



City of Berwyn

City Council Meeting

July 26, 2011

BERWYN CITY COUNCIL MEETING

July 26, 2011

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

ROBERT J. LOVERO
MAYOR

THOMAS J. PAVLIK
CITY CLERK

AGENDA

ROLL CALL

- (A) PLEDGE OF ALLEGIANCE - MOMENT OF SILENCE
- (B) OPEN FORUM - (TOPIC MUST NOT BE ON THE AGENDA)
- (C) PRESENTATION OF PREVIOUS MEETINGS MINUTES FOR APPROVAL
 - 1. REGULAR MEETING 7/12/11-COW-7/12/11
- (D) BID OPENING – TABULATIONS
- (E) BERWYN DEVELOPMENT CORP.-BERWYN TOWNSHIP/HEALTH DISTRICT
 - 1. BDC-ORDINANCES CREATING HARLEM TIF DISTRICT
 - 2. BDC-ORDINANCES FOR INTERGOVERNMENTAL AGREEMENT FOR HARLEM TIF DISTRICT
- (F) REPORTS AND COMMUNICATIONS FROM THE MAYOR
 - 1. NATIONAL NIGHT OUT 2011 PROCLAMATION
- (G) REPORTS AND COMMUNICATIONS FROM THE CITY CLERK
 - 1. APPROVAL OF CLOSED COW MIN OF 4-26-11, 5-10-11, 5-24-11,AND 6-14-11
 - 2. OPEN MEETING ACT (OMA) OFFICER CERTIFICATION
- (H) COMMUNICATIONS FROM (ZONING) BOARD OF APPEALS
 - 1. DEFERRED-PEQUES WIGGLES AND GIGGLES LEARNING CENTER, INC. 6416 W. OGDEN, DAYCARE
- (I) REPORTS AND COMMUNICATIONS FROM ALDERMEN, COMMITTEES OTHER BOARDS AND COMMISSIONS
- (J) STAFF REPORTS
 - 1. CITY ADM-REQUEST TO DISSEMINATE RFP'S FOR FIRE ALARM INSTALLATION AT OAK PARK & HARLEM AVE. TRAINS STATIONS
 - 2. CITY ENGINEER NOVOTNY & ASSOCIATES-CITY HALL EMERGENCY GENERATOR UPS SERVER
 - 3. FINANCE DIR-BERWYN'S 2010 COMPREHENSIVE ANNUAL FINANCIAL REPORT

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

1. BUDGET CHAIR-PAYROLL-7/20/11-\$972,807.56
2. BUDGET CHAIR-PAYABLES-7/26/11-\$631,438.96
3. BUILDING & LOCAL IMPROVEMENT PERMITS-JUNE, 2011
4. BOYAJIAN-HANDICAP SIGN-W. MAJEWSKI-6529 STANLEY-DENY
5. CLERK-HANDICAP SIGN -N. NGUYEN-1609 RIDGELAND-DENY
6. CLERK-HANDICAP SIGN-G. SOTO-2345 HIGHLAND-APPROVED
7. CLERK- REFERRAL ITEM-HANDICAP SIGN-R. GARZA-3329 KENILWORTH
8. ST. MICHAEL CHURCH RUMMAGE SALE-7/30 & 7/31/2011
9. ST. LEONARD-2ND ANNUAL BLOCKTOBERFEST STREET CLOSER-CLARENCE BETWEEN 33RD & 24TH STREET.
10. ST ODILOS BOY SCOUT CAR WASH-8/13/11
11. THE MARCH OF DIMES FOUNDATION-8/7/11
12. BLOCK PARTY-1800 HOME-8/20/11
13. BLOCK PARTY-2700 GROVE-7/30/11
14. BLOCK PARTY-6400 33RD ST.-8/6/11
15. BLOCK PARTY-3500 CLINTON-8/13/11
16. BLOCK PARTY-1200 HOME-8/13/11
17. BLOCK PARTY-3500 HOME-8/6/11
18. BLOCK PARTY-6900 30TH PLACE-8/20/11
19. BLOCK PARTY-1300 WENONAH-8/20/11
20. BLOCK PARTY-3400 MAPLE-8/20/11
21. BLOCK GARAGE SALE-1200 HARVEY-8/13/11

ITEMS SUBMITTED ON TIME 31



THOMAS J. PAVLIK - CITY CLERK



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



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

ROBERT J. LOVERO
MAYOR

THOMAS J. PAVLIK
CITY CLERK

MINUTES
BERWYN CITY COUNCIL
July 12, 2011

1. The regular meeting of the Berwyn City Council was called to order by Mayor Lovero at 8:00 P.M. Upon the call of the roll, the following responded present: Chapman, Boyajian, Paul, Santoy, Polashek, Avila, Laureto, Absent: Skryd. Thereafter, Avila made a motion, seconded by Boyajian, 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 deceased Ned Mazzone Father of Police Officer Dominick Mazzone and for the safety of the men and women protecting our streets.
3. The Open Forum portion of the meeting was announced. The Mayor recognized Alderman Avilla reminded all about National Night Out on August 2nd and also the Take Back the Night Rallies, July 20th at St. Mary of Celle and July 24th and July 27th at Proksa Park. Alderman Chapman noted the Music in the Streets on the 3200 block Grove Ave on July 24th. The Mayor also noted that National Night Out is August 2nd at Morton West High School parking lot. The Mayor also announced that Berwyn's Cermak Road Main Street will be giving their official Main Street Designation.
4. The minutes of the Berwyn City Council Meeting, the Committee of the Whole and Public Hearing for Proposed Harlem TIF, held on June 28, 2011, were submitted. Thereafter, Boyajian, made a motion, seconded by Chapman, to concur and approve as submitted. The motion carried by a voice vote.
5. A motion by Chapman, seconded by Boyajian, to suspend the rules and bring forward Item J-1. The Motion carried by a voice vote. Item J-1 is a communication from the Berwyn Police Department Chief Ritz regarding the Police Explorer Post 94 Swearing in Ceremony of Michael Accardo, Trent Antosiak, Marissa Antosiak, Jasaedy Bonilla, Ivan Casiano, Aaliah Cruz, Jacob Czerak, Jonathan Flores, Johnathan Haase, Monica Hernandez, Hugo Loya, Ramiro Perez, Ricardo Perez, Jonathan Pinon, Marco Roman, Andy Sanchez and Christian Trujillo. Thereafter, Clerk Pavlik recognized and administered the oath of office. Chapman then made a motion, seconded by Avila to concur and approve the appointments as submitted, with congratulations. The motion carried by a voice vote.
6. The Zoning Board of Appeals submitted a communication regarding Peques Wiggles and Giggles Learning Center, Inc. 6416 W. Ogden Avenue-Day Care Center. Thereafter, Boyajian made a motion, seconded by Chapman, to defer the matter for two weeks. The motion carried by a voice vote.

BERWYN CITY COUNCIL MINUTES

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7. Alderman Avila submitted a communication regarding re-location of Youth Crossroads office to 6847 West Cermak Road. Thereafter, Avila made a motion, seconded by Laureto, to concur, waive zoning process and approve as submitted. The motion carried by a unanimous roll call vote.
8. The City attorney submitted an Ordinance Establishing an Automated Traffic Signal Enforcement System noting there were two scriveners' errors that have been corrected. Thereafter, Avila, made a motion seconded by Chapman, to accept as informational.
9. The Director of Public Works submitted a communication with a recommendation to award the 2011 Pavement Marking contract, with an attached communication from Novotny & Associates Engineers, to award the bid to Marking Specialists Corporation of Arlington Heights in the amount not to exceed \$60,185.00. Thereafter, Boyajlan made a motion, seconded by Chapman to concur and approve as submitted, pending completion of the eight calendar day bidder protest period. The motion carried by a unanimous roll call vote.
10. The Assistant Finance Director submitted a communication declaring surplus Property of scrap metal for disposal. Thereafter, Chapman made a motion, seconded by Polashek to concur and grant permission. The motion carried by a unanimous roll call vote.

11. Consent Agenda K-1 thru K-11, were submitted.

- K-1 Budget Chair-Payroll-7/6/11-\$1,030,959.17
- K-2 Budget Chair-Payables-7/12/11-\$1,357,376.61
- K-3 Collections-Licensing Issued-May, June, 2011
- K-4 Main Street-Cermak Sidewalk Sale-7/14 thru 7/17, 8/11 thru 8/14, and 9/8, thru 9/11, 2011
- K-5 Sunny Day Academy-Annual Picnic 9/24/2011
- K-6 Block Party-2400 Scoville-7/30/11
- K-7 Block Party-3600 Cuyler-7/30/11
- K-8 Block Party-1600 Grove-8/13/11
- K-9 Block Party-1400 Cuyler-8/13/11
- K-10 Block Party -3400 Home-7/24/11
- K-11 Block Party-1300 Elmwood-7/16/11

A motion by Avila, seconded by Polashek, to concur by Omnibus Vote Designation. Motion carried by a voice vote.

12. Boyajian called a Public Works Committee Meeting-Monday 8/1/11 at 4:30 P.M.

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13. Polashek called a Recreation Committee Meeting Monday 7/25/11 at 5:30 P.M.
14. Laureto called a Building/Zoning/Planning Commission Meeting Monday 8/1/11 at 5:30 P.M.
15. There being no further business to come before the meeting, same was after a motion by Laureto, seconded Avilla, to adjourn at the hour of 8:26 P.M. The motion carried by a volce vote.

Respectfully submitted,



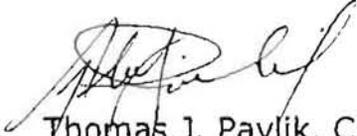
Thomas J. Pavlik, CMC
City Clerk

**MINUTES
BERWYN CITY COUNCIL
COMMITTEE OF THE WHOLE
JULY 12, 2011**

1. Mayor Lovero called the meeting to order at 6:05 p.m., upon the call of the roll, the following responded present. Chapman, Boyajian, Paul, Polashek, Laureto, Absent: Skryd, Santoy and Avilla. Thereafter, Alderman Boyajian made a motion, seconded by Polashek to excuse Alderman Skryd, Alderman Santoy and Alderman Avila. The motion carried by a voice vote.
2. Discussion of New Commercial Business. The Mayor recognized Evans Summers of the Berwyn Development Corporation who presented a new business concept that was proposed to the Berwyn Development Corporation. A broker for the property located at 7021 Roosevelt Road is interested in opening up a Hookah Lounge (see attached memo.) Summers reviewed the concept for the Council along with the explanation of exactly what a Hookah Smoking Lounge consist of. Clerk Pavlik offered to do research and contact other suburban municipalities that may allow Hookah Lounges. Summer stated that they will serve food in the building, but the smoking will be restricted to outdoors.
Note: Alderman Avilla present at 6:10 pm
Mayor Lovero than asked to move forward and gather more Information and instructed the Clerk to present any information to Evans Summers and he will bring back to the City Council with a recommendation, along with the City Attorney for any amendments to our ordinances, if need be.
3. The Mayor asked if there are any questions regarding agenda items. Alderman Boyajian questioned item J-3 from the Public Works Director, regarding the 2011 Payment Marking Contract. Mayor Lovero recognized PW Director, Robert Schiller who reviewed his recommendation and along with that of the City Engineers, Novotny & Associates.
4. The Mayor asked for a motion to go into Closed Session for Pending Litigation, Real Estate and review of Closed Minutes. Thereafter, a motion by Polashek seconded by Avila, to close the Committee of the Whole at 6:15 p.m. Motion carried by a voice vote.
5. A motion was made in Closed Session by Avila, seconded by Boyajian, to reopen the Committee of the Whole at 7:30 p.m. Motion carried.
6. Boyajian made a motion, seconded by Avila, to adjourn the Committee of the Whole at 7:30 p.m. Motion carried by a voice vote.

COMMITTEE OF THE WHOLE
JULY 12, 2011

Respectfully submitted,



Thomas J. Pavlik, CMC
City Clerk



D. Bid Openings Tabulations



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



E-1

July 21, 2011

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

Re: *Ordinances Creating Harlem TIF District*

Dear Mayor and City Council:

Please find attached three draft ordinances creating the Harlem TIF District.

Per the TIF Act, the City must take action via ordinance to create the District, and to provide notification to Cook County and all taxing districts affected by the TIF District concerning the District's creation.

The first ordinance approves the Redevelopment Plan and Project for the District, including an eligibility study and housing impact study, to comply with the state TIF Act. The second ordinance sets the boundaries of the Redevelopment Project Area, and the third ordinance approves tax increment financing for the District.

If the City would like to move forward on the creation of the proposed TIF District, the final step of the process would be to take action on the respective ordinances.

Respectfully submitted for your consideration,

Tim Angell, AICP
Senior Project Manager

ORDINANCE 11-__

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

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

WHEREAS, the City depends upon the success and vibrancy of its commercial areas to maintain the fiscal vitality of the City to provide superior governmental services; and

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

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

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

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

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

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

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

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

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

WHEREAS, pursuant to the requirements of the TIF Act, including Sections 11-74.4-5 and 11-74.4-6 of the TIF Act, proper steps were taken including, without limitation, due notice was given with respect to the public hearing, said notice and the required information were sent to the required taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on April 27, 2011, said notice was published in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area in English and Spanish on June 1, 2011, and June 8, 2011, and said notice was sent by certified mail to taxpayers of record who paid general taxes for the last preceding year on property within the Redevelopment Project Area on June 3, 2011; and

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

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

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

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

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

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

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

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

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

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

Section 2. A copy of this Ordinance shall be attached to the Redevelopment Plan and Project to effectuate the recommendations, goals, and objectives set forth herein, but any failure to so attach this Ordinance shall not abrogate, diminish, impair or delay the effect of such Redevelopment Plan and Project. Within ten (10) days of the adoption and approval of this Ordinance, this Ordinance shall be published in the Lawndale News, a newspaper of general circulation within the City, and a copy shall be duly mailed by certified mail to: (a) each registrant on the interested parties registry with respect to the Redevelopment Project Area; and (b) each taxing district with property constituting a part of the Redevelopment Project Area. Upon adoption of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the county clerk of the County of Cook, Illinois in which any part of the Redevelopment Project Area is located and obtain an initial equalized assessed value certification for the Redevelopment Project Area.

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

a. The Redevelopment Project Area is legally described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Redevelopment Project Area is described in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference. The map of the Redevelopment Project Area is depicted on Exhibit C, attached hereto and incorporated herein as if set out in full by this reference. A list of the parcel or tax identification number of each parcel of property included in the Redevelopment Project Area is depicted on Exhibit D, attached hereto and incorporated herein as if set out in full by this reference. 2010 shall be the year that the county clerk shall use for determining the total initial equalized assessed value of the Redevelopment Project Area, consistent with Section 11-74.4-9(a) of the TIF Act.

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

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

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

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

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

Section 4. That the Redevelopment Plan and Project, which were the subject matter of the public hearing held on June 28, 2011, are hereby adopted and approved. A copy of the Redevelopment Plan and Project is set forth in Exhibit E, attached hereto and incorporated herein as if set out in full by this reference.

Section 5. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

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

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

PASSED this ____ day of _____, 2011.

AYES ____ NAYS ____ ABSENT ____

APPROVED by me this ____ day of _____, 2011.

Mayor

ATTEST:

CITY CLERK

EXHIBIT A
LEGAL DESCRIPTION OF THE
REDEVELOPMENT PROJECT AREA

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

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALSO EXCEPTING,

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

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

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

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

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

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;
THENCE NORTH 89 DEGREES 37 MIUNUTES 40 SECONDS WEST, 160.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;
THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

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

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

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

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

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

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

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

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

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

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

EXHIBIT C
MAP OF THE
REDEVELOPMENT PROJECT AREA

EXHIBIT B

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

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

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

CITY OF BERWYN, ILLINOIS

PROPOSED HARLEM TIF DISTRICT MAP

MAYOR - ROBERT J. LOVERO

CITY CLERK - THOMAS J. PAVLIK

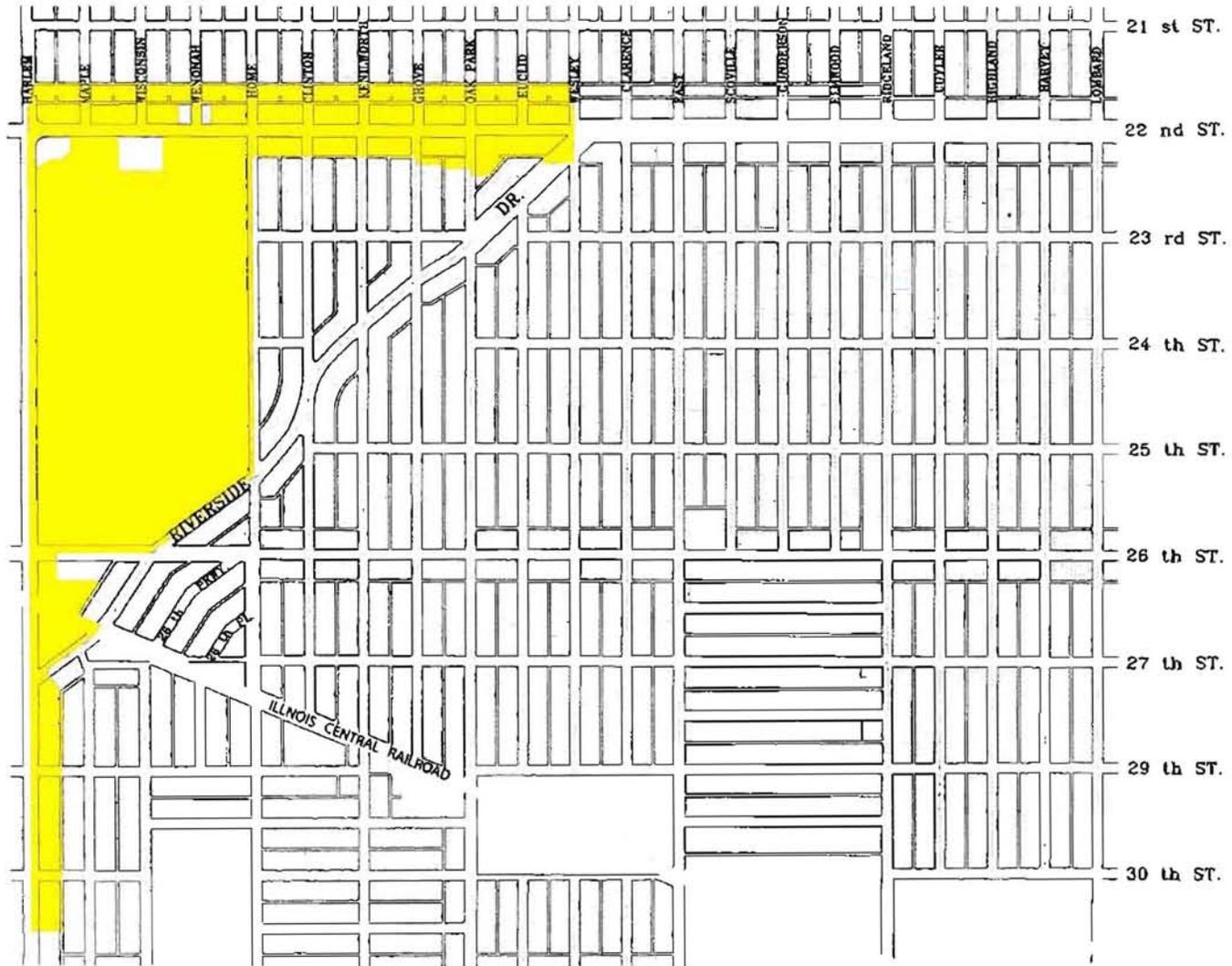


EXHIBIT D

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

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

16-30-314-016-0000
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16-30-320-009-0000
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16-30-200-019-0000
16-30-200-016-0000
16-30-200-015-0000
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16-30-200-012-0000
16-30-200-008-0000
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16-30-200-005-0000
16-30-200-002-0000
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16-30-100-014-0000
16-30-104-009-0000
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16-30-103-002-0000
16-30-102-003-0000
16-30-101-004-0000
16-30-103-001-0000
16-30-102-002-0000
16-30-101-003-0000
16-30-102-001-0000
16-30-101-002-0000
16-30-101-001-0000

EXHIBIT E
REDEVELOPMENT PLAN AND PROJECT

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

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

Prepared by the City of Berwyn, Illinois

in conjunction with

Kane, McKenna and Associates, Inc.

July 2011

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I. INTRODUCTION

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

In this report, the City proposes a Tax Increment Financing Redevelopment Plan to assist a strategically important commercial area in overcoming a number of redevelopment barriers. Kane, McKenna and Associates, Inc. ("KMA") has been retained by the City of Berwyn to conduct an analysis of the potential qualification and designation of the area as a Tax Increment Financing ("TIF") District, and to assist the City in drafting this TIF Redevelopment Plan.

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

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

By definition, a TIF "Redevelopment Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

II. RPA LEGAL DESCRIPTION

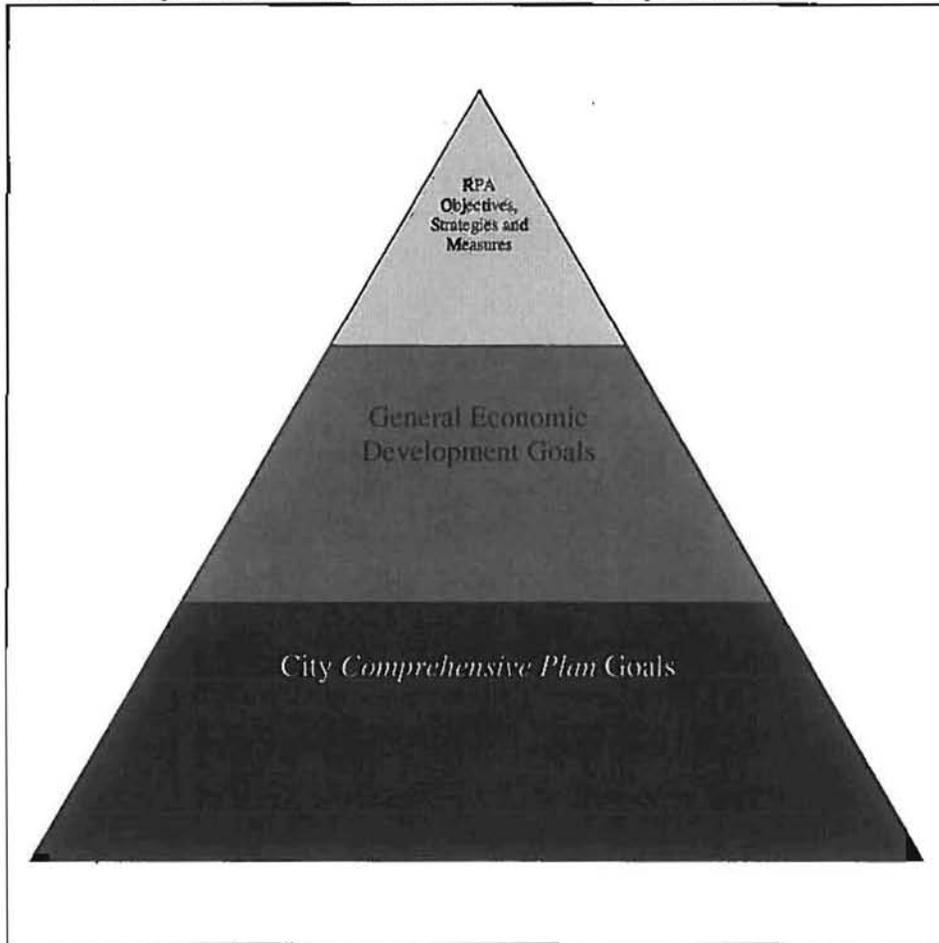
The Redevelopment Project Area legal description is attached in Appendix 1.

III. RPA GOALS AND OBJECTIVES

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

Exhibit 1

Relationship of Land Use and Economic Development Plans



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

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

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

Exhibit 2

Components of *Comprehensive Plan* Applicable to Harlem RPA

Objectives

- Maintain and expand the range of retail and commercial services activities available within the City
- Encourage corrective maintenance of older commercial and industrial properties in poor condition
- Minimize any negative impact of commercial or industrial activities on neighboring land-use areas
- Initiate long-range improvement and development programs for the various commercial corridors within the community
- Promote new commercial, office and light industrial development in selected locations
- Ensure safe and convenient vehicular access to, and adequate parking in, all commercial and industrial areas
- Encourage safe and convenient pedestrian access to shopping and service areas
- Improve the image and appearance of all existing commercial and industrial areas
- Maintain, improve and upgrade signage within and around commercial areas
- Promote creative and innovate approaches to site design and building development that will achieve high quality in all commercial and industrial areas

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

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

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

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

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

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

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

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

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

Exhibit 3
Examples of TIF Performance Measures

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

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

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

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

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

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

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

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

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

V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA

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

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

VI. REDEVELOPMENT PROJECT

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

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

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

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

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

Site Preparation, Clearance, Relocation and Demolition

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

Land Assembly and Disposition

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

Public Improvements

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

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

Rehabilitation/Taxing District Capital Costs

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

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

Interest Rate Write-Down

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

Job Training

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

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

School and Library District Costs

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

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

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

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

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

- (1) **Professional Service Costs** – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
 - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
 - Annual administrative costs shall *not* include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

- In addition, redevelopment project costs shall *not* include lobbying expenses;
- (2) *Property Assembly Costs* – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
 - (3) *Improvements to Public or Private Buildings* – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
 - (4) *Public Works* – Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
 - (5) *Job Training* – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
 - (6) *Financing Costs* – Costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;

- (7) *Capital Costs* – To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
- (8) *School-Related Costs* – For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually.¹ Certain library district costs may also be paid as provided for in the Act.
- (9) *Relocation Costs* – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;

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

- (10) *Payment in lieu of taxes;*
- (11) *Other Job Training*– Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- (12) *Developer Interest Cost*– Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- (A) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - (C) if there are not sufficient funds available in the special tax allocation fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (D) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - (E) the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D).

(F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F).²

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.³

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

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

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

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

Projected Redevelopment Project Costs. Estimated project costs are shown in Exhibit 4 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

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

Exhibit 4
RPA Project Cost Estimates

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

Notes:

- (1) All project cost estimates are in 2011 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.

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

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

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

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

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

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

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

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

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

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

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

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

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

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX 1

Legal Description of Project Area

LEGAL DESCRIPTION:

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

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALSO EXCEPTING,

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

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

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

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

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

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

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

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

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

ALSO EXCEPTING,

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

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

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

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

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

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

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

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

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

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

APPENDIX 2

Boundary Map of RPA

CITY OF BERWYN, ILLINOIS

PROPOSED HARLEM TIF DISTRICT MAP

MAYOR - ROBERT J. LOVERO

CITY CLERK - THOMAS J. PAVLIK



APPENDIX 3

Existing Land Use Map of RPA

CITY OF BERWYN, ILLINOIS

PROPOSED HARLEM TIF DISTRICT CURRENT LAND USE MAP

 PUBLIC  COMMERCIAL  RESIDENTIAL



APPENDIX 4

Future Land Use Map of RPA

CITY OF BERWYN, ILLINOIS

PROPOSED HARLEM TIF DISTRICT FUTURE LAND USE MAP

 PUBLIC  COMMERCIAL  MIXED-USE



APPENDIX 5

TIF Qualification Report

Prepared by Kane, McKenna and Associates

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

An analysis to assess the likelihood that all or a portion of an area located in the City of Berwyn would qualify as a Conservation Area as defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

Prepared for: City of Berwyn, Illinois

**Prepared Jointly by: Kane, McKenna and Associates, Inc.
and
The City of Berwyn**

July 2011

**HARLEM REDEVELOPMENT PROJECT AREA
TIF QUALIFICATION ASSESSMENT**

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EXECUTIVE SUMMARY

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

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

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

- 1) *The proposed TIF District meets the criteria for a "Conservation Area," as the term is defined under the TIF Act* – Overall, the parcels within the proposed TIF District either have declined, or are in danger of declining, toward a blighted condition. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health. Because the majority of structures are over 35 years of age, the proposed TIF District is especially vulnerable to potential physical decline and would likely meet statutory criteria as a Conservation Area TIF.
- 2) *Current conditions impede redevelopment* – The conditions found within the proposed TIF District present a barrier to the area's successful redevelopment. Without the use of City planning and economic development resources to mitigate such conditions, potential redevelopment activities are not likely to be economically feasible.
- 3) *Viable redevelopment sites could produce incremental revenue* – Within the proposed TIF District, there are parcels which potentially could be redeveloped or rehabilitated and thereby produce incremental property tax revenue. Such revenue, used in combination with other City resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.
- 4) *Pursuit of TIF designation is recommended* – To mitigate the existing conditions (thereby promoting the improved physical condition of the proposed RPA) and to leverage the City's investment and redevelopment efforts, KMA recommends that the City pursue the formal TIF designation process for the RPA.

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

I. BACKGROUND

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

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

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

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

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

General Redevelopment Objectives. The redevelopment of the proposed RPA is consistent with the City's overarching land use objectives, which are contained in its *Comprehensive Plan*, zoning ordinance and other land use planning elements. In the *Comprehensive Plan* adopted in 1993, the City has articulated a number of public policy objectives which would be supported by the City's adoption of the proposed RPA as a TIF District (see exhibit below).

Exhibit 1

General Redevelopment Objectives in the Berwyn Comprehensive Plan

Objectives

- Maintain and expand the range of retail and commercial services activities available within the City
- Encourage corrective maintenance of older commercial and industrial properties in poor condition
- Minimize any negative impact of commercial or industrial activities on neighboring land-use areas
- Initiate long-range improvement and development programs for the various commercial corridors within the community
- Promote new commercial, office and light industrial development in selected locations
- Ensure safe and convenient vehicular access to, and adequate parking in, all commercial and industrial areas
- Encourage safe and convenient pedestrian access to shopping and service areas
- Improve the image and appearance of all existing commercial and industrial areas
- Maintain, improve and upgrade signage within and around commercial areas
- Promote creative and innovate approaches to site design and building development that will achieve high quality in all commercial and industrial areas

Source: 1993 Berwyn Comprehensive Plan and Economic Development Strategy

Given the gap between the City's goals for the area versus the current conditions described in this report, the City has determined that the redevelopment of the proposed RPA would be highly beneficial to the community. With a redevelopment strategy in place, the economic base of the RPA would be stabilized and increased – thereby benefiting the community as a whole. Without such a redevelopment strategy, the adverse conditions identified in this report would likely worsen.

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

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

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

II. QUALIFICATION CRITERIA

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

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area (RPA). By definition, a "redevelopment project area" is:

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

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

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

Secondly, the area was examined to determine if a combination of three (3) or more of the following factors were present. Per the TIF Act, such an area is not yet a blighted area but because of a combination of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

- (A) **Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- (B) **Obsolescence.** The condition or process of falling into disuse. Structures become ill-suited for the original use.
- (C) **Deterioration.** With respect to buildings, defects include but are not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

- (D) Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (E) Illegal Use of Individual Structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (F) Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.
- (G) Lack of Ventilation, Light, or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- (H) Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, and obsolete or in disrepair; or (iii) lacking within the redevelopment project area.
- (I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.
- (J) Deleterious Land-Use or Layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

- (K) Environmental Clean-Up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (L) Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.
- (M) "Stagnant" EAV. The total equalized assessed value (EAV) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years. The finding is based on the last 5 years for which information is available.

III. EVALUATION METHODOLOGY

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

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

IV. QUALIFICATION FINDINGS FOR PROPOSED RPA

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

Exhibit 2
Summary of TIF-Qualifying Factors

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed RPA
13	3	6 <ul style="list-style-type: none">• Lagging EAV• Inadequate Utilities• Deleterious Layout• Excessive Vacancies• Obsolescence• Deterioration

Findings for RPA: Conservation Area Factors. The proposed RPA meets the qualifications for a Conservation Area under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed a two-step assessment, first finding that a majority of buildings within the Conservation Area were over 35 years of age. Based upon Cook County Assessor and property manager-provided data (for the high school and Cermak Plaza), KMA determined that approximately 92 of the estimated 109 structures (84%) within the RPA exceed the age threshold.

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

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

Exhibit 3
EAV Trends for Proposed TIF District

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

Notes:

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

(2) Reassessment years asterisked.

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

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

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

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

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

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

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

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

3. Deleterious Layout. As noted in Section II, a municipality can make a finding of deleterious layout or land use when there exists (a) incompatible land-use relationships, (b) buildings occupied by inappropriate mixed-uses or uses considered to be noxious, or (c) uses offensive or unsuitable for the surrounding area. Most of the problems in the area reflect incompatible land use relationships. The area reflects piece-meal, uncoordinated development, in which competing land uses abut each other -- e.g., office uses are situated next to residential uses within the TIF District, and residential uses outside the TIF District abut commercial uses within the TIF District. Additionally, there is minimal buffering between a large high school and Cermak Plaza.

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

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

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

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

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

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

4. Excessive Vacancies. The TIF Act states that this finding is characterized by the presence of unoccupied or underutilized buildings that represent an adverse influence on the area. The proposed Harlem TIF District has numerous vacant or partially vacant structures, including structures with the following addresses/users:

Because of (a) the reduced economic activity associated with vacancies and (b) the prominent location along regional arterial roadways, the vacant structures represent an adverse influence on the overall TIF District.

Exhibit 4
Vacant Structures

List of Vacant Buildings

7000 Block

- 7091 Cermak Plaza*
- 7083 Cermak Plaza*

- 7099 Cermak Plaza*
- 7055 Cermak Plaza (former Italian Foods)
- 7045 Cermak Plaza

6900 Block

- 6929 Cermak
- 6917 Cermak
- 6913 Cermak
- 6907 Cermak

6800 Block

- 6847 Cermak
- 6841/6843 Cermak
- 6835 Cermak
- 6801 Cermak (former bank, "Superblock")

*Note: The above structures were vacant and then demolished, predicated on a project that would go forward with municipal assistance. Additionally, the former Service Merchandise building within Cermak Plaza was vacant and also demolished for the same project. In anticipation of the provision of public incentives (TIF cost reimbursement or other municipal subsidies), it would be occupied by a new retailer, Meijer.

5. Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. Overall, the RPA exhibits both functional and economic obsolescence.

On an area-wide basis, several factors contribute toward functional obsolescence such as overall building age (as mentioned, a majority are over 35 years in age), deleterious layout, and public utility inadequacies. As stated by the City Engineer, the water mains and combined sewers are nearly at the end of their useful lives and need to be replaced with infrastructure constructed with modern materials (e.g., PVC pipes instead of clay).

Additionally, the outmoded layout of certain buildings, conversion of buildings to residential or mixed residential/commercial uses, and lack of adequate parking, all contribute to obsolete land use practices. Functional obsolescence is further evidenced by the deficiencies of certain building components in the two largest buildings within the proposed TIF District, Morton West High School and Cermak Plaza.

Regarding the high school, the following building components are at the end of their service life, according to an August 2010 study by the high school architects, and are a first priority for repair:

Roofing – The majority of the “existing roofs are in poor condition and/or are approaching the end of their service life” with more than a dozen areas that have regular leaks during rain;

- Pavement - The existing asphalt pavement in the parking areas located on the north and west sides of the school and associated cast-in-place concrete curbs and gutters are in varying states of condition from fair to good. Several of the storm drainage structures are deteriorated or have collapsed and are in need of replacement.
- Exterior Walls – The existing exterior walls are in fair condition but several areas require tuckpointing to address deterioration. The exterior horizontal and vertical sealant joints are also in need of replacement due to their age.
- Electrical Distribution System - The primary and secondary electrical service for the buildings is original to the facility and at the end of its service life. Upgrades and/or replacement of systems and components are required.
- Mechanical Systems – The existing heating and ventilation system including boilers, air-handling units, fan coil units, and unit ventilators is original to the facility and at the end of its service life. Upgrades and/or replacement of systems and components are required.
- Plumbing System: The existing fixtures are operating correctly, but are near the end of their normal life expectancy. The supply and waste piping have been failing over the past years and are at the end of their life expectancy. Upgrades and/or replacement of systems and components are required.
- Fire Protection System: Automatic fire sprinklers are located in two newer additions. There is no automatic fire sprinkler system in the remainder of the facility.
- Fire Alarm System – The existing fire alarm system is original to the facility, at the end of its service life, and is in need of complete replacement to meet current health and life safety codes. Parts are no longer available for this system, which is critical to the occupancy of the building;
- Swimming Pool – The swimming pool and related systems are original to the facility and in need of repair. The existing concrete floor has been damaged due to leaks underneath diving boards and is in need of repair. In addition, there are many damaged or missing tiles, leaking windows and light fixtures, and non-compliance with Illinois Department of Public Health regulations for pools (e.g., depth markers). Lastly, the existing water filter system is at the end of its service life, and is in need of complete replacement

A separate study prepared for Cermak Plaza operators in March 2008 makes the following findings:

- Outmoded building infrastructure - New building components, including HVAC and sprinkler systems, would “need to be added to the infrastructure of the shopping center....to accommodate big box retail”
- Outmoded signage for tenants – Signage was limited in visibility and size
- Inadequately configured loading bays – Loading bays on the south side of the shopping center are inefficiently configured and the “perpendicular placement of the dock-bays constricts the tenants’ ability to receive several shipments at one time”
- Suboptimal traffic flow – The report (like KMA on-site observations) indicates certain problems with automobile traffic flow, such as the previously discussed traffic back-ups onto Harlem and poor placement of a building (occupied by an optometrist) in front of the main plaza.

Economic obsolescence is reflected principally by the overall lag in EAV for the area as a whole. As noted in finding #1 above, the area has lagged City-wide growth rates in three of the past five years. Secondly, the numerous vacancies described above reflect obsolescence as defined in the Act (literally “falling into disuse”).

Moreover, the largest private sector tax parcel (Cermak Plaza) has seen a reduction in its equalized assessed valuation from \$16,102,949 in tax year 2008 to \$11,204,673 in 2009, a 30% reduction in one year. Although it is possible that a combination of private and public sector reinvestments could reverse the assessor valuations in 2010,¹ this is not possible to determine as of this date. 2010 valuations will not be finalized until late 2011. Moreover, the City has determined that certain public sector incentives will be necessary to promote future private investments at Cermak Plaza (e.g., future projects such as a proposed re-use of the vacant Service Merchandise space). Heretofore, Cermak Plaza has not received any TIF incentives to encourage redevelopment.

Finally, the commercial uses are obsolete with respect to modern life safety standards. As noted by City/BDC officials, many commercial buildings in the corridor do not possess updated fire alarm and sprinkler systems. The City follows the NFPA 101 Life Safety Code for occupation of commercial buildings. City staff have stated that many commercial buildings in the proposed RPA are in need of up-to-date fire alarm and/or fire sprinkler systems to ensure compliance with NFPA standards.

6. **Deterioration.** Various degrees of deterioration were identified throughout the area ranging from minor to severe. Per the TIF Act, deterioration can be evidenced in building

¹ It should be stated that non-subsidized investments could possibly reverse assessor valuations in tax year 2010. However, in the case of Walgreens, this will be “carved out” of Cermak Plaza tax parcel PIN in tax year 2010, receive its own PIN, and will not be included in the proposed TIF District.

defects as well as deterioration of surface improvements. For example, such building defects include, but are not limited to, defects in primary components such as roofs or secondary components such as windows, gutters and doors.

With respect to surface improvements, deterioration was found throughout the area related to driveways, parking lots, and alleys evidenced by: surface cracking, potholes, depressions, weed growth, and loose paving materials. Larger parking lots including the rear-side parking of Cermak Plaza and the adjoining high school parking lot were particularly deteriorated. These indicators of deterioration were found distributed throughout the proposed TIF District.

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

- Siding in need of corrective maintenance (e.g., tuck pointing for brick, and replacing/repair of warped wood siding);
- Degraded building components such as doors, door frames, and windows (particularly larger garage doors);
- Pervasive rust along certain building components (gutters, roof-mounted HVAC units, metal trim along roof lines);
- Previously cited deficiencies with the high school (e.g., roof, pool and HVAC system); and
- Deteriorated loading bays and rear doors of Cermak Plaza.

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

V. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the City potentially designating the proposed RPA as a TIF District.

- The area is contiguous and is greater than 1½ acres in size;
- The proposed RPA meets the criteria for a Conservation Area TIF District, if the City pursues this course of action. The qualifying factors found in the proposed RPA are present to a meaningful extent and are evenly distributed throughout the proposed RPA. A more detailed analysis of the qualification findings is outlined in Section IV of this report;
- All property in the area would substantially benefit by the proposed redevelopment project improvements;
- The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area; and
- The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings support the case for the City to initiate a formal process to consider the proposed RPA as a TIF District.

APPENDIX 6

Housing Impact Study

**CITY OF BERWYN
HOUSING IMPACT STUDY
HARLEM TIF DISTRICT**

A study undertaken by the City of Berwyn pursuant to the requirements of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-3, et. seq. (as amended).

Prepared by: The City of Berwyn

in conjunction with

Kane, McKenna and Associates, Inc.

July 2011

**CITY OF BERWYN
HOUSING IMPACT STUDY
HARLEM TIF DISTRICT**

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I. RESIDENTIAL UNIT DATA

A. Introduction and Background

Pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS, Section 5/11-74.4-3 et seq. of the Illinois Compiled Statutes as amended (the "TIF Act"), if a redevelopment plan would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project contains seventy-five (75) or more inhabited residential units and no certification stating that displacement will not occur, then the City of Berwyn (the "City") must prepare a housing impact study.

Based upon site survey and City information as of January 7, 2011, the City has identified approximately 152 residential units located in approximately 30 structures in the Redevelopment Project Area (RPA) that it may displace during the overall redevelopment of the area.

The City proposes to redevelop the area promoting mixed uses, including commercial, retail, and residential uses.

The City has jointly prepared this document with Kane, McKenna and Associates, Inc. in order to conform to the provisions of the TIF Act.

B. Type of Units

The TIF Act requires that data regarding the nature of the housing, whether single-unit or multi-unit, be examined and a finding be placed in the Study.

Kane, McKenna and Associates, Inc. and City officials have identified approximately 7 single-unit residential structures (both detached and attached) and 23 multi-unit structures. There are 30 residential structures in total. These structures are located throughout the proposed Redevelopment Project Area (RPA). See attached map for the location of said structures.

The residential structures were identified by performing exterior site surveys and reviewing City data.

C. Unit Breakdown

The TIF Act requires that a municipality provide a breakdown of the number and type of housing units, if available.

Exhibit 1 provides an analysis showing the breakdown of units, with the number of housing units broken down by the number of rooms. Information regarding the type of rooms specific to the proposed RPA was not available. Instead, U.S. Census Bureau data was used for an area that, while covering the RPA, was not coterminous with the RPA.

The data in Exhibit 1 is based on Census "Block Group" data compiled by the U.S. Census Bureau. The Census Block Group data covers all parcels within the proposed RPA. However, because the Census Block Group data is not coterminous with the proposed RPA and covers a larger "footprint" than the RPA, the RPA necessarily encompasses only a portion of the Census Block Groups listed below.¹

Please note that 2000 Census has not been updated as of January, 2011. 2010 Census data has not been published or posted to the Census.gov website.

**Exhibit 1
Housing Analysis by Room Size**

Rooms	Block Group 2, Census Tract 8148	Block Group 3, Census Tract 8148	Block Group 5, Census Tract 8148	Block Group 3, Census Tract 8149	Block Group 2, Census Tract 8153	Block Group 4, Census Tract 8154
1	10	0	12	59	0	0
2	71	25	9	76	0	25
3	77	54	32	244	26	132
4	148	82	40	260	36	172
5	135	63	57	226	122	84
6	71	64	73	117	78	102
7+	129	107	42	80	96	161
Tot al	641	395	265	1062	358	676

Source: U.S. Census Bureau (2000 Census)

D. Status of Units

The TIF Act requires that a determination be made regarding the status of each unit's habitation no less than forty-five (45) days before the date that the ordinance or resolution establishing the public hearing is adopted.

Based upon City of Berwyn data, the City has made a determination as of January 7, 2011 that 100% of the 30 residential structures within the area are inhabited. The

¹The Census Bureau measures data at the block, block group, and census tract levels (from smallest to largest unit of measure). A census tract would cover several block groups which in turn covers multiple blocks.

area contains 7 single-unit structures and 30 multi-unit structures. Note that habitation status was determined at a fixed point in time (January 7, 2011), was estimated based on City assessment, and is subject to change. This information will be updated as required by the TIF Act.

E. Ethnic Composition of Residents

The TIF Act requires that the ethnic composition of the residents in the inhabited residential units be identified. Under the TIF Act, the data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal Census. Accordingly, the most recent (2000) Census data was used to identify the racial and ethnic makeup of the area.

The 2000 Census units that encompass the RPA are comprised of three (3) Census blocks groups. Listed below is the ethnic breakdown of the residents living in these three block groups. As noted, the RPA encompasses only a portion of the Census block groups listed below. As a result, the block group data cover an area that is larger than the RPA.

Exhibit 2
Demographic Profile of Area Covering Proposed RPA

	Block Group 2, Census Tract 8148	Block Group 3, Census Tract 8148	Block Group 5, Census Tract 8148	Block Group 3, Census Tract 8149	Block Group 2, Census Tract 8153	Block Group 4, Census Tract 8154						
White	740	52.3%	618	57.0%	476	61.6%	988	49.0%	634	70.7%	1,101	76.2%
African American	14	1.0%	-	0.0%	55	7.1%	119	5.9%	6	0.7%	15	1.0%
American Indian/Alaska Native	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Asian	31	2.2%	-	0.0%	26	3.4%	74	3.7%	-	0.0%	39	2.7%
Native Hawaiian/Pacific Islander	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Other Race	-	0.0%	12	1.1%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Two or More Races	58	4.1%	8	0.7%	14	1.8%	115	5.7%	-	0.0%	14	1.0%
White (Hispanic)	116	8.2%	195	18.0%	39	5.0%	165	8.2%	71	7.9%	227	15.7%
Other Race (Hispanic)	418	29.5%	234	21.6%	163	21.1%	523	25.9%	186	20.7%	39	2.7%
Two or More Races (Hispanic)	39	2.8%	17	1.6%	-	0.0%	34	1.7%	0	0.0%	10	0.7%
TOTAL	1,416		1,084		773		2,018		897		1,445	

Source: U.S. Census Bureau (2000 Census)

Note: Geographic Units Defined by U.S. Census Bureau

II. REDEVELOPMENT PLAN REQUIREMENTS AND RELOCATION ASSISTANCE

Pursuant to the TIF Act, part two of the Housing Impact Study must contain four components as indicated below.

A. Identification of Units That May Be Slated for Displacement

The TIF Act requires that the housing impact study identify those units, by location and number that will or may be removed as a result of the redevelopment plan.

There are 152 total housing units which may be slated for displacement. Please refer to Appendix A for the location and description of these units. Please note that the City does not contemplate any displacement as of April 2011, but it is possible that the City could pursue redevelopment that results in displacement at a future point in time. Accordingly, Appendix A lists 152 units as subject to displacement.

B. City's Plans for Relocation Assistance

The TIF Act requires that the municipality outline a plan for relocation assistance for those units, if any, that may be removed as a result of the redevelopment of the RPA.

Pursuant to the TIF Act, the City will provide relocation assistance pursuant to regulations promulgated under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA). Said regulations will serve as the basis for its relocation plan for any residents who would be displaced as a result of the redevelopment effort.

C. Identification of Replacement Housing Alternatives

The TIF Act states that the municipality shall identify the availability of replacement housing for those residents whose residences are to be removed and shall identify the type, location and costs of the housing.

Utilizing information from the Multiple Listing Service (MLS) maintained by the National Association of Realtors as a preliminary roster of available housing units, the City identified a range of residential units and locations that are within the price range of units located within the RPA. Specifically, Berwyn housing for sale as of January 2011 was reviewed. Units within single- or multi-family structures listed at prices between \$100,000 and \$300,000 were reviewed. It is expected that the data would be updated as needed by the City.

Appendix B includes sales data for single-unit housing derived from National Association of Realtors data for Berwyn.

For information about rental units, median rents were derived from the 2000 Census median rent data and then adjusted for inflation. Based upon this information, a listing of replacement rental housing was generated to determine the types and costs of units that would be available to displaced residents. Refer to Appendix C.

The information contained in Appendix B and C are not meant to be exhaustive, but serves as an example of alternative housing available within the City in price ranges similar to the RPA.

D. Relocation Assistance to Be Provided

In addition to relocation plan as identified in Section II.B above, the TIF Act states that the type and extent of relocation assistance to be provided by the municipality must be identified. The City plans on providing relocation assistance to those individuals who qualify under the TIF Act. As stated, the City will utilize URA guidelines as the basis for its relocation assistance where appropriate.

III. REQUIREMENTS FOR VERY LOW AND LOW-INCOME RESIDENTS

Per the TIF Act, no redevelopment plan shall remove residential housing units that are occupied by households of low-income and very low-income persons unless the plan provides, with respect to inhabited housing that are to be removed for households of low-income and very low-income persons, affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the regulations under the Act. The municipality shall make a good faith effort to ensure that this affordable housing is located on or near the redevelopment project area within the municipality.

If the City does displace residents within the RPA, the City will need to determine if those residents fall into the low-income and very low-income category. At that point, the City will act appropriately and provide relocation assistance to those residents that would be displaced pursuant to the requirements of the TIF Act.

Appendix A
Location of Housing Units Subject to Potential Displacement

Address	Street	Number of Units	
2133	Wenonah	1	single-family detached
2133	Home	1	single-family detached
2135	Kenilworth	6	
2135	Maple	1	single-family detached
2135	Wisconsin	1	single-family detached
2136	Kenilworth	3	
2136	Wisconsin	1	single-family detached
2137	Clinton	1	single-family detached
2139	Clinton	25	
2140	Kenilworth	18	
2140	Grove	1	single-family detached
2202	Grove	18	
2901	Harlem	12	
2909	Harlem	6	
2929	Harlem	3	
6712	Cermak	1	
6735	Cermak	4	
6738	Cermak	1	
6833	Cermak	3	
6835	Cermak	1	
6840	Cermak	1	
6850	Cermak	12	
6905	Cermak	2	
6908	Cermak	4	
6913	Cermak	10	
6917	Cermak	1	
6919	Cermak	1	
6925	Cermak	10	
7010	Cermak	2	
7036	Cermak	1	
Total		152	

Source: Berwyn Development Corporation

Appendix B
Replacement Housing for Sale

**City of Berwyn
Housing Analysis
Replacement Housing for Sale as of January 6, 2011**

Address	City	Zip	Bed/Bath	Price
		Code		
6513 West 41st Street	Stickney	60402	3/2	\$150,000
1800 South Lombard Avenue	Berwyn	60402	3/1	\$150,000
1226 Oak Park Avenue	Berwyn	60402	4/3	\$150,000
4436 South Wisconsin Avenue	Stickney	60402	3/2	\$150,000
6510 West 41st Street	Stickney	60402	3/2	\$150,000
2731 South Oak Park Avenue	Berwyn	60402	3/1	\$153,127
1409 South Scoville Avenue	Berwyn	60402	4/2	\$154,000
7140 32nd Street Unit 1	Berwyn	60402	2/1	\$154,900
1525 Harvey Avenue	Berwyn	60402	3/2	\$154,900
2414 South Elmwood Avenue	Berwyn	60402	3/2	\$155,000
7035 West 43rd Street	Stickney	60402	3/1	\$156,000
3214 South Kenilworth Avenue	Berwyn	60402	3/2	\$158,900
1218 South Cuyler Avenue	Berwyn	60402	5/2	\$159,000
3826 South Grove Avenue	Berwyn	60402	3/1	\$159,500
4533 South Clinton Avenue	Forest View	60402	3/2	\$159,900
3806 Highland Avenue	Berwyn	60402	3/1	\$159,900
No address listed	Berwyn	60402	3/2	\$159,900
3831 South Wesley Avenue	Berwyn	60402	2/1	\$159,900
1842 East Avenue	Berwyn	60402	2/2	\$159,900
1811 Clarence Avenue	Berwyn	60402	2/2	\$159,900
7025 26th Place	Berwyn	60402	2/1	\$159,900
3828 Clarence Avenue	Berwyn	60402	3/1	\$159,900
7132 West 32nd Street Unit 2	Berwyn	60402	2/1	\$159,900
No address	Berwyn	60402	2/2	\$159,900
2413 Scoville Avenue	Berwyn	60402	2/1	\$160,000
4624 South Maple Avenue	Forest View	60402	3/3	\$164,900
1306 South Wesley Avenue	Berwyn	60402	4/3	\$164,900
1314 Scoville Avenue	Berwyn	60402	3/2	\$165,000
2646 South Clarence Avenue	Berwyn	60402	3/1	\$165,900
3135 South Cuyler Avenue	Berwyn	60402	3/2	\$169,000
2824 South Harvey Avenue	Berwyn	60402	3/2	\$169,000
1629 South Highland Avenue	Berwyn	60402	4/1	\$169,000
3856 South Kenilworth Avenue	Berwyn	60402	3/2	\$169,900
6915 43rd Street	Stickney	60402	3/3	\$169,900
3303 Grove Avenue Unit 208	Berwyn	60402	2/2	\$169,900
2115 South Maple Avenue	Berwyn	60402	3/2	\$170,000
1429 South Clinton Avenue	Berwyn	60402	3/2	\$172,900
3741 South Kenilworth Avenue	Berwyn	60402	4/3	\$174,900
3300 South Grove Avenue Unit 2N	Berwyn	60402	2/2	\$174,900

2315 South East Avenue	Berwyn	60402	3/2	\$175,000
1937 South Cuyler Avenue	Berwyn	60402	4/3	\$175,000
2222 South Clinton Avenue	Berwyn	60402	4/3	\$177,987
1420 South Lombard Avenue	Berwyn	60402	3/1	\$179,000
1603 South Ridgeland Avenue	Berwyn	60402	3/2	\$179,000
1303 West Elmwood Avenue	Berwyn	60402	3/2	\$179,000
4136 Maple Avenue	Stickney	60402	2/1	\$179,000
3522 South Lombard Avenue	Berwyn	60402	2/2	\$179,900
2115 Wenonah Avenue	Berwyn	60402	3/2	\$179,900
6912 West Riverside Drive	Berwyn	60402	2/1	\$179,900
2104 South Wisconsin Avenue	Berwyn	60402	3/2	\$179,900
4441 South Clinton Avenue	Stickney	60402	2/1	\$179,900
4012 Clarence Avenue	Stickney	60402	3/2	\$179,900
3421 South Cuyler Avenue	Berwyn	60402	4/1	\$179,900
1218 South Wisconsin Avenue	Berwyn	60402	6/2	\$179,900
6950 Riverside Drive	Berwyn	60402	3/1	\$180,000
3704 South Ridgeland Avenue	Berwyn	60402	2/1	\$180,000
1308 Wesley Avenue	Berwyn	60402	3/1	\$184,000
1505 Clarence	Berwyn	60402	2/2	\$184,919
3629 Scoville Avenue	Berwyn	60402	4/2	\$185,000
3303 South Grove Street Unit 512	Berwyn	60402	2/2	\$185,000
4204 South Maple Avenue	Stickney	60402	4/2	\$185,500
3138 Oak Park Avenue Unit 2N	Berwyn	60402	2/2	\$189,000
1931 South Ridgeland Avenue	Berwyn	60402	4/2	\$189,000
3710 South Kenilworth Avenue	Berwyn	60402	3/2	\$189,900
1913 South Ridgeland Avenue	Berwyn	60402	4/2	\$189,900
2714 South Cuyler Street	Berwyn	60402	2/2	\$189,900
4235 South Wenonah Avenue	Stickney	60402	4/2	\$189,999
2614 Lombard Avenue	Berwyn	60402	2/1	\$189,999
1819 South Wisconsin Avenue	Berwyn	60402	4/2	\$190,000
4503 South Maple Avenue	Forest View	60402	3/1	\$191,500
No address	Berwyn	60402	3/2	\$192,750
4028 Elmwood Avenue	Stickney	60402	4/2	\$194,900
3725 South Cuyler Avenue	Berwyn	60402	3/2	\$194,900
6725 Riverside Drive	Berwyn	60402	3/2	\$195,000
2243 Euclid Avenue	Berwyn	60402	3/2	\$198,955
3731 Cuyler Avenue	Berwyn	60402	4/2	\$199,000
3608 South East Avenue	Berwyn	60402	3/2	\$199,000
No address	Berwyn	60402	4/2	\$199,000
No address	Stickney	60402	4/1	\$199,500
3138 South Cuyler Avenue	Berwyn	60402	3/1	\$199,500
3324 South Wisconsin Avenue	Berwyn	60402	3/2	\$199,894
6913 West 30th Place	Berwyn	60402	3/2	\$199,900
2103 South Ridgeland Avenue	Berwyn	60402	5/3	\$199,900
3727 Kenilworth Avenue	Berwyn	60402	3/2	\$199,900
2824 South Wisconsin Avenue	Berwyn	60402	3/2	\$199,900
3442 South Lombard Avenue	Berwyn	60402	3/2	\$199,900
4118 South Maple Avenue	Stickney	60402	3/3	\$199,900
4605 South Wisconsin Avenue	Forest View	60402	3/2	\$199,900
4016 South Clarence Avenue	Stickney	60402	4/3	\$200,000

2418 South Lombard Avenue	Berwyn	60402	4/2	\$209,000
6411 West Sinclair Avenue	Berwyn	60402	4/3	\$209,000
4325 Clinton Avenue	Stickney	60402	3/2	\$209,500
6632 West 26th Street	Berwyn	60402	3/2	\$209,500
3303 West Grove Ave Unit 601	Berwyn	60402	2/2	\$209,900
3920 Wesley	Stickney	60402	4/2	\$209,900
3506 South Gunderson Avenue	Berwyn	60402	4/3	\$209,900
6928 West Pershing Road	Berwyn	60402	3/2	\$215,000
2446 Oak Park Avenue	Berwyn	60402	5/3	\$218,900
4117 South Wisconsin Avenue	Stickney	60402	3/2	\$219,500
3825 South Grove Avenue	Berwyn	60402	3/1	\$219,800
3303 South Grove Street Unit 612	Berwyn	60402	2/2	\$219,900
3513 South Wisconsin Avenue	Berwyn	60402	3/2	\$219,900
4139 South Wisconsin Avenue	Stickney	60402	3/2	\$220,000
2319 South Oak Park Avenue	Berwyn	60402	4/3	\$222,500
3233 Cuyler	Berwyn	60402	3/1	\$224,000
3818 South Euclid Avenue	Berwyn	60402	3/2	\$224,500
7040 West 40th Place	Stickney	60402	3/3	\$224,900
3520 South Lombard Avenue	Berwyn	60402	4/3	\$224,900
3502 South Grove Avenue	Berwyn	60402	4/2	\$225,000
6832 West 13th Street	Berwyn	60402	4/2	\$225,000
7108 28th Street	Berwyn	60402	2/2	\$225,000
3638 South Wesley Avenue	Berwyn	60402	3/2	\$229,000
4004 South Ridgeland Avenue	Stickney	60402	3/2	\$229,500
3600 South Wesley Street	Berwyn	60402	3/2	\$229,900
6605 West 31st Street	Berwyn	60402	3/1	\$229,900
3628 South Wisconsin Avenue	Berwyn	60402	3/3	\$229,900
4520 South Maple Avenue	Forest View	60402	4/2	\$229,900
2534 South Clinton Avenue	Berwyn	60402	2/2	\$230,000
3920 Clinton Avenue	Stickney	60402	3/2	\$230,000
1401 South Kenilworth Avenue	Berwyn	60402	4/3	\$234,000
2635 Home Avenue	Berwyn	60402	5/2	\$234,900
7008 West 35th Street	Berwyn	60402	3/2	\$234,900
1610 South Harvey Avenue	Berwyn	60402	4/2	\$235,900
3636 South Gunderson Avenue	Berwyn	60402	3/1	\$239,900
1532 Oak Park Avenue	Berwyn	60402	3/2	\$239,900
4621 Grove Avenue	Forest View	60402	3/4	\$239,900
2724 South Wesley Avenue	Berwyn	60402	3/2	\$247,900
3525 South Gunderson Avenue	Berwyn	60402	4/3	\$248,000
1812 South Wenonah Avenue	Berwyn	60402	4/2	\$249,000
2107 South Maple Avenue	Berwyn	60402	4/2	\$249,000
1811 South Wenonah Avenue	Berwyn	60402	4/3	\$249,500
6956 29th Place	Berwyn	60402	2/1	\$249,900
4128 Maple	Stickney	60402	3/3	\$249,900
1923 Clinton Avenue	Berwyn	60402	3/2	\$249,900
6906 West 30th Place	Berwyn	60402	4/2	\$250,000
1526 South Wisconsin Avenue	Berwyn	60402	3/2	\$257,000
2114 South East Avenue	Berwyn	60402	4/3	\$259,000
1930 Wisconsin Avenue	Berwyn	60402	4/2	\$259,900
3520 South Wisconsin Ave	Berwyn	60402	3/1	\$259,900

1214 South Wisconsin Ave	Berwyn	60402	4/2	\$259,900
6624 West Windsor Avenue	Berwyn	60402	3/1	\$260,000
3200 South Oak Park Ave Unit 304	Berwyn	60402	2/2	\$260,000
1322 South Wesley Avenue	Berwyn	60402	2/2	\$260,000
1824 South Lombard Ave	Berwyn	60402	5/3	\$264,900
1324 South Highland Avenue	Berwyn	60402	4/3	\$265,000
7134 West 41st Street	Stickney	60402	3/2	\$267,000
2511 Harvey Street	Berwyn	60402	4/3	\$269,000
3836 South Clinton	Berwyn	60402	5/2	\$269,900
4327 South Wenonah	Stickney	60402	3/3	\$275,000
1221 South Ridgeland Avenue	Berwyn	60402	4/2	\$280,000
3029 South Maple Avenue	Berwyn	60402	3/2	\$289,000
3542 South Maple Avenue	Berwyn	60402	3/3	\$289,900
4018 East Avenue	Stickney	60402	3/3	\$295,000
7014 West 34th Street	Berwyn	60402	3/3	\$299,000
3548 South Cuyler Avenue	Berwyn	60402	3/2	\$299,900

Source: Realtor.com

Appendix C
Replacement Housing for Rent

**City of Berwyn
Housing Analysis
Replacement Housing for Rent as of January 10, 2011**

Address	City	Bedrooms	Minimum Rental	Maximum Rental
479 N. Harlem	Oak Park	S	\$ 1,230	\$ 1,375
479 N. Harlem	Oak Park	1	\$ 1,405	\$ 2,040
479 N. Harlem	Oak Park	2	\$ 1,995	\$ 2,865
6060 Laurel Ln	Willowbrook	1	\$ 875	\$ 1,284
6060 Laurel Ln	Willowbrook	2	\$ 1,021	\$ 1,532
675 Lake	Oak Park	S	\$ 1,270	
675 Lake	Oak Park	1	\$ 1,405	\$ 1,500
675 Lake	Oak Park	2	\$ 1,805	\$ 2,260
16w571 Mockingbird Ln	Willowbrook	1	\$ 779	\$ 809
16w571 Mockingbird Ln	Willowbrook	2	\$ 879	\$ 939
16w571 Mockingbird Ln	Willowbrook	3	\$ 1,083	\$ 1,113
16w450 Honeysuckle Rose Ln	Willowbrook	1	\$ 705	
16w450 Honeysuckle Rose Ln	Willowbrook	2	\$ 870	\$ 880
16w450 Honeysuckle Rose Ln	Willowbrook	3	\$ 1,100	\$ 1,182
2121 S Wolf Rd	Hillside	S	\$ 765	\$ 825
2121 S Wolf Rd	Hillside	1	\$ 895	
2121 S Wolf Rd	Hillside	2	\$ 1,350	
175 Kenilworth	Oak Park	1	\$ 1,000	
175 Kenilworth	Oak Park	2	\$ 1,250	
175 Kenilworth	Oak Park	3	\$ 1,400	\$ 1,500
1000 Pleasant St	Oak Park	1	\$ 1,150	\$ 1,250
1000 Pleasant St	Oak Park	2	\$ 1,450	\$ 1,550
305 S Oak Park Ave	Oak Park	S	\$ 660	\$ 680
305 S Oak Park Ave	Oak Park	1	\$ 860	\$ 880
305 S Oak Park Ave	Oak Park	2	\$ 1,000	\$ 1,400
41 W Chicago	Oak Park	S	\$ 665	\$ 800
41 W Chicago	Oak Park	1	\$ 775	\$ 950
1 Ovaltine Court	Villa Park	1	\$ 1,000	\$ 1,541
1 Ovaltine Court	Villa Park	2	\$ 1,275	\$ 1,795
100 Forest Pl	Oak Park	S	\$ 1,136	\$ 1,313
100 Forest Pl	Oak Park	1	\$ 1,141	\$ 1,731
100 Forest Pl	Oak Park	2	\$ 1,483	\$ 2,660
417 S Blvd	Oak Park	S	\$ 720	
417 S Blvd	Oak Park	1	\$ 825	
2115 S Fourth Ave	Maywood	1	\$ 650	
810 S Oak Park Ave	Oak Park	1	\$ 1,395	
720 Washington	Oak Park	1	\$ 800	
915 Ontario	Oak Park	2	\$ 1,300	
7200 Oak Ave	River Forest	1	\$ 750	
No address	Berwyn	3	\$ 1,600	
No address	Berwyn	3	\$ 1,295	
1427 Wenonah	Berwyn	3	\$ 1,100	
No address	Berwyn	2	\$ 925	

18th/Clarence	Berwyn	2	\$	850		
No address	Berwyn	2	\$	850		
No address	Berwyn	2	\$	850		
2103 S Harlem	Berwyn	2	\$	850		
19th/Harlem	Berwyn	2	\$	825		
No address	Berwyn	1	\$	750		
6908 Cermak	Berwyn	1	\$	730		
No address	Berwyn	1	\$	725		
___ S. Ridgeland	Berwyn	1	\$	700		
No address	Berwyn	1	\$	700		
No address	Berwyn	2	\$	700		
6408 W. 18th St	Berwyn	1	\$	700		
No address	Berwyn	1	\$	700		
19th/Oak Park Ave	Berwyn	1	\$	690		
No address	Berwyn	1	\$	685	\$	715
6346 W. 28th	Berwyn	2	\$	675		
Maple/Stanley	Berwyn	1	\$	670		
3234 S. Home	Berwyn	1	\$	650		
3125 S Harlem	Berwyn	1	\$	650		
No address	Berwyn	1	\$	650		
1907 S Euclid	Berwyn	1	\$	650		
Near MacNeal Hospital	Berwyn	1	\$	650		
No address	Berwyn	1	\$	650		
No address	Berwyn	1	\$	650		
No address	Berwyn	1	\$	625		
12th/Scoville	Berwyn	1	\$	625		
32nd/Highland	Berwyn	1	\$	600		
Oak Park/Cermak	Berwyn	1	\$	575		
Cermak/Cuyler	Berwyn	1	\$	575		
3120 S Oak Park	Berwyn	S	\$	575		
Oak Park/Cermak	Berwyn	S	\$	575		

Source: Chicago Tribune

Census 2000 – Median Contract Rent

	Block Group 2. Census Tract 8148	Block Group 3. Census Tract 8148	Block Group 5. Census Tract 8148	Block Group 3. Census Tract 8149	Block Group 2. Census Tract 8153	Block Group 4. Census Tract 8154
Median Contract Rent	\$585	\$512	\$525	\$508	\$523	\$533
Rent Adjusted for inflation	\$810	709	\$727	\$703	\$724	\$738

Note: Rent adjusted for estimated 3.0% inflation

Source: Census 2000 and Bureau of Labor Statistics

ORDINANCE 11-__

AN ORDINANCE DESIGNATING THE HARLEM REDEVELOPMENT PROJECT AREA IN THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

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

WHEREAS, on July 26, 2011, the Mayor and the City Council (collectively, the “Corporate Authorities”) adopted Ordinance 11-__, approving a redevelopment plan and project prepared by Kane, McKenna and Associates, Inc. (“Redevelopment Plan and Project”) for an area generally including parcels in the vicinity of Cermak Road, between Harlem Avenue and Wesley Avenue, and in the vicinity of Harlem Avenue, between Cermak Road and 30th Street, in the City (“Redevelopment Project Area”); and

WHEREAS, the Redevelopment Plan and Project, including the Redevelopment Project Area as provided therein, were the subject of extensive consideration by a properly convened joint review board and presented at a public hearing held by the Corporate Authorities on June 28, 2011; and

WHEREAS, the Corporate Authorities have determined it is now necessary and desirable to designate the Redevelopment Project Area as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (“TIF Act”); and

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

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

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

Section 2. The Redevelopment Project Area, as legally described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference shall be, and is hereby, designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act and shall hereafter be know as the Harlem Redevelopment Project Area. The general street location for the Redevelopment Project Area is described in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference. The map of the Redevelopment Project Area is depicted in Exhibit C, attached hereto and incorporated herein as if set out in full by this reference.

Section 3. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

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

Section 5. That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this ____ day of _____, 2011.

AYES ____ NAYS ____ ABSENT ____

APPROVED by me this ____ day of _____, 2011.

Mayor

ATTEST:

CITY CLERK

EXHIBIT A
LEGAL DESCRIPTION OF THE
REDEVELOPMENT PROJECT AREA

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

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALSO EXCEPTING,

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

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

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

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

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

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;
THENCE NORTH 89 DEGREES 37 MIUNUTES 40 SECONDS WEST, 160.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;
THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

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

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT C
MAP OF THE REDEVELOPMENT PROJECT AREA

ORDINANCE 11-__

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

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

WHEREAS, on July 26, 2011, the Mayor and the City Council (collectively, the “Corporate Authorities”) adopted Ordinance 11-__, approving a redevelopment plan and project prepared by Kane, McKenna and Associates, Inc. (“Redevelopment Plan and Project”) for an area generally including parcels in the vicinity of Cermak Road, between Harlem Avenue and Wesley Avenue, and in the vicinity of Harlem Avenue, between Cermak Road and 30th Street in the City (“Redevelopment Project Area”); and

WHEREAS, the Redevelopment Plan and Project, including the Redevelopment Project Area as provided therein, were the subject of extensive consideration by a properly convened joint review board and presented at a public hearing held by the Corporate Authorities on June 28, 2011; and

WHEREAS, on July 26, 2011, the Mayor and the City Council adopted Ordinance 11-__, designating the Redevelopment Project Area as the Harlem Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (“TIF Act”); and

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

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

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

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

Section 3. Pursuant to the TIF Act, ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective date of this Ordinance until redevelopment project costs and all City obligations financing redevelopment project costs incurred under the Act have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the county

collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

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

Section 4. The Mayor and City Council hereby authorize and direct the Berwyn Development Corporation to take any and all other statutorily required steps in connection with the adoption of tax increment allocation financing, including, without limitation, the transmission of a certified copy of this Ordinance to the County Clerk of Cook County, Illinois.

Section 5. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

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

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

PASSED this ____ day of _____, 2011.

AYES ____ NAYS ____ ABSENT ____

APPROVED by me this ____ day of _____, 2011.

Mayor

ATTEST:

CITY CLERK

EXHIBIT A
LEGAL DESCRIPTION OF THE
REDEVELOPMENT PROJECT AREA

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

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALSO EXCEPTING,

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

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

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

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

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

THENCE CONTINUING SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, 161.00 FEET;
THENCE NORTH 89 DEGREES 37 MIUNUTES 40 SECONDS WEST, 160.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, 161.00 FEET;
THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING,

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

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT C
MAP OF THE REDEVELOPMENT PROJECT AREA

CITY OF BERWYN, ILLINOIS

PROPOSED HARLEM TIF DISTRICT MAP

MAYOR - ROBERT J. LOVERO

CITY CLERK - THOMAS J. PAVLIK



July 21, 2011

MEMORANDUM

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

Re: Ordinance for City Council Consideration for Intergovernmental Agreement for Harlem TIF District

Please find attached a draft ordinance that approves an intergovernmental agreement among the City and the following taxing districts:

- School District #98
- School District #100
- School District #201
- Morton College
- Berwyn Township
- Berwyn Park District
- North Berwyn Park District

As you are aware, in late 2010, as the City was considering beginning the process to create the Harlem TIF District, several taxing districts that serve properties which would be in the new TIF District – High School District #201, both elementary school districts in Berwyn, both park districts in Berwyn, Berwyn Township – approached the City to discuss a method allowing the districts to realize tax increment sometime during the TIF District’s lifespan. Ordinarily, all taxing districts involved in a TIF District, including the municipality itself, must wait until the TIF District is terminated or expires in order to receive property tax increment generated by redevelopment in the TIF District. Please recall that, starting January 1, 2012, the City and the other taxing districts will begin receiving increased property tax revenue as a result of terminating the Cermak TIF District last month. None of the districts, including the City, received any incremental property tax revenue during the life of that TIF district.

An intergovernmental agreement involving the taxing districts mentioned above, plus Morton College, would bind the current City administration and all future administrations over the full 23 year period of the TIF District’s existence. The draft intergovernmental agreement grants the districts “surplus” increment, after the proposed TIF District generates an amount of increment sufficient to jumpstart redevelopment and provides for infrastructure improvements necessary for that redevelopment to occur.

For the first time in the City’s use of tax increment financing, the City would agree to declare “surplus” increment to the taxing jurisdictions involved in a TIF district. The City’s willingness to declare a “surplus” would be a sign of its partnership

with all the other taxing districts that serve the properties and residents in the new TIF District.

BDC staff recommends that the Council approve the ordinance, since the agreement is in the best interest of all parties. The agreement allows for the TIF District to be created, it gives the TIF District enough initial increment revenue to achieve the goals and objectives set forth in the new District's Redevelopment Plan, and it lets the taxing districts receive needed property taxes, when and only when a significant level of redevelopment takes place.

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

Sincerely,

A handwritten signature in black ink that reads "Tim Angell". The signature is written in a cursive style with a long horizontal stroke at the beginning.

Tim Angell, AICP
Senior Project Manager

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN BERWYN TOWNSHIP, BERWYN NORTH SCHOOL DISTRICT NO. 98, SOUTH BERWYN SCHOOL DISTRICT NO. 100, J. STERLING MORTON HIGH SCHOOL DISTRICT NO. 201, MORTON COMMUNITY COLLEGE DISTRICT NO. 527, BERWYN PARK DISTRICT, NORTH BERWYN PARK DISTRICT AND THE CITY OF BERWYN FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.

Robert J. Lovero, Mayor
Thomas J. Pavlik, City Clerk

Nona Chapman
Jeffrey Boyajian
Margaret Paul
Michele Skryd
Cesar Santoy
Theodore Polashek
Rafael Avila
Nora Laureto
Aldermen

ORDINANCE 11-__

AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN BERWYN TOWNSHIP, BERWYN NORTH SCHOOL DISTRICT NO. 98, SOUTH BERWYN SCHOOL DISTRICT NO. 100, J. STERLING MORTON HIGH SCHOOL DISTRICT NO. 201, MORTON COMMUNITY COLLEGE DISTRICT NO. 527, BERWYN PARK DISTRICT, NORTH BERWYN PARK DISTRICT AND THE CITY OF BERWYN FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.

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

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, adopted in 1970, expressly permits units of local government to contract or otherwise associate among themselves and with school districts to obtain or share services and to exercise, combine or transfer their powers or functions, in any manner not otherwise prohibited by law or ordinance; and

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

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

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

WHEREAS, pursuant to the Act, the City proposes to approve a redevelopment plan and project, to designate a redevelopment project area within the City to be known as the City of Berwyn Harlem Tax Increment Financing District (the “Project Area”) and to adopt tax increment financing for the Project Area; and

WHEREAS, Berwyn Township, Berwyn North School District No. 98, South Berwyn School District No. 100, J. Sterling Morton High School District No. 201, Morton Community College District No. 527, Berwyn Park District and North Berwyn Park District (collectively, the “Taxing Districts”) have authority to levy real estate taxes against property located within the boundaries of the proposed Project Area; and

WHEREAS, there exists an intergovernmental agreement (the “Agreement”), a copy of which is attached hereto and incorporated herein as Exhibit A, that provides, among other things, for the distribution to the Taxing Districts of certain surplus tax increment that is anticipated to be generated from the proposed Project Area; and

WHEREAS, the Mayor and the City Council find that it is necessary for the effective administration of government and in the best interests of the City to approve, execute and enter into an agreement with terms substantially the same as the Agreement; and

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

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

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

Section 2. The City Council hereby finds and determines that it is necessary and advisable and otherwise in the best interests of the City to negotiate, enter into, execute and approve an agreement with terms substantially the same as the terms of the Agreement.

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

Section 4. The City's legal counsel is hereby authorized to negotiate and undertake any and all actions on the part of the City to effectuate the intent of this Ordinance.

Section 5. The Mayor is hereby authorized and directed to execute the applicable Agreement, with such insertions, omissions and changes as shall be approved by the Mayor and the City's legal counsel, and the City Council further authorizes the Mayor or his designee to execute any and all additional documentation that may be necessary to carry out the intent of this Ordinance. The City Clerk is hereby authorized and directed to attest to and countersign any such documents, as required.

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

Section 7. The provisions of this Ordinance are hereby declared to be severable, and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed

inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

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

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

[Remainder of page intentionally left blank.]

ADOPTED by the City Council of the City of Berwyn, Cook County, Illinois on this ____ day of ____ 2011, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Chapman				
Boyajian				
Paul				
Skryd				
Santoy				
Polashek				
Avila				
Laureto				
(Mayor Lovero)				
TOTAL				

APPROVED this ____ day of ____ 2011.

 Robert J. Lovero
 MAYOR

ATTEST:

 Thomas J. Pavlik
 CITY CLERK

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (this “**Agreement**”) is made and effective this ____ day of _____, 2011 (the “**Effective Date**”) by and among the City of Berwyn, an Illinois municipal corporation (the “**City**”), Berwyn Township (the “**Township**”), Berwyn North School District No. 98, an Illinois school district (“**District 98**”), South Berwyn School District No. 100, an Illinois school district (“**District 100**”), J. Sterling Morton High School District No. 201, an Illinois school district (“**District 201**”), Morton Community College District No. 527, an Illinois community college district (“**Morton College**”), the Berwyn Park District, an Illinois park district (“**BPD**”) and the North Berwyn Park District, an Illinois park district (“**NBPD**”). The Township, District 98, District 100, District 201, Morton College, BPD and NBPD may, for convenience purposes only, be hereinafter referred to individually as a “**Taxing District**” and collectively as the “**Taxing Districts.**” Additionally, the City and the Taxing Districts may, for convenience purposes only, be referred to individually as a “**Party**” and collectively as the “**Parties.**”

RECITALS:

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

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

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

WHEREAS, pursuant to the Act, the City proposes to approve a redevelopment plan and project (the “**Plan**”), to designate a redevelopment project area within the City to be known as the City of Berwyn Harlem Tax Increment Financing District (the “**Project Area**”) and to adopt tax increment financing (“**TIF**”) for the Project Area; and

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

WHEREAS, pursuant to the Act, on May 17, 2011, the JRB conducted a duly noticed meeting (the “**JRB Meeting**”) and, at the conclusion of the JRB Meeting, adopted a Resolution and Recommendation (the “**JRB Resolution**”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference, pursuant to which a majority of the JRB members present and voting at the JRB Meeting resolved to recommend to the City’s Mayor and City Council (collectively, the “**Corporate Authorities**”) that the Plan be approved and that the Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act; and

WHEREAS, included in the JRB Resolution was the JRB’s recommendation that an intergovernmental agreement as discussed during the JRB Meeting be adopted by the Corporate Authorities and by the governing bodies of the Taxing Districts; and

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

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

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

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

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

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

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

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

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

**SECTION II
TERM OF AGREEMENT**

A. Coterminous with Term of Project Area. Subject to Section V herein, the term of this Agreement shall be from the Effective Date through December 31 of the year in which the payment to the City treasurer is to be made with respect to ad valorem property taxes levied in the twenty-third (23rd) year after the year in which the City ordinance designating the Project Area is adopted (the "**Statutory Termination Date**"). If the City, in its sole and absolute discretion, terminates the Project Area on a date that precedes the Statutory Termination Date (the "**Early Termination Date**"), then this Agreement shall also terminate and be rendered null and void and of no further effect on the Early Termination Date.

B. Extension of Term of Project Area. If the term of the Project Area is extended beyond the Statutory Termination Date by action of the City and the Illinois General Assembly (the "**Project Area Extension**"), then the term of this Agreement may also be extended so that it is coterminous with the Project Area Extension upon mutual written agreement among the Parties. In the event of a Project Area Extension, the Parties shall meet to discuss extending the term of this Agreement if such a meeting is requested by (1) the City, or (2) a majority of the Taxing Districts.

**SECTION III
SUPPORT FOR TIF CREATION**

The Taxing Districts hereby pledge their support for the approval of the Plan, the designation of the Project Area and the adoption of TIF for the Project Area (collectively, the "**Harlem TIF Creation**"). The Taxing Districts hereby waive any and all objections to the Harlem TIF Creation, and forever waive any and all rights to initiate, support, intervene in or otherwise participate in any judicial proceedings that seek to prevent, or contest the validity of, the Harlem TIF Creation.

SECTION IV SURPLUS FUNDS

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

B. Deposits of Incremental Property Taxes; Declaration of Surplus. The City pledges, earmarks, and otherwise designates the initial Forty-Five Million Dollars (\$45,000,000) of “**Cumulative Incremental Property Taxes**” deposited in the STAF (the “**Pledged Increment**”) for payment of anticipated redevelopment project costs and for securing bonds, loans, debentures, notes, special certificates or other evidence of indebtedness issued by the City in furtherance of the Plan and secured by Incremental Property Taxes on deposit in the STAF (collectively, the “**Obligations**”). For purposes of this Section, Cumulative Incremental Property Taxes are defined as all Incremental Property Taxes credited to or deposited in the STAF, from the first dollar so disbursed by the Cook County Treasurer to the City until any subsequent date of calculation. After the Pledged Increment has been deposited in the STAF, when an additional Ten Million Dollars (\$10,000,000) of Cumulative Incremental Property Taxes in excess of the Pledged Increment (the “**First Tier of Increment**”) have been deposited in the STAF, the City shall declare ten percent (10%) of the First Tier of Increment (the “**First Surplus Amount**”) as surplus funds, as defined in Section 11-74.4-7 of the Act. Thereafter, when an additional Ten Million Dollars (\$10,000,000) of cumulative Incremental Property Taxes have been deposited in the STAF (each aggregate amount of \$10,000,000 being an “**Additional Tier of Increment**”), the City shall declare ten percent (10%) of each Additional Tier of Increment (each such declaration being an “**Additional Surplus Amount**”) as surplus funds, as defined in Section 11-74.4-7 of the Act. The City Treasurer shall promptly pay the First Surplus Amount and any Additional Surplus Amounts to the Cook County Collector for distribution of the same to all taxing districts with the authority to levy real estate taxes against the property located within the Project Area, including but not limited to the Parties hereto, in pro rata amounts to be calculated solely by Cook County and in all other respects in accordance with the Act.

The calculation of surplus funds, as defined in Section 11-74.4-7 of the Act, Pledged Increment, Obligations, First Tier of Increment, First Surplus Amount, Additional Tiers of Increment and Additional Surplus Amount, if any, shall be performed annually by the City in conjunction with its certified annual financial report (CAFR) and preparation of the annual compliance report required by Section 11-74.4-5 of the Act.

C. Exclusions. Of the funds deposited in the STAF in accordance with the Act, only the following shall be excluded from calculating the amount of Pledged Increment and the amounts of the First Tier of Increment and each Additional Tier of Increment:

1. Proceeds from the sales of any City-owned property located in the Project Area; and
2. Proceeds from the issuance of any Obligations.

SECTION V ADDITIONAL COVENANTS, ACKNOWLEDGMENTS AND OBLIGATIONS

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

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

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

D. Review of Project Area. Subsequent to December 31 of the thirteenth (13th) year after the year of the Harlem TIF Creation, the Parties shall meet at a mutually convenient time and location to review the status, performance and future goals of the Project Area (the "**Status Review**"). Additionally, upon a joint request submitted in writing to the City by no fewer than

six (6) of the Taxing Districts, the City may agree, in its sole and absolute discretion, to participate in a Status Review at any other time during the term of the Project Area.

E. Increased or Additional Redevelopment Project Costs. If, after the Harlem TIF Creation, the City desires to (1) increase the total estimated redevelopment costs set out in the Plan by more than five percent (5%) after adjustment for inflation from the date the Plan was adopted, or (2) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the Plan, then the City shall provide appropriate notice, convene the JRB and conduct a public hearing, all in accordance with Sections 11-74.4-5 and 11-74.4-6 of the Act.

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

G. School District Costs. To the extent that District 98, District 100 or District 201 incur increased costs attributable to TIF-assisted housing units located within the Project Area for which the developer or redeveloper receives financial assistance through an agreement with the City or because the City incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing, such costs shall be paid by the City from the STAF in accordance with the terms of Section 11-74.4-3(q)(7.5) of the TIF Act.

H. Limited Obligations. **THE PARTIES UNDERSTAND AND ACKNOWLEDGE THAT ANY OBLIGATION OF THE CITY TO COMMIT OR EXPEND FUNDS PURSUANT TO THIS AGREEMENT IS LIMITED TO THE AVAILABILITY OF INCREMENTAL PROPERTY TAXES IN THE STAF, AND THAT IN NO EVENT SHALL ANY SUCH OBLIGATION BE DEEMED A GENERAL OBLIGATION OF THE CITY.**

SECTION VI MISCELLANEOUS PROVISIONS

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

B. Entirety and Binding Effect. This Agreement represents the entirety of the agreement between the Parties with respect to the subject matter herein and shall be binding upon them. All previous communications and negotiations among the Parties, either written or

oral, which are not contained herein are hereby withdrawn, nullified and void with respect to the subject matters addressed herein.

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

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

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

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

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

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

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

District 100: South Berwyn School District No. 100
Attn: _____

3401 S. Gunderson Avenue
Berwyn, IL 60402

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

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

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

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

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

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

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

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

[Signature Pages Follow.]

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

CITY OF BERWYN

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

Date: _____

Attest: _____
Thomas J. Pavlik
City Clerk

BERWYN TOWNSHIP

By: Elizabeth A. Pelchous
Name: Elizabeth A. Pelchous
Title: Township Supervisor

Date: 6/13/2011

Attest: [Signature]

BERWYN NORTH SCHOOL DISTRICT NO. 98

By: Barbara DKrause
Name: Barbara DKrause
Title: President

Date: 6/22/2011

Attest: John J. Belmont

SOUTH BERWYN SCHOOL DISTRICT NO. 100

By: 
Name: James E. Scjloris
Title: Board President

Date: 6-24-11

Attest: Anthony W. Griffin

J. STERLING MORTON HIGH SCHOOL DISTRICT NO. 201

By: 
Name: Jeffrey Fisek
Title: BOARD PRESIDENT

Date: 6/8/11

Attest: 

MORTON COMMUNITY COLLEGE DISTRICT NO. 527

By: 
Name: ANTHONY MARTNUCCI
Title: BOARD CHAIR

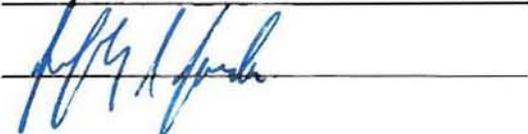
Date: 6-22-11

Attest: Susan J. Banks
BOARD SECRETARY

BERWYN PARK DISTRICT

By: 
Name: FRANK AMARO
Title: BOARD PRESIDENT, BPD

Date: 21 JUNE 2011

Attest: 

NORTH BERWYN PARK DISTRICT

By: Ann K. Mackin

Name: ANN MACKIN

Title: BOARD PRESIDENT

Date: JUNE 16, 2011.

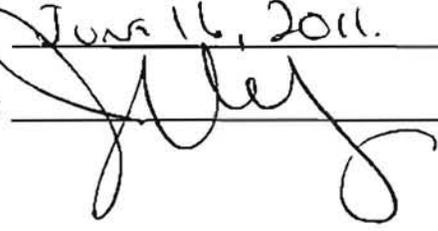
Attest: 

EXHIBIT A

JRB RESOLUTION

EXHIBIT A

RESOLUTION AND RECOMMENDATION OF JOINT REVIEW BOARD CREATED AND CONVEYED PURSUANT TO ILLINOIS TAX INCREMENT ALLOCATION REDEVELOPMENT ACT 65 ILCS 5/11-74.4-1 et. seq. (THE "ACT")

TO: Mayor and City Council
City of Berwyn
Berwyn, Illinois

WHEREAS, the Joint Review Board (the "Board") convened pursuant to the Act did meet on May 17, 2011 at the City Hall, Berwyn, Illinois, attended by and comprised of certain representatives of affected taxing jurisdictions within the proposed redevelopment project area, a representative of the City of Berwyn and a public member pursuant to the Act; and

WHEREAS, a chairperson was duly selected by the Board by majority vote of all other Board members; and

WHEREAS, the Board did carefully review and consider the public record, planning documents, and the proposed ordinances creating the City of Berwyn Harlem Tax Increment Financing District Redevelopment Project Area, the Harlem Tax Increment Financing District Redevelopment Plan and Redevelopment Project, and Tax Increment Financing to be adopted by the City; and

WHEREAS, after considering all of said matters the Board did agree by a vote of the members present that:

(a) the City of Berwyn Harlem Tax Increment Financing District Redevelopment Plan and Project be approved; and

(b) the City of Berwyn Harlem Tax Increment Financing District Redevelopment Project Area satisfies the eligibility criteria as defined in the Act; and

(c) the City of Berwyn Harlem Tax Increment Financing District Redevelopment Project Area qualifies as a blighted-improved area or conservation area, as such term is defined in the Act; and

(d) the City of Berwyn Harlem Tax Increment Financing District Redevelopment Project and Plan as presented conforms to the requirements of the Act; and

(e) an intergovernmental agreement as discussed during the May 17, 2011 meeting of the Board be adopted by the City Council and applicable taxing districts.

As such, the majority of the Joint Review Board did direct the chairperson of the Joint Review Board to prepare and submit to the Mayor and City Council of the City of Berwyn, Illinois, its recommendation so finding.

NOW THEREFORE, BE IT RESOLVED the Joint Review Board does hereby submit its advisory, non-binding recommendation to the City of Berwyn, Illinois that the proposed City of Berwyn Harlem Tax Increment Financing District Redevelopment Plan and Redevelopment Project be approved and that the City of Berwyn Harlem Tax Increment Financing District Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act.

DATED this 17th day of May, 2011

Representative of Berwyn North School District #98

John J. Belmont

Representative of South Berwyn School District #100

J.R. McEwen

Representative of J. Sterling High School District #201

[Signature]

Representative of Community College District #527

[Signature]

Representative of North Berwyn Park District

James C. Vally

Representative of Berwyn Park District

[Signature]

Representative of Cook County

Representative of Berwyn Township

Elizabeth A. Palous

Representative of City of Berwyn

[Signature]

Public Member

James C. Malina



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

The City of Berwyn



Robert J. Lovero

Mayor

A Century of Progress with Pride

PROCLAMATION

National Night Out 2011

WHEREAS: the National Association of Town Watch (NATW) and TARGET is sponsoring a unique, nationwide crime, drug and violence prevention program on August 2nd, 2011 entitled "National Night Out"; and

WHEREAS: the "28th" Annual National Night Out" provides a unique opportunity for **The City of Berwyn** to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention efforts; and

WHEREAS: **The Neighborhood Watch Program** plays a vital role in assisting The Police Department through joint crime, drug and violence prevention efforts in The City of Berwyn; and

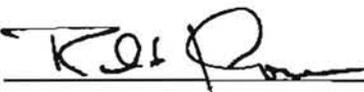
WHEREAS: it is essential that all citizens of The City of Berwyn be aware of the importance of crime prevention programs and impact that their participation can have on reducing crime, drugs and violence in Berwyn; and

WHEREAS: it is with appreciation to have unified support between our local surrounding communities, state, and federal agencies; and

WHEREAS: police-community partnerships, neighborhood safety, awareness and cooperation are important themes of the of the "National Night Out" program;

NOW, THEREFORE, I, Robert J. Lovero, Mayor of Berwyn, do hereby call upon all citizens of The City of Berwyn to join The Berwyn Police Department, Berwyn Fire Department, Berwyn Park District and North Berwyn Park District, the National Association of Town Watch and TARGET for National Night Out Event on Tuesday, August 2nd, to be held at The Morton West stadium and fields, in supporting the 28th Annual National Night Out event.

Dated this 26th day of July, 2011



Mayor Robert J. Lovero



City Clerk Thomas Pavlik



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

The City of Berwyn



Thomas J. Pavlik
City Clerk

A Century of Progress with Pride

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

Date: July 22, 2011

To: Mayor and City Council

From: Tom Pavlik, City Clerk

Re: Approval of Closed COW Minutes of 4-26-11, 5-10-11, 5-24-11, and 6-14-11

Ladies and Gentleman;

I request your concurrence on approving the Closed Committee of the Whole Minutes of April 26, 2011, May 10, 2011, May 24, 2011 and June 14, 2011 as reviewed in Closed Session on July 12, 2011.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Pavlik", is written over the word "Sincerely,".

Thomas J. Pavlik, CMC

The City of Berwyn



Thomas J. Pavlik
City Clerk

A Century of Progress with Pride

8700 West 28th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675
www.berwyn-il.gov

Date: July 22, 2011

To: Mayor and City Council

From: Tom Pavlik, City Clerk

Re: Open Meetings Act (OMA) Officer Certification

Ladies and Gentlemen,

Attached you will find Deputy City Clerk Jynette Ayala Certificate of Completion for OMA on-line training, in compliance with ILCS 120/1.05. Please accept the matter as informational.

Sincerely,

Thomas J. Pavlik, CMC



Office of the Attorney General State of Illinois

Certificate of Completion

OMA 2011 Training

Thursday, July 21, 2011

Deputy Clerk
Jynette Ayala

Has successfully completed the
Open Meetings Act on-line training.

A handwritten signature in black ink, reading "Lisa Madigan", is written over a horizontal line.

Lisa Madigan
Attorney General
State of Illinois

A handwritten signature in black ink, reading "Sarah Pratt", is written over a horizontal line.

Sarah Pratt, Acting Public Access Counselor
Chief, Public Access Bureau
Office of the Attorney General



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

H-1

CITY OF BERWYN

CITY COUNCIL MEETING (Date) 07/26/11

Deferred Communication

Agenda Item H1 is a Deferred Communication from C C Meeting dated 07/12/11 #1

FROM Zoning Board of Appeals

Re: Peques Wiggles and Giggles Learning Center, Inc.

ITEM # 6

Roll Call/Tally Sheet
City of Berwyn

DATE: July 12, 2011

TIME: 8:00 pm

CITY COUNCIL MEETING

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

Present	Absent	Excused	Abstain

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



THE CITY OF BERWYN, ILLINOIS

Building A New Berwyn

ROBERT J. LOVERO, *Mayor*

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

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

H-1

ITEM NO. 6

DATE JUL 12 2011

DISPOSITION _____

_____ *DePik*
_____ *ZWIGGS*

ZONING BOARD OF APPEALS

CHAIRMAN: Joel W. Chrastka

EXECUTIVE SECRETARY: Milton F. Persin

MEMBERS:

Dominick Castaldo

Robert W. Fejt

Mary Esther Hernandez

Lance C. Malina

Don Miller

June 28th, 2011

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

RE: Peques Wiggles and Giggles Learning Center, Inc.
6416 W. Ogden Avenue-Day Care Center

2011 JUN 29 PM 12:52
CITY OF BERWYN
CLERK'S OFFICE

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

LEGAL DESCRIPTION

Lot 5 and the Northwesterly 3 feet of Lot 6 in Chicago Title and Trust Company Subdivision of Blocks 66 to 68 (Except the West 37 feet thereof taken for street) of that part of the Circuit Court Partition lying in Section 31, Township 39 North, Range 13 East of the Third Principal Meridian In Cook County Illinois.

COMMON ADDRESS

6416 W. Ogden Avenue

REQUEST BY APPLICANT

Conditional Use to operate a Child Care Learning Center

APPLICANT-(Individually and Collectively)

Sandra Delgado, d/b/a Peques Wiggles and Giggles Learning Center.

DATE OF PUBLIC HEARING

June 21, 2011

DATE OF PUBLIC NOTICE PUBLICATION

June 1st, 2011, Life Newspaper

MEMBERS PRESENT

Messrs: Malina, Castaldo, Fejt, Miller and Persin and Mrs. Hernandez.

WHEREAS, IT IS HEREBY RESOLVED by the BERWYN ZONING BOARD OF APPEALS, (the "BOARD"), in a PUBLIC MEETING of the BOARD on the 21st day of June, 2011, having considered all the facts presented at the Hearing of this matter;

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

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

1. The applicant, Sandra Delgado, testified with assistance from the Architect, Oscar Alba, and Ms Esperanza Rivera Valenzuela, an attorney. (We were told that Ms Valenzuela owns the adjoining property at 6418).

2. Ms Delgado testified, that if her request for a Conditional Use is approved, she intends to lease the premises at 6416 W. Ogden Avenue to operate a Child Day Care Center under the Corporate name of Peques Wiggles and Giggles Learning Center Inc., an Illinois Corporation. She is the President of the Corporation and Ms Valenzuela is the Registered Agent.

3. The lot measures 33 feet wide and 125 feet in length and this is a one story building, without a basement, with the main entrance at Ogden Avenue, 33 feet in width, 98.02 feet in length, with a rear yard area of 26.98' X 33'. After completion the operational set up will include 5 children's rooms starting with room #1 at the Ogden Avenue entrance and rooms 2 through 5 extending back to the rear of the building, an office between rooms 4 and 5, a children's bathroom and an adult bathroom at the right rear end of the building, with an exit from the adult bathroom and an exit at the left rear wall of the building to the rear yard area. All the rooms, except room 3 and the office, shall be partitioned with four foot high moving panels to allow change in room sizes if necessary. Both the air conditioning and the heating units are located on the roof of the building.

4. The rooms will accommodate children of certain ages ranging from 15 months to 6 plus years of age, and will extend from the front Ogden side of the building to the rear yard side. Facing the building from Ogden Avenue, Room #1 located at the front Ogden Avenue side of the building, will be called the Sunshine Room; Room #2 directly behind room #1 will be called the Raindrops Room; Room #3 located at the right side of the building behind room 2 will be called the Rainbow Toddler Room; Room #4 located on the left side of the building adjacent to room 3 will be called the Cloudy Room; and room #5 at the extreme rear left side of the building will be called the Snowflakes Infant Room. There will be a fenced play area of about 791 square feet in the rear yard, with some playground equipment.

5. Ms Delgado testified that she has operated a Child Care facility from her home for the last 9 years, for children ranging in age from 2 months to 12 years old. She has had special training and all her Day

Care Employees must have child care training. She has applied for an Illinois License and the Department of Childrens Family Services (DCFS) will supervise their business operation. The general hours of operation will be from 6:00 A.M. to 6: P.M. Monday through Friday. The parents will drop off the children at the front entrance, and they will spread out the drop off and pick up times to avoid congestion. Time spent on the premises for each child can vary from one hour to 9 hours. They estimate that there will be 24 street parking spaces available on Elmwood and about 6 to 8 spaces on Ogden Avenue. The parents have a choice of programs, which can include serving breakfast and later snacks. They have also applied for guidance from the Berwyn Health Department.

6. Present plans are to accommodate about 25 to 30 children on the premises at any one time. The activities shall vary for each age group depending on the skills and background of each age group and the older pre-school children, 5 to 6 years of age, shall be prepared for Kindergarten, all of which shall be supervised by DCFS. They expect to hire 6 to 8 employees to administer the programs under the supervision of Ms Delgado, and all must be trained in early childhood care. Certain hours will be set aside for playground activity and each child shall have a cot for naps during the day. They will not have any over night care. Cost to the parents will vary with the age of the child, from \$170.00 a week to \$220.00 a week. They have no plans to request any subsidies from the State of Illinois or the Federal Government.

7. They plan to have a direct alarm to the Fire Department. No medical doctor will be on the premises but parents will be called if any child is ill. They will also have emergency plans in place. They will install a cover for the fence at the alley side of the play area. Ms Valenzuela, who owns the property at 6418 W. Ogden, stated that she has an 8 car garage which can be used for employees.

8. The appointed area Investigator, Lance C. Malina, presented a written report dated June 21, 2011, which is incorporated by reference in this resolution. Brief resume is as follows:

Property is a store front currently vacant and located in a building that houses one other store front, 6418, used as a Law office. Notices were distributed on the south side of Ogden Avenue. The building lies between Ridgeland Avenue and Elmwood Avenue on the south side of Ogden Avenue and sits between the Shell Station on the corner of Ridgeland and Ogden and the Car X auto repair shop on the corner of

Elmwood and Ogden.

On June 15th, 2011, he interviewed Sandra Delgado. She currently runs a licensed day care out of her home in Berwyn and has 8 years experience, (later changed to 9 years by her testimony). She serves 16 children from her home and she wants to expand her business at the subject property to serve 50 to 70 children.

Mr. Malina cites in detail all the conditions regarding the granting of a Conditional Use, and finally concludes that the Use would generally be appropriate at this location. However, he has two concerns: (1) the safety of the children in entering the property as Ogden Avenue is a busy street, and (2) parking. After a brief discussion of these concerns, Mr. Malina voted in favor of granting the Conditional Use, with the understanding that the applicant shall review the two concerns and then implement a plan to protect the children from traffic on the busy streets as best they can, and also to initiate a parking plan for the employees and parents that may at least help diminish the parking congestion and traffic flow from that location. The parents and employees are to be personally informed of the plans and a notice of the plans must be exhibited in a visible place on the premises for all to read.

9. Mr. Castaldo, Mr. Persin, and Mrs. Hernandez all agreed with the area investigator and voted in favor of granting the Conditional Use with the plans as described. Mr. Fejt and Mr. Miller voted against granting the Conditional Use. Those in favor agreed that the location was appropriate and that the applicant should be able to implement a plan to help reduce the risk to the children crossing the busy streets and also to supervise the parking and traffic flow from that location. Those who voted against did not feel the location was proper because of lack of parking and heavy traffic congestion on Ogden Avenue. The final vote was four (4) in favor and two (2) against granting a Conditional Use with the plans as described.

This resolution is prepared from the notes taken at the hearing and the votes that were given by the Board members at the meeting.

BERWYN ZONING BOARD OF APPEALS


Milton F. Persin-Executive Secretary

CONDITIONAL USE ORDINANCE # _____

Be it ordained by the City of Berwyn that:

Whereas, the question of granting the Conditional Use 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 a Conditional Use;

Whereas, the Applicant Sandra Delgado, d/b/a Peques Wiggles and Giggles Learning Center, Inc. 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 her and its privies, successors and assigns;

Whereas, the common address is 6416 W. Ogden Avenue, Berwyn, Illinois 60402 and is legally described as :

Lot 5 and the Northwesterly 3 feet of Lot 6 in Chicago Title and Trust Company Subdivision of Blocks 66 to 68 (Except the West 37 feet thereof taken for street) of that part of the Circuit Court Partition lying in Section 31, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County Illinois.

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:

A Conditional Use is granted to allow the operation of a Childrens Day Care Center according to 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

Robert J. Lovero-Mayor



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



J. Staff Reports

The City of Berwyn



Brian L. Pabst
City Administrator

A Century of Progress with Pride

Date: July 26, 2011

To: Mayor and City Council

From: Brian Pabst, City Administrator

Re: Approval for staff to develop and disseminate RFP's via our sealed bid process for both a fire alarm installation at the Oak Park Ave. train station and masonry work at the Oak Park Ave. and Harlem Ave. train stations

City staff was able to obtain funding from WSMT (West Suburban Mass Transit) for the installation of a fire alarm system at the Oak Park Ave. train station and masonry work at the Oak Park Ave. and Harlem Ave. train stations. Staff will return to the council at a later date to provide a recommendation for said award(s).

Recommendation: Approval of staff to prepare, notice and disseminate two separate requests for proposals for:

- A. Fire Alarm Installation
- B. Masonry Work

Brian Pabst
City Administrator



Frank Novotny & Associates, Inc.

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

*Civil Engineers
Municipal Consultants*

July 21, 2011

5-2
Hon. Mayor & City Council
City of Berwyn
6700 West 26th Street
Berwyn, Illinois 60402

**Re: City Hall Emergency Generator
and Server UPS Installation**

Mesdames & Gentlemen:

Enclosed is a copy of the "Tabulation of Bids" for the bids that were received and opened for the above-captioned project at 10:00 a.m. on July 20, 2011. Two (2) bids were received and found to be correct.

The low bid was submitted by Airport Electric Company, in the amount of \$248,890.00, which was \$71,110.00 (22.22%) below the Engineer's Estimate of \$320,000.00.

Airport Electric Company has performed work on similar projects under the supervision of our office, and their performance and workmanship was found to meet the contract specifications. We, therefore, recommend that the Contract be awarded to **Airport Electric Company, 6342 S. Central Avenue, Chicago, IL. 60638**, in the amount of **\$248,890.00**.

Also enclosed is a letter from the I.T. Director, James Frank, which summarizes funding for this project.

Please call if you have any questions regarding any of these issues.

Sincerely,

FRANK NOVOTNY & ASSOCIATES, INC.

John E. Fitzgerald, P.E.

JEF/ce

Enclosure

cc: Mr. Brian Pabst, City Administrator, w/Enc.
Mr. Robert Schiller, Director of Public Works, w/Enc.
Mr. James Frank, Director, Information Technology, w/Enc,
File No. 10381

The City of Berwyn



James J. Frank
IT Director

A Century of Progress with Pride

July 21, 2011

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

Re: Generator/UPS Project Funding

Mayor Lovero and Members of the City Council:

With respect to the upcoming Generator/UPS Installation project at City Hall, I wanted to compose a brief informational letter to the City Council highlighting the avenues of budgeted funding that currently exist for this project.

With the 2007 debt restructuring, a total of \$225,000.00 was earmarked for the Generator/UPS Implementation, as a capital improvement for the City. In addition, last year staff secured DECO grant 10-203572 in the amount of \$85,000.00 to assist in funding for this project. In total, there exists \$310,000.00 allocated for this initiative. Given the amounts proposed during the bid opening, as well as engineering fees, staff is confident the project costs will stay in line and not exceed the current budget.

Respectfully submitted,

James Frank
Director, Information Technology

TABULATION OF BIDS

OWNER: City of Berwyn
 PROJECT DESCRIPTION: City Hall Emergency Generator and Server UPS Installation
 BID OPENING: July 20, 2011 @ 10:00 a.m.

PROJECT NO: 10381

				Engineers Estimate		Airport Electric Company 6342 S. Central Avenue Chicago, IL 60638 5% Bid Bond		Richmond Electric Company 8200 Janes Avenue Woodridge, IL 60517 5% Bid Bond	
Item No	Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Furnish and install a new 350kw diesel emergency generator with day tank, sound attenuated enclosure, 500 gallon ground storage tank, and transfer switch, and the installation of a 40 kva UPS (Uninterruptible Power Supply) for the City of Berwyn IT Server, including all wiring, conduits, all peripheral equipment and connections, for a complete and operational emergency power system. Also included will be all "Insurance Provisions" as detailed in the Specifications.	L SUM	1	320,000.00	320,000.00	248,890.00	248,890.00	263,900.00	263,900.00
	Major Equipment Items								
	Emergency Generator						Cummins Npower		Cummins Npower
	Fuel Tanks								
	UPS System								
Totals:					320,000.00		248,890.00		263,900.00
Bid Error Corrections:									
Corrected Totals ---							248,890.00		263,900.00
Over / Under ----							-71,110.00		-56,100.00
Percent ----							-22.22%		-17.53%

The City of Berwyn



John Wysocki
Finance Director

A Century of Progress with Pride

6700 West 28th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2680 (708) 788-0273
www.berwyn-il.gov

To: Mayor Robert J. Lovero and City Council

From: John Wysocki, Finance Director

Subject: 2010 CAFR

Date: July 22, 2011

City of Berwyn's 2010 Comprehensive Annual Financial Report ("CAFR"). A bound copy has been supplied to the Mayor and City Council Members. John Weber, CPA, the partner with Crowe Horwath, who performed the 2010 Annual Audit and I will be at the July 26 Committee of the Whole meeting to discuss the report, the audit and answer any questions that you may have. Your concurrence in accepting as informational, placing on file and authorizing the Clerk to file same with the State and County is requested. After accepted, the audit will be available in the Clerk's office and linked to the City's website for public viewing.

Respectively,

John Wysocki



K. Consent Agenda

The City of Berwyn



Nona N. Chapman
1st Ward Alderman

A Century of Progress with Pride

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

July 22, 2011

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

SUBJECT: Payroll July 20, 2011

Ladies and Gentlemen:

The current payroll has been prepared for review by the finance department and is ready for approval at the July 26, 2011 meeting.

Payroll: July 20, 2011 in the amount of \$972,807.56.

Respectfully Submitted,

Nona N. Chapman
Budget Committee Chairman

The City of Berwyn



Nona N. Chapman
1st Ward Alderman

A Century of Progress with Pride

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

July 22, 2011

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

SUBJECT: Payables July 26, 2011 meeting

Ladies and Gentlemen:

The current payables were prepared for review by the finance department and are ready for approval at the July 26, 2011 meeting.

Total Payables: July 26, 2011 in the amount of \$631,438.96.

Respectfully Submitted,

A handwritten signature in black ink that reads "Nona N. Chapman". The signature is written in a cursive, flowing style.

Nona N. Chapman
Budget Committee Chairman

Payment Register

From Payment Date: 7/22/2010 - To Payment Date: 7/21/2011

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
01 - General Cash									
Check									
13230	07/13/2011	Open			Accounts Payable	Metro Power, Inc.	\$1,036.10		
13231	07/13/2011	Open			Accounts Payable	Quarry Materials, Inc.	\$641.10		
13232	07/13/2011	Open			Accounts Payable	Secretary of State	\$25.00		
13233	07/18/2011	Open			Accounts Payable	Christine Sotola	\$2,800.00		
13234	07/18/2011	Open			Accounts Payable	Robert J. Lovero	\$202.00		
13235	07/21/2011	Open			Accounts Payable	19th Street Condo Association	\$120.00		
13236	07/21/2011	Open			Accounts Payable	1st Source America	\$816.10		
13237	07/21/2011	Open			Accounts Payable	ABC Automotive Electronics	\$235.00		
13238	07/21/2011	Open			Accounts Payable	ADT Security Services	\$54.00		
13239	07/21/2011	Open			Accounts Payable	Advanced Occupational Medicine Specialists	\$140.00		
13240	07/21/2011	Open			Accounts Payable	Airgas North Central	\$93.30		
13241	07/21/2011	Open			Accounts Payable	Amalgamated Bank of Chicago	\$200.00		
13242	07/21/2011	Open			Accounts Payable	American Messaging	\$13.36		
13243	07/21/2011	Open			Accounts Payable	Angelica Soto	\$18.47		
13244	07/21/2011	Open			Accounts Payable	Annel M.B. Rova	\$40.00		
13245	07/21/2011	Open			Accounts Payable	Antoinette Westbrooks	\$40.00		
13246	07/21/2011	Open			Accounts Payable	Aqua Chill of Chicago # 22	\$258.00		
13247	07/21/2011	Open			Accounts Payable	Associated Tire and Battery	\$645.95		
13248	07/21/2011	Open			Accounts Payable	AT & T	\$3,149.90		
13249	07/21/2011	Open			Accounts Payable	AT & T	\$19.86		
13250	07/21/2011	Open			Accounts Payable	AT & T	\$226.17		
13251	07/21/2011	Open			Accounts Payable	AT & T Internet Services	\$947.00		
13252	07/21/2011	Open			Accounts Payable	Aurelio Salinas	\$40.00		
13253	07/21/2011	Open			Accounts Payable	Avery's Services	\$239.57		
13254	07/21/2011	Open			Accounts Payable	B. Davids Landscaping	\$12,849.00		
13255	07/21/2011	Open			Accounts Payable	Baker & Taylor Entertainment, Inc.	\$507.57		
13256	07/21/2011	Open			Accounts Payable	Barge Terminal & Trucking	\$1,068.17		
13257	07/21/2011	Open			Accounts Payable	Barracuda Networks, Inc.	\$3,799.00		
13258	07/21/2011	Open			Accounts Payable	Berwyn Western Plumbing & Heating	\$7,849.03		
13259	07/21/2011	Open			Accounts Payable	Blackstone Audiobooks	\$114.00		
13260	07/21/2011	Open			Accounts Payable	Bob's Lawn Care, Inc.	\$380.00		
13261	07/21/2011	Open			Accounts Payable	BOTTOM LINE	\$39.00		
13262	07/21/2011	Open			Accounts Payable	Brian Koski	\$2,380.00		
13263	07/21/2011	Open			Accounts Payable	Carlos A. Plazas	\$1,475.00		
13264	07/21/2011	Open			Accounts Payable	Cassidy Tire	\$1,485.76		
13265	07/21/2011	Open			Accounts Payable	Ceda of Cook County	\$44,353.43		
13266	07/21/2011	Open			Accounts Payable	Chicago Agent Publishing, LLC	\$300.00		
13267	07/21/2011	Open			Accounts Payable	City of Chicago	\$360.00		
13268	07/21/2011	Open			Accounts Payable	Clearchannel Outdoor	\$13,350.00		
13269	07/21/2011	Open			Accounts Payable	Comcast Cable	\$23.88		
13270	07/21/2011	Open			Accounts Payable	ComEd	\$782.98		
13271	07/21/2011	Open			Accounts Payable	Constellation New Energy, Inc.	\$6,976.30		
13272	07/21/2011	Open			Accounts Payable	Crystal Vela	\$15.25		
13273	07/21/2011	Open			Accounts Payable	Cuda Law Offices, LTD	\$2,277.00		
13274	07/21/2011	Open			Accounts Payable	Daniel Godoy	\$1,475.00		
13275	07/21/2011	Open			Accounts Payable	Demco Educational Corp	\$159.95		
13276	07/21/2011	Open			Accounts Payable	Diamond Graphics, Inc.	\$25.00		

Payment Register

From Payment Date: 7/22/2010 - To Payment Date: 7/21/2011

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
13277	07/21/2011	Open			Accounts Payable	DIANE JEPSEN	\$100.00		
13278	07/21/2011	Open			Accounts Payable	Discovery Awnings & Canopies, Inc.	\$12,950.00		
13279	07/21/2011	Open			Accounts Payable	Discovery Awnings & Canopies, Inc.	\$8,600.00		
13280	07/21/2011	Open			Accounts Payable	Discovery Awnings & Canopies, Inc.	\$1,425.00		
13281	07/21/2011	Open			Accounts Payable	DWL UMPS C/O DOUG WHITING	\$2,900.00		
13282	07/21/2011	Open			Accounts Payable	E & M Maintenance Group	\$1,565.00		
13283	07/21/2011	Open			Accounts Payable	Easypermit Postage	\$191.98		
13284	07/21/2011	Open			Accounts Payable	Eduardo Farrera	\$40.00		
13285	07/21/2011	Open			Accounts Payable	Elite Construction Solutions, Inc.	\$530.00		
13286	07/21/2011	Open			Accounts Payable	Empire Cooler Service, Inc.	\$92.00		
13287	07/21/2011	Open			Accounts Payable	Encyclopedia Britannica, Inc.	\$100.00		
13288	07/21/2011	Open			Accounts Payable	Epp's Custom Haeting & Air	\$375.00		
13289	07/21/2011	Open			Accounts Payable	Federal Express Corporation	\$36.81		
13290	07/21/2011	Open			Accounts Payable	Felco Vending, Inc.	\$33.00		
13291	07/21/2011	Open			Accounts Payable	Fire Safety Consultants, Inc.	\$11,190.00		
13292	07/21/2011	Open			Accounts Payable	Flash Electric Company	\$5,820.00		
13293	07/21/2011	Open			Accounts Payable	Frankfort Public Library	\$29.00		
13294	07/21/2011	Open			Accounts Payable	Freeway Fod Truck Sales, Inc.	\$32,174.00		
13295	07/21/2011	Open			Accounts Payable	Fullmer Locksmith Service, Inc.	\$51.00		
13296	07/21/2011	Open			Accounts Payable	GALE	\$333.70		
13297	07/21/2011	Open			Accounts Payable	Goldstine,Skrodzki,Russian,Nemec & Hoff, LTD.	\$3,383.50		
13298	07/21/2011	Open			Accounts Payable	Goldstine,Skrodzki,Russian,Nemec & Hoff, LTD.	\$2,960.10		
13299	07/21/2011	Open			Accounts Payable	Google,Inc., Dept. 34256, P.O.Box 39000	\$2,448.00		
13300	07/21/2011	Open			Accounts Payable	Great Lakes Automatic Door, Inc.	\$231.13		
13301	07/21/2011	Open			Accounts Payable	H. J. Mohr & Sons Company	\$1,297.91		
13302	07/21/2011	Open			Accounts Payable	HAINES AND COMPANY INC	\$653.00		
13303	07/21/2011	Open			Accounts Payable	Halogen Supply Company, Inc.	\$4,116.18		
13304	07/21/2011	Open			Accounts Payable	Harvey Place Condo Association	\$265.43		
13305	07/21/2011	Open			Accounts Payable	Home Depot Credit Services	\$107.39		
13306	07/21/2011	Open			Accounts Payable	Horizon Screening	\$6,326.25		
13307	07/21/2011	Open			Accounts Payable	Humana	\$445.21		
13308	07/21/2011	Open			Accounts Payable	Illinois Homicide Investigators Association	\$875.00		
13309	07/21/2011	Open			Accounts Payable	Illinois OCLC Users Group	\$1,436.00		
13310	07/21/2011	Open			Accounts Payable	Illinois Paper & Copier Company	\$12.96		
13311	07/21/2011	Open			Accounts Payable	Illinois State Toll Highway Authority	\$157.10		
13312	07/21/2011	Open			Accounts Payable	INFRASEARCH, INC.	\$800.00		
13313	07/21/2011	Open			Accounts Payable	Ingram Library Services	\$1,200.54		
13314	07/21/2011	Open			Accounts Payable	INTELLIGENT SOLUTIONS,INC.	\$90.00		
13315	07/21/2011	Open			Accounts Payable	Interstate Battery System of Central Chicago	\$105.00		
13316	07/21/2011	Open			Accounts Payable	J & M FENCE	\$2,047.00		
13317	07/21/2011	Open			Accounts Payable	Jack's Rental, Inc.	\$3,072.08		
13318	07/21/2011	Open			Accounts Payable	James Flores	\$1,285.00		
13319	07/21/2011	Open			Accounts Payable	JASMINE BROWN	\$157.11		
13320	07/21/2011	Open			Accounts Payable	John Wysocki	\$45.00		
13321	07/21/2011	Open			Accounts Payable	Joseph Mador	\$40.00		

Payment Register

From Payment Date: 7/22/2010 - To Payment Date: 7/21/2011

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
13322	07/21/2011	Open			Accounts Payable	Justice Sierra	\$40.00		
13323	07/21/2011	Open			Accounts Payable	K's Quality Construction, Inc.	\$5,332.00		
13324	07/21/2011	Open			Accounts Payable	K's Quality Construction, Inc.	\$125.00		
13325	07/21/2011	Open			Accounts Payable	KATHLEEN BEHRENDT	\$156.77		
13326	07/21/2011	Open			Accounts Payable	KB Lawn and Mulch	\$1,365.00		
13327	07/21/2011	Open			Accounts Payable	Kevin Roblee	\$225.00		
13328	07/21/2011	Open			Accounts Payable	Key Equipment Finance	\$4,552.80		
13329	07/21/2011	Open			Accounts Payable	Keyth Technologies, Inc.	\$2,399.20		
13330	07/21/2011	Open			Accounts Payable	KING TRANSMISSION CO.	\$1,588.95		
13331	07/21/2011	Open			Accounts Payable	Lakeview Bus Lines Inc.	\$1,220.00		
13332	07/21/2011	Open			Accounts Payable	Laner Muchin Dombrow Becker Levin & Tech, Ltd	\$6,080.25		
13333	07/21/2011	Open			Accounts Payable	Lawndale News	\$250.00		
13334	07/21/2011	Open			Accounts Payable	LexisNexis	\$467.00		
13335	07/21/2011	Open			Accounts Payable	Lisa L. Byers	\$1,475.00		
13336	07/21/2011	Open			Accounts Payable	Lise Gilty	\$100.00		
13337	07/21/2011	Open			Accounts Payable	Little Village Printing	\$831.63		
13338	07/21/2011	Open			Accounts Payable	Lopezan Construction, Inc.	\$18,085.00		
13339	07/21/2011	Open			Accounts Payable	LYONS TREE SERVICE, INC.	\$12,460.00		
13340	07/21/2011	Open			Accounts Payable	M & M WINDOW CLEANING SERVICES	\$175.00		
13341	07/21/2011	Open			Accounts Payable	M. K. Sports	\$1,780.00		
13342	07/21/2011	Open			Accounts Payable	MacNeal Phy Group [OCCMED]	\$195.00		
13343	07/21/2011	Open			Accounts Payable	Mary Frank	\$198.50		
13344	07/21/2011	Open			Accounts Payable	McADAM LANDSCAPING, INC.	\$685.36		
13345	07/21/2011	Open			Accounts Payable	McDonald Modular Solutions, Inc.	\$190.00		
13346	07/21/2011	Open			Accounts Payable	Menards	\$167.10		
13347	07/21/2011	Open			Accounts Payable	Metro Clerking, Inc.	\$20.00		
13348	07/21/2011	Open			Accounts Payable	METRO GARAGE INC	\$25.00		
13349	07/21/2011	Open			Accounts Payable	Midwest Tape	\$127.93		
13350	07/21/2011	Open			Accounts Payable	Miguel A. Santiago Consulting, Inc	\$5,000.00		
13351	07/21/2011	Open			Accounts Payable	Mike & Sons	\$9,068.46		
13352	07/21/2011	Open			Accounts Payable	Milton F. Persin	\$73.00		
13353	07/21/2011	Open			Accounts Payable	MLB Financial Services, LTD	\$85.00		
13354	07/21/2011	Open			Accounts Payable	Nancy Simanek	\$40.00		
13355	07/21/2011	Open			Accounts Payable	National Seed	\$280.00		
13356	07/21/2011	Open			Accounts Payable	Nicor Gas	\$1,791.67		
13357	07/21/2011	Open			Accounts Payable	Nora Mastny	\$400.00		
13358	07/21/2011	Open			Accounts Payable	Odelson & Sterk, LTD	\$28,066.61		
13359	07/21/2011	Open			Accounts Payable	Office Depot	\$257.51		
13360	07/21/2011	Open			Accounts Payable	Office Equipment Sales	\$1,027.65		
13361	07/21/2011	Open			Accounts Payable	Oriental Trading Company	\$65.91		
13362	07/21/2011	Open			Accounts Payable	ORLANDO DIAZ	\$2,580.00		
13363	07/21/2011	Open			Accounts Payable	OVERDOORS OF IL	\$5,200.00		
13364	07/21/2011	Open			Accounts Payable	Paessler AG	\$280.00		
13365	07/21/2011	Open			Accounts Payable	Patrick Sharkey	\$376.96		
13366	07/21/2011	Open			Accounts Payable	PAUL CONWAY SHIELDS	\$513.40		
13367	07/21/2011	Open			Accounts Payable	Paul Scott	\$55,000.00		
13368	07/21/2011	Open			Accounts Payable	Pitney Bowes	\$2,313.00		
13369	07/21/2011	Open			Accounts Payable	Pitney Bowes	\$150.75		

Payment Register

From Payment Date: 7/22/2010 - To Payment Date: 7/21/2011

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
13370	07/21/2011	Open			Accounts Payable	PNC Equipment Finance	\$4,388.00		
13371	07/21/2011	Open			Accounts Payable	Porter Lee Corporation	\$730.00		
13372	07/21/2011	Open			Accounts Payable	R3 Environmental	\$1,450.00		
13373	07/21/2011	Open			Accounts Payable	RAMON ORTIZ	\$1,510.50		
13374	07/21/2011	Open			Accounts Payable	Random House, Inc.	\$45.00		
13375	07/21/2011	Open			Accounts Payable	Revive Boulque	\$1,425.00		
13376	07/21/2011	Open			Accounts Payable	Richard C. Dahms	\$1,305.00		
13377	07/21/2011	Open			Accounts Payable	Roadsafe - Romeoville	\$744.50		
13378	07/21/2011	Open			Accounts Payable	Roscoe Company	\$150.48		
13379	07/21/2011	Open			Accounts Payable	Rudy Alegria	\$40.00		
13380	07/21/2011	Open			Accounts Payable	SALVATORE MOLINARO	\$15.00		
13381	07/21/2011	Open			Accounts Payable	Sam's Club	\$268.34		
13382	07/21/2011	Open			Accounts Payable	Sam's Club	\$610.48		
13383	07/21/2011	Open			Accounts Payable	SANTO SPORT STORE	\$1,120.00		
13384	07/21/2011	Open			Accounts Payable	SCOT DECAL COMPANY INC	\$6,180.00		
13385	07/21/2011	Open			Accounts Payable	Sherwin Williams	\$195.92		
13386	07/21/2011	Open			Accounts Payable	Showcases	\$524.88		
13387	07/21/2011	Open			Accounts Payable	Snappy Convenience Center #12	\$683.50		
13388	07/21/2011	Open			Accounts Payable	Specialty Store Unlimited	\$205.92		
13389	07/21/2011	Open			Accounts Payable	Sprint	\$1,169.04		
13390	07/21/2011	Open			Accounts Payable	Standard Equipment Company	\$787.19		
13391	07/21/2011	Open			Accounts Payable	Strictly Sewers	\$11,450.00		
13392	07/21/2011	Open			Accounts Payable	Suburban Laboratories, Inc.	\$209.00		
13393	07/21/2011	Open			Accounts Payable	Suburban Life Publications	\$3,000.00		
13394	07/21/2011	Open			Accounts Payable	Suburban Life Publications	\$300.00		
13395	07/21/2011	Open			Accounts Payable	Superior Lamp Inc.	\$774.17		
13396	07/21/2011	Open			Accounts Payable	Tantor Media	\$173.47		
13397	07/21/2011	Open			Accounts Payable	Tele-Tron Ace Hardware	\$432.82		
13398	07/21/2011	Open			Accounts Payable	The Children's Clinic	\$3,434.00		
13399	07/21/2011	Open			Accounts Payable	The Elmwood Condo Association	\$515.73		
13400	07/21/2011	Open			Accounts Payable	Thomas J. Pavlik	\$15.00		
13401	07/21/2011	Open			Accounts Payable	Thompson Elevator Inspection Service, Inc.	\$100.00		
13402	07/21/2011	Open			Accounts Payable	THYSSENKRUPP ELEVATOR CORP.	\$600.00		
13403	07/21/2011	Open			Accounts Payable	Timothy Keske	\$4,066.40		
13404	07/21/2011	Open			Accounts Payable	Titan Outdoor,LLC	\$1,216.00		
13405	07/21/2011	Open			Accounts Payable	Tom Blood	\$500.00		
13406	07/21/2011	Open			Accounts Payable	Traffic Control & Protection Inc.	\$3,262.42		
13407	07/21/2011	Open			Accounts Payable	Travelers Casualty & Surety Co.of America, John Scarpellino	\$126,040.00		
13408	07/21/2011	Open			Accounts Payable	TRI-STAR INDUSTRIAL LIGHTING,INC.	\$959.76		
13409	07/21/2011	Open			Accounts Payable	Tryad Automotive	\$176.72		
13410	07/21/2011	Open			Accounts Payable	U.S. Cellular	\$583.48		
13411	07/21/2011	Open			Accounts Payable	Unique Management Services, Inc.	\$241.65		
13412	07/21/2011	Open			Accounts Payable	US Gas	\$131.60		
13413	07/21/2011	Open			Accounts Payable	USIC Locating Services,Inc.	\$4,650.00		
13414	07/21/2011	Open			Accounts Payable	Vermeer - Illinois, Inc.	\$241.60		
13415	07/21/2011	Open			Accounts Payable	Walgreens Company	\$26.52		

Payment Register

From Payment Date: 7/22/2010 - To Payment Date: 7/21/2011

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference	
13416	07/21/2011	Open			Accounts Payable	Web Help Desk	\$360.00			
13417	07/21/2011	Open			Accounts Payable	Weimer Machine	\$5,333.49			
13418	07/21/2011	Open			Accounts Payable	Wescon Underground Inc.	\$2,850.00			
13419	07/21/2011	Open			Accounts Payable	William M. Henke	\$40.00			
13420	07/21/2011	Open			Accounts Payable	William Schwartzman & Angelica Reynoso	\$1,475.00			
13421	07/21/2011	Open			Accounts Payable	World Fuel Services	\$1,652.14			
13422	07/21/2011	Open			Accounts Payable	Yolanda Diaz	\$31,900.00			
13423	07/21/2011	Open			Accounts Payable	Yuritz RC Inc.	\$2,090.00			
13424	07/21/2011	Open			Accounts Payable	Zee Medical, Inc.	\$62.25			
Type Check Totals:										
01 - General Cash Totals							195 Transactions	\$631,438.96		

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	195	\$631,438.96	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	195	\$631,438.96	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	195	\$631,438.96	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	195	\$631,438.96	\$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	195	\$631,438.96	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	195	\$631,438.96	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	195	\$631,438.96	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	195	\$631,438.96	\$0.00

Robert J. Lovero
Mayor



Charles D. Lazzara
Building Director

K-3

A Century of Progress with Pride

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

July 14, 2011

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

Re: Building and Local Improvement Permits

Gentlemen:

Attached hereto is the financial report of Building and Local Improvement Permits issued by the City of Berwyn for the month of June, 2011, along with a copy of Permit Statistics for this same period.

Respectfully,

Charles D. Lazzara, Director
Building Department

CDL:cr
encs.

Report Of Building Permits Issued By The City Of Berwyn

Wednesday, July 13, 2011

Between: 6/1/2011 And 6/30/2011

Name and Address			Issued	Permit No.	Cost Of Improvements	Cost Of Permit
Linda L. Bowen	1840 S. Gunderson Avenue	TURN EXISTING ROOM IN BASEMENT INTO A BEDROOM. IS ADDING AN EGRESS WINDOW WITH OPENING SIZE 28 X 30.	6/1/2011	Bldg-B 7533-0	\$300.00	\$90.00
Evelyn J. Urquizo	1516 S. Harvey Avenue	COMPLIANCE: DECONVERT GAS SUPPLY IN BSMT KITCHEN. DEMO SHOWER & REBUILD TO CODE. CALL FOR PRELIMINARY PLUMBING INSPECTION. REBUILD SHOWER TO CODE. INST. EXH FAN IN BSMT BATHRM. DECONVERT GAS & ELEC SERVICE TO SINGLE FAMILY.	6/1/2011	Bldg-B 7534-0	\$1,500.00	\$370.00
Mr. & Mrs. S. Williams	6848 W. 30th Street	DEMO OLD GARAGE & BUILD NEW DET. FRAME GARAGE 20 X 22 X 12.53 HGT	6/1/2011	Gar-B 7535-0	\$11,120.00	\$355.00
Maria G. Torres	1616 S. East Avenue	ERECT NEW DET. FRAME GARAGE 19 X 21 X 12.25 HGT	6/1/2011	Gar-B 7536-0	\$10,000.00	\$330.00
Hilda Alday	2627 S. Grove Avenue	DEMO OLD GARAGE AND BUILD NEW DET. FRAME 2 CAR GARAGE 22 X 24 X 14 H -	6/2/2011	Gar-B 7537-0	\$1,300.00	\$305.00
Jack Shay	3201 S. Ridgeland Avenue	R/R KITCHEN CABINETS, SMALL DORMER FOR BEDROOM - BRING PLUMBING & ELECTRIC TO CODE. ATTIC: FRAME ALL KNEE WALLS. INSULATE AND DRYWALL	6/3/2011	Bldg-B 7538-0	\$4,000.00	\$445.00
Jose B & Maria T. Atilano	3615 S. Cuyler Avenue	DEMOLISH OLD GARAGE & BUILD NEW DET. 2 CAR FRAME GARAGE - 22 X 22 X 12	6/6/2011	Gar-B 7539-0	\$11,700.00	\$355.00
Keystone Ventures LLC	7132 W. Cermak Road	DEMOLISH BLDG 1625 SF	6/9/2011	Bldg-B 7540-0	\$8,900.00	\$145.00
Keystone Ventures LLC	7134 W. Cermak Road	DEMOLISH BLDG 2775 SF	6/9/2011	Bldg-B 7541-0	\$28,900.00	\$445.00
Keystone Venture LLC	7146 W. Cermak Road	DEMOLISH BLDG 1930 SF	6/9/2011	Bldg-B 7542-0	\$5,800.00	\$125.00
Christine De La Torre & Anthony	6547 W. Sinclair Avenue	INST FURNACE WITH DUCT WORK AND NEW A/C	6/9/2011	HVAC- 7543-0	\$6,800.00	\$255.00
Carlomagna Cabrera	3722 S. Clinton Avenue	INSTALL BATHROOM IN BASEMENT - INST. EXHAUST FAN	6/9/2011	Bldg-B 7544-0	\$7,800.00	\$790.00
Manuel & Josefina Lopez	1936 S. Home Avenue	INSTALL NEW A/C CONDITIONING GOING TO FIRST FLOOR & ATTIC AND DUCTWORK. - NO HEATING INVOLVED ON THIS PERMIT.	6/10/2011	Bldg-B 7545-0	\$7,300.00	\$345.00
Thomas P. & Lynda M. Van Duer	6902 W. Riverside Drive	INST. NEW 5 TON A/C SYSTEM & DUCTWORK - CONDENSOR MUST BE AT REAR OF HOUSE - INST. 2 ELECTRIC CIRCUITS - DEDICATED FOR A/C SYSTEM	6/10/2011	HVAC- 7546-0	\$17,177.00	\$395.00
Tony & Evona Niemynski	3814 S. Gunderson Avenue	FINISH BASEMENT - INSTALL 3/4 WASHROOM W/SHOWER - ELECTRICAL WORK - MUST HAVE EGRESS WINDOW WHERE THERE IS NO DOOR.	6/21/2011	Bldg-B 7547-0	\$6,000.00	\$530.00
HEJ, LLC6	6832 W. 13th Street	ATF: BASEMENT BATHROOM COMPLETED WITHOUT PERMIT. MUST HAVE PRELIMINARY PLUMBING INSP TO DETERMINE IF TO CODE. REMOVE BSMT KITCHEN SINK, COUNTERTOPS & CABINETS. BRING GAS & WATER PIPES TO SOURCE & CAP IN WALL. CALL FOR INSPECTION B/4 WALL CLOSED ****6	6/21/2011	Bldg-B 7548-0	\$3,000.00	\$210.00
Keystone Ventures LLC	7130-80 W. Cermak Road	NEW CONSTRUCTION AND VANILLA BOX 6 COMMERCIAL SPACES	6/23/2011	Bldg-B 7549-0	\$1,100,000.00	\$0.00

Report Of Building Permits Issued By The City Of Berwyn

Wednesday, July 13, 2011

Between: 6/1/2011 And 6/30/2011

Name and Address			Issued	Permit No.	Cost Of Improvements	Cost Of Permit	
Sebastian Brzek	1809 S. Cuyler Avenue	REMOVING BOILERS AND INSTALL FURNACE, A/C AND DUCTWORK.	6/24/2011	HVAC- 7550-0	\$5,000.00	\$385.00	
William J. Bruun	6531 W. 26th Place	INSTAL A NEW A/C SYSTEM AND UNIT.	6/24/2011	HVAC- 7551-0	\$2,500.00	\$140.00	
Daniel & Maria Chavez	2839 S. Highland Avenue	BUILD A 20' X 20' X 12.3' GARAGE.	6/24/2011	Gar-B 7552-0	\$11,925.00	\$330.00	
Gerardo & Christina Diaz	2404 S. Grove Avenue	DEMOLISH OLD GARAGE & BUILD NEW DET. FRAME GARAGE 18 X 18 X 12 HGT.	6/29/2011	Gar-B 7553-0	\$12,000.00	\$355.00	
Juan & Amalia Gonzalez	6439 W. 26th Place	INSTALL NEW FORECD AIR HVAC AND DUCTWORK AND INSTALL A/C. - REPLACE PANEL TO PROVIDE MORE CIRCUITS.	6/30/2011	Bldg-B 7554-0	\$13,400.00	\$335.00	
Elsie & Mar Hermanek	2517 S. Harvey Avenue	EXPIRED GARAGE PERMIT - NEED FINAL ELECTRICAL INSPECTION	6/24/2011	Gar-R 6268-1	\$0.00	\$50.00	
Peter Babjak, Trustee- Tr.#W141	1416 S. Home Avenue	PRE POUR GARAGE SLAB RE INSPECTION	6/21/2011	Gar-R 7492-1	\$0.00	\$50.00	
Rosa L. Magana	2636 S. Ridgeland Avenue	INSULATION REINSPECTION.	6/13/2011	Bldg-R 7510-1	\$0.00	\$65.00	
Silvano Alvarez	2705 S. Clinton Avenue	ELECTRIC RE INSPECTION (HAD MISSED 1ST APPT)	6/24/2011	Bldg-R 7521-1	\$0.00	\$50.00	
Keystone Ventures LLC	7130-80 W. Cermak Road	VANILLA BOX UNIT A - 6/30/2011 THIS PERMIT WILL BE FOR THE FOOTING & FOUNDATION ONLY.	6/23/2011	Bldg-R 7549-1	\$0.00	\$0.00	
Keystone Ventures LLC	7130-80 W. Cermak Road	VANILLA BOX UNIT B	6/23/2011	Bldg-R 7549-2	\$0.00	\$0.00	
Keystone Ventures LLC	7130-80 W. Cermak Road	VANILLA BOX UNIT C	6/23/2011	Bldg-R 7549-3	\$0.00	\$0.00	
Keystone Ventures LLC	7130-80 W. Cermak Road	VANILLA BOX UNIT D	6/23/2011	Bldg-R 7549-4	\$0.00	\$0.00	
Keystone Ventures LLC	7130-80 W. Cermak Road	VANILLA BOX UNIT E	6/23/2011	Bldg-R 7549-5	\$0.00	\$0.00	
Keystone Ventures LLC	7130-80 W. Cermak Road	VANILLA BOX UNIT F	6/23/2011	Bldg-R 7549-6	\$0.00	\$0.00	
<p>PRE Construction ----- Application Entry Setups</p>							
32 Building Permits Issued During Period					Totals	<u>\$1,276,422.00</u>	<u>\$7,250.00</u>

Permits Issued By The Building Department

Wednesday, July 13, 2011

Between: 6/1/2011 And 6/30/2011

	<i>Permits Issued:</i>	<i>1</i>	<i>Cost of Improvements:</i>	<i>\$250.00</i>
<u><i>Building</i></u>	<i>Permits Issued:</i>	<i>20</i>	<i>Cost of Improvements:</i>	<i>\$1,186,900.00</i>
<u><i>Dumpster</i></u>	<i>Permits Issued:</i>	<i>6</i>	<i>Cost of Improvements:</i>	<i>\$0.00</i>
<u><i>Electrical</i></u>	<i>Permits Issued:</i>	<i>21</i>	<i>Cost of Improvements:</i>	<i>\$14,165.00</i>
<u><i>Fence</i></u>	<i>Permits Issued:</i>	<i>19</i>	<i>Cost of Improvements:</i>	<i>\$32,719.00</i>
<u><i>Garage</i></u>	<i>Permits Issued:</i>	<i>8</i>	<i>Cost of Improvements:</i>	<i>\$58,045.00</i>
<u><i>HVAC</i></u>	<i>Permits Issued:</i>	<i>25</i>	<i>Cost of Improvements:</i>	<i>\$136,679.00</i>
<u><i>Local Improvement</i></u>	<i>Permits Issued:</i>	<i>231</i>	<i>Cost of Improvements:</i>	<i>\$922,211.03</i>
<u><i>Plumbing</i></u>	<i>Permits Issued:</i>	<i>32</i>	<i>Cost of Improvements:</i>	<i>\$71,819.00</i>
<u><i>POD</i></u>	<i>Permits Issued:</i>	<i>2</i>	<i>Cost of Improvements:</i>	<i>\$0.00</i>
<u><i>Roofing</i></u>	<i>Permits Issued:</i>	<i>64</i>	<i>Cost of Improvements:</i>	<i>\$357,771.06</i>
<u><i>Sign</i></u>	<i>Permits Issued:</i>	<i>10</i>	<i>Cost of Improvements:</i>	<i>\$24,825.00</i>
	<i>Total Permits:</i>	<i><u>439</u></i>	<i>Total Improvements:</i>	<i><u>\$2,805,384.09</u></i>

Fees Collected

Permits Issued By The Building Department

Wednesday, July 13, 2011

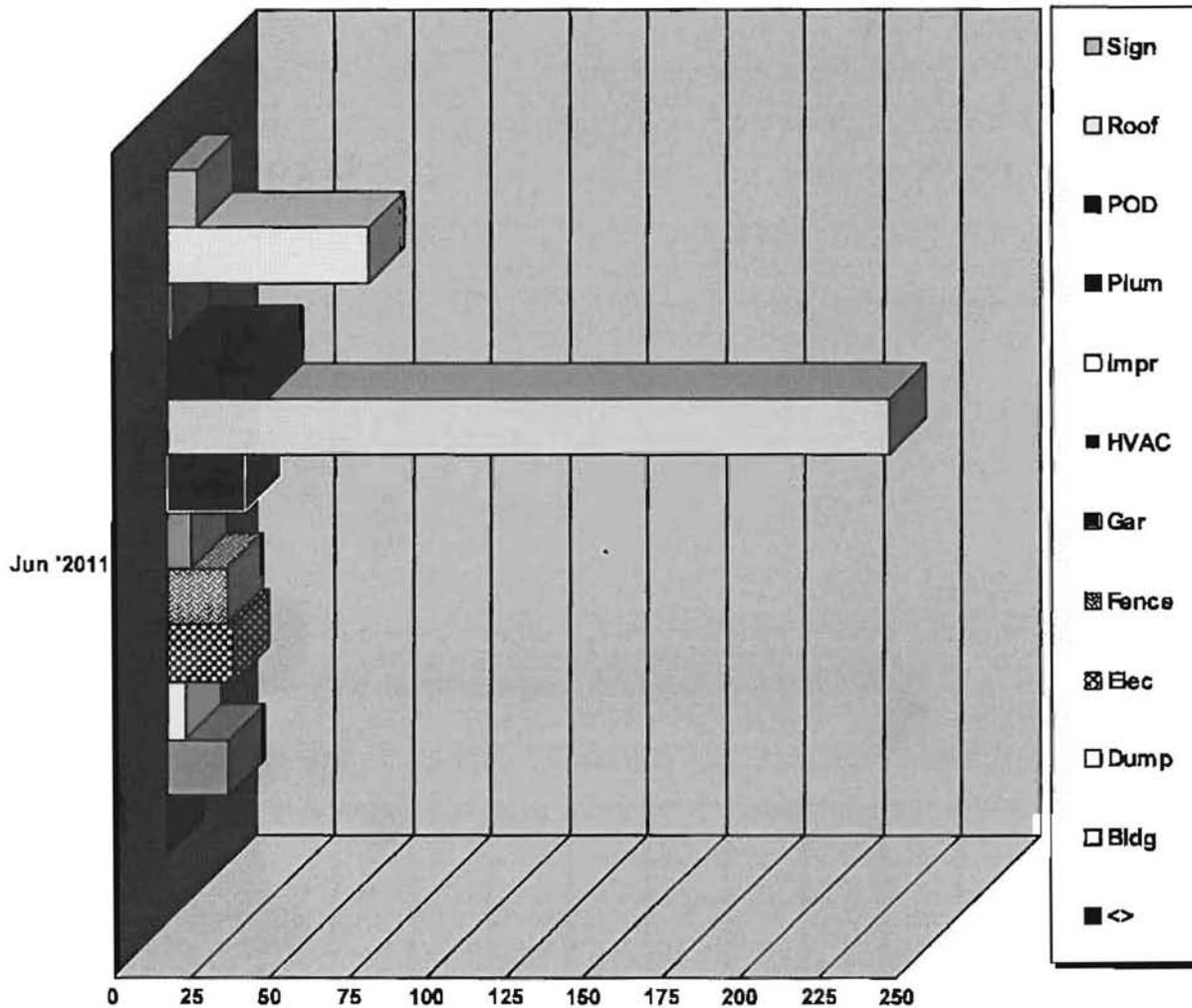
Between: 6/1/2011 And 6/30/2011

Building Permit	\$270.00
Final Building	\$3,440.00
Local Improvement Permit	\$15,827.72
Electrical Fees	\$500.00
Electric (Underground)	\$350.00
Electrical Service	\$450.00
Electrical Inspection	\$4,640.00
Signs	\$1,665.00
Footing Inspection	\$205.00
Framing Inspection	\$1,845.00
Inspection	\$8,335.00
Fence Fees	\$570.00
Plumbing Fees	\$1,295.00
Plumbing Inspection	\$4,350.00
Plumbing Inspection (Underground)	\$700.00
Post Hole Inspection	\$1,580.00
HVAC Permit	\$2,485.00
HVAC Inspection	\$3,445.00
Service Charge	\$1,840.00
Insulation/Fire Stopping Inspection	\$345.00
New Water Meter	\$150.00
Tap Fee	\$500.00
Demolition Fees	\$815.00
Dumpster	\$1,650.00
POD	\$150.00
Parkway Inspection	\$50.00
Pre-Pour Inspection	\$3,200.00
Stack Test	\$150.00
Roof Covering Fees	\$5,115.00
Garage Permit	\$600.00
Refrigeration Fees	\$50.00
Gas Pressure	\$50.00
Fire Department	\$100.00
Miscellaneous Fees	\$7.00
Plan Review Fee - w/Permits	\$625.00
Total Fees Collected	\$67,349.72

Permits Issued

Thursday, July 14, 2011 10:01 AM

For Period Beginning 6/1/2011 And Ending 6/30/2011



Permit Detail

2011	June		1
2011	June	Bldg	20
2011	June	Dump	8
2011	June	Elec	21
2011	June	Fence	19
2011	June	Gar	8
2011	June	HVAC	25
2011	June	Impr	231
2011	June	Plum	32
2011	June	POD	2
2011	June	Roof	64
2011	June	Sign	10

438

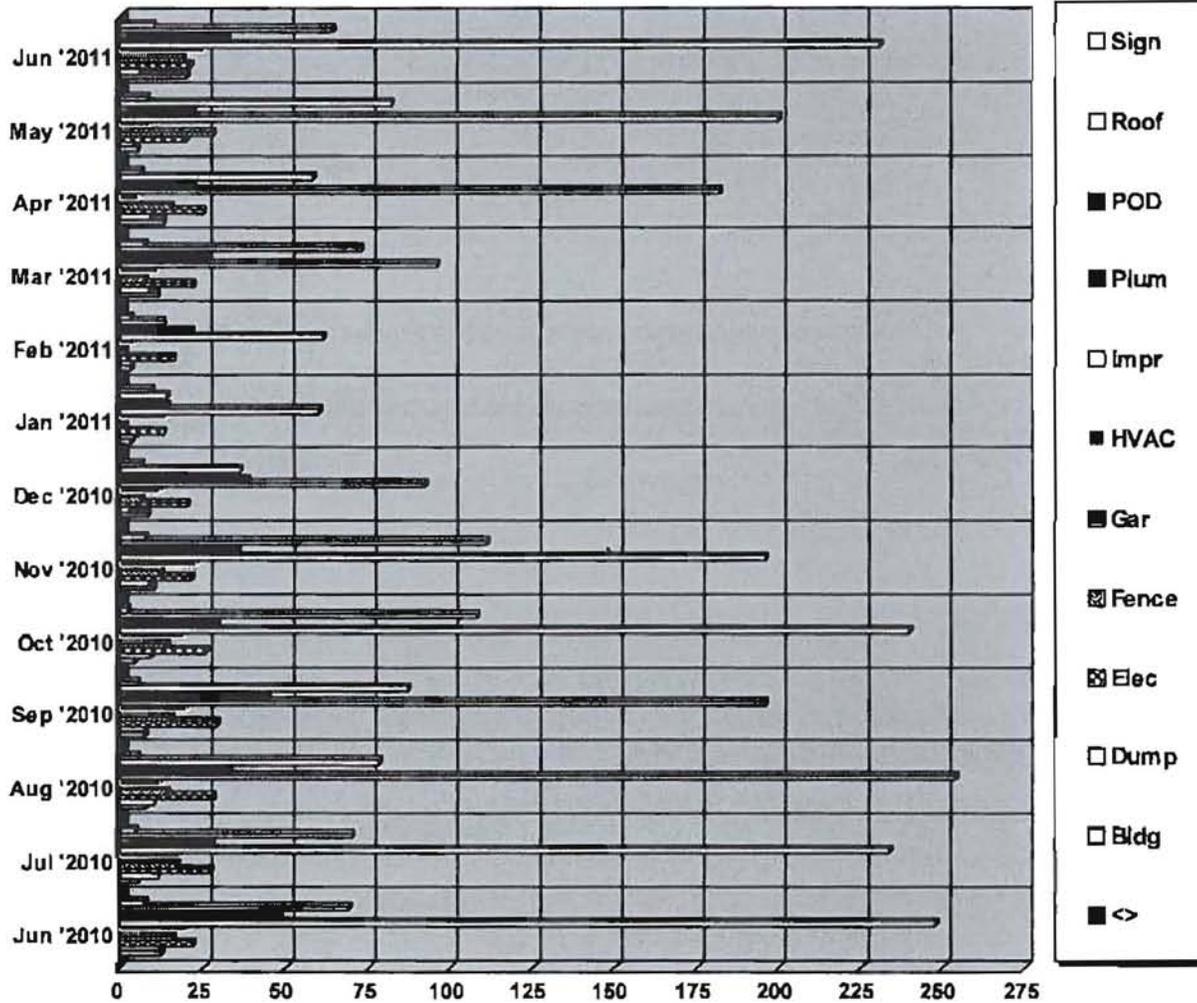
Total Permits Issued

439

Permits Issued

Thursday, July 14, 2011 10:02 AM

For Period Beginning 6/1/2010 And Ending 6/30/2011



Permit Detail

2011	June		1
2011	June	Bldg	20
2011	June	Dump	6
2011	June	Elec	21
2011	June	Fence	19
2011	June	Gar	8
2011	June	HVAC	25
2011	June	Impr	231
2011	June	Plum	32
2011	June	POD	2
2011	June	Roof	84
2011	June	Sign	10

439

2011	May	Bldg	5
2011	May	Dump	4
2011	May	Elec	20
2011	May	Fence	28
2011	May	Gar	3
2011	May	HVAC	9
2011	May	Impr	200
2011	May	Plum	22
2011	May	POD	2
2011	May	Roof	82
2011	May	Sign	8

383

2011	April	Bldg	13
2011	April	Dump	9
2011	April	Elec	25
2011	April	Fence	15
2011	April	Gar	2
2011	April	HVAC	5
2011	April	Impr	182
2011	April	Plum	22
2011	April	POD	1
2011	April	Roof	58
2011	April	Sign	6

338

2011	March	Bldg	11
2011	March	Dump	8
2011	March	Elec	22
2011	March	Fence	7
2011	March	Gar	1
2011	March	HVAC	11
2011	March	Impr	98
2011	March	Plum	28
2011	March	Roof	73
2011	March	Sign	7

282

Permit Detail

2011	February	Bldg	3
2011	February	Dump	3
2011	February	Elec	18
2011	February	Fence	1
2011	February	HVAC	4
2011	February	Impr	81
2011	February	Plum	21
2011	February	Roof	13
2011	February	Sign	3

125

2011	January	Bldg	3
2011	January	Dump	4
2011	January	Elec	13
2011	January	Gar	1
2011	January	HVAC	14
2011	January	Impr	60
2011	January	Plum	14
2011	January	POD	1
2011	January	Roof	14
2011	January	Sign	9

133

2010	December	Bldg	8
2010	December	Dump	2
2010	December	Elec	20
2010	December	Fence	6
2010	December	Gar	2
2010	December	HVAC	12
2010	December	Impr	92
2010	December	Plum	38
2010	December	POD	1
2010	December	Roof	38
2010	December	Sign	6

223

2010	November		1
2010	November	Bldg	10
2010	November	Dump	8
2010	November	Elec	21
2010	November	Fence	12
2010	November	Gar	4
2010	November	HVAC	23
2010	November	Impr	196
2010	November	Plum	35
2010	November	Roof	111
2010	November	Sign	7

428

2010	October		1
2010	October	Bldg	4
2010	October	Dump	9
2010	October	Elec	26
2010	October	Fence	14
2010	October	Gar	7
2010	October	HVAC	18
2010	October	Impr	240
2010	October	Plum	29
2010	October	POD	1
2010	October	Roof	108
2010	October	Sign	2

460

2010	September	Bldg	7
2010	September	Dump	7
2010	September	Elec	28
2010	September	Fence	15
2010	September	Gar	8
2010	September	HVAC	20
2010	September	Impr	196
2010	September	Plum	44
2010	September	POD	2
2010	September	Roof	87
2010	September	Sign	5

420

2010	August	Bldg	7
2010	August	Dump	10
2010	August	Elec	28
2010	August	Fence	14
2010	August	Gar	4
2010	August	HVAC	12
2010	August	Impr	254
2010	August	Plum	33
2010	August	Roof	78
2010	August	Sign	5

445

2010	July	Bldg	5
2010	July	Dump	11
2010	July	Elec	27
2010	July	Fence	17
2010	July	Gar	9
2010	July	HVAC	18
2010	July	Impr	234
2010	July	Plum	27
2010	July	POD	3
2010	July	Roof	70
2010	July	Sign	4

425

2010	June	Bldg	12
2010	June	Dump	12
2010	June	Elec	22
2010	June	Fence	18
2010	June	Gar	6
2010	June	HVAC	20
2010	June	Impr	248
2010	June	Plum	48
2010	June	Roof	89
2010	June	Sign	7

460

The City of Berwyn



Jeffrey G. Boyajian
2nd Ward Alderman

A Century of Progress with Pride

6700 West 28th Street Berwyn, Illinois 80402-0701 Telephone: (708) 748-6402 Fax: (708) 788-2675
www.berwyn-il.gov

July 12, 2011

Honorable Mayor Robert J. Lovero and
Members of City Council

Re: Handicap Sign Application #736 Wayne Majewski
6529 W. Stanley Ave.

Mayor and City Council Members:

I concur with the investigating officers recommendations in the attached handicap sign application to **Deny** this request.

Respectfully,

Jeffrey G. Boyajian
2nd Ward Alderman

Berwyn
Police Department

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

**TO: HONORABLE MAYOR ROBERT J. LOVERO AND
MEMBERS OF THE BERWYN CITY COUNCIL**

**FROM: BERWYN POLICE DEPARTMENT
LOCAL ORDINANCE DIVISION**

DATE: April 27, 2011

RE: HANDICAPPED SIGN FOR: Wayne Majewski #736

**ATTACHED IS A REQUEST FOR A HANDICAPPED SIGN TO BE
ERECTED IN THE CITY OF BERWYN PARKWAY IN FRONT OF:**

6529 W. Stanley Ave.

PLEASE REVIEW THE ATTACHED PAPERWORK AND ADVISE.

CC: ALDERMAN Boyajian

Berwyn Police Department

CITY OF BERWYN
CLERK'S OFFICE

2011 APR 27 P 2:43

6401 West 31st Street
Berwyn, Illinois 60402-0733
Phone (708) 795-5600
(Fax) 795-5627 Emergency 911

Handicapped Parking Sign Request & Report

To: Mayor Robert J. Lovero
And Members of City Council

From: Berwyn Police Department
Community Service Division

Date: 04-26-2011

Application: 736

Name of Applicant: Wayne Majewski

Address: 6529 W. Satnley 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Handicap Plates:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wheelchair:		
Driveway:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walker:	—	—
Off Street:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cane:	—	—
On Street:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oxygen:		—
Meets Requirements:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Report Number: 11-04417		

Recommendation: APPROVE DENY

Reporting Officer: Raimondi#192

Comments:

Alderman:

Boyanin

Ward: 2



Berwyn Police Department



6401 West 31st Street
Berwyn, Illinois 60402-0733
Phone (708) 795-5600
(Fax) 795-5627 Emergency 911

HANDICAPPED PARKING INTERVIEW FORM

Name of Handicapped Person: Wayne Majewski

Applicant Address: 6529 W. Stanley Ave, Berwyn, IL 60402

Applicant Phone # _____

Applicant D/L or ID#: _____

D.O.B: _____

Caregivers Name: N/A

Caregivers D/L #: N/A

Vehicle Make: Ford Vehicle Model: _____ Vehicle Year: 1989 Vehicle Color: White

License Plate: _____

Handicapped Placard #: BA69100

Does Applicant Use:

Wheelchair: _____ Walker: _____ Cane Oxygen: _____

Parking Availability:

Driveway: Garage: On Street: Off Street:

Notes: Wayne Majewski is requesting handicapped parking signs to be placed on the 3100 block of Scoville Ave (by 6525 Stanley Ave). Mr Majewski suffers from _____, which limits his mobility on a daily basis. Mr Majewski has assigned off-street parking for one of his vehicles, however he is requesting a handicapped parking space for his second vehicle.

Applicant Interview

Date: 04/23/2011 Time: 1200 Hrs Results: _____

Date: _____ Time: _____ Results: _____

Completion Date: 04/26/2011

Logged In Book: 04/26/2011

Application Number: 736

Berwyn Police Department

6401 West 31st Street Berwyn, IL 60402 (708) 795-5600

Incident#: 11-04417

STATION COMPLAINT UCR	DESCRIPTION	INCIDENT #
9041 (Applicant File)	Applicant File	11-04417
REPORT TYPE	RELATED CAD #	HOW RECEIVED
Incident Report	C11-018416	On View-Officer
WHEN REPORTED	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)	
04/23/2011 07:11	6529 STANLEY , 60402	
TIME OF OCCURRENCE	STATUS CODE	STATUS DATE
04/23/2011 07:11		

INVOLVED ENTITIES

NAME	DOB	AGE	ADDRESS
MAJEWSKI, WAYNE M			6529 W STANLEY AV D4 Berwyn, IL 60402
SEX	RACE	HGT	WGT
M		6' 0"	286
			HAIR
			Brown
			EYES
			Blue
			PHONE
CLOTHING		SSD #	DL #
			FBI #

UCR	TYPE	RELATED EVENT #
9041 (Applicant File) - 0 count(s)		

INVOLVED VEHICLES

VEH/PLATE #	STATE	TYPE	INVOLVEMENT	VIN #
	IL	Pickup		
YEAR	MAKE	MODEL	COLOR	COMMENTS
Older	Dodge	(unknown)	Red	
OWNER	Majewski, Wayne			

VEH/PLATE #	STATE	TYPE	INVOLVEMENT	VIN #
	IL	Sedan, 4-door		
YEAR	MAKE	MODEL	COLOR	COMMENTS
1998	Ford	(unknown)	White	
OWNER	Majewski, Wayne			

NARRATIVES

PRIMARY NARRATIVE

In Summary:

Wayne Majewski, who resides at 6529 W. Stanley Avenue, Berwyn, IL 60402, is requesting handicapped parking signs to be placed on the 3100 block of Scoville Avenue. Mr. Majewski utilizes a wheelchair which limits his mobility on a daily basis. Mr. Majewski has assigned, off-street parking for one of his vehicles, however, he is requesting an assigned handicapped parking space, to be placed on the 3100 block of Scoville Avenue (by 6525 Stanley).

Wayne Majewski meets the City and state requirements for being handicapped.

For the above listed reasons (access to off-street parking) this officer feels that this application should be denied at this time.

REPORTING OFFICER	STAR #	REVIEWER	STAR #
RAIMONDI, MARGO J	192		

REPORTING OFFICER	STAR #	DATE/TIME	INCIDENT #
RAIMONDI, MARGO J	192	04/23/2011 07:11	11-04417

Berwyn Police Department

6401 West 31st Street Berwyn, IL 60402 (708) 795-5600

Incident#: 11-04417

STATION COMPLAINT UCR
9041 (Applicant File)
REPORT TYPE
Incident Report
WHEN REPORTED
04/23/2011 07:11
TIME OF OCCURRENCE
04/23/2011 07:11

DESCRIPTION
Applicant File
RELATED CAD #
C11-018416
LOCATION OF OFFENSE (HOUSE NO., STREET NAME)
6529 STANLEY , 60402
STATUS CODE

INCIDENT #
11-04417
HOW RECEIVED
On View-Officer
STATUS DATE

ASSISTING OFFICERS

OFFICERS

STAR #

CITY OF BERWYN - AFFIDAVIT FOR HANDICAPPED SIGN

MAR 17 2011

PLEASE PRINT

Wayne M Majewski

(Handicapped Person Name)

6529 Stanley Ave D-4

(Address)

(same)

(Applicant's Name)

(Phone)

PLEASE PRINT

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.

Wayne M Majewski

(Signature of Applicant)

3-17-11

(Date)

PLEASE PRINT

PHYSICIAN MUST FILL OUT THE NATURE OF PATIENT'S HANDICAP

I HEREBY CERTIFY THAT THE PHYSICAL CONDITIONS OF THE ABOVE NAMES "HANDICAPPED PERSON" CONSTITUTES HIM/HER A HANDICAPPED PERSON AS DEFINED UNDER THE STATUTORY PROVISION PAR. 1-159.1 (PHYSICALLY HANICAPPED PERSON - Every Natural 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.)

(Physician's Signature)

11/28/11
(Date)

(PLEASE PRINT - PHYSICIAN'S Name and Address)

(Phone)

HANDICAPPED STATE PLATE

Wayne 1

VEHICLE TAG #

28304 (10-11)
17082 (10-11)

YR

REGULAR STATE PLATE #

S

HANDICAP STATE CARD #

BA69100

YOU MUST HAVE A HANDICAP STATE PLATE OR CARD TO PARK VEHICLE IN A HANDICAPPED SPOT.

ABS

VET

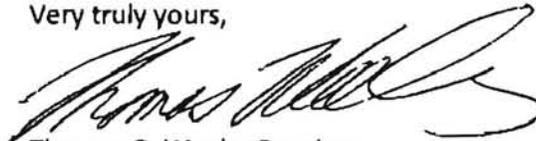
THOMAS O. WEEKS
Court-Appointed Receiver
PO Box 10281
Chicago, IL 60610-0281

April 12, 2011

To Whom it May Concern:

I am the court-appointed receiver for the property located at 6525 Stanley Avenue in Berwyn (the "Property"). As receiver, I am authorized to manage the Property. In that capacity, I have no objection to the placement by the Berwyn police of handicapped parking signs on Scoville, the public street to the east of the Property, on behalf of the adjacent resident, Mr. Wayne Maylwske.

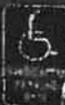
Very truly yours,



Thomas O. Weeks, Receiver

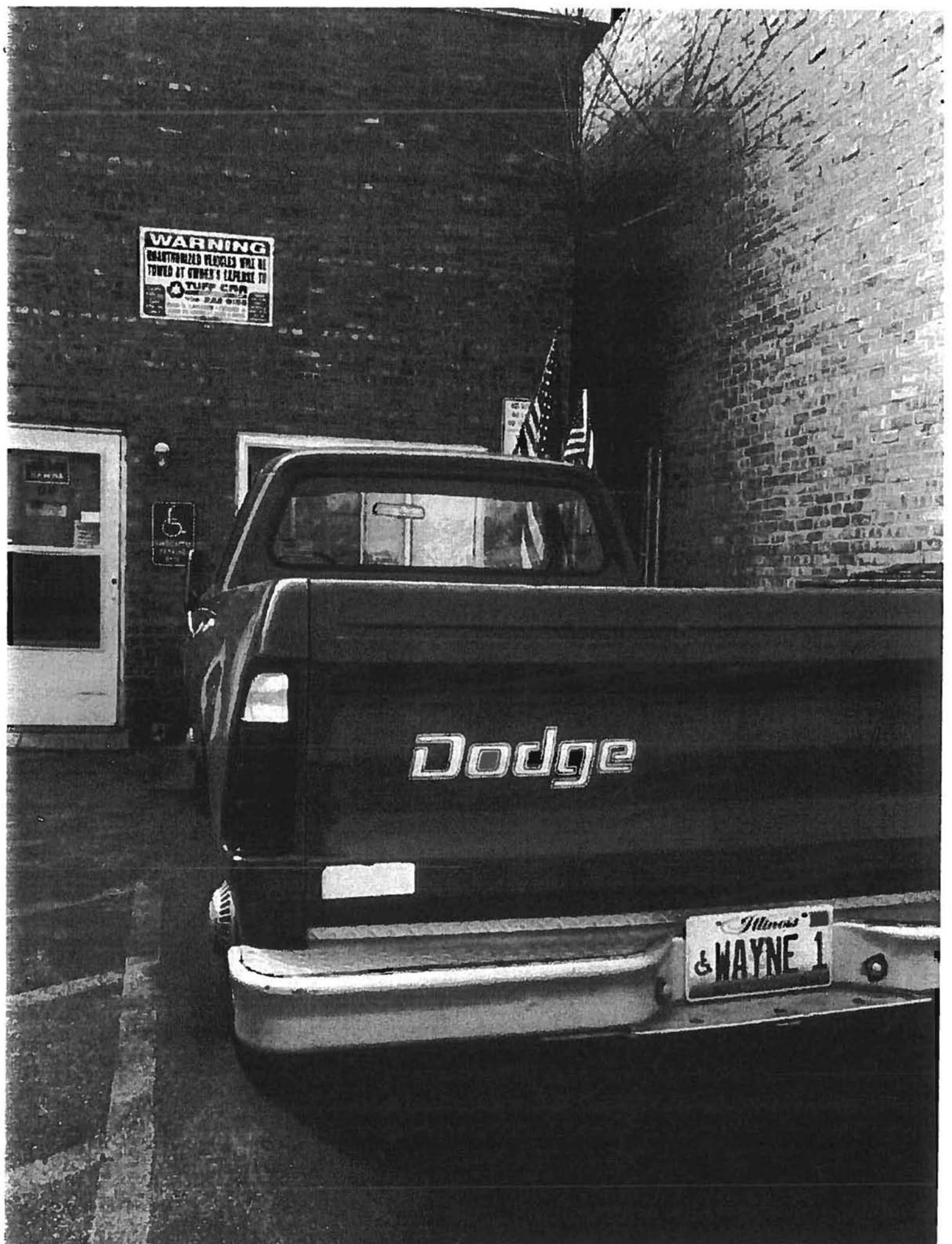
WARNING
UNAUTHORIZED VEHICLES WILL BE
TOWED AT OWNER'S EXPENSE TO
TUFF CAR
REPAIR & SERVICE
1000 S. LAMAR ST.
CHICAGO, ILL. 60605

NO
PARKING
HERE



Dodge

Illinois
& WAYNE 1



The City of Berwyn



Thomas J. Pavlik
City Clerk

A Century of Progress with Pride

8700 West 28th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2680 Fax: (708) 788-2875
www.berwyn-il.gov

K-5

Date: July 22, 2011

To: Mayor and City Council

From: Tom Pavlik, City Clerk

Re: Handicap Sign #744, Ninja Nguyen 1609 Ridgeland Ave.

Ladies and Gentlemen,

The Clerk's office as not received a response from the resident Alderman regarding this matter, therefore it would be my recommendation to concur with the investigating officer and **DENY** the request for a Handicap Sign to be installed a 2345 Highland Ave. Your concurrence is requested.

Sincerely,

Thomas J. Pavlik, CMC

Berwyn
Police Department

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

**TO: HONORABLE MAYOR ROBERT J. LOVERO AND
MEMBERS OF THE BERWYN CITY COUNCIL**

**FROM: BERWYN POLICE DEPARTMENT
LOCAL ORDINANCE DIVISION**

DATE: May 27, 2011

RE: HANDICAPPED SIGN FOR: Ninja Nguyen # 744

**ATTACHED IS A REQUEST FOR A HANDICAPPED SIGN TO BE
ERECTED IN THE CITY OF BERWYN PARKWAY IN FRONT OF:**

1609 Ridgeland

PLEASE REVIEW THE ATTACHED PAPERWORK AND ADVISE.

CC: ALDERMAN

Santoy

Berwyn Police Department

6401 West 31st Street
Berwyn, Illinois 60402-0733
Phone (708) 795-5600

(Fax) 795-5627 Emergency 911

CITY OF BERWYN
CLERK'S OFFICE
2011 MAY 17 F

Handicapped Parking Sign Request & Report

To: Mayor Robert J. Lovero
And Members of City Council

From: Berwyn Police Department
Community Service Division

Date: 17-May-2011

Application: 744

Name of Applicant: Ninja Nguyen

Address: 1609 Ridgeland 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Report Number: 11-05518		

Recommendation: APPROVE DENY

Reporting Officer: Raimondi#192

Comments:

Alderman: *Santoy*

Ward: *5*



Berwyn Police Department



6401 West 31st Street
Berwyn, Illinois 60402-0733
Phone (708) 795-5600
(Fax) 795-5627 Emergency 911

HANDICAPPED PARKING INTERVIEW FORM

Name of Handicapped Person: Ninja Nguyen

Applicant Address: 1609 S. Ridgeland Ave. Berwyn, IL. 60402

Applicant Phone #: _____

Applicant D/L or ID#: _____

D.O.E

Caregivers Name: My Nguyen

Caregivers D/L # _____

Vehicle Make: Honda Vehicle Model: _____ Vehicle Year: 2004 Vehicle Color: _____

License Plate _____

Handicapped Placard #: BE62514

Does Applicant Use:

Wheelchair Walker: Cane Oxyge

Parking Availability:

Driveway: Garage: On Street: Off Street:

Notes: My Nguyen is requesting handicapped parking signs, (for the third time) at her residence for her Father, Ninja Nguyen, who suffered a stroke. There is a bus stop/ yellow curb (turning lane) in front of the residence, therefore this application does not meet all the proper criteria. There is a two car garage on the premises, which My Nguyen related has a broken door.

*See attached report and previous report.

Applicant Interview

Date: 05-17-2011 Time: 1200 Results: Denied (Recommendation)

Date: _____ Time: _____ Results: _____

Completion Date: 05-17-2011

Logged In Book: 05-17-2011

Application Number: 744

275-9297

Robert J. Lovero
Mavor



James D. Ritz
Chief of Police

APR 07 2011

A Century of Progress with Pride

AFFIDAVIT FOR HANDICAPPED PARKING SIGN

You must have a Handicap State Plate or Handicap Card to park any vehicle in a designated Handicap Parking space

Ninja Nguyen
(Name of Handicapped Applicant)

1609 Ridgeland Avenue Berwyn, IL
(Address)

My Nguyen
(Name of caregiver, if applicable)

(Telephone Number)

(Illinois Handicapped License Plate Number)

17937 2008-2009
(City Vehicle Sticker Number and Year)

(Illinois License Plate Number)

BE 62514
(Illinois Handicap Placard Number)

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.

Ninja N. Nguyen
(Signature of handicapped person or their legal guardian)

3/17/11
(Date)

Physician must state, by printing below, the nature of the patient's handicap

I hereby certify that the physical conditions of the above named "Handicapped Person" constitutes him/her as a handicapped person as defined under the statutory provision Par. 1-159 (Physically Handicapped Person - Every natural 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.)

(Physician's Signature)

(Date)

(Print Physician's Name, Address and Telephone Number)

Return the completed form to the Parking Division at the Berwyn Police Department
6401 West 31st Street, Berwyn, Illinois

Berwyn Police Department

6401 West 31st Street Berwyn, IL 60402 (708) 795-5600

Incident#: 11-05518

STATION COMPLAINT UCR 9041 (Applicant File)	DESCRIPTION Applicant File	INCIDENT # 11-05518
REPORT TYPE Incident Report	RELATED CAD # C11-022938	HOW RECEIVED In Person
WHEN REPORTED 05/17/2011 12:35	LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 1609 S RIDGELAND AV Berwyn, IL 60402	
TIME OF OCCURRENCE 05/17/2011 12:35	STATUS CODE	STATUS DATE

INVOLVED ENTITIES

NAME	DOB	AGE	ADDRESS				PHONE
NGUYEN, NINJA N			1609 S RIDGELAND AV Berwyn, IL 60402				
SEX: M			HGT: 5' 4"	WGT: 115	HAIR: Brown	EYES: Brown	
RACE: Asian			SSN #		DL #		FBI #
CLOTHING							
UCR 9041 (Applicant File) - 0 count(s)			TYPE Reporting Party			RELATED EVENT #	

NAME	DOB	AGE	ADDRESS				PHONE
NGUYEN, MY THAO			3860 W Fargo AV Skokie, IL 60076				
SEX: F			HGT: 5' 4"	WGT: 110	HAIR: Black	EYES: Brown	
RACE: Asian			SSN #		DL #		FBI #
CLOTHING							
UCR 9041 (Applicant File) - 0 count(s)			TYPE Reporting Party			RELATED EVENT #	

NARRATIVES

PRIMARY NARRATIVE

In Summary:

Ninja Nguyen, and My Nguyen, who reside at 1609 S. Ridgeland Ave, Berwyn, IL 60402, are requesting handicapped parking signs to be placed in front of their residence. Prior to the standard Handicapped Parking Sign Application investigative process, A/O conducted an on site inspection, at which time A/O observed that there is a yellow curb/turning lane/bus stop in front of said residence. A/O spoke with My Nguyen (applicant's daughter), and advised her that, due to the yellow curb, handicapped signs could not be placed at said location. There is a two car garage on the premises, which My Nguyen related, has a broken door.

Two prior applications have been submitted.

For the above stated reasons, this request has been denied.

Nothing further at this time.

REPORTING OFFICER RAIMONDI, MARGO J	STAR # 192	REVIEWER	STAR #
----------------------------------------	---------------	----------	--------

REPORTING OFFICER RAIMONDI, MARGO J	STAR # 192	DATE/TIME 05/17/2011 12:35	INCIDENT # 11-05518
----------------------------------------	---------------	-------------------------------	------------------------

Berwyn Police Department

6401 West 31st Street Berwyn, IL 60402 (708) 795-5600

Incident #: 11-05518

STATION COMPLAINT UCR

DESCRIPTION

INCIDENT #

9041 (Applicant File)

Applicant File

11-05518

REPORT TYPE

RELATED CAD #

DOT #

HOW RECEIVED

Incident Report

C11-022938

In Person

WHEN REPORTED

LOCATION OF OFFENSE (HOUSE NO., STREET NAME)

05/17/2011 12:35

1609 S RIDGELAND AV Berwyn, IL 60402

TIME OF OCCURRENCE

STATUS CODE

STATUS DATE

05/17/2011 12:35

ASSISTING OFFICERS

OFFICERS

STAR #

REPORTING OFFICER

STAR #

DATE/TIME

INCIDENT #

RAIMONDI, MARGO J

192

05/17/2011 12:35

11-05518

Berwyn Police Department

6401 West 31st Street Berwyn, IL 60402 (708) 795-5600

Incident#: 09-15035

STATION COMPLAINT UCR 9041 (Applicant File)	DESCRIPTION Applicant File	INCIDENT # 09-15035
REPORT TYPE Incident Report	RELATED CAD # C09-063934	HOW RECEIVED Walk In
WHEN REPORTED 12/03/2009 12:11	LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 1609 S RIDGELAND AV Berwyn, IL 60402	
TIME OF OCCURRENCE 12/03/2009 12:11	STATUS CODE	STATUS DATE

INVOLVED ENTITIES

NAME	DOB	AGE	ADDRESS	PHONE
NGUYEN, NINJA N			1609 S RIDGELAND AV Berwyn, IL 60402	
SEX RACE M Asian	HGT 5' 4"	WGT 115	HAIR Brown	EYES Brown
CLOTHING	SID #	DL #	FBI #	
UCR 9041 (Applicant File) - 0 count(s)			TYPE Reporting Party	RELATED EVENT #

NAME	DOB	AGE	ADDRESS	PHONE
NGUYEN, MY THAO			3860 W Fargo AV Skokie, IL 60076	
SEX RACE F Asian	HGT 5' 4"	WGT 110	HAIR Black	EYES Brown
CLOTHING	SID #	DL #	FBI #	
UCR 9041 (Applicant File) - 0 count(s)			TYPE Reporting Party	RELATED EVENT #

INVOLVED VEHICLES

VEH/PLATE #	STATE	TYPE	INVOLVEMENT	VIN #
G349040	IL	Sedan	Involved	
YEAR MAKE MODEL	COLOR	COMMENTS		
2007 Nissan Altima	Black			
OWNER				

NARRATIVES

PRIMARY NARRATIVE

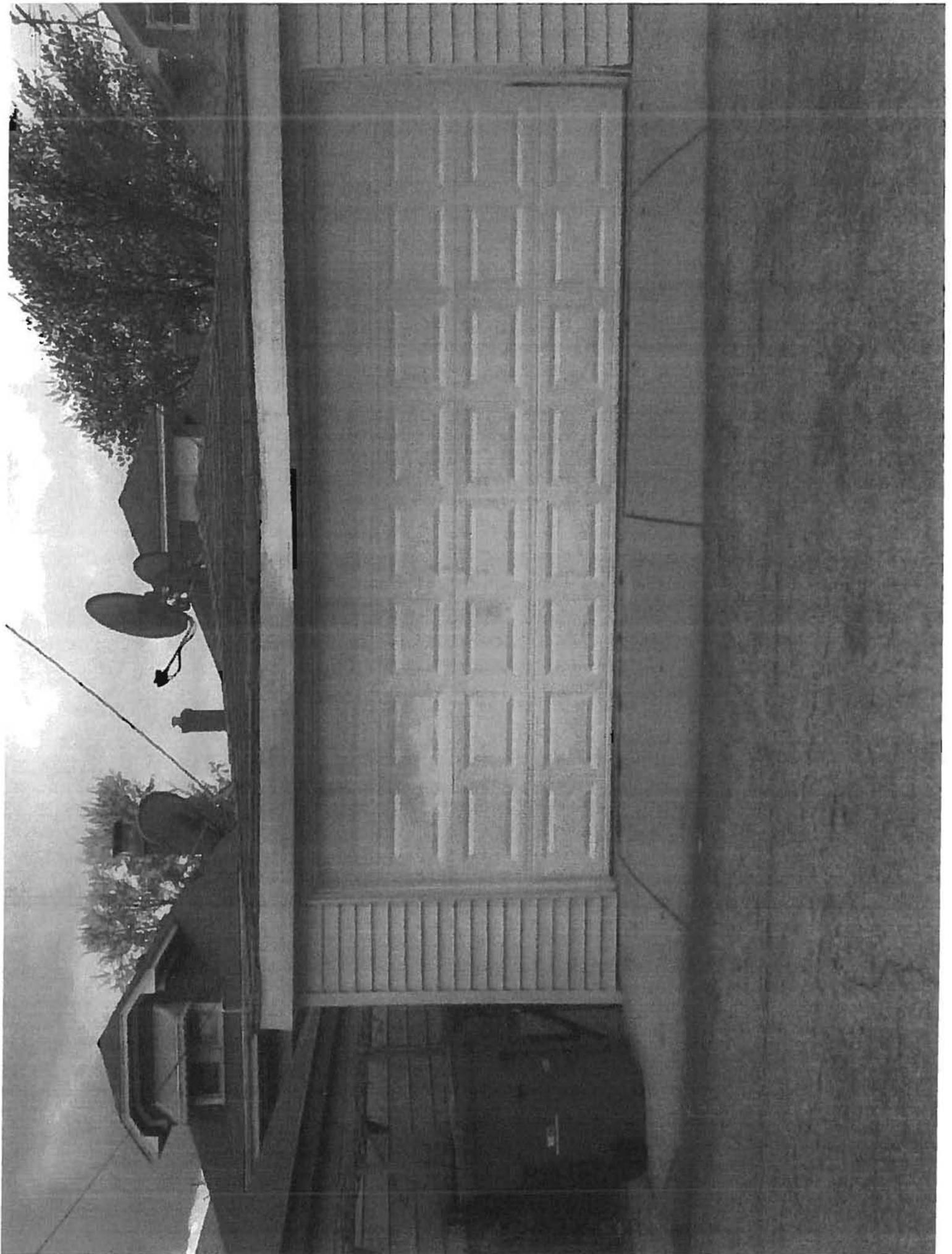
In summary My Nguyen who is taking care of her father Ninja Nguyen who resides at 1609 Ridgeland and who is confined to a wheelchair requested a Handicapped Parking sign for the front of the residence. The request has been denied due to a bus stop in front of the residence and the vehicle on the application is registered out of Skokie and no vehicles are registered to 1609 Ridgeland. Nothing further at this time.

REPORTING OFFICER YOUNG, TERRY	STAR # 183	REVIEWER CONOBOY, GERALD	STAR # 331
-----------------------------------	---------------	-----------------------------	---------------

ASSISTING OFFICERS

OFFICERS	STAR #
----------	--------

REPORTING OFFICER YOUNG, TERRY	STAR # 183	DATE/TIME 12/03/2009 12:11	INCIDENT # 09-15035
-----------------------------------	---------------	-------------------------------	------------------------





YELLOW CURB

The City of Berwyn



Thomas J. Pavlik
City Clerk

A Century of Progress with Pride

6700 West 26th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2860 Fax: (708) 788-2875
www.berwyn-il.gov

Date: July 22, 2011

To: Mayor and City Council

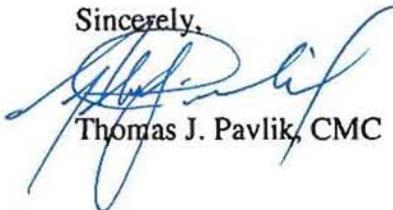
From: Tom Pavlik, City Clerk

Re: Handicap Sign #742, Gilberto Soto 2345 S. Highland Ave.

Ladies and Gentlemen,

The Clerk's office has not received a response from the resident Alderman regarding this matter, therefore it would be my recommendation to concur with the investigating officer and **APPROVE** the request for a Handicap Sign to be installed at 2345 Highland Ave. Your concurrence is requested.

Sincerely,



Thomas J. Pavlik, CMC

Berwyn
Police Department

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

**TO: HONORABLE MAYOR ROBERT J. LOVERO AND
MEMBERS OF THE BERWYN CITY COUNCIL**

**FROM: BERWYN POLICE DEPARTMENT
LOCAL ORDINANCE DIVISION**

DATE: May 18, 2011

RE: HANDICAPPED SIGN FOR: Gilberto Soto #742

**ATTACHED IS A REQUEST FOR A HANDICAPPED SIGN TO BE
ERECTED IN THE CITY OF BERWYN PARKWAY IN FRONT OF:**

2345 S. Highland Ave.

PLEASE REVIEW THE ATTACHED PAPERWORK AND ADVISE.

CC: ALDERMAN Santoy

Berwyn Police Department

CITY OF BERWYN
CLERK'S OFFICE

2011 MAY 16 P 2:34

6401 West 31st Street
Berwyn, Illinois 60402-0733
Phone (708) 795-5600
(Fax) 795-5627 Emergency 911

Handicapped Parking Sign Request & Report

To: Mayor Robert J. Lovero
And Members of City Council

From: Berwyn Police Department
Community Service Division

Date: 14 May 2011

Application: 742

Name of Applicant: Gilberto Soto

Address: 2345 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Handicap Plates:	<input checked="" type="checkbox"/>	<input 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: 11-05030		

Recommendation: APPROVE DENY

Reporting Officer: Raimondi#192

Comments:

Alderman: Santoy

Ward: 5



Berwyn Police Department



6481 West 31st Street
Berwyn, Illinois 60402-0733
Phone (708) 793-5600
(Fax) 793-5627 Emergency 911

HANDICAPPED PARKING INTERVIEW FORM

Name of Handicapped Person: Gilberto Soto

Applicant Address: 2345 S. Highland Ave, Berwyn, IL, 60402

Applicant Phone #: _____

Applicant D/L or ID#: _____

D.O.B: _____

Caregivers Name: N/A

Caregivers D/L #: _____

Vehicle Make: Pontiac Vehicle Model: Coupe Vehicle Year: 1994 Vehicle Color: Red

License Plate _____

Handicapped Placard #: BB71186

Does Applicant Use:

Wheelchair: Walker: | Cane: Oxygen:

Parking Availability:

Driveway: Garage: On Street: Off Street:

Notes: Gilberto Soto is requesting handicapped signs to be placed in front of his residence. Mr. Soto is _____, which limits his mobility on a daily basis.

Applicant Interview

Date: <u>05-12-2011</u>	Time: <u>1200</u>	Results: _____
Date: _____	Time: _____	Results: _____
Date: _____	Time: _____	Results: _____
Date: _____	Time: _____	Results: _____
Date: _____	Time: _____	Results: _____

Completion Date: 05-14-2011

Logged In Book: 05-14-2011

Application Number: 742

APR 25 2011

Robert J. Lovero
Mavor



James D. Ritz
Chief of Police

A Century of Progress with Pride

AFFIDAVIT FOR HANDICAPPED PARKING SIGN

You must have a Handicap State Plate or Handicap Card to park any vehicle in a designated Handicap Parking space

GILBERTO SOTO
(Name of Handicapped Applicant)

2345 S HIGHLAND AVE
(Address)

(Name of caregiver, if applicable)

(Telephone Number)

Berto 7
(Illinois Handicapped License Plate Number)

7583 2011
(City Vehicle Sticker Number and Year)

(Illinois License Plate Number)

BB 71186
(Illinois Handicap Placard Number)

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.

[Signature]
(Signature of handicapped person or their legal guardian)

4-21-11
(Date)

Physician must state, by printing below, the nature of the patient's handicap

I hereby certify that the physical conditions of the above named "Handicapped Person" constitutes him/her as a handicapped person as defined under the statutory provision Par. 1-159 (Physically Handicapped Person - Every natural 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.)

(Physician's Signature)

4/21/11
(Date)

(Print Physician's Name, Address and Telephone Number)

Return the completed form to the Parking Division at the Berwyn Police Department
6401 West 31st Street, Berwyn, Illinois

The City of Berwyn



Thomas J. Pavlik
City Clerk

A Century of Progress with Pride

8700 West 28th Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2875
www.berwyn-il.gov

Date: July 22, 2011

To: Mayor and City Council

From: Tom Pavlik, City Clerk

Re: Referral Item #14 of 6-28-11, Handicap Sign #725, Ruben Garza 3329 S. Kenilworth Ave.

Ladies and Gentlemen,

The situation regarding this matter has changed, due to the fact the requestor now has purchased a vehicle and once again is eligible for a Handicap Sign and after extensive discussion with the requestor, the investigating Officer and the Traffic Engineer, it is the recommendations of Nicole Campbell, Traffic Engineer, to have Ruben Garza re-apply for a Handicap Sign. The resident has been notified and as already re-submitted their application. Therefore, it is my recommendation to remove this Item #14 from the referral list. Your concurrence is requested.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Pavlik", is written over the typed name. The signature is fluid and cursive.

Thomas J. Pavlik, CMC

Thomas J. Pavlik

From: Thelma Kendzora [stmichaelangels@msn.com]
Sent: Thursday, July 14, 2011 10:45 AM
To: Thomas J. Pavlik; stmichaelangels@msn.com
Subject: K-8 Rummage Sale

St. Michael and All Angels Church is planning to have a Rummage Sale on Saturday July 30 and Sunday July 31, 2011, from 9:00 a.m. to 5:00 p.m. We want you to be aware that we will be following Berwyn's regulation. If you have any concerns or questions about this matter, please, contact us via e-mail to stmichaelangels@msn.com or to the telephone 1(708)788-2197 or 788-3108

K-9

St. Leonard Parent Association Blocktoberfest Committee
3322 S. Clarence Avenue Berwyn, IL 60402

CITY OF BERWYN
CLERK'S OFFICE

2011 JUL 11 P 2:36

Berwyn City Hall
6700 W. 26th Street
Berwyn, IL 60402

July 8, 2011

To Whom It May Concern,

St. Leonard Parent Association is requesting to close Clarence Avenue between 33rd and 34th Streets on Saturday, October 8th for our 2nd Annual Blocktoberfest. We are requesting the street be closed from 8:30am-10:00pm for games, food, and entertainment purposes.

Any questions or concerns, please contact me at 708-715-0141.

Sincerely,

Annette Bennett
Blocktoberfest Coordinator

K-10



BSA Troop 60

Berwyn, IL



To whom it may concern,

In the past few years in August, Boy Scout Troop 60 from St. Odilos has held a car wash in the parking lot of the District 100 office building on the corner of Ogden and 34th Street. The City of Berwyn and the Department of Public Works have been kind enough to allow our troop to use the fire hydrant near the building for water to use for the car wash. This letter is to ask if we can again use the water hydrant this year. This event is one of our bigger fund raisers and is desperately needed to keep the troop going.

This year's dates for the car wash would be August 13th, with a rain date of August 20th. The times for the car wash would be from 9am to 4pm. We have already received confirmation from the school district that we can use the parking lot again this year. If any further information is needed or if there are any questions please feel free to reach out to me:

Carlos Ceballos \ Assistant Scout Master 312-446-0209

Sincerely,

Carlos Ceballos

K-11

To Berwyn Council Members,

I, Giacomo M Manfredini, am requesting a permit to occupy the intersection of 26th Street and Harlem Avenue on Sunday, August 07th from 9am to 5pm. The reason for my fund raising is to benefit The March of Dimes Foundation which has been the main benefactor for the Farmers Insurance Group of Companies.

I have attached a copy this years pledge made by Farmers to the March of Dimes. It is up to us, the individual agencies, to come together and raise the funds necessary to support this very worthy cause. With your permission, I would like to contribute my efforts to this event in Berwyn, the city I grew up in.

Thank you so much for your consideration,

Giacomo Manfredini
Farmers Insurance
414 Plaza Dr Ste 101
Westmont, IL 60559-5506
630-455-1511 (Office)
708-612-1812 (Mobile)
630-455-1515 (Fax)
gmanfredini@farmersagent.com
<http://www.farmersagent.com/gmanfredini>



F A R M E R S

Introducing the Farmers Value Program - Big Discounts on Business Services
Visit us on the web at <http://www.farmersbusinessinsurance.com/farmers-value-program.html>

Robert J. Lovero
Mayor



CITY OF BERWYN
CLERK'S OFFICE

2011 JUL 12 P 1:24

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www.berwyn-il.gov

THOMAS J. PAVLIK
CITY CLERK

K-12

Date: July 12, 2011

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 1800 block of Home Ave

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 1800 block
Of Home Ave.

The residents request permission to hold the event on August 20, 2011

With a rain date of August 27, 2011. 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: Joseph Schjibal or Mike Aidge

Address is: _____

Phone number is: _____

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

WE THE UNDERSIGNED RESIDENTS OF THE 1800 BLOCK OF Home Ave
DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON August 20, 2011
BETWEEN THE HOURS OF 8:00 AM AND 9:00 PM, OUR RAIN DATE IS Aug 27, 2011
ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

NAME

Blissa McDevoni

Mike Ridge

Laura Torres

John Fraehlig

AURORA GUILTERA

BEU KURIWIAL

LI PAUKER

Fam. Vazquez

Fam. Argueta

Fam. Enriquez

Lozada

Tetzin Fabela

Louis Patino

Jose Martinez

Blanca Patino

Jose Salgado

Robert J. Lovero
Mayor



CITY OF BERWYN,
CLERK'S OFFICE

2011 JUL 13 A 10:11

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www.berwyn-il.gov

THOMAS J. PAVLIK
CITY CLERK

Date: 7-10-11

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 27th block of Grove Ave.

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 27th block
of Grove Ave.

The residents request permission to hold the event on July 30th, 2011

With a rain date of _____ . We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

Contact person is: Sarah R Alvarado

Address is: _____

Phone number is: _____

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

WE THE UNDERSIGNED RESIDENTS OF THE 27th BLOCK OF Grove Ave.
DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON July 30th
BETWEEN THE HOURS OF 2 AND 9, OUR RAIN DATE IS _____

ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

NAME

- Dolores ROTEK
- Rebecca Sim
- Isabella Post
- Lorena Delao
- GREG Shore
- Paul. Joris
- Christian Cruz & Lore
- Delia R. Rivera
- Leonor
- Tamid Tulian
- Sandra Perez
- Juan Volante
- Victor R. Diaz
- LINNA KALAI
- Mary Nivens
- Jeanne Broeni
- Maria J. Chavez
- Efain Octi
-
-
-
-

Robert J. Lovero
Mayor



CITY OF BERWYN
CLERK'S OFFICE
2011 JUL 14 A 9:50

K-14

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THOMAS J. PAVLIK
CITY CLERK

Date: 7-10-11

Mayor Lovero & Members
of the Berwyn City Council

Re: Block Party 6400 block of 33rd ST

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 6400 block
of 33rd St.

The residents request permission to hold the event on 8-6-11

With a rain date of N/A. 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: Dave Ziegler

Address is: ...

Phone number is: ...

PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED

WE THE UNDERSIGNED RESIDENTS OF THE 6400 BLOCK OF 33rd
 DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON 8/6/11
 BETWEEN THE HOURS OF _____ AND 9:00, OUR RAIN DATE IS _____

ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

NAME	ADDRESS
<u>Dave Taylor</u>	
<u>Chris MARANIA</u>	
<u>JOSE RAMIREZ</u>	
<u>Tim Theis</u>	
<u>220298 KODSKI</u>	
<u>[Signature]</u>	
<u>D. Kupch</u>	
<u>Vincent P. Santillo</u>	
<u>Adrian Cortes Jr.</u>	
<u>W. Tyler</u>	
<u>Al Holman</u>	
<u>[Signature]</u>	
<u>Ramiro Espino</u>	
<u>Santo F. Valde</u>	
<u>Rufus Ewing</u>	
<u>[Signature]</u>	
<u>[Signature]</u>	
<u>George L. Suarez</u>	

Robert J. Lovero
Mayor



K-15

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THOMAS J. PAVLIK
CITY CLERK

Date: 7-8-2011

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 3500 block of CLINTON AVE

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 3500 block
of CLINTON AVE.

The residents request permission to hold the event on August 13, 2011

With a rain date of August 27, 2011. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

Kate Walczak

Contact person is: KATE WALCZAK

Address is: ---

Phone number is: ---

PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED

WE THE UNDERSIGNED RESIDENTS OF THE 3500 BLOCK OF CLINTON

DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON AUGUST 13, 2011

BETWEEN THE HOURS OF 8AM AND 9pm., OUR RAIN DATE IS 8.27.11

ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

NAME

- Crispin Uvella
- Dwight Crellec
- Jeff Collins
- Theresa Mackenzie
- Julia Poy
- Ramon Cordero
- Pat & Tom Zimmer
- Dan Senogal
- Maria Pycypis
- ~~Christina J. Bermejo~~
- Karen Velez
- Annette Moren
- Adriana Astengo
- Samantha Ari
- Wiley

Robert J. Lovero
Mayor



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THOMAS J. PAVLIK
CITY CLERK

K-14

Date: June 28, 2011

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 1200 block of Home Ave

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 1200 block
of Home Ave.

The residents request permission to hold the event on Aug. 13, 2011

With a rain date of Aug 27, 2011. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

Anna Cirilo

Contact person is: Anna Cirilo

Address is: _____

Phone number is: _____

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

WE THE UNDERSIGNED RESIDENTS OF THE 1200 BLOCK OF Home 0
DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON Aug. 13 2011
BETWEEN THE HOURS OF NOON AND DUSK, OUR RAIN DATE IS Aug 27 2011
ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

NAME

- Ana Cuijs
- Nancy Shaw
- Candace Price
- Alfredo Rodriguez
- Ruth Carter
- Crystal Mendez
- Gabriela Alvarado
- Deborah Powers
- Stephanie Kolb
- C. J. HyBL
- CHARLOTTE HYBL
- Reynaldo Rocha
- Dave Andre
- Robert Bonilla
- Celeste Hill
- Robt J. Horn Jr.
- Don Thomas
- Michael Fisher
- Margo Rainey
- Sharon D. Midcalf
- Karl Compt
- Van Garcia

Robert J. Lovero
Mayor



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THOMAS J. PAVLIK
CITY CLERK

K-17

Date: 7/1/11

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 3500 block of HOME AVE

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 3500 block
of HOME AVE

The residents request permission to hold the event on August 6, 2011

With a rain date of August 7, 2011. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

Melissa Parker

Contact person is: Melissa Parker

Address is: 3 -- -- -- --

Phone number is: 3 -- -- -- --

PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED

Robert J. Lovero
Mayor



July 20th

CITY OF BERWYN
CLERK'S OFFICE
2011 JUL 18 P 1:42

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THOMAS J. PAVLIK
CITY CLERK

Date: 7-5-11

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 6900 block of 30th Place

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 6900 block
of 30th Place.

The residents request permission to hold the event on Aug 20th 2011

With a rain date of Aug 20, 2011. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

TERRY MAURIGUE

Contact person is: TERRY MAURIGUE

Address is: Berwyn IL 60402

Phone number is: _____

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

WE THE UNDERSIGNED RESIDENTS OF THE 6900 BLOCK OF 30th Place
DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON Aug 20, 2011
BETWEEN THE HOURS OF 9am AND 12pm, OUR RAIN DATE IS Aug 21, 2011
ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

NAME

ADDRESS

Ester M. Izguire
Martin Perez
GABE GROSSO
MELISSA HALL
David Perez
Elitania Perez
CYNTHIA ORRICO
Yolanda Gamino
Regustana Susana
Miguel
Wizmine Perez
Juan Chynan
ROBERT LADNO
Eddy Echeverria
MIKE & MARY AYA
Pam & Chadie Ves
Belinda & Alex Lar
DAVID & BARBARA HAN
Joe - Pam Peknu
GRACIA ZAJACHEK
CATARINA SALGADO
PATRICK J. MAGRADY

Robert J. Lovero
Mayor



CITY OF BERWYN
2011 JUL 18 P 3.54

K-19

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THOMAS J. PAVLIK
CITY CLERK

Date: _____

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 1300 block of Wenonah Ave

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 1300 block
of Wenonah Ave.

The residents request permission to hold the event on 8-20-11

With a rain date of 8-21-11. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

Melissa DelFiacco

Contact person is: Michael and Melissa DeFiacco

Address is: 12

Phone number is: (630) 231-1111

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

Robert J. Lovero
Mayor



CITY OF BERWYN
CLERK'S OFFICE
2011 JUL 19 A 10:57

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K-20

THOMAS J. PAVLIK
CITY CLERK

Date: 7/19/11

Mayor Lovero & Members
Of the Berwyn City Council

Re: Block Party 3400 block of Maple

Honorable Mayor Lovero & Members of City Council:

Attached, please find a petition for a block party on the 3400 block
of Maple.

The residents request permission to hold the event on August 20

With a rain date of August 25. We are aware of the ordinance
regarding block parties and will abide by all of them.

Thank you for your consideration.

Yours truly,

Julia Bauers

Contact person is: Julia Bauers

Address is: _____

Phone number is: _____

****PLEASE RETURN 3-4 WEEKS PRIOR TO DATE REQUESTED****

WE THE UNDERSIGNED RESIDENTS OF THE 3400 BLOCK OF Maple
DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK PARTY ON August 20
BETWEEN THE HOURS OF 9:00 AND 9:00, OUR RAIN DATE IS _____

ALL REFUSE MUST BE PLACED IN PROPER CONTAINERS FOR PICKUP BY CLEARING DISPOSAL**

NAME	ADDRESS
Joan Pacholas	
M. D.	
Charmen Lynn	
Blanche Martinek	
Ann D. Nyp	
Julia Bauers	
Seth Markin	
Chris Singer	
Dan	
Carole Kophal	
Ann Beyer	
J. Chicon	
Dezora & Dan	
Chris Burke	
Robert B. Gardner	
Michelle Gault	
Tom Hecchy	
Sandra Steele	
Frank Mundy	

Robert J. Lovero
Mayor



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www.berwyn-il.gov

Thomas Pavlik
City Clerk

Date: 7-7-11

Mayor Lovero & Members of
The Berwyn City Council

Re: **ALLEY GARAGE SALE** 1200 blocks of Harvey (East + West Side)

Honorable Mayor Lovero & Members of Council:

The residents of the 1200 block of Harvey
Name of Street/Streets

Wish to hold an **ALLEY GARAGE SALE** on 8-13-11
Date / Dates (Maximum 2)

We are aware of the *Ordinance* regarding **ALLEY GARAGE SALES** and will abide by all of them.

Thank you for your consideration.

Yours truly,

Kay Pops

Contact person is: Kay Pops - Ebenezer Church.

Address: _____

Phone number: _____

WE THE UNDERSIGNED RESIDENTS OF THE 1200 BLOCK OF Harvey
(Street)
DO HEREBY REQUEST PERMISSION TO CONDUCT A BLOCK ALLEY / GARAGE SALE Aug 13
BETWEEN THE HOURS OF 9:30 AND 3:00, OUR RAIN DATE IS _____

NAME

ADDRESS

James Vondra
Matt Gurner
Evelyn Rosa Mc
Pablo Adan
E. Strobeyta de
Ullera J. Ame
MARY STUDEBAK

Ebenezer Church
JIM WALTERS
Barb Krause
Halina Alfaro
Samy John



1300 S. Harvey Avenue Berwyn, IL 60402
Rev. Merle Den Bleyker, Pastor
Kay Rops, Director of Youth and Community Care

7/7/11

Dear City of Berwyn:

We are requesting a permit to hold a Block Sale on Aug 13, 2011 from 9:30am-3:00pm on the 1200 Block of Harvey. We are respectfully requesting to hold the sale on the FRONT lawns, rather than in the alleys. We would like to initiate block "unity" and conversations, which holding the sale on the front lawns would assist with. I, as the church Director of Youth & Community Care, will be the contact for the sale and ensuring all the necessary documents get returned. My office number at the church is 708 795 6480. I have attached the block petition form.

We thank Mr. Pavlik for sending the applications to us and for answering all our questions. He was extremely kind and helpful.

Sincerely,

A handwritten signature in cursive script that reads "Kay Rops".

Kay Rops
Director of Youth & Community Care

BERWYN CITY COUNCIL MEETING

July 26, 2011

AGENDA ADDENDUM

(D) BID OPENIN-TABULATIONS

1. PURCHASE OF NEW-UPDATED EMERGENCY WARNING SIREN SYSTEM



Denis O'Halloran
Fire Chief

Richard Swade
Assistant Fire Chief

BERWYN FIRE DEPARTMENT

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

708.788.2660 ext 3281

FAX 708.788.3039 • Emergency 9-1-1



Mayor Robert J. Lovero

SECTION I REQUEST FOR PROPOSAL

PURCHASE OF NEW-UPDATED EMERGENCY WARNING SIREN SYSTEM

NOTICE TO PROPOSERS: Sealed proposals will be received at the Office of the City Clerk, until the time and date specified below for:

PURCHASE OF AN EMERGENCY WARNING SIREN SYSTEM

RFP packets are available at the City Clerk's Office, City Hall, 6700 W. 26th Street, Berwyn, IL 60402 and at the City of Berwyn website: www.berwyn-il.gov.

ADDRESS PROPOSALS TO: Attention of the City Clerk's Office, City Hall, 6700 W. 26th Street, Berwyn, IL 60402, on or before 12:00 p.m., on July 22, 2011. Proposals shall be sealed and clearly marked on the front "**Proposal for Emergency Warning Siren System.**" **FAXED PROPOSALS WILL NOT BE ACCEPTED.**

PROPOSALS ARE DUE NO LATER THAN: 12:00 p.m. on July 22, 2011. Proposers shall submit four (4) copies of their proposal. Bids will be opened and read aloud at 8:00 pm during the July 26, 2011 City Council meeting.

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

QUESTIONS: All questions and clarifications regarding this Request for Proposal must be submitted no later than July 18, 2011 by e-mailing the following City Representative:

Denis O'Halloran
Fire Chief

DO'Halloran@ci.berwyn.il.us
(708) 788-2660 ext 3280

INDEX:

Section I	Request for Proposals
Section II	Specific Conditions and Instructions to this Proposal
Section III	General Conditions and Instructions to Proposers
Section IV	Company References
Section V	Company Information & Signature Sheet

