
|--|---------------|----------|--------|
| PRIMARY NARRATIVE | | | |
| <p>In Summary:</p> <p>Margaret Capilupo resides at 1531 S Scoville Ave. Mrs Capilupo owns the above listed address where she resides alone. Mrs. Capilupo su Mrs. Capilupo has a hard time walking short to moderate distances without becoming short of breath. Mrs Capilupo currently A/o spoke with Mrs Capilupo who is requesting the handicapped signs in front of her residence because she does not have a garage to park her vehicle in and the on street parking is very limited at times because of families in the area with numerous vehicles. Mrs Capilupo related that she often has to park near the end of the block and walk with her groceries to her residence and that she lives alone with nobody to help her.</p> <p>A/o noted the above address is a single family residence with no garage or off street parking. A/o also noted the on street parking to be limited at the time of this report.</p> <p>Mrs Capilupo meets the state requirements for being handicapped and meets the city requirements for handicapped parking signs. For the above reasons this officer feels that this application should be approved at this time.</p> <p>Nothing further to report.</p> | | | |
| REPORTING OFFICER SCHWANDERLIK, MARK | STAR # 252 | REVIEWER | STAR # |

Berwyn Police Department - Incident Report



THE CITY OF BERWYN, ILLINOIS

8/5/08
SS

CITY OF BERWYN - AFFIDAVIT FOR HANDICAP SIGN

PLEASE PRINT

MARGARET M. CAPILUPO
(Name of Handicapped Person)

1531 SCOVILLE AVE. BERWYN
(Address of Handicapped Person)

MARGARET M. CAPILUPO
(Name of Applicant)

(Phone Number of Handicapped Person)

I hereby affirm that the information provided is true and correct, and it shall be prohibited and unlawful for any person to file a sworn affidavit which said person knows to be false or believes to be false.

Margaret M. Capilupo
(Signature of Applicant)

7-31-08
(Date)

PHYSICIANS STATEMENT
PLEASE PRINT NATURE OF PATIENT'S HANDICAP

I, HEREBY CERTIFY THAT THE PHYSICAL CONDITION OF THE ABOVE NAMED "HANDICAPPED PERSON" CONSTITUTES HIM/HER A HANDICAPPED PERSON AS DEFINED UNDER THE STATUTORY PROVISION PAR. 1-159.1 (Physically Handicapped Person - Every person who has permanently lost the use of a leg or both legs or an arm or both arms or any combination thereof, or any person who is so severely disabled as to be unable to move without the aid of crutches or a wheelchair).

(Print - Name of Physician)

(Print - Address of Physician)

(Signature of Physician)

_____ (Physicians Phone #) _____ (Date)

Handicapped State Plate # _____ Vehicle Tag # 8041 Year '08-'09

* Regular State Plate # _____ Handicap State Card # AF52967

YOU MUST HAVE A HANDICAP STATE PLATE OR CARD TO PARK YOUR VEHICLE IN A HANDICAPPED PARKING SPACE.

K-9



Girl Scouts of Greater Chicago and Northwest Indiana
- Lisle Service Center
2400 Ogden Avenue, Suite 400
Lisle, IL 60532-3933
T 630 544 5900 F 630 544 5959
www.girlscoutsgcnwi.org

July 14, 2008

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

Re: Request for Solicitation Permit

On behalf of the Girl Scouts who are members of our council and residents of your community we respectfully request permission to solicit our Girl Scout products in your municipality as follows:

| Fall Product Program (Nuts and Candies) | Annual Cookie Sale Program | Annual Booth Cookie Sales |
|---|--|--|
| Order taking dates: October 1-19, 2008 | Order Taking dates: January 1-25, 2009 | January 2-3-4; 9-10-11 February 20-21-22; February 27 - March 1, 2009 |
| November 15-30, 2008 Product Delivery and Money Collection | February 14 - March 2, 2009 Product Delivery and Money Collection | Permission solicited from local merchants |

Attached is an information sheet that provides you with general information. If the attached information is sufficient, please check the appropriate box below and e-mail (or fax) this letter back to me as soon as possible. If you require an application or require other specific documentation please fill out the section below.

If you require a Certificate of Insurance, please check your records for the most current certificate on file. Our certificate of insurance is automatically sent to you directly from our insurance agent on or about January 1 each year.

If you have questions or need additional information, e-mail our Program Manager at ckeyser@girlscoutsgcnwi.org or call me at (630) 544-5975

Thank you for your support and for helping our Girls Grow Strong

Christine Keyser
Program Manager

Please check the appropriate box below and return this letter to the address above:

- The attached information is sufficient and your request is approved as submitted
- Please complete and return the enclosed application
- We also require the following documents:

APPLICATION FOR NON-COMMERCIAL SOLICITATION
Not for Profit Organization

| | |
|--|---|
| Name of Organization: | Girl Scouts of Greater Chicago Northwest Indiana – Lisle Service Center |
| Phone: | (630) 544-5900 |
| Permanent Address: | 2400 Ogden Avenue, Suite 400, Lisle, IL 60532 |
| Name of Person in Charge of ProgramSales: | Christine Keyser, Program Manager (630)544-5975 |
| Name of Person responsible to sign agreement: | Sarah Durbin VP, Regional Service Center (630) 544-5930 |
| During solicitation this person can be contacted: | Monday-Friday 9am-5pm Same address, same phone |
| Purpose of the non-commercial solicitation: | Annual Girl Scout program sales Nuts and Candy for the fall product program; Girl Scout Cookies for the cookie program |
| Solicitation Dates: | <u>Fall product Program:</u> Oct 1-19, 2008 (Order taking period) Nov 16-30, 2007 (delivery period) <u>Cookie Program:</u> Jan 1-25 – March 1, 2009 (Order taking and Booth sales) Feb 14-Mar. 2, 2009 (delivery period) <u>Booth Cookie Program</u> <u>Weekends:</u> Jan 2-3-4 and 9-10-11, 2009 Feb 20-21-22, Feb 27-March 1, 2009 Products are paid for upon delivery—not in advance Arrangements for cookie booths are made directly with local merchants. Product is sold and paid for at the cookie booth site As described in village or city |
| Hours of solicitation ordinance code | |
| Description of Vehicles used in solicitation: | None |
| Last date of previous requests: | October 2007-March 2008 |
| Has the permit ever been revoked? If yes, when. | No |
| Has anyone listed on this application ever been convicted of a commission of a felony under the laws of the State of Illinois or any other state or Federal law of the United States? If yes, when. | No |



K/O

Knights of Columbus

Meets
First and Third
Wednesday

MONSIGNOR JOHN FARRELL COUNCIL, No. 4200
P.O. Box 426
Berwyn, Illinois 60402-2502

August 12, 2008

City of Berwyn
Mr. Thomas Pavlik
City Clerk
6700 West 26th St.
Berwyn, IL 60402-0701

Dear Mr. Pavlik

Once again the time has come to respectfully request permission to conduct our "M/H TOOTSIE ROLL DRIVE" in your area. On Friday, Saturday and Sunday, September 19, 20, and 21, 2008 the Msgr. John Farrell Council #4200 (formerly Berwyn Council) and their families, friends and volunteers will be distributing "TOOTSIE ROLLS" in return for donations for their ANNUAL MENTALLY HANDICAPPED DRIVE, with proceeds benefitting children and adults with mental disabilities and some physically challenged as well.

We are grateful for the help that you have always given to the Knights of Columbus in the past, and hopefully to continue to do so again.

Sincerely yours

PGK William J. Kareiva

Chairman, M/H Drive

William P. Feeley
Grand Knight and Co-Chairman

X-11
The City of Berwyn



Michael A. O'Connor
Mayor

A Century of Progress with Pride

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

Date: August 14, 2008
To: Members of the City Council
From: Mayor Michael A. O'Connor
Re: Fitzgerald's Night Club

Ladies and Gentlemen:

Fitzgerald's Night Club has requested permission to host a mini festival and pre-party for the Roosevelt Road Summer Spectacular Street Fair on Friday, August 22, 2008. The event is titled the "Dog Days Jamboree!" and is sponsored by 93XRT. Doors open at 6:00pm with live music outside from 8:00pm to 11:30pm and also live music inside the club from 9:15pm to 2:00am.

Since the request was mistakenly submitted to our office after the deadline for submissions for the August 12 City Council Meeting, I have granted them permission to hold the event. I would appreciate your approval.

Sincerely,

Michael A. O'Connor
Mayor

Thomas J. Pavlik

From: Wilma L. Salvatore
Sent: Wednesday, August 20, 2008 5:03 PM
To: Nona N. Chapman (External Contact); Santiago Ramos; Mark Weiner; Michele D. Skryd;
Thomas J. Day (External Contact); Michael J. Phelan; Robert J. Lovero; Joel Erickson;
Thomas J. Pavlik
Subject: Fitzgerald's Night Club
Attachments: fitzgeralds.pdf

Dear Ladies and Gentlemen,

Mayor Michael A. O'Connor asked that I forward this document to you. Since Fitzgerald's turned in their request after the deadline for August 12 Council Meeting submissions, and because there being no problems in the past, Mayor O'Connor approved their request.

Through my error, though, you did not receive this email and attachment in a timely manner and I ask that you accept my apology.

Regards, Wilma

Wilma Salvatore
Office of Mayor Michael A. O'Connor
City of Berwyn
6700 West 26th Street
Berwyn, IL 60402-0701
708.788.2660 ext. 3201
708.788.2567 fax



5801 W. Cermak Rd. 2nd Flo
Cicero IL 60801
Ph (708) 863-6000
Fax (708) 863-8988
www.cicerochamber.org

A handwritten signature in black ink, appearing to be "K-12".

August 21, 2008

Mayor Michael O'Connor
City Council
City of Berwyn
6700 W. 26th Street
Berwyn, IL 60402

Honorable Mayor and City Council;

We are keeping a tradition alive! The Houby Festival is celebrating its 40th anniversary. The Cicero Chamber of Commerce & Industry formally requests permission for the International Houby Festival and Parade. The Festival will begin on Friday, October 3, 2008 on Cermak Road, throughout the Town of Cicero and the City of Berwyn. The Festival will end on Sunday, October 5th with the 40th Annual Houby Parade. The parade starts at 56th Court in Cicero and travels along Cermak Road to Riverside Drive. Berwyn Main Street will sponsor a Czech Oasis. The Oasis will feature traditional Czech entertainment, food and a beer garden.

We are asking that the City of Berwyn support the festival by providing the services of the Police and Public Works departments. As you know, Berwyn leaders have been kind in their support of this festival since its inception. As this year's festival coincides with state and national elections, we are anticipating a high level of interest and participation.

A certificate of insurance will follow. Thank you in advance for your continued interest and support.

Sincerely,

A handwritten signature in black ink, appearing to be "Mary Esther Hernández".

Mary Esther Hernández
Executive Director
Cicero Chamber of Commerce & Industry



Town of Cicero

4937 W. 25TH STREET • CICERO, ILLINOIS 60804
(708) 656-3600 EXT. 211, 214 & 254 • FAX (708) 656-0648

LARRY DOMINICK
PRESIDENT

RESOLUTION

WHEREAS, the Cicero Chamber of Commerce and Industry will hold the 40th Annual Houby Parade on Sunday, October 5th, 2008; and

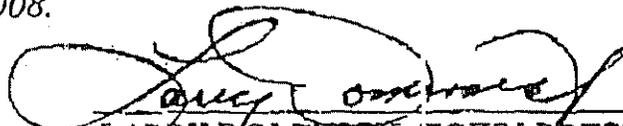
WHEREAS, The Cicero Board of Trustees voted to grant permission for the aforesaid activity on Tuesday, May 13th, 2008; and

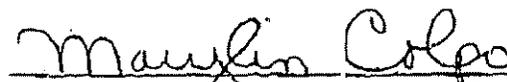
WHEREAS, the parade participants will begin at 56th Court and proceed west on Cermak Road to Riverside Drive in Berwyn, Il; and

WHEREAS, the Cicero Police Department will have officers controlling traffic on the scheduled route with special attention to major intersections.

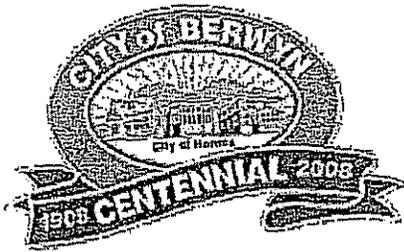
NOW, THEREFORE, be it resolved by the President and Board of Trustees of the Town of Cicero to grant permission for this annual event and extend to all participants in the Houby Parade, our best wishes for good weather and a most successful day.

Adopted this 13th day of May, 2008.


LARRY DOMINICK, TOWN PRESIDENT


MARYLIN COLPO, TOWN CLERK

Michael A. O'Connor
Mayor



A Century of Progress with Pride

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

K-13

THOMAS J. PAVLIK
CITY CLERK

Date: _____

Mayor O'Connor & Members
Of the Berwyn City Council

Re: Block Party 3100 block of Maple

Honorable Mayor O'Connor & Members of Council:

Attached, please find a petition for a block party on the 3100 block
of Maple.

The residents request permission to hold the event on Sat. Sep 6

With a rain date of Sun. Sep. 7. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

Mark Titzer

Contact person is: Mark Titzer

Address is: 3139 Maple

Phone number is: _____

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

WE THE UNDERSIGNED RESIDENTS OF THE 3100 BLOCK OF Maple

DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON Sat, Sep. 6

BETWEEN THE HOURS OF 8am AND 9pm. OUR RAIN DATE IS Sun, Sep. 7

ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

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| NAME | ADDRESS |
|------|---------|
|------|---------|

=====

3139 Maple

3125 Maple

3112 Maple

3118 Maple

3126 Maple

3101 MAPLE

3136 maple

3146 Maple

3143 Maple

3135 Maple

3134 Maple

Michael A. O'Connor

Mayor



A Century of Progress with Pride

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

**THOMAS J. PAVLIK
CITY CLERK**

Date: 8-11-08

Mayor O'Connor & Members
Of the Berwyn City Council

Re: Block Party 2800 block of Wenonah

Honorable Mayor O'Connor & Members of Council:

Attached, please find a petition for a block party on the 2800 block
Of Wenonah.

The residents request permission to hold the event on Sunday August 31

With a rain date of Monday, Sept. 1. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

Contact person is: Diane or Terry Connelly

Address is: 2838 Wenonah

Phone number is: _____

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

WE THE UNDERSIGNED RESIDENTS OF THE 2800 BLOCK OF Wenonah
DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON Sunday August 31
BETWEEN THE HOURS OF 9 AM AND 9 PM. OUR RAIN DATE IS Monday Sept. 1

ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

=====

NAME ADDRESS

2838 Wenonah

2814 Wenonah

2812 S. Wenonah

2813 Wenonah

2842. Wenonah

2839 S. Wenonah

2810 Wenonah

2816 Wenonah

2828 WENONAH

2832 WENONAH

2834 Wenonah

2848 S. Wenonah

2837 Wenonah

2845 Wenonah

2847 Wenonah

2825 Wenonah

2821 Wenonah

2817 S. Wenonah

CIGARS AND STRIPES

Hammerhed.Ent.Inc.

6715 W Ogden
Berwyn, IL 60402
Phone (708) 484-1043
www.hammerhed.com

August 22, 2008

This is a letter to request a permit for outdoor entertainment on Wednesday, Sept 4th, 2008 at Cigars and Stripes.

Cigars and Stripes would like to hold our weekly **Open Mic Comedy Show** outdoors in our parking lot, under an enclosed tent located east of the building.

Comedy Show will take place from 7pm till 11pm. Outdoor entertainment will completely subside by 11:00pm.

Cigars and Stripes would like to request a license for patrons to remain on the lot until 12am for this event.

I think my neighbors will be attending the show as well and I don't for see any complaints.

NOTE: (No live music , just Stand Up Comics)

Thank you,

Ronn Vihel