ROBERT J. LOVERO
MAYOR

AGENDA
BERWYN CITY COUNCIL
March 10, 2020 at 8:00 PM

MARGARET PAUL
CITY CLERK

The Mayor and City Council welcome you. Please note: comments are permitted only during Open Forum and only for items not already on the agenda. When called upon by the Mayor, kindly state your name and address for the record. Thank you for your participation.

A. Pledge of Allegiance and Moment of Silence

B. Open Forum

C. Approval of Minutes

1. Regular City Council and COW Minutes of February 25, 2020

D. Bid Openings

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

1. BDC: An **Ordinance** entitled **"An Ordinance of the City of Berwyn, Cook County, Illinois, Approving First Amendment to Tax Increment Redevelopment Plan and Project for the Harlem Avenue Redevelopment Project Area"**
2. BDC: An **Ordinance** entitled **"An Ordinance of the City of Berwyn, Cook County, Illinois, Designating the First Amended Harlem Avenue Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act**
3. BDC: An **Ordinance** entitled **"An Ordinance of the City of Berwyn, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the First Amended Harlem Avenue Redevelopment Project Area"**
4. BDC: An **Ordinance** entitled **"An Ordinance of the City of Berwyn, Cook County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Ridgeland Avenue Redevelopment Project Area"**
5. BDC: An **Ordinance** entitled **"An Ordinance of the City of Berwyn, Cook County, Illinois, Designating the Ridgeland Avenue Redevelopment TIF Project Area of said City Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act"**
6. BDC: An **Ordinance** entitled **"An Ordinance of the City of Berwyn, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the Ridgeland Avenue Redevelopment Project Area"**
7. BDC: **Resolution Approving the 30th Annual Route 66 Car Show on 8/29/2020 and Authorization of City Services and Necessary Street Closures**

F. Reports from the Mayor

1. **Proclamation: Women's History Month – March 2020**
2. An **Ordinance** entitled **"An Ordinance Amending Chapter 262 of the Codified Ordinances of Berwyn Regarding Increasing the Number of Commissioners on the Fire and Police Commission from Three to Five"**
3. Appointment of Alice Solis and Kenneth Waszak to the Fire and Police Commission
4. Police Chief: Recommended Board Appointments Due to Retirements – Germane to F-5, F-6, F-7
5. Appointment of Michael G. Cirolia to the Auxiliary Review Board
6. Appointment of Michael G. Cirolia to the 9-1-1 Emergency Telephone System Board
7. Appointment of Guy Papa to the 9-1-1 Emergency Telephone System Board

G. Reports from the Clerk

H. Zoning Boards of Appeals

1. Findings of Fact and **Ordinance** entitled **"An Ordinance Approving a Preliminary and Final Plan for a Planned Development/Special Use within the C-2 Traditional Mixed-Use Zoning District at the Addresses Commonly Known as 6737-6747 W. Cermak, 2207-2211 S. Oak Park Avenue, and 2215-2219 S. Oak Park Avenue – GW Cermak Oak Park, LLC"**

I. Reports from the Aldermen, Committees and Board

1. Ald. Reardon: Youth Crossroads Spring Service Trip
2. Ald. Reardon: Denial of Superzone Parking Designation for 3000 Block of Maple

J. Reports from the Staff

1. Deferred Item J-3 from 2/11/20 – Superzone Parking
2. Deferred Item J-4 from 2/11/20 – Superzone Decals

In accordance with the provisions of the Americans with Disabilities Act, any individual in the need of a reasonable accommodation in order to participate in or benefit from attendance at a City of Berwyn public meeting should contact City Clerk Margaret Paul at (708) 788-2660 as early in advance as possible.

3. Police Chief: Permission and Authorization for NBPD Easter Parade on 4/11/20 – Informational
4. Police Chief: Permission and Authorization for St. Mary of Celle Stations of the Cross Procession on 4/10/20 – Informational
5. Fire Chief: Request for Permission to Hire Next Qualified Candidate – Firefighter/Paramedic
6. City Attorney: Authorization for Settlement of 2019L004114 in the amount of $165,000.00
7. Public Works Dir.: Authorization to Request Proposals for Landscaping Maintenance in the Four Commercial Corridors
8. Finance Dir.: 2020 Appropriation **Ordinance** entitled **"The Annual Appropriation Ordinance of the City of Berwyn, Cook County, Illinois for the Fiscal Year 2020"**

K. Consent Agenda

1. Payroll: 2/19/20 in the amount of $1,245,185.25 - Informational
2. Payables: 02/27/20 to 03/11/20 in the amount of $333,134.91 – Informational
3. Building and Local Permits – February 2020 – Informational
4. Finance Dir.: List of Business Licenses Issued in January and February 2020 – Informational
5. Finance Dir.: Ordinance Fines Collected by City of Berwyn in January and February 2020 - $30,743 – Informational
6. Finance Dir.: Compliance Tickets Collected by Police Dept. in January and February 2020 - $12,845 – Informational
7. Finance Dir.: Adjudication Fines Collected by Police Dept. in January and February 2020 - $4,230 – Informational
8. Finance Dir.: Parking Tickets Collected by City of Berwyn in January and February 2020 - $261,186.02 – Informational
9. Finance Dir.: Seizure & Impound Fees Collected by Police Dept. in January and February 2020 - $16,500 – Informational
10. Finance Dir.: Court Fines Collected by the Municipal Dept. of Circuit Court in January and February 2020 - $8,888.60 – Informational
11. Event Request: **Fitzgerald's – American Music Festival** – July 2-5, 2020
12. Handicapped Parking Application #**1311 – 1939 S. Harvey – Denial of Space**

Margaret Paul

City Clerk No. of Items: 38

In accordance with the provisions of the Americans with disabilities Act, any individual in the need of a reasonable accommodation in order to participate in or benefit from attendance at a City of Berwyn public meeting should contact City Clerk Margaret Paul at (708) 788-2660 as early in advance as possible.

C-1

Berwyn City Council Committee of the Whole
Minutes of February 25, 2020

Mayor Lovero called the Committee of the Whole to Order at 6:00 p.m. The following Aldermen answered present: Lennon, Reardon, Fejt, Santoy, Ruiz, Avila, and Nowak.

1. **Depot District Utilities Public Hearing**: Mayor Lovero recognized Clerk Paul. Clerk Paul called the Public Hearing concerning the City of Berwyn Illinois Environmental Protection Agency Project Summary and Preliminary Environmental Impacts Determination for the Depot District water main replacement to Order. Clerk Paul presented a copy of the Lawndale Bilingual Newspaper Proof of Publication of the Notice of Public Hearing on February 6, 2020. Clerk Paul also stated that she placed the Notice of Public Hearing in the Berwyn Life newspaper for publication the following week. Clerk Paul stated that she had hung copies of the Notice of Public Hearing in City Hall and had copies of the ***Illinois Environmental Protection Agency Project Summary and Preliminary Environmental Impacts Determination for the Depot District water main replacement*** letter dated January 23, 2020 available for public distribution.

   Clerk Paul recognized Berwyn Public Works Director Robert Schiller. Mr. Schiller introduced the Terra Engineering Ltd representatives to conduct the project presentation. Mr. Timothy Barry of Terra Engineering first invited all attendees to complete the Sign-In Sheets. Copies of the pamphlet ***Public Meeting Berwyn Depot District Utility Improvements Sewer and Water*** were distributed.

   Mr. Barry stated that the presentation would cover the Water Main Replacement Project as well as the planned Depot District sewer system improvements. He then gave a Power Point presentation regarding the projects. He directed the attendees to view maps of the project area hung at the back of Council Chambers.

   Mr. Barry concluded his presentation. He invited the attendees to ask questions or give statements on the project. Questions from the public and elected officials ensued. Mr. Barry stated that the Terra Engineering team would be present after the hearing to answer additional questions.

   Clerk Paul adjourned the Public Hearing at 6:30 p.m.

2. **Ridgeland and Harlem Public Hearings**: Mayor Lovero asked for a call of the roll. Aldermen Lennon, Ramirez, Reardon, Fejt, Santoy, Ruiz, Avila, and Nowak answered present. The Mayor recognized Clerk Paul. Clerk Paul called the Public Hearing concerning the Proposed First Amendment to the Harlem TIF to order at 6:40 p.m. Clerk Paul recognized Berwyn Development Corporation (BDC) Executive David Hulseberg. Mr. Hulseberg asked the attendees to remember to sign the Sign-In sheet for the meeting. He distributed a handout entitled: ***City of Berwyn Proposed 1st Amendment to Harlem TIF – Public Hearing February 25, 2020***. He introduced Bill McKenna of Kane,

McKenna and Associates, Inc. Mr. McKenna led the attendees through the material and a Power Point presentation on the proposed amendment to the Harlem TIF district.

Mayor Lovero asked that the consultant review the map distributed. He stated the map provided included his property on Cermak and that the property should be excluded from the TIF area.

Mr. Hulseberg invited the attendees to ask questions at the conclusion of Mr. McKenna's presentation. A question and answer period ensued.

Clerk Paul adjourned the Public Hearing concerning the Harlem TIF at 7:20 p.m. She immediately called the Public Hearing concerning the proposed Establishment of the Ridgeland Avenue TIF district to order. Aldermen Lennon, Ramirez, Reardon, Fejt, Santoy, Ruiz, Avila and Nowak answered Present on the call of the roll. Clerk Paul then recognized Mr. Hulseberg

Mr. Hulseberg distributed copies of a handout entitled: ***City of Berwyn Proposed Ridgeland Avenue TIF – Public Hearing February 25, 2020.*** Mr. McKenna gave a Power Point presentation on the proposed TIF district. Attendees were invited to ask questions on the proposed TIF. A question and answer period ensued.

Clerk Paul adjourned the Public Hearing at 7:35 p.m.

3. **2020 Draft Budget Document Distribution**: Mayor Lovero recognized Finance Director Benjamin Daish. Mr. Daish distributed draft copies of the City of Berwyn 2020 Annual Budget. He thanked all involved for helping to complete the draft budget. He announced that a Public Hearing on the budget would be called on Tuesday, March 10 at 5:45 p.m.

Adjournment: There being no further item before the Council, Ald. Lennon made the motion, seconded by Ald. Santoy, to adjourn the Committee of the Whole. The motion carried by a unanimous voice vote.

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

Respectfully submitted by,

Margaret Paul

Margaret Paul, City Clerk

G-1

MINUTES
Regular Berwyn City Council Meeting
February 25, 2020

A. Meeting Opening:
Mayor Lovero called the Regular Meeting of the City Council to Order at 8:00 P.M. Aldermen Lennon, Ramirez, Reardon, Fejt, Santoy, Ruiz, Avila, and Nowak answered Present on the Call of the Roll. Mayor Lovero led the Council and those in attendance in the Pledge of Allegiance. He asked for a moment of silence in memory of former City Clerk Donald Pechous and for the safety of our local First Responders.

B. Open Forum:
- Ms. Orozco from St. Odilo Parish announced the parish's Mardi gras dinner dance and raffle. She invited local business to be sponsors of the event.
- BDC President Andy Sotirapoulis explained the Illinois' tax revenue change regarding video gaming terminals and the effect on business owners with gaming machine licenses.
- Ald. Avila distributed information on the upcoming Census.

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

D. Bid Openings: None submitted

I-4: Motion by Ald. Avila, seconded by Ald. Nowak, to bring forward I-4. The motion carried by a unanimous voice vote. Ald. Avila made the motion, seconded by Ald. Nowak, to concur and appoint Dylan Duncan to the position of Probationary Firefighter/Paramedic in the Berwyn Fire Department. The motion carried by a unanimous voice vote. Clerk Paul administered the Oath of Office to Mr. Duncan.

E. Berwyn Township, Berwyn Health District, Berwyn Development Corporation:
E-1: Ald. Lennon made the motion, seconded by Ald. Avila, to **adopt** the Ordinance entitled **An Ordinance Amending Part 12, Title 4 of the Berwyn Code of Ordinances Regarding Zoning for the City of Berwyn, County of Cook, State of Illinois,** direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. The motion carried by a unanimous roll call vote.

F. Reports from the Mayor:
F-1: Ald. Avila made the motion, seconded by Ald. Lennon to **adopt** the **Proclamation** recognizing **February 2020 as African American History Month** in Berwyn, direct the Corporate Authorities to affix the necessary signatures and place it on its way to passage. The motion carried by a unanimous voice vote.

G. Reports from the Clerk:
G-1: Ald. Avila made the motion, seconded by Ald. Nowak, to approve the Resolution approving of the North Berwyn Park District Corrida del Mariachi 5-K run, direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. The motion carried by a unanimous voice vote.
G-2: Ald. Avila made the motion, seconded by Ald. Nowak, to approve the additional street and alley closures as requested by the North Berwyn Park District for their event on August 14 and August 15, 2020. The motion carried by a unanimous voice vote.
G-3: Ald. Lennon made the motion, seconded by Ald. Nowak, to approve the event application submitted by the Christian Congregation of Jehovah's Witnesses as submitted (deferred K-5 from 2/11/2020). The motion carried by a unanimous voice vote.

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

I. Reports from the Aldermen, Committees and Boards:

I-1: Motion by Ald. Ramirez, seconded by Ald. Reardon, to accept his communication as informational. Prior to his motion, Ald. Ramirez spoke at length about the purpose of his communication. Public Works Director Schiller was recognized. A lengthy discussion ensued. The motion carried by a unanimous voice vote.

I-2: Motion by Ald. Ramirez, seconded by Ald. Lennon, to accept his communication as informational. Prior to his motion, Ald. Ramirez spoke at length about the purpose of his communication. Discussion ensued. The motion carried by a unanimous voice vote.

I-3: Motion by Ald. Reardon, seconded by Ald. Ramirez, to refer her communication to the March 10, 2020 Committee of the Whole. The motion carried by a unanimous voice vote.

J. Reports from the Staff:

J-1: Motion by Ald. Santoy, seconded by Ald. Lennon, to accept Finance Director Daish's communication as informational. The motion carried by a unanimous voice vote.

J-2: Motion by Ald. Avila, seconded by Ald. Fejt, to adopt the Resolution approving the annual Baseball Parade on April 25, 2020, direct the Corporate Authorities to affix the necessary signatures and send it on its way to passage. The motion carried by a unanimous voice vote.

J-3: Ald. Ramirez made the motion, seconded by Ald. Reardon, to refer the proposed Ordinance entitled **An Ordinance Amending Chapters 804, 827, and 879B of the Codified Ordinances of Berwyn Regarding Video Gaming Terminals and Automatic Amusement Machines for the City of Berwyn, County of Cook, State of Illinois** to the Licensing and Taxation Aldermanic Committee. City Licensing Officer Anthony Perri was recognized. Discussion ensued. Mayor Lovero called for the vote. Ald. Ramirez and Ald. Reardon voted AYE. Aldermen Lennon, Fejt, Santoy, Ruiz, Avila, and Nowak voted NAY. Thereafter, Ald. Lennon made the motion, seconded by Ald. Santoy, to **adopt the** Ordinance, direct the Corporate Authorities to affix the necessary signatures and place it on its way to passage. On the call of the roll, Aldermen Lennon, Fejt, Santoy, Ruiz, Avila, and Nowak voted AYE. Aldermen Ramirez and Reardon voted NAY.

K. Consent Agenda:

Motion by Ald. Avila, seconded by Ald. Ruiz, to approve items K-2 through K-10 as submitted by omnibus designation. The motion carried by a unanimous voice vote.

Aldermanic Committee Meetings / Announcements: Ald. Ruiz announced a Sixth Ward Meeting for Saturday, March 7, 2020 at 10:00 a.m. Ald. Nowak announced an Administration Aldermanic Committee meeting in Council Chambers on March 4, 2020 at 5:00 p.m. and an Eighth Ward meeting on March 25, 2020 at 6:00 p.m.

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

Respectfully submitted,

Margaret Paul

Margaret Paul, City Clerk

E-1

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

AN ORDINANCE OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS, APPROVING FIRST AMENDMENT TO TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE HARLEM AVENUE REDEVELOPMENT PROJECT AREA

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

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

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

FIRST ORDINANCE

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS, APPROVING FIRST AMENDMENT TO TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE HARLEM AVENUE REDEVELOPMENT PROJECT AREA

* * * * *

WHEREAS, the City of Berwyn ("City") is a home rule municipality organized under the laws of the State of Illinois; and

WHEREAS, the General Assembly of the State of Illinois has provided by law the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("Act"), to assist in the financing of certain improvements in areas in the City which meet the requirements therein; and

WHEREAS, the City, pursuant to Ordinance Numbers 11-26, 11-27, and 11-28 adopted on July 27, 2011, established the City's Harlem Avenue Tax Increment Financing District ("Original TIF District") relative to the redevelopment project area, legally described in EXHIBIT A attached hereto and made part hereof ("Original Redevelopment Project Area"), approved a redevelopment plan and project in relation to the Original TIF District ("Original Redevelopment Plan and Project") and adopted tax increment financing for the Original TIF District; and

WHEREAS, the City desires to add certain parcels of property to the Original Redevelopment Project Area, said parcels of property being legally described in EXHIBIT B attached hereto and made part hereof ("Added Parcels"); and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Mayor and City Council of the City (the "Corporate Authorities") called a public hearing relative to amending the Original Redevelopment Project Area and Original Redevelopment Plan and Project to add the Added Parcels to the Original Redevelopment Project Area ("First Amended Redevelopment Project Area") and the Original Redevelopment Plan and Project ("First Amended Redevelopment Plan and Project") under the Act for February 25, 2020; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Illinois Department of Commerce and Economic Opportunity by certified mail on December 23, 2019, by publication on January 30, 2020 and February 6, 2020 (in English) and January 31, 2020 and February 7, 2020 (in Spanish), and by certified mail to taxpayers within the Area on December 23, 2019, 2019; and

WHEREAS, the City has heretofore convened a meeting of the Joint Review Board, which gave a positive recommendation, as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed First Amended Redevelopment Project Area that could cause the First Amended Redevelopment Project Area to be confirmed as a "conservation area" as defined in the Act, including obsolescence, deterioration, excessive vacancies, inadequate utilities, lack of community planning, and a lagging equalized assessed value; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed First Amended Redevelopment Project Area to determine

whether private development would take place in the proposed First Amended Redevelopment Project Area as a whole without the adoption of the proposed First Amended Redevelopment Plan and Project; and

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

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

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

Section 1. Findings. That the Corporate Authorities hereby make the following findings:

a. The First Amended Redevelopment Area is legally described in EXHIBIT C attached hereto and incorporated herein as if set out in full by this reference. The general street location for the First Amended Redevelopment Area is described in EXHIBIT D attached hereto and incorporated herein as if set out in full by this reference. The map of the First Amended Redevelopment Area is depicted on EXHIBIT E attached hereto and incorporated herein as if set out in full by this reference.

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

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

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

e. As set forth in the First Amended Redevelopment Plan and Project, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the First Amended Redevelopment Plan and Project, shall be retired within twenty-three (23) years after the Area is designated.

f. The Added Parcels are contiguous to one another and the Original Redevelopment Project Area, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

Section 2. Plan and Project Approved. That the First Amended Redevelopment Plan and Project, which were the subject matter of the public hearing held on February 25, 2020, are hereby adopted and approved. A copy of the First Amended Redevelopment Plan and Project is set forth in EXHIBIT F attached hereto and incorporated herein as if set out in full by this reference.

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

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Original Redevelopment Project Area Legal Description

EXHIBIT B – Added Parcels Legal Description

EXHIBIT C – First Amended Redevelopment Project Area Legal Description

EXHIBIT D – First Amended Redevelopment Project Area General Street Location

EXHIBIT E– Map of First Amended Redevelopment Project Area

EXHIBIT F– First Amended Redevelopment Plan and Project

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

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

APPROVED this ____day of _____2020.

_____
Robert J. Lovero
MAYOR

ATTEST:

_____
Margaret Paul
CITY CLERK

EXHIBIT A

ORIGINAL REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

ORIGINAL HARLEM AVENUE REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

THAT PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY AVENUE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT F, LOT E, LOT D, LOT C, LOT B AND LOT A IN BERWYN MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, ALSO BEING THE SOUTH LINES OF LOTS 26, 37, 88, 99, 150, 161, 212, 223, 274, 285, 336 and 347 IN SAID BERWYN MANOR;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE EAST ACROSS RIDGELAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 18 FEET OF LOT 27 IN BLOCK 5 IN B. PINKERT AND SONS 22ND STREET SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 66 FEET THEREOF), OF THE CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 18 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 18 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.49 FEET OF LOT 12 IN SAID BLOCK 5;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.49 FEET OF LOT 12;

THENCE EAST ACROSS CUYLER AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.51 FEET OF LOT 27 IN BLOCK 6 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.51 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.51 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.55 FEET OF LOT 12 IN SAID BLOCK 6;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.55 FEET OF LOT 12;

THENCE EAST ACROSS HIGHLAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.57 FEET OF LOT 27 IN BLOCK 7 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.65 FEET OF LOT 12 IN SAID BLOCK 7;

THENCE EAST ACROSS HARVEY AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.66 FEET OF LOT 27 IN BLOCK 8 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.71 FEET OF LOT 12 IN SAID BLOCK 8, ALSO BEING THE WEST LINE OF LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD;

THENCE SOUTH TO THE INTERSECTION OF THE SOUTH LINE OF SAID CERMAK ROAD WITH THE WEST LINE OF SAID LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 5 IN HENRY H. & JESSIE S. WALKER'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HARVEY AVENUE;

THENCE WEST ACROSS SAID HARVEY AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HARVEY AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 6 IN SAID HENRY H. & JESSIE S. WALKER'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HIGHLAND AVENUE;

THENCE WEST ACROSS SAID HIGHLAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HIGHLAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF CUYLER AVENUE;

THENCE WEST ACROSS SAID CUYLER AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID CUYLER AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 8 IN SAID SUBDIVISION OF BLOCKS 7 AND 8 IN SAID SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF RIDGELAND AVENUE;

THENCE WEST ACROSS SAID RIDGELAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID RIDGELAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 1 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF ELMWOOD AVENUE;

THENCE WEST ACROSS SAID ELMWOOD AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID ELMWOOD AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 2 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF GUNDERSON AVENUE;

THENCE WEST ACROSS SAID GUNDERSON AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID GUNDERSON AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 3 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF SCOVILLE AVENUE;

THENCE WEST ACROSS SAID SCOVILLE AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID SCOVILLE AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 4 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF EAST AVENUE;

THENCE WEST ACROSS SAID EAST AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID EAST AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH AND ADJOINING LOT 5 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 5 AND ALSO ALONG THE NORTH LINE OF LOT 6 IN J. KLICMAN'S RESUBDIVISION OF THE WEST HALF OF LOT 1 AND LOT 4 (EXCEPT THE SOUTH 62 FEET) IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHWEST CORNER SAID LOT 6, ALSO BEING A POINT ON THE EAST LINE OF CLARENCE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTH 31.5 FEET OF THE SOUTH QUARTER OF LOT 3 IN SAID CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID WEST LINE OF LOT 3 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 10 IN KLIMA'S SUBDIVISION OF LOTS 1 & 2 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST 41 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT IN THE CENTERLINE OF WESLEY AVENUE;

THENCE NORTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING,

EXCEPT

LOT 217 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

ADDED PARCELS
LEGAL DESCRIPTION

HARLEM CERMAK TIF FIRST AMENDMENT ADDED PARCELS LEGAL DESCRIPTION

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

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY EXTENSION

THEREOF TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WISCONSIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF THE EAST-WEST

ALLEY LYING NORTH OF AND ADJOINING LOT "G" IN SAID BERWYN GARDENS SUBDIVISION;

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

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19;
THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

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

THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST ON AN ASSUMED BEARING ALONG SAID SOUTH RIGHT-OF-WAY LINE 286.00 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES WEST, A DISTANCE OF 5.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

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

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

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

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

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

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

ALSO EXCEPTING,

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

FIRST AMENDED REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

LEGAL DESCRIPTION (HARLEM AVENUE TIF FIRST AMENDMENT):

HARLEM CERMAK TIF FIRST AMENDMENT LEGAL DESCRIPTION

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

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

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

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

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

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

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

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

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

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

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, 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.

AND

THAT PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY AVENUE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT F, LOT E, LOT D, LOT C, LOT B AND LOT A IN BERWYN MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, ALSO BEING THE SOUTH LINES OF LOTS 26, 37, 88, 99, 150, 161, 212, 223, 274, 285, 336 and 347 IN SAID BERWYN MANOR;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE EAST ACROSS RIDGELAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 18 FEET OF LOT 27 IN BLOCK 5 IN B. PINKERT AND SONS 22ND STREET SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 66 FEET THEREOF), OF THE CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 18 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 18 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.49 FEET OF LOT 12 IN SAID BLOCK 5;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.49 FEET OF LOT 12;

THENCE EAST ACROSS CUYLER AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.51 FEET OF LOT 27 IN BLOCK 6 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.51 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.51 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.55 FEET OF LOT 12 IN SAID BLOCK 6;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.55 FEET OF LOT 12;

THENCE EAST ACROSS HIGHLAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.57 FEET OF LOT 27 IN BLOCK 7 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.65 FEET OF LOT 12 IN SAID BLOCK 7;

THENCE EAST ACROSS HARVEY AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.66 FEET OF LOT 27 IN BLOCK 8 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.71 FEET OF LOT 12 IN SAID BLOCK 8, ALSO BEING THE WEST LINE OF LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD;

THENCE SOUTH TO THE INTERSECTION OF THE SOUTH LINE OF SAID CERMAK ROAD WITH THE WEST LINE OF SAID LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 5 IN HENRY H. & JESSIE S. WALKER'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HARVEY AVENUE;

THENCE WEST ACROSS SAID HARVEY AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HARVEY AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 6 IN SAID HENRY H. & JESSIE S. WALKER'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HIGHLAND AVENUE;

THENCE WEST ACROSS SAID HIGHLAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HIGHLAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF CUYLER AVENUE;

THENCE WEST ACROSS SAID CUYLER AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID CUYLER AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 8 IN SAID SUBDIVISION OF BLOCKS 7 AND 8 IN SAID SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF RIDGELAND AVENUE;

THENCE WEST ACROSS SAID RIDGELAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID RIDGELAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 1 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF ELMWOOD AVENUE;

THENCE WEST ACROSS SAID ELMWOOD AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID ELMWOOD AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 2 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF GUNDERSON AVENUE;

THENCE WEST ACROSS SAID GUNDERSON AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID GUNDERSON AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 3 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF SCOVILLE AVENUE;

THENCE WEST ACROSS SAID SCOVILLE AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID SCOVILLE AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 4 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF EAST AVENUE;

THENCE WEST ACROSS SAID EAST AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID EAST AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH AND ADJOINING LOT 5 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 5 AND ALSO ALONG THE NORTH LINE OF LOT 6 IN J. KLICMAN'S RESUBDIVISION OF THE WEST HALF OF LOT 1 AND LOT 4 (EXCEPT THE SOUTH 62 FEET) IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHWEST CORNER SAID LOT 6, ALSO BEING A POINT ON THE EAST LINE OF CLARENCE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTH 31.5 FEET OF THE SOUTH QUARTER OF LOT 3 IN SAID CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID WEST LINE OF LOT 3 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 10 IN KLIMA'S SUBDIVISION OF LOTS 1 & 2 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST 41 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT IN THE CENTERLINE OF WESLEY AVENUE;

THENCE NORTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING,

EXCEPT

LOT 217 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT D

The Redevelopment Project Area (the "RPA") RPA is generally bounded on the south by the 31st Street, on the east by Lombard Avenue, on the north by Cermak Road (including properties on the north and south side of Cermak Road), and on the west by the City Boundaries at Harlem Avenue. The RPA contains mixed residential uses, retail/commercial properties and institutional uses.

EXHIBIT E

MAP OF FIRST AMENDED REDEVELOPMENT PLAN AND PROJECT

HARLEM CERMAK TIF, AS AMENDED, BOUNDARY MAP



EXHIBIT F

FIRST AMENDED REDEVELOPMENT PLAN AND PROJECT

FIRST AMENDMENT TO THE CITY OF BERWYN HARLEM TIF PROJECT AREA

Prepared Jointly by:

City of Berwyn
and
Kane, McKenna and Associates, Inc.

Original Redevelopment Plan and Project: July, 2011
First Amendment to Redevelopment Plan and Project: November, 2019

The City of Berwyn's (hereinafter the "City") Harlem TIF Redevelopment Project Area is hereby amended as described herein. The amendatory language contained herein constitutes the First Amendment to the TIF Redevelopment Plan adopted in 2011.

1) All references to "Harlem TIF" throughout the City of Berwyn TIF Redevelopment Plan Harlem TIF District" shall be amended to read as "Harlem Cermak TIF"

2) Section I "Introduction", subsection "Community Background", on Page 2, second paragraph, third sentence shall be amended to read "Harlem Avenue and Cermak Road, two of the oldest arterial roads in the region, serve as important gateways to the community."

3) Section I "Introduction", subsection "the Proposed TIF District", on Page 3, is hereby replaced with the following:

   "The proposed RPA, as amended, consists of approximately 351 tax parcels."

4) Section I "Introduction", subsection "the Proposed TIF District", on Page 3, at the end of the first paragraph, the following sentence shall be added

   "The retail, commercial and mixed-use areas along the north and south sides of Cermak Road between Harlem Avenue to the west and Lombard Avenue to the east are included in the amended TIF District."

5) Section II "Redevelopment Project Legal Description", on page 7, shall be replaced with an amended Appendix 1.

6) Section II "RPA Legal Description", on page 7, references a legal description in Appendix 1. The boundary map, as amended, is now included in Appendix 1 attached hereto.

7) Section IV "Evidence of the Lack of Development and Growth; Fiscal Impact on Taxing Districts", subsection "Evidence of the Lack of Development and Growth Within the RPA", on page 12, will have added a new paragraph after the second paragraph as follows:

   "The RPA as amended consists of older buildings and properties located on the north and south sides of Cermak Road, between Harlem Avenue to the west and Lombard Avenue to the east. Concerns relating to the marketability of current uses, along with the ability to compete in the wider market place, have served as the basis for the expansion of the RPA in order to increase investment and job creation along Cermak Road."

8) Section V "TIF Qualification Factors Present in the RPA", subsection "Findings", on page 14, is amended to add a new second paragraph as follows:

   "The amended RPA was also studied to determine its qualification under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a

whole qualifies as a TIF district under the Act. Refer to the First Amendment Harlem Cermak TIF Eligibility Report attached as Appendix 5 in this Plan."

9) Section V "TIF Qualification Factors Present in the RPA", subsection "Eligibility Survey", on page 14, is amended to include "and November, 2019" after "August 2010". Appendix 5 is also hereby amended to include the "Harlem Cermak TIF First Amendment Eligibility Report" for the properties on the north and south side of Cermak Road between Harlem Avenue to the west and Lombard Avenue to the east.

10) Section VI "Redevelopment Project", subsection "General Land Use Plan", on Page 18, references existing land uses in Appendix 3 and future land uses in Appendix 4. The existing land uses and future land uses, as amended, are now included in Appendix 3 and Appendix 4, respectively, attached hereto.

11) Section VI "Redevelopment Project", subsection "Most Recent Assessed Valuation for the RPA", on Page 26, is amended to read in its entirety as follows:

> "The total base year equalized assessed valuation for the original Redevelopment Project Area is approximately $42,224,511, based on 2009 EAV. The First Amendment to the Plan and Project EAV is estimated to increase the base year EAV by approximately $19,776,790. The First Amendment to the RPA base equalized assessed valuation is expected to be for the 2018 tax year".

15) Section VII "Description and Scheduling of Redevelopment Project", subsection "Redevelopment Project", on Pages 27 and 28 is amended to add one new bullet point paragraph at the end of the bullet points (before subsection "Commitment to Fair Employment Practices and Affirmative Action", as follows:

> "Affordable Housing Funding: The City may fund up to 50% of the cost of construction of new housing units for units to be occupied by low income or very low-income households as defined by Section 3 of the Illinois Affordable Housing Act and pursuant to the requirements of the TIF Act."

16) Appendix 1, entitled "Legal Description of Project Area", is deleted and is replaced by an amended Appendix Exhibit 1 attached hereto and made part hereof.

17) Appendix 2, entitled "Boundary Map of RPA", is deleted and replaced by an amended Appendix 2 attached hereto and made part hereof.

18) Appendix 3, entitled "Existing Land Use Map of RPA", is deleted and replaced by an amended Appendix 3 attached hereto and made part hereof.

19) Appendix 4, entitled "Future Land Use Map of RPA" is deleted and replaced by an amended Appendix 4 attached hereto and made part hereof.

20) Appendix 5, entitled "TIF Qualification Report" is amended to add "First Amendment to the City of Berwyn Harlem Cermak TIF" attached hereto and made part hereof.

21) Appendix 6, entitled "Housing Impact Study" is amended to add "City of Berwyn Housing Impact Study for the Proposed Amended Harlem Cermak Tax Increment Financing Redevelopment Project Study Area" attached hereto and made part hereof.

APPENDIX 1

HARLEM CERAMK TIF, AS AMENDED

LEGAL DESCRIPTION

HARLEM CERMAK TIF LEGAL DESCRIPTION, AS AMENDED

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

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO 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, 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.

AND

THAT PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY AVENUE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT F, LOT E, LOT D, LOT C, LOT B AND LOT A IN BERWYN MANOR, BEING A SUBDIVISION IN THE SOUTH

HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, ALSO BEING THE SOUTH LINES OF LOTS 26, 37, 88, 99, 150, 161, 212, 223, 274, 285, 336 and 347 IN SAID BERWYN MANOR;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE EAST ACROSS RIDGELAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 18 FEET OF LOT 27 IN BLOCK 5 IN B. PINKERT AND SONS 22ND STREET SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 66 FEET THEREOF), OF THE CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 18 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 18 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.49 FEET OF LOT 12 IN SAID BLOCK 5;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.49 FEET OF LOT 12;

THENCE EAST ACROSS CUYLER AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.51 FEET OF LOT 27 IN BLOCK 6 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.51 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.51 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.55 FEET OF LOT 12 IN SAID BLOCK 6;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.55 FEET OF LOT 12;

THENCE EAST ACROSS HIGHLAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.57 FEET OF LOT 27 IN BLOCK 7 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.65 FEET OF LOT 12 IN SAID BLOCK 7;

THENCE EAST ACROSS HARVEY AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.66 FEET OF LOT 27 IN BLOCK 8 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.71 FEET OF LOT 12 IN SAID BLOCK 8, ALSO BEING THE WEST LINE OF LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD;

THENCE SOUTH TO THE INTERSECTION OF THE SOUTH LINE OF SAID CERMAK ROAD WITH THE WEST LINE OF SAID LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 5 IN HENRY H. & JESSIE S. WALKER'S SUBDIVISION OF

BLOCKS 5 AND 6 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HARVEY AVENUE;

THENCE WEST ACROSS SAID HARVEY AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HARVEY AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 6 IN SAID HENRY H. & JESSIE S. WALKER'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HIGHLAND AVENUE;

THENCE WEST ACROSS SAID HIGHLAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HIGHLAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF CUYLER AVENUE;

THENCE WEST ACROSS SAID CUYLER AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID CUYLER AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 8 IN SAID SUBDIVISION OF BLOCKS 7 AND 8 IN SAID SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF RIDGELAND AVENUE;

THENCE WEST ACROSS SAID RIDGELAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID RIDGELAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 1 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF ELMWOOD AVENUE;

THENCE WEST ACROSS SAID ELMWOOD AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID ELMWOOD AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 2 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF GUNDERSON AVENUE;

THENCE WEST ACROSS SAID GUNDERSON AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID GUNDERSON AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 3 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF SCOVILLE AVENUE;

THENCE WEST ACROSS SAID SCOVILLE AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID SCOVILLE AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 4 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF EAST AVENUE;

THENCE WEST ACROSS SAID EAST AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID EAST AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH AND ADJOINING LOT 5 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 5 AND ALSO ALONG THE NORTH LINE OF LOT 6 IN J. KLICMAN'S RESUBDIVISION OF THE WEST HALF OF LOT 1 AND LOT 4 (EXCEPT THE SOUTH 62 FEET) IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHWEST CORNER SAID LOT 6, ALSO BEING A POINT ON THE EAST LINE OF CLARENCE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTH 31.5 FEET OF THE SOUTH QUARTER OF LOT 3 IN SAID CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID WEST LINE OF LOT 3 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 10 IN KLIMA'S SUBDIVISION OF LOTS 1 & 2 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST 41 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT IN THE CENTERLINE OF WESLEY AVENUE;

THENCE NORTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING,

EXCEPT

LOT 217 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

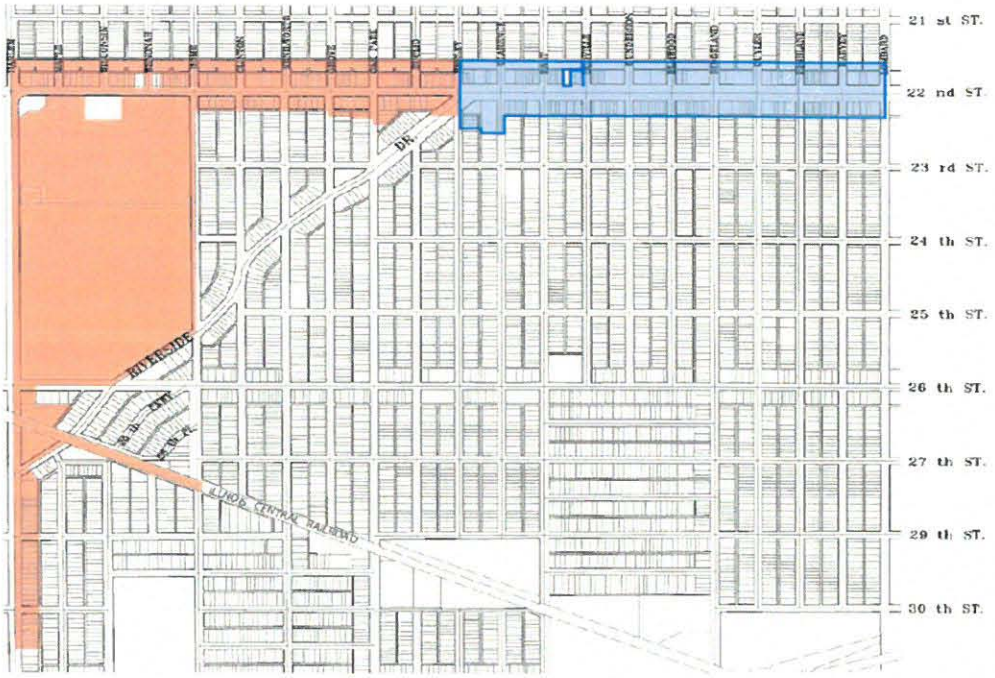
ALL IN COOK COUNTY, ILLINOIS.

APPENDIX 2

HARLEM CERAMK TIF, AS AMENDED

BOUNDARY MAP

HARLEM CERMAK TIF, AS AMENDED, BOUNDARY MAP

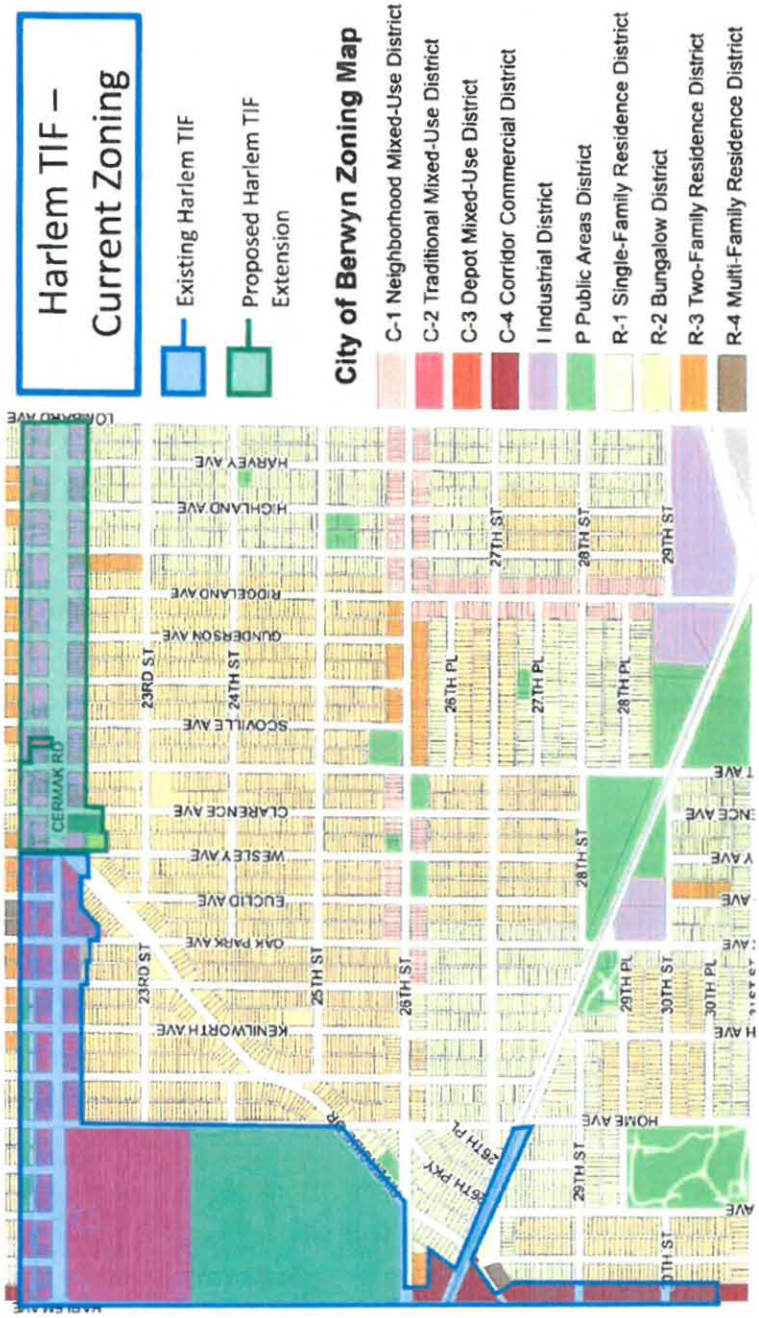


APPENDIX 3

HARLEM CAERMAK TIF, AS AMENDED

CURRENT LAND USE MAP

HARLEM CERMAC TIF, AS AMENDED, CURRENT LAND USES

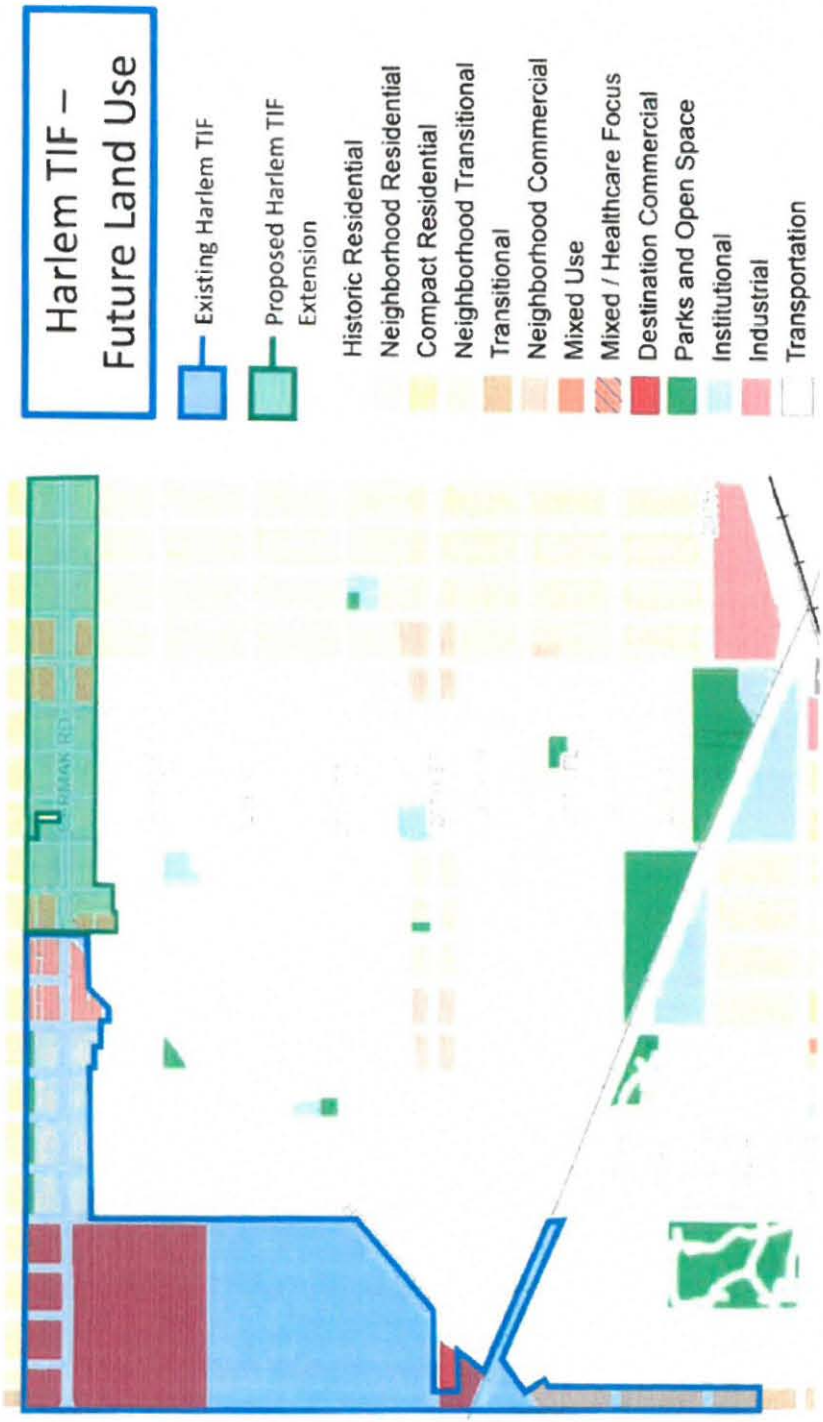


APPENDIX 4

HARLEM CERMAK TIF, AS AMENDED

FUTURE LAND USE MAP

HARLEM CERMAK TIF, AS AMENDED, FUTURE LAND USES



APPENDIX 5

FIRST AMENDMENT TO THE CITY OF BERWYN HOWARD AND RIDGE TIF QUALIFICATION/DESIGNATION REPORT

DRAFT DATED 11/27/2019

CITY OF BERWYN, ILLINOIS
HARLEM CERMAK TIF FIRST AMENDMENT
ELIGIBILITY REPORT

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

Prepared for: City of Berwyn, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

November, 2019

CITY OF BERWYN, ILLINOIS
HARLEM CERMAK TIF AMENDMENT ELIGIBILITY REPORT

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II.	**Qualification Criteria**	**4**
III.	**The Redevelopment Project Area**	**7**
IV.	**Methodology of Evaluation**	**9**
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VI.	**Summary of Findings**	**15**

Appendix A: Tax Parcels for Proposed Amendment Area
Appendix B: Boundary Map of Proposed Amendment Area

EXECUTIVE SUMMARY

In the preparation of planning for a first amendment to the Harlem Cermak TIF District within the boundaries described in the map attached hereto as Exhibit 1 (the "TIF Amendment" or the "Amendment Area"), the City of Berwyn (the "City") has authorized a study of a proposed amendment to the Harlem Cermak TIF redevelopment project area to determine whether the proposed Amendment Area qualifies for consideration as a Tax Increment Financing District (the "TIF"). Kane, McKenna and Associates, Inc. ("KMA"), has agreed to undertake the study of the proposed Amendment Area.

The Harlem Cermak Amendment Area is an "L" shaped TIF District, situated along the east side Harlem Avenue between 31st Street to the south and Cermak Road to the north, then extending east along both sides of Cermak Road to Wesley Avenue. The proposed Amendment Area extends eastward from Wesley Avenue, along the north and south sides of Cermak Road, to Lombard Avenue.

The proposed Amendment Area exhibits signs of deterioration, lack of community planning, deleterious layout, and obsolescence which has resulted in piecemeal development. \Many properties are functionally obsolete due to age and current market conditions and underutilized buildings are present as well. Site preparation and land assembly may also be necessary in order to reconfigure parcels and improvements for more contemporary uses and various other commercial/retail/residential mixed uses. The qualification factors discussed within this Report qualify the proposed Amendment Area as a "conservation area", as that term is hereinafter defined pursuant to 65 ILCS 5/11-74.4-3 et. seq., as amended.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification of the proposed Amendment Area:

1) *The area qualifies as a "conservation area"* – The proposed Amendment Area qualifies as a "conservation area" as defined under the TIF Act. The area in aggregate is in danger of declining toward a blighted condition due to factors identified in this report which the area generally suffers from. These conditions prevent or threaten healthy economic and physical development of the area. The TIF Act states that an area may only qualify as a "conservation area" if the majority (50% or more) of the structures are 35 years or older. For the proposed Amendment Area, 71 of the 80 structures, or 89%, are 35 years or older in age. Thus, the proposed Amendment Area meets the statutory criteria for consideration as a "conservation area."

2) *The current conditions impede redevelopment* – The existence of certain conditions found within the proposed Amendment Area present a barrier to the area's successful redevelopment. The current conditions in the proposed Amendment Area are impediments to redevelopment, creating an environment where it is reasonable to assume redevelopment would not take place "but for" the use of the TIF Act. The factors present on the ground negatively impact coordinated and substantial private sector investment in the overall area. Without the use of City planning and

economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.

3) *Viable redevelopment sites could produce incremental revenue* – Within the proposed Amendment Area, there are several parcels which potentially could, with TIF-related assistance, be redeveloped and thereby produce incremental property tax revenue. Such revenue, used in combination with other City resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the proposed Amendment Area.

4) *TIF designation is recommended* – To mitigate "conservation area" conditions, promote private sector investment, and foster the economic viability of the proposed Amendment Area, KMA recommends that the City proceed with the formal TIF designation process for the proposed Amendment Area.

Because the City may consider the redevelopment of residential parcels that could potentially dislocate 10 or more residential units within the proposed Amendment Area, the City will conduct an amendment to its existing housing impact study pursuant to the TIF Act.

I. INTRODUCTION AND BACKGROUND

The proposed Amendment Area, is located primarily along the western boundary of the City, east of Harlem Avenue, and includes frontage properties extending eastward along Cermak Road from Wesley Avenue to Lombard Avenue, in an area traditionally used for commercial and commercial-residential mixed uses.

The proposed Amendment Area is part of a strategically significant corridor along Cermak Road and has recently received substantial focus by the City. Cermak Road is an important east/west arterial road that intersects with Harlem. The intersection of the two roads has one of the highest traffic counts in western Cook County. Land uses along Cermak Road consist of commercial retail, office, and mixed uses. Most of the building structures are more than thirty-five years old, and a significant proportion of those are close to one-hundred years old. Several Cermak Road properties are registered on the national or state registry of historic places.

The *City of Berwyn Comprehensive Plan (2012)* calls for "continuing to foster a positive environment for retail, service and entertainment businesses at key locations in the City". This includes converting "vacant and underutilized commercial properties into high-quality developments that cater to the needs of residents and visitors". The City's comprehensive plan specifically identifies Cermak Road as one of the focus areas for these redevelopment efforts.

The proposed Amendment Area has the potential to make a significant contribution to growth in the City. However, the City's comprehensive plan describes characteristics of the area which deter investment and prohibit the proposed Amendment Area from being fully utilized. For example, land use factors, such as being built out and land locked, and smaller parcel sizes, preclude development of larger sites, as well as prevent existing businesses from expanding, except vertically.

Objectives- The City's general economic and community development objectives are to enhance commercial and mixed-use opportunities within the area, to promote redevelopment in underutilized areas, and entice private redevelopment of the proposed Amendment Area to strengthen the City's tax base, while improving the quality of life for residents.

Given the City's objectives as well as the conditions described in this report, the City has made a determination that it is highly desirable to promote redevelopment of the under-utilized areas of the proposed Amendment Area. Without an implementation plan for redevelopment, City officials believe adverse conditions will worsen. The City intends to expand the area of its plan in order to restore, stabilize, and increase the economic base associated with the proposed Amendment Area, which will not only benefit the community as a whole, but also generate additional tax revenues to support municipal services.

Determination of the "But For"- The City has determined that planned redevelopment for the proposed Amendment Area is feasible only with public finance assistance. The creation and

utilization of a TIF redevelopment plan and redevelopment agreements for the proposed Area are intended by the City to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the proposed Amendment Area, and to improve the tax base and job creation within the City

.

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

Current Land Use- Land uses are primarily commercial, retail, and mixed-use commercial/residential. The area is predominantly zoned for commercial and mixed uses. Despite its advantageous location, many parcels in the area are struggling to stay competitive in a marketplace which has changed since their original development. The area faces challenges due to changed spatial needs for development and changed standards for mixed-use and commercial uses. The presence of obsolete and older buildings and site improvements contribute to the outmoded and "tired" appearance of the proposed Amendment Area. The addition of the proposed Amendment Area to the TIF District would provide the City with an opportunity to bring revitalized development to an area that, due to age, appearance and configuration, may be viewed as less competitive in the marketplace.

The proposed Amendment Area suffers from a variety of economic development impediments identified in the TIF Act. Specifically, it experiences deterioration, obsolescence, and lack of community planning, and inadequate utilities. Section V of this report identifies other impediments to redevelopment.

General Scope and Methodology- KMA formally began its analysis by conducting a series of meetings and discussions with City staff starting in June, 2019 and continuing up to the date of this report's issuance. The purpose of the meetings was to establish boundaries for initial analysis, and to gather data related to the qualification criteria for parcels included in the proposed Amendment Area. These meetings were complemented by a series of field surveys for the entire proposed Amendment Area to evaluate the condition of the proposed TIF. KMA made numerous site visits to the area to examine the parcels and the conditions. KMA also utilized the *City of Berwyn Comprehensive Plan (2012)* and other City reports.

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

During the course of its work, KMA reported to key City staff its findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the City

(a) made refinements to the proposed Amendment Area boundaries and (b) directed KMA to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the Amendment Area.

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

II. QUALIFICATION CRITERIA

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

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

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

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

TIF Qualification Factors for a "conservation area"- In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed Amendment Area would qualify as a "conservation area." First, KMA analyzed the threshold factor of age to determine if 50% or more of structures were 35 years of age or older.

If a proposed "conservation area" meets the age threshold, then the following factors are examined to determine TIF qualification:

> If a "*conservation area*," industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:
>
> (A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
>
> (B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

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

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

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

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

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

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

for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

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

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

(L) Lack of Community Planning: The proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

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

III. THE REDEVELOPMENT PROJECT AREA

The proposed Amendment Area contains 129 tax parcels.

The proposed Amendment Area contains improved properties designated primarily for retail, commercial, and commercial-residential mixed uses. The proposed Amendment Area has been identified as a key asset for the City and provides an opportunity for significant future growth, including redevelopment efforts of the initial 2011 TIF designation. However, factors exist which deter redevelopment of the area and prevent the proposed Amendment Area from fully contributing to the growth of the City. The area's potential for redevelopment is challenged due to the fact that certain structures are older and suffer from deterioration and obsolescence, that the area was developed with lack of community planning, and that area suffers from inadequate utilities.

The *City of Berwyn Comprehensive Plan (2012),* identifies consolidation and redevelopment as one of their four main implementation themes for achieving the Plan's vision. The Plan calls for focusing redevelopment and consolidation efforts on existing underutilized and vacant parcels in certain major thoroughfares, among them, Cermak Road, with Tax Increment Financing as a possible tool for accomplishing this. The plan emphasizes that redevelopment of distinct retail/commercial areas will strengthen the City's tax base and accommodate community needs. While the Amendment Area has been identified as one such opportunity, overall, the area faces a number of redevelopment impediments which prevent the area from achieving stabilized growth.

The City believes that these adverse conditions will worsen without an implementation plan for redevelopment. Given these existing conditions, and the required coordination for redevelopment of a variety of uses, the City intends to create and implement a redevelopment plan in order to restore, stabilize, and increase the community's tax base. The City has determined that redevelopment should occur through the benefit and guidance of comprehensive and coordinated economic planning. Through this type of effort, the City expects development barriers inherent with current conditions, and which impede economic growth under existing market standards, will be eliminated, and the entire proposed Amendment Area will improve.

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

The use of TIF relies upon induced private redevelopment in the entire proposed Amendment Area creating higher real estate value, which would otherwise decline without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment

Lagging equalized assessed valuations ("EAV"), obsolescence, deterioration, lack of community planning, and inadequate utilities, are the principal impediments that threaten the future competitiveness of the area. Factors such as these have prevented the proposed Amendment Area from obtaining adequate investment and maintaining a sound contribution to the growth of the City's tax base. Rather, these factors have slowed growth and endanger the area to blight. Without correction of the factors which impair investment in the area, the proposed Amendment Area will continue to be underutilized and will maintain an unrealized opportunity for the City.

IV. METHODOLOGY OF EVALUATION

KMA examined the proposed Amendment Area to assess the applicability of the different factors required for qualification for TIF designation under the Act. KMA collected data from the Proposed Amendment Area, City, and Cook County to determine the relevance and severity of site-specific conditions compared against the statutory factors. KMA examined land and buildings within the proposed Amended Area to determine the applicability of the 13 different factors for qualification for TIF designation under the Act. KMA undertook the following steps were in this process:

1) Site visits to the proposed Amended Area were undertaken by representatives from KMA. These site visits consisted of walking the Area multiple times while taking notes, filling out site surveys and taking photographs. The purpose of these site visits included parcel counts, address matches, current land uses, building conditions, lot conditions, and traffic flow. KMA documented the area's conditions through site surveys, notes and photography. Site surveys were completed for each parcel within the proposed Amendment Area.

2) To determine if the area qualified as a "conservation area", the age of the buildings was ascertained by matching site surveys to Cook County tax and building records.

3) KMA conducted evaluations of the exteriors of structures and related site improvements, noting such conditions relevant to the qualifying factors on the site surveys.

4) KMA reviewed the 2013-2018 tax information from Cook County, parcel tax maps, site data, and local history (discussions with City staff) for an evaluation of area-wide factors that have affected the area's development to determine the presence of qualifying factors.

5) KMA performed EAV trend analysis to ascertain whether EAV growth in the proposed Amendment Area underperformed relative to EAV growth in the balance of the City and the Consumer Price Index-All Urban Consumers.

V. QUALIFICATION FINDINGS FOR PROPOSED AMENDMENT AREA

Based upon KMA's evaluation of parcels in the proposed Amendment Area and analyses of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed Amendment Area as a "conservation area." These factors are summarized in Table 1 below. These factors are found to be clearly present and reasonably distributed throughout the proposed Amendment Area, as required under the Act.

Table 1
Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed Amendment Area
13	3	6 • Lagging EAV • Deterioration • Obsolescence • Excessive vacancies • Lack of Community Planning • Inadequate Utilities

Note: In addition to 6 qualifying factors above, the proposed Amendment Area meets the statutory age threshold that 50% or more of the structures are 35 years or older.

Finding as a "conservation area"- The proposed Amendment Area is found to qualify as a "conservation area" under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed a two-step assessment, first finding that 50% or more of structures within the "conservation area" were over 35 years of age. Based upon Cook County Assessor and site survey data, at least 72 of 78 structures, or 92%, were over 35 years in age, please see Table 2 below.

Table 2

Conservation Area Findings	
Total Number of Buildings in Proposed Amendment Area	**78**
Total Number of Buildings 35yrs+	**72**
Percentage of Buildings 35yrs+	**92%**

1) Lagging EAV: Pursuant to the qualifying factors listed in the Act, the total equalized assessed value of proposed Amendment Area has declined for at least three (3) of the last five (5) years prior to the year in which the proposed Amendment Area is designated, has increased at an annual rate that is less than the Consumer Price Index (CPI) for All Urban Consumers published by the United States Department of Labor for at least three (3) of the past five (5) calendar years. The following analysis demonstrates that the proposed Amendment Area has satisfied the criteria, in that it has exhibited declining equalized assessed values for four (4) of the past five (5) years and has lagged the CPI in four (4) of the past five (5) years as well. Please refer to the table below for further detail.

	2018	2017	2016	2015	2014	2013
Total EAV for Area	$19,776,790	$19,947,592	$17,308,349	$17,350,037	$17,532,058	$18,205,346
Annual Change	-0.9%	15.2%	-0.2%	-1.0%	-3.7%	
Balance of City EAV	697,335,521	715,512,105	583,148,083	483,399,211	578,571,442	629,215,024
Annual Change	-2.5%	22.7%	20.6%	-16.4%	-8.0%	
CPI	2.40%	2.10%	1.30%	0.10%	1.60%	

2) Deterioration: The Act defines deterioration as the physical decline of surface improvements, primary building components, and secondary buildings components such as doors, windows, porches or gutters. With respect to surface improvements, deterioration is determined by the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas (including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces).

In the proposed Amendment Area, deterioration was observed in the majority of the parcels. Most of the structures in the proposed Amendment Area are almost 100 years old. Many of the structures exhibited deteriorated window and door frames, masonry in need of tuckpointing or cleaning, peeling paint on exterior trim, and torn or faded awnings. Deterioration in surface improvements, particularly front walks, alleyways, parking lots and side lots, was prevalent. Deterioration in rear parking areas and alleyways included cracking and crumbling surfaces, potholes, cracking and crumbling parking barriers, depressions causing water retention, and unkempt landscaping. The degree of deterioration of these site improvements contributes to an

adverse aesthetic impact on the area. Further, informal parking arrangements and poor delineation of parking boundaries caused by inadequate maintenance and repair of parking areas encourage an environment that is both unsafe and confusing for pedestrians and drivers.

3) Obsolescence: The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The area exhibits both economic and functional obsolescence. The proposed Amendment Area exhibits area-wide obsolescence in need of investment and redevelopment for attracting new tenants or retaining tenants within a changing retail and commercial market.

The onset of obsolescence can be measured through qualitative and quantitative means. Building age, deterioration of buildings and parking lots and alleyways and front walks, lack of community planning, and insufficient infrastructure can signify obsolescence as proxies. By these measures the proposed Amended Area is exhibiting obsolescence.

In general, the proposed Amendment Area has seen declining EAVs in three out of the last five years. As noted earlier, 92% of the buildings are over 35 years old, and most of those are approaching one-hundred years old. These advanced building ages make them inherently obsolete, compared to more contemporary structures. They lack today's energy efficiency, life-safety features such as sprinklers and fire alarms, and elevators in the multi-family mixed-use structures.

From a qualitative perspective, many of the structures exhibit design features or components that are outdated in relation to current market conditions. Signage, façade and exterior treatments, and site improvements in many cases are "dated" and appear outmoded in relation to more contemporary properties. Significant deterioration of site improvements and building components also contributes to the outmoded or "tired" appearance of many structures and facilities.

In addition, lack of community planning prior to development of the proposed Amendment Area has generated parking areas that do not conform to current market standards and contribute to obsolescence. Most available parking, in relation to building configurations, is awkward throughout the area, with several improvements being severely "under-parked" by contemporary standards, and other parking compositions creating dangerous conditions. Nearly all of the structures' commercial and retail uses are oriented on to Cermak Road, a main four-lane thoroughfare. Angled parking is provided between the Cermak Road right-of-way and the storefronts, creating risky challenges to backing out into the heavily traveled Cermak Road right-of-way. Public parking is also available behind the structures fronting on Cermak Road; however, this requires users to walk an entire block to get to the storefront entrances on Cermak Road.

Inadequate utilities also contribute to the area's obsolescence. Existing utilities are old and have sometimes failed, requiring replacement. Their advanced age precludes reliance on them for accommodating future redevelopment to keep up with contemporary commercial market trends.

Overall, the physical restrictions of the outdated buildings, the poorly planned or deteriorating infrastructure, and the deferred maintenance to structures has resulted in fewer opportunities for area establishments to remain competitive in comparison to newer, alternative locations. This puts pressure on the remaining tenants to seek opportunities elsewhere. These factors in aggregate make a compelling case for the qualification of the area for the obsolescence factor.

4) Excessive Vacancies: The proposed Amendment Area has numerous vacant or partially vacant structures, including structures with the following addresses:

6500 Block
6544 Cermak Road
6540 Cermak Road
6509 Cermak Road
6507 Cermak Road
6505 Cermak Road

6400 Block
6444 Cermak Road
6442 Cermak Road
6418 Cermak Road

6200 Block
6234 Cermak Road
6239 Cermak Road

A significantly detrimental vacancy within the proposed Amendment Area is a former funeral home that consists of four tax parcels and constitutes more than half the block on which it is located. It includes a large multi-story building, as well as two parking lots, all

of which are deteriorated. The prominence of this vacancy constitutes a significant adverse economic and aesthetic impact on the area.

The reduced economic activity associated with all of these vacancies and their corresponding locations throughout this Cermak Road regional arterial roadway, represent an detrimental influence on the overall TIF District.

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

Based upon an August 6, 2019 utilities analysis by the City's engineer, the existing public utilities in the proposed Amendment Area are very old, and certain components reflect deterioration/disrepair. In particular, existing water mains and sanitary sewers are over eighty years old, and consequently lack the structural integrity of today's commonly used materials and have required ongoing repairs. Existing storm water capacity is also insufficient to support any redevelopment in the area. The City Engineer's analysis shows the following conditions:

Water and Sanitary Sewer – ". . . underground utilities in this area were constructed prior to 1939 and are therefore over 80 years old. The City has been replacing small sections of the watermain and sanitary sewers as they break or collapse. The City's Public Works Department has reported an average of 5 major watermain breaks per year due to the old corroded pipe. The watermain is cast iron pipe, and the sanitary sewer is a mix of clay and brick; both materials are no longer used respectively in modern construction because they are brittle materials that have a tendency to break sooner and more often than modern ductile iron and PVC materials. Due to its age, condition and layout a completely new watermain and sanitary sewer system would need to be constructed to serve the redevelopment. Even if the watermain and sewer were in good condition it would be unfeasible to attempt to utilize them for a completely reconfigured/redeveloped area. In order to do this the new developer would be required to layout the new buildings and roadway in the same location as the existing which is not feasible. Regardless, the overall age and condition dictate the construction of completely new water and sanitary sewer systems that are sized and located properly to serve the new development plan. The rough estimated costs to replace the watermain system and sanitary sewer system are $8 million and $5 million respectively."

Storm Sewer and Detention - Like the watermain and sanitary sewer, the existing storm sewer system was constructed over 80 years ago. It is 5'-7' diameter piping under a viaduct. To serve the new layout of the redevelopment much or all of the storm sewer system would be

obsolete and a new system would need to be constructed. The new storm sewer is estimated to cost approximately $8 million."

6) Lack of Community Planning: The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

The City published its first Comprehensive Plan in 1993; however, almost all of the structures along the Cermak Road corridor were already developed by the time the planning process started. As mentioned earlier, 72 of the 78 buildings, or 92%, were built before 1984.

Much of the development that has occurred along Cermak Road took place in an era prior to modern community planning techniques or occurred under a lack of comprehensive and coordinated planning, and was, consequently, fragmented in nature due to size of parcels and marketplace conditions at the time of initial development. The characteristics of age and layout contribute to the presence of land use relationships that demonstrate the lack of community planning.

The area lacks the modern hallmarks of community planning that younger communities enjoy. A key planning deficiency of the area is the incompatibility of commercial uses with the residential uses, as evidenced by their close proximity and the lack of buffering between these uses. Many of the residential uses are even vertically integrated with the commercial uses, right above the commercial uses, with their entrances mixed in with those of the storefronts.

Current conditions that have resulted from a lack of community planning also include poor traffic circulation, inefficient ingress/egress locations, parcel layouts that do not meet modern development standards, and an imbalance of parking which encourages the design of confusing parking lot layouts which are problematic to both motorists and pedestrians.

VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION

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

1. The area is contiguous and is greater than 1½ acres in size;

2. The proposed Amendment Area will qualify as a "conservation area." Further, the "Conservation area" factors found in the proposed Amendment Area are present to a meaningful extent and are distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section V of this report;

3. All property in the area would substantially benefit by the proposed redevelopment project improvements;

4. The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area; and

5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings provide the City with sufficient justification to consider designation of the proposed Amendment Area as a "conservation area".

APPENDIX A
Tax Parcels for Proposed Amended Area

16-19-426-020-0000
16-19-426-021-0000
16-19-426-022-0000
16-19-426-023-0000
16-19-426-024-0000
16-19-426-025-0000
16-19-426-026-0000
16-19-427-022-0000
16-19-427-023-0000
16-19-427-024-0000
16-19-427-025-0000
16-19-427-026-0000
16-19-427-027-0000
16-19-427-028-0000
16-19-427-029-0000
16-19-427-030-0000
16-19-428-020-0000
16-19-428-021-0000
16-19-428-022-0000
16-19-428-023-0000
16-19-428-024-0000
16-19-428-026-0000
16-19-428-027-0000
16-19-428-028-0000
16-19-428-029-0000
16-19-429-021-0000
16-19-429-022-0000
16-19-429-023-0000
16-19-429-024-0000
16-19-429-025-0000
16-19-430-019-0000
16-19-430-020-0000
16-19-430-021-0000
16-19-431-020-0000
16-19-431-021-0000
16-19-431-022-0000
16-20-329-019-0000
16-20-329-028-0000
16-20-329-029-0000
16-20-329-030-0000
16-20-330-022-0000
16-20-330-023-0000

16-20-330-024-0000
16-20-330-025-0000
16-20-330-026-0000
16-20-330-027-0000
16-20-331-024-0000
16-20-331-025-0000
16-20-331-026-0000
16-20-331-027-0000
16-20-331-028-0000
16-20-331-029-0000
16-20-331-030-0000
16-20-331-031-0000
16-20-331-032-0000
16-20-331-033-0000
16-20-332-024-0000
16-20-332-025-0000
16-20-332-026-0000
16-20-332-027-0000
16-20-332-031-0000
16-20-332-032-0000
16-29-100-001-0000
16-29-100-002-0000
16-29-100-003-0000
16-29-100-004-0000
16-29-100-005-0000
16-29-100-006-0000
16-29-101-001-0000
16-29-101-002-0000
16-29-101-003-0000
16-29-101-004-0000
16-29-102-001-0000
16-29-102-002-0000
16-29-102-003-0000
16-29-102-004-0000
16-29-102-005-0000
16-29-102-006-0000
16-29-102-007-0000
16-29-102-008-0000
16-29-102-039-0000
16-29-103-003-0000
16-29-103-004-0000
16-29-103-005-0000
16-29-103-006-0000
16-29-103-035-0000
16-30-202-025-0000
16-30-202-029-0000

16-30-203-001-0000
16-30-203-002-0000
16-30-203-003-0000
16-30-203-004-0000
16-30-203-005-0000
16-30-203-006-0000
16-30-203-007-0000
16-30-203-008-0000
16-30-204-001-0000
16-30-204-002-0000
16-30-204-003-0000
16-30-204-004-0000
16-30-204-005-0000
16-30-204-006-0000
16-30-204-007-0000
16-30-204-040-0000
16-30-205-001-0000
16-30-205-002-0000
16-30-205-003-0000
16-30-205-004-0000
16-30-205-005-0000
16-30-205-006-0000
16-30-205-007-0000
16-30-206-001-0000
16-30-206-002-0000
16-30-206-003-0000
16-30-206-004-0000
16-30-206-005-0000
16-30-206-006-0000
16-30-206-007-0000
16-30-206-008-0000
16-30-206-009-0000
16-30-207-001-0000
16-30-207-002-0000
16-30-207-003-0000
16-30-207-004-0000
16-30-207-005-0000
16-30-207-006-0000
16-30-207-007-0000
16-30-207-008-0000

APPENDIX B
Boundary Map of Proposed Amended Area

HARLEM CERMAK TIF, AS AMENDED



APPENDIX 6

HARLEM CERMAK TIF HOUSING IMPACT STUDY

DRAFT DATE 11/25/19

CITY OF BERWYN
AMENDED HOUSING IMPACT STUDY
FOR THE PROPOSED FIRST AMENDMENT TO THE HARLEM CERMAK TAX INCREMENT FINANCING REDEVELOPMENT PROJECT STUDY AREA

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

Prepared for: The City of Berwyn, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

November 2019

CITY OF BERWYN
HOUSING IMPACT STUDY
FOR THE PROPOSED FIRST AMENEDMENT TO THE HARLEM CERMAK REDEVELOPMENT PROJECT STUDY AREA

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Appendix

A. Study Area Map

I. RESIDENTIAL UNIT DATA

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

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

A. Introduction and Background

The City is exploring the possibility of amending the Tax Increment Financing District ("TIF" or "TIF District") Redevelopment Project Area ("RPA"). The Proposed Amendment Area, is extending to the eastern boundary of the City, east of Harlem, and includes frontage properties extending eastward along Cermak Road from Wesley Avenue, to Lombard Avenue in an area traditionally used for commercial and commercial residential mixed uses. The aim of the redevelopment is to encourage economic activity within the RPA while increasing the quality of life for the neighboring residents. The City understands that the redevelopment of the RPA could result in the relocation of some residential units but the goal of the redevelopment project is to produce net positive housing for the area. At the time of this report there are no specific plans for relocation activities; the preparation of the HIS is to comply with the requirements of the TIF Act in the event that housing dislocation occurs as a result of future redevelopment.

This amendment to the Housing Impact Study is being produced in compliance with the TIF Act due to the possibility that some redevelopment activity could potentially result in the displacement of certain residential units. The City has no current plans for such dislocations. The HIS will outline the current mix of housing stock, the vacancy rate in the housing stock, the racial and ethnic makeup of the inhabitants, any plans for relocation and all relocation assistance to be made available.

The TIF Act has specific guidelines for a Housing Impact Study and these guidelines have been followed in this report. According to the Act:

> Part I of the housing impact study shall include (i) data as to whether the residential units are single family or multi-family units, (ii) the number and type of rooms within the units, if that information is available, (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed, and (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.
>
> Part II of the housing impact study shall identify the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify (i) the number and location of those units that will or may be removed, (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed, (iii) the availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing, and (iv) the type and extent of relocation assistance to be provided.

I. Data Source

This amendment to the Housing Impact Study will first examine the type of units in the RPA. The data used for this analysis was provided by the City, Cook County, Kane McKenna and the U.S. Census. Per the TIF Act, the following characteristics will be identified for the housing within the RPA: the type of housing, number of rooms, type of rooms, inhabitation, and racial and ethnic composition. The HIS will also make an identification of the potential impacted units, the City plans for relocation assistance and the availability of replacement housing.

This study has used the most accurate and recent data available as of the date of this report. Representatives from Kane McKenna made multiple site visits to the RPA concerning the structure type and vacancy rate. The City made the determination of potentially impacted sites. Pursuant to the requirements of the TIF Act, data from the 2010 U.S. Census was used to determine the number of rooms per structure and the racial and ethnic composition.

II. Low Income Residents and Replacement Housing

Any residents who are deemed to be low-income or very low-income will be given the necessary support as dictated by the Uniform Relocation Act. The City and Kane, McKenna supplied lists of potential replacement housing for rent generated by a Multiple Listing Service search by a real estate professional following strict parameters to replicate then price, type and location of housing in the RPA. Every effort was made to identify replacement housing as most similar to the original housing in structure, type, price and location.

B. Type of Units

The TIF Act requires that data regarding the nature of the housing, whether single-unit or multi-unit, be examined and a finding be placed in the Housing Impact Study. Based on data provided by the City, Cook County and multiple site surveys, KMA has determined that there are 32 structures in the RPA with 276 units see Table 1 below for a breakout of the unit structures, quantities and type.

C. Number of Rooms in Units

Table 1

Type of Units	Number of Units	Building Count
Total Housing Units	276	32
Multi-Family	276	32

Data source: Kane McKenna site visit

The TIF Act requires that a municipality provide a breakdown of the number of rooms and types of rooms in the units in the RPA if available. The US Census makes data available for the number of rooms within a Census Tract but not the type of rooms. The type of rooms within the units in the RPA is not available and therefore not a part of this report. The data used in the study was provided by the U.S. Census and is based on Census Tracts, which are the most detailed level of data available from the most recent census. Census Tracts 8149, 8150, and 8151 listed in the table below encompass a larger area than the RPA, but is the best fit in relation to the RPA boundaries. The Census Tracts encompass the RPA boundaries as well as properties to the north, south and east. Although the US Census Bureau does collect data for smaller geographic units (Census Blocks and Census Block Groups), such data was not available for housing units. Please refer to Table 2 below.

Table 2

CENSUS TRACT	8149				8150				8151			
ROOMS	Estimate	Margin of Error	Percent	Percent	Estimate	Margin of Error	Percent	Percent	Estimate	Margin of Error	Percent	Percent
Total housing	2,587	+/-107	2,587	(X)	1,303	+/-72	1,303	(X)	1,343	+/-59	1,343	(X)
1 room	64	+/-64	2.5%	+/-2.5	29	+/-48	2.2%	+/-3.6	7	+/-11	0.5%	+/-0.8
2 rooms	99	+/-78	3.8%	+/-3.0	49	+/-42	3.8%	+/-3.2	14	+/-13	1.0%	+/-1.0
3 rooms	379	+/-129	14.7%	+/-5.0	104	+/-72	8.0%	+/-5.4	0	+/-11	0.0%	+/-2.0
4 rooms	529	+/-156	20.4%	+/-6.0	239	+/-83	18.3%	+/-6.3	186	+/-88	13.8%	+/-6.5
5 rooms	677	+/-182	26.2%	+/-7.1	355	+/-116	27.2%	+/-8.8	300	+/-106	22.3%	+/-7.7
6 rooms	630	+/-184	24.4%	+/-6.8	283	+/-101	21.7%	+/-7.5	345	+/-111	25.7%	+/-8.4
7 rooms	78	+/-70	3.0%	+/-2.7	89	+/-49	6.8%	+/-3.7	323	+/-123	24.1%	+/-9.0
8 rooms	14	+/-22	0.5%	+/-0.9	77	+/-50	5.9%	+/-3.8	46	+/-35	3.4%	+/-2.6
9 rooms or	117	+/-73	4.5%	+/-2.8	78	+/-39	6.0%	+/-3.0	122	+/-65	9.1%	+/-4.8
Median rooms	4.8	+/-0.2	(X)	(X)	5.1	+/-0.4	(X)	(X)	6.0	+/-0.4	(X)	(X)

Data source: US Census. 2013-2017 ACS 5 Year Estimates DP04 Selected Housing

D. Status of Units

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

Based upon Kane McKenna's site visits and the City's data, a determination has been made as of October 14, 2019 that 100% of the residential structures within the RPA are inhabited. Note that habitation status was determined at a fixed point in time and was estimated based on Kane McKenna and the City's assessment to the best of their abilities and is subject to change. This information will be updated as required by the TIF Act.

E. Racial and Ethnic Composition

The TIF Act requires that the racial and ethnic composition of the residents in the inhabited residential units be identified. Under the TIF Act, the data requirement for the racial and ethnic composition of the residents in the inhabited residential units shall be deemed fully satisfied by data from the most recent U.S. Census. Accordingly, 2010 Census data was used to identify the racial and ethnic makeup of the area. For racial and ethnic composition, the 2010 U.S. Census makes data available at the Block Group level*. **Please see Table 3 below. While many of the estimates reflect a value of zero, please ensure that you review the entire table including the margin of error .**

Pursuant to the U.S. Census 2013-17 ACS 5 Year Estimates it is important to note that: "Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to non-sampling error. The effect of non-sampling error is not represented in these tables."

*The Block Groups used in the ethnic composition analysis are generally bound by Harlem Avenue to the west, the extension of 16th Street to the north, Austin Boulevard to the east and the extension of 28th Street to the south.

Table 3

	Block Group 2 Census Tract 8149	Block Group 3 Census Tract 8149	Block Group 1 Census Tract 8150	Block Group 2 Census Tract 8150	Block Group 1 Census Tract 8151	Block Group 2 Census Tract 8151	Block Group 3 Census Tract 8151
Margin of Error; Total:	465	475	342	324	331	539	562
Margin of Error; Not Hispanic or Latino:	277	285	233	114	122	85	189
Margin of Error; Not Hispanic or Latino: - White alone	212	188	215	70	87	69	167
Margin of Error; Not Hispanic or Latino: - Black or African American alone	220	213	100	14	13	48	101
Margin of Error; Not Hispanic or Latino: - American Indian and Alaska Native alone	11	11	31	11	11	11	11
Margin of Error; Not Hispanic or Latino: - Asian alone	11	11	14	58	79	11	107
Margin of Error; Not Hispanic or Latino: - Native Hawaiian and Other Pacific Islander alone	11	11	11	11	11	11	11
Margin of Error; Not Hispanic or Latino: - Some other race alone	11	11	11	11	11	11	11
Margin of Error; Not Hispanic or Latino: - Two or more races:	11	22	11	46	11	11	11
Margin of Error; Not Hispanic or Latino: - Two or more races: - Two races including Some other race	11	11	11	11	11	11	11
Margin of Error; Not Hispanic or Latino: - Two or more races: - Two races excluding Some other race, a	11	22	11	46	11	11	11
Margin of Error; Hispanic or Latino:	444	454	333	315	317	542	524
Margin of Error; Hispanic or Latino: - White alone	392	438	162	268	137	317	249
Margin of Error; Hispanic or Latino: - Black or African American alone	56	72	11	20	11	11	15
Margin of Error; Hispanic or Latino: - American Indian and Alaska Native alone	11	11	11	11	86	11	11
Margin of Error; Hispanic or Latino: - Asian alone	11	11	11	11	11	11	11
Margin of Error; Hispanic or Latino: - Native Hawaiian and Other Pacific Islander alone	11	11	11	11	11	11	11
Margin of Error; Hispanic or Latino: - Some other race alone	191	331	304	314	301	447	515
Margin of Error; Hispanic or Latino: - Two or more races:	11	11	10	16	13	42	34
Margin of Error; Hispanic or Latino: - Two or more races: - Two races including Some other race	11	11	10	16	13	40	17
Margin of Error; Hispanic or Latino: - Two or more races: - Two races excluding Some other race, and tl	11	11	11	11	11	11	30

Source: U.S. Census 2013-17 ACS 5 Year Estimates

II. IMPACTED SITES AND RELOCATION ASSISTANCE

Pursuant to the TIF Act, Section II of the Housing Impact Study must contain four components: (a) identification of units that may be removed in the proposed redevelopment project; (b) the City's plan for relocation assistance; (c) relocation assistance to be provided; and (d) the identification of potential replacement housing.

A. Potentially Impacted Units

The TIF Act requires that the Housing Impact Study identify those units, by location and number that may be removed, either through a voluntary sale or through eminent domain, as a result of the redevelopment plan.

In the RPA there are potentially 276 impacted units in 32 different structures (refer to Tables 4, for a detailed list). The data was compiled utilizing Cook County data, City of Berwyn and research by Kane, Mckenna. Although the City does not contemplate any displacement as of the date of this study, at a future point in time it is possible that the City could pursue redevelopment that results in removal of these potential dislocation of inhabited units.

TABLE 4

PIN	ADDRESS	USE	UNITS
16-19-426-023-0000	6642 CERMAK RD	3- Story/Resid	4
16-19-426-025-0000	6634 CERMAK RD	2-story Comm'l/Resid	1
"	6624-6626 CERMAK RD	"	3
	2140 CLARENCE	"	4
16-19-427-024-0000	6608 CERMAK RD	2-Story Comm'l/Resid	1
16-19-427-029-0000	6616 CERMAK RD	1- Story Comm'l/Resid	1
16-19-428-024-0000	6538 CERMAK RD	2-Story Comm'l/Resid	3
16-19-429-023-0000	6516 CERMAK RD	2-Story Comm'l/Resid	1
16-19-429-024-0000	6514 CERMAK RD	2-Story Comm'l/Resid	1
"	"	"	4
"	2140-2150 GUNDERSON	"	38
16-19-430-019-0000	2141 GUNDERSON	3-Story Comm'l/Resid	38
"	6438 CERMAK RD	"	5
"	2140 ELMWOOD	"	6
"	2142 ELMWOOD	"	6
"	2144 ELMWOOD	"	5
"	2146 ELMWOOD	"	4
"	2148 ELMWOOD	"	16
16-19-431-021-0000	6418 CERMAK RD	2-Story Comm'l/Resid	2
"	6346 CERMAK RD	"	8
16-20-330-022-0000	2139 CUYLER AVE	2-Story Comm'l/Resid	3
"	2141-2143 CYLER AVE	"	7
"	2145 CUYLER AVE	"	3
"	6322 CERMAK RD	"	6
"	6318 CERMAK RD	"	4
"	2142 HIGHLAND	"	32
16-20-331-028-0000	6238 CERMAK RD	2-Story Comm'l/Resid	1
16-20-331-030-0000	6234 CERMAK RD	2-Story Comm'l/Resid	1
16-20-331-031-0000	6232 CERMAK RD	3-Story Comm'l/Resid	4
"	6228 CERMAK RD	"	4
"	2146 HARVEY	"	5
"	2144 HARVEY	"	5
"	2142 HARVEY	"	6
"	2140 HARVEY	"	6
16-29-100-003-0000	6337 CERMAK RD	2-Story Comm'l/Resid	2
16-29-100-004-0000	6335 CERMAK RD	2-Story Comm'l/Resid	1
16-29-100-005-0000	6333 CERMAK RD	2-Story Comm'l/Resid	1
16-29-100-006-0000	6327 CERMAK RD	3-Story Comm'l/Resid	2
"	2208 Cuyler	"	6
16-29-102-001-0000	6243 CERMAK RD	2-Story Comm'l/Resid	1
16-29-102-002-0000	6241 CERMAK RD	"	1
16-29-102-004-0000	6237 CERMAK RD	2-Story Comm'l/Resid	1
16-29-102-039-0000	6229 W CERMAK RD	2-Story Comm'l/Resid	1
"	2208 S. HARVEY	"	
16-30-203-002-0000	6619 CERMAK RD	2-Story Comm'l/Resid	2
16-30-203-003-0000	6617 CERMAK RD	2-Story Comm'l/Resid	1
16-30-203-004-0000	6615 CERMAK RD	2-Story Comm'l/Resid	1
16-30-203-006-0000	6611 CERMAK RD	2-Story Comm'l/Resid	1
16-30-204-004-0000	6539 CERMAK RD	2-Story Comm'l/Resid	4
"	2200 SCOVILLE	"	12
16-30-205-003-0000	6513 CERMAK RD	2-Story Comm'l/Resid	1
TOTAL			276

B. City Plan for Relocation Assistance

The TIF Act requires that the municipality establish a plan for relocation assistance for those units that may be removed as a result of the potential redevelopment of the RPA.

The City will provide relocation assistance pursuant to regulations promulgated under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and as specified in the TIF Act. Said regulations will serve as the basis for its relocation plan for any residents who would be displaced as a result of the TIF related redevelopment efforts. In addition to such guidelines, the City may undertake assistance based upon the needs of the residents or the projects. Any low-income of very low-income residents will be given the needed assistance in compliance with the URA and other federal guidelines.

As stated above, the City's plan for relocation assistance for those residents in the Redevelopment Project Area whose residences may be removed shall be consistent with the requirements set forth in the TIF Act and other federal guidelines. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

C. Relocation Assistance to Be Provided

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

D. Identification of Replacement Housing Alternatives

The TIF Act states that the City shall identify the availability of replacement housing for those residents whose residences are to be removed and shall identify the type, location and costs of the housing. Kane McKenna with assistance of the City and a real estate professional identified replacement housing within the market area of the RPA. The replacement housing was identified based on a hierarchy of needs: type, price and location. Replacement housing was identified for both renters. These different groups of housing will be identified in different tables as well.

The information contained in this section is not meant to be exhaustive, but serves as an example of alternative housing available in price ranges similar to the existing housing within the RPA and is expected to be updated as market data and availability change over time.

Replacement Housing for Rent

TABLE 5 Attached

TABLE 5

Preliminary Housing For Rent								
Address				**Unit Number**	**Area**	**Rent**	**# Rooms**	**Type Detached/Attached**
5300	W	Division	ST	B	Chicago	650	3	Studio, Vintage
5741	W	35th	ST	1	Cicero	695	4	Flat
1943	S	Wesley	AVE	1	Berwyn	738	4	Garden Unit, Low Rise (1-3 Stories)
2235	N	Harlem	AVE	2S	Chicago	800	3	Low Rise (1-3 Stories)
2758	S	Christiana	AVE	3	Chicago	800	2	Flat, Low Rise (1-3 Stories)
1916	S	55th	CT	G	Cicero	850	5	Low Rise (1-3 Stories)
2208	S	57th	AVE	10	Cicero	875	4	Flat
2244		Oak Park	AVE	GE	Berwyn	890	4	Garden Unit
214		Circle	AVE	105	Forest Park	900	2	Studio
1134	S	Oak Park	AVE	G	Oak Park	900	4	Flat
318	N	Lotus	AVE	3	Chicago	900	4	Low Rise (1-3 Stories)
4939	W	Walton	ST	2	Chicago	900	3	Low Rise (1-3 Stories)
7820		Madison	ST	101	Forest Park	950	3	Mid Rise (4-6 Stories)
7820		Madison	ST	106	Forest Park	950	4	Mid Rise (4-6 Stories)
847		Hannah	AVE	1RB	Forest Park	950	5	Flat
336		Lathrop	AVE	205	Forest Park	950	3	Flat
7319	W	60th	PL	2	Summit	950	4	Low Rise (1-3 Stories)
4420		Forest	AVE	G	Brookfiled	950	4	Low Rise (1-3 Stories)
5434	W	Kamerling	AVE	1F	Chicago	950	5	Flat
4838	W	FULTON	ST	1	Chicago	950	6	2 Stories
4326	W	WILCOX	ST	2ND	Chicago	950	4	Low Rise (1-3 Stories)
3550	W	15TH	ST	3	Chicago	950	5	3 Stories
4601		Forest	AVE	1N	Brookfield	975	4	Flat
2300	N	Harlem	AVE	502	Elmwood Park	975	4	Mid Rise (4-6 Stories)
5841	W	Augusta	BLVD	2R	Chicago	975	5	Flat
233	N	Mason	AVE	1A	Chicago	975	4	Courtyard
4337		Prescott	AVE	2C	Lyons	999	4	Other
7824		Madison	ST	201	Forest Park	1000	3	Mid Rise (4-6 Stories)
7824		Madison	ST	101	Forest Park	1000	3	Mid Rise (4-6 Stories)
2000	S	5th	AVE	1-S	Maywood	1000	4	Low Rise (1-3 Stories)
6839		21st	ST	GDS	Berwyn	1000	4	Low Rise (1-3 Stories)
314		Beach	AVE	2A	LaGrange Park	1000	5	Low Rise (1-3 Stories)
2325	S	Lombard	AVE	G	Cicero	1000	4	Flat
4718	W	congress	PKWY	G	Chicago	1000	5	Low Rise (1-3 Stories)
1540	N	Lorel	AVE	2W	Chicago	1000	5	Low Rise (1-3 Stories)
4141	W	Adams	ST	2	Chicago	1000	6	Flat
1810	S	Homan	AVE	G	Chicago	1000	5	Low Rise (1-3 Stories)
1616	S	Harding	AVE	G	Chicago	1000	4	Garden Unit
2232	S	Kolin	AVE	GARDEN	Chicago	1000	4	2 Stories
125	S	Kenilworth	AVE	11	Oak Park	1025	4	Low Rise (1-3 Stories)
1344		Maple	AVE	GARDEN	Berwyn	1050	4	Low Rise (1-3 Stories)
3914	W	DIVISION	ST	1	Chicago	1050	5	Flat, Low Rise (1-3 Stories)
4834	W	Superior	ST	1F	Chicago	1050	5	Flat
3556	W	15TH	ST	3	Chicago	1050	5	Low Rise (1-3 Stories)
300.5		Madison	ST	2SE	Oak Park	1075	3	Low Rise (1-3 Stories), Studio
6843		21st	ST	1N	Berwyn	1075	3	Low Rise (1-3 Stories)
6841		21st	ST	2E	Berwyn	1075	3	Low Rise (1-3 Stories)
6841		21st	ST	2W	Berwyn	1085	3	Low Rise (1-3 Stories)
6841		21st	ST	1W	Berwyn	1085	3	Low Rise (1-3 Stories)
1809		Harlem	AVE	2N	Berwyn	1095	5	Low Rise (1-3 Stories)

TABLE 5

Preliminary Housing For Rent								
Address				**Unit Number**	**Area**	**Rent**	**# Rooms**	**Type Detached/Attached**
7444		Franklin	ST	1SW	Forest Park	1100	3	Low Rise (1-3 Stories)
310	S	Lombard	AVE	B	Oak Park	1100	4	Low Rise (1-3 Stories)
2818		RIDGELAND	AVE	102	Berwyn	1100	5	Low Rise (1-3 Stories)
1238	S	57TH	CT	2	Cicero	1100	5	Flat
1916	S	55th	CT		Cicero	1100	6	2 Stories
5355	W	Iowa	ST	1	Chicago	1100	5	Low Rise (1-3 Stories)
3912	W	Jackson	BLVD	1	Chicago	1100	6	Low Rise (1-3 Stories), Mid Rise (4-6 Stories)
4121	W	Arthington	ST		Chicago	1100	7	1 Story
1827	S	RIDGEWAY	AVE	GARDEN	Chicago	1100	5	3 Stories
6839		21st	ST	1S	Berwyn	1115	4	Low Rise (1-3 Stories)
4936	W	Jackson	BLVD	2	Chicago	1149	6	Flat
5027	W	Washington	BLVD	2	Chicago	1149	6	Flat
95	S	Seventh	AVE	COACHHS	La Grange	1150	3	Vintage
6223	W	Wabansia	AVE	2	Chicago	1150	4	Low Rise (1-3 Stories)
4840	W	VanBuren	ST		Chicago	1150	4	2 Stories
1320	S	Kedvale	AVE	3R	Chicago	1150	4	Low Rise (1-3 Stories)
1536	S	Christiana	AVE		Chicago	1150	6	2 Stories
1846	S	SAWYER	AVE	2F	Chicago	1150	6	Flat
7745		Adams	ST	3W	Forest Park	1195	3	Flat
324	S	Maple	AVE	2A	Oak Park	1195	4	Low Rise (1-3 Stories)
1124	S	Oak Park	AVE	G	Oak Park	1195	4	Garden Unit
234	S	Maple	AVE	3E	Oak Park	1195	4	Low Rise (1-3 Stories)
7369	W	North	AVE	2	River Forest	1195	4	Flat, Low Rise (1-3 Stories)
1910		Division	ST	5	Melrose Park	1200	5	Low Rise (1-3 Stories)
220	N	Kenilworth	AVE	7	Oak Park	1200	4	Low Rise (1-3 Stories)
1050		Augusta	ST	G	Oak Park	1200	3	Garden Unit
406		Franklin	AVE	2B	River Forest	1200	4	Cluster
1825		Home	AVE	2	Berwyn	1200	3	2 Stories
1332		Euclid	AVE		Berwyn	1200	5	1 Story
20		6th	AVE	2	La Grange	1200	3	Cluster
2131	N	73rd	CT	2	Elmwood Park	1200	5	Low Rise (1-3 Stories), Other
2310	N	Harlem	AVE	203	Elmwood Park	1200	5	Mid Rise (4-6 Stories)
4829	W	Potomac	AVE		Chicago	1200	6	2 Stories
5214	W	Washington	BLVD	1N	Chicago	1200	4	Mid Rise (4-6 Stories)
4442	S	Kilpatrick	AVE		Chicago	1200	5	1 Story
4524		Park	AVE	C	Brookfield	1230	5	Low Rise (1-3 Stories)
233	N	Mason	AVE	2A	Chicago	1240	5	Courtyard
7300		Madison	ST	201	Forest Park	1250	3	Low Rise (1-3 Stories)
729		Highland	AVE	G	Oak Park	1250	5	Low Rise (1-3 Stories)
220	N	Kenilworth	AVE	3	Oak Park	1250	4	Low Rise (1-3 Stories)
3423		Ridgeland	AVE	203	Berwyn	1250	4	Low Rise (1-3 Stories)
7134		Riverside	DR	2S	Berwyn	1250	4	Low Rise (1-3 Stories)
4608		Grove	AVE	8	Brookfield	1250	4	Low Rise (1-3 Stories)
5302	W	Ohio	ST	G	Chicago	1250	6	Garden Unit
4742	W	Polk	ST	1	Chicago	1250	6	Low Rise (1-3 Stories)
1528	S	Springfield	AVE	2	Chicago	1250	6	Flat
7300	W	Madison	ST	209	Forest Park	1275	4	Low Rise (1-3 Stories)
724	S	Humphrey	AVE	2	Oak Park	1275	4	Low Rise (1-3 Stories)
1054	N	Mason	AVE	1A	Chicago	1275	5	Flat, Low Rise (1-3 Stories)
5715	W	55th	ST	2	Chicago	1280	5	Flat

TABLE 5

Preliminary Housing For Rent								
Address				**Unit Number**	**Area**	**Rent**	**# Rooms**	**Type Detached/Attached**
1030		Dunlop	AVE	1W	Forest Park	Forest Pa	4	Flat
7300		Madison	ST	101	Forest Park	1300	3	Low Rise (1-3 Stories)
1650	S	Mannheim	RD	GARDEN	Westchester	1300	5	Flat
810	S	Austin	BLVD	2	Oak Park	1300	7	Other
1522		GROVE	AVE	BS	Berwyn	1300	6	Garden Unit
2019	N	72nd	CT	G	Elmwood Park	1300	4	Flat, Garden Unit
2141	N	MELVINA	AVE	2	Chicago	1300	6	Flat
1015	N	Lamon	AVE	2S	Chicago	1300	6	Flat
4028	W	Washington	BLVD		Chicago	1300	7	Townhouse-2 Story
4512	W	Jackson	BLVD	2	Chicago	1300	6	Low Rise (1-3 Stories)
1627		Kenilworth	AVE	2	Berwyn	1350	5	Low Rise (1-3 Stories)
8519	W	Cermak	RD	2F	North Riverside	1350	4	Low Rise (1-3 Stories)
5720	W	Cermak	RD	1R	Cicero	1350	7	Flat
52	N	Waller	AVE	140	Chicago	1350	6	Low Rise (1-3 Stories)
4840	W	VanBuren	ST	2	Chicago	1350	5	2 Stories
1530	S	Ridgeway	AVE		Chicago	1350	3	2 Stories
5852	S	Archer	AVE	1	Chicago	1350	5	Flat
122	N	11th	AVE	1	Melrose Park	1395	5	Other
57	W	CHICAGO	AVE	2	Oak Park	1395	7	Flat
724		Westchester	BLVD	2	Westchester	1400	5	Flat
721		South	BLVD	1	Oak Park	1400	2	Studio
1510	N	Harlem	AVE	3S	River Forest	1400	5	Low Rise (1-3 Stories)
3015		Oak Park	AVE	1	Berwyn	1400	4	Low Rise (1-3 Stories)
3704		Harrison	AVE	2	Brookfield	1400	4	Vintage
31	S	La Grange	RD	2	La Grange	1400	4	Low Rise (1-3 Stories)
2439	S	60th	CT	1	Cicero	1400	6	Other
712	N	Leamington	AVE	2	Chicago	1400	6	Low Rise (1-3 Stories)
5437	W	Monroe	ST	1	Chicago	1400	3	Low Rise (1-3 Stories)
5437	W	Monroe	ST	2	Chicago	1400	3	Low Rise (1-3 Stories)
5437	W	Monroe	ST	3	Chicago	1400	3	Low Rise (1-3 Stories)
1706	N	Mayfield	AVE	2	Chicago	1400	6	2 Stories
7517		Franklin	ST	1	Forest Park	1450	5	Low Rise (1-3 Stories)
7351		Madison	ST	2	Forest Park	1450	6	Low Rise (1-3 Stories)
1116		Thomas	AVE	1	Forest Park	1450	5	Low Rise (1-3 Stories)
1232	N	Austin	BLVD	3S	Oak Park	1450	5	Low Rise (1-3 Stories)
4521		Maple	AVE	1N	Brookfield	1450	5	Low Rise (1-3 Stories)
4532		Maple	AVE	3	Brookfield	1450	5	Low Rise (1-3 Stories)
3632	S	59th	AVE		Cicero	1450	6	1.5 Story
1347		Marengo	AVE	1	Forest Park	1475	5	2 Stories
521		JACKSON	BLVD	A-1	Forest Park	1495	5	Low Rise (1-3 Stories)
209		Circle	AVE	1	Forest Park	1500	6	Hillside, Other
541		MARENGO	AVE	2	Forest Park	1500	6	Flat
1837	S	2nd	AVE		Maywood	1500	5	1 Story
1110	S	East	AVE	1	Oak Park	1500	5	Flat
6438		Ogden	AVE	HOUSE	Berwyn	1500	5	1.5 Story
9232		Broadway	AVE	3	Brookfield	1500	5	Low Rise (1-3 Stories)
2439	S	60th	CT	2	Cicero	1500	7	Other
4715	W	Washington	BLVD	2	Chicago	1500	7	Flat
5919	W	Midway Park		3W	Chicago	1500	7	Other
3536	W	13th	PL	1	Chicago	1500	6	1 Story

TABLE 5

Preliminary Housing For Rent								
Address				**Unit Number**	**Area**	**Rent**	**# Rooms**	**Type Detached/Attached**
1321	S	Lawndale	AVE	1	Chicago	1500	6	Flat
135		Elgin	AVE	1	Forest Park	1550	6	Flat
917		Bristol	AVE		Westchester	1550	5	1 Story
1137		Augusta	ST	2	Oak Park	1550	5	Courtyard, Low Rise (1-3 Stories)
3722		East	AVE	2	Berwyn	1550	6	Low Rise (1-3 Stories)
1628	N	Narragansett	AVE	1	Chicago	1550	6	Flat
420		Marengo	AVE	1F	Forest Park	1595	4	Other
618		Washington	BLVD	5	Oak Park	1595	4	Flat
2211	N	Harlem	AVE	2	Chicago	1595	6	Flat, Garden Unit
104	N	Kenilworth	AVE	1	Oak Park	1600	6	Flat
25	S	Sixth	AVE	2	La Grange	1600	4	Flat
3	E	QUINCY	ST	1	Riverside	1600	5	Low Rise (1-3 Stories)
2316	S	59th	CT		Cicero	1600	7	1.5 Story
115	S	parkside	AVE	1	Chicago	1600	7	Flat
1004	S	Taylor	AVE		Oak Park	1625	6	Townhouse-2 Story
821		Marengo	AVE	2	Forest Park	1650	8	2 Stories
2424		Randolph	ST		Bellwood	1650	6	1/2 Duplex
820		BELLEFORTE	AVE	2	Oak Park	1675	6	Flat
3820		Wesley	AVE		Berwyn	1695	6	1.5 Story
1002		Beloit	AVE	2	Forest Park	1700	5	Flat
1650	S	Mannheim	RD	1	Westchester	1700	6	Flat
2308		Clinton	AVE		Berwyn	1700	8	1 Story
5115	S	Parkside	AVE		Chicago	1700	5	Raised Ranch
7804	W	46TH	ST		Lyons	1715	7	2 Stories
7211		Jackson	BLVD	1	Forest Park	1750	6	Flat, Vintage
2340	S	13th	AVE		Broadview	1750	8	2 Stories
3414		Clarence	AVE	1	Berwyn	1750	7	1/2 Duplex
4444		1st	AVE	301	Lyons	1750	6	Flat
1917	S	Trumbull	AVE	1	Chicago	1750	6	3 Stories
128	S	Austin	BLVD	2	Oak Park	1774	6	Flat, Low Rise (1-3 Stories), Vintage
4115		Blanchan	AVE		Brookfield	1775	6	1.5 Story
922		Marengo	AVE	2	Forest Park	1800	6	Low Rise (1-3 Stories)
10830		Hastings	ST		Westchester	1800	7	1 Story
706	S	Maple	AVE	1S	Oak Park	1800	6	Low Rise (1-3 Stories), Vintage
5510	S	72nd	CT		Summit	1800	7	2 Stories
3932		Forest	AVE		Brookfield	1800	5	1 Story
100		Forest	AVE	1	Riverside	1800	6	Low Rise (1-3 Stories)
5900	W	Adams	ST	1	Chicago	1800	7	Flat
2450		Belleview	AVE		Westchester	1850	7	Raised Ranch
1136	S	Elmwood	AVE	2	Oak Park	1850	6	2 Stories
46	N	Spring	AVE		La Grange	1850	6	1/2 Duplex
2120	S	Christiana	AVE		Chicago	1850	7	2 Stories
1900		SUFFOLK	AVE		Westchester	1895	7	1 Story
420	N	Marion	ST	2	Oak Park	1895	6	Flat, Vintage
30	S	Spring	AVE	206	La Grange	1900	5	Low Rise (1-3 Stories)
218		HERRICK	RD	2	Riverside	1900	6	Flat
1135		Westgate	ST	803	Oak Park	1909	3	High Rise (7+ Stories)
31	E	Ogden	AVE	252	La Grange	1930	3	Mid Rise (4-6 Stories)
15	S	Waiola	AVE	10	La Grange	1950	4	Townhouse-2 Story
5125	S	Mayfield	AVE		Chicago	1950	5	2 Stories

TABLE 5

Preliminary Housing For Rent								
Address				**Unit Number**	**Area**	**Rent**	**# Rooms**	**Type Detached/Attached**
2300	N	73rd	AVE		Elmwood Park	1985	8	1.5 Story
2249	S	25th	AVE		Broadview	1995	8	Raised Ranch
233	S	14th	AVE		Maywood	2000	9	2 Stories
10516		Somerset	DR		Westchester	2000	9	Split Level
1860		Stratford	AVE		Westchester	2000	6	2 Stories
415	S	Elmwood	AVE	3	Oak Park	2000	6	Flat
2314		Ridgeland	AVE		Berwyn	2000	10	1.5 Story
4018		Deyo	AVE		Brookfield	2000	8	2 Stories
34	N	Waiola	AVE	2	La Grange	2000	6	Flat, Vintage
34	N	Waiola	AVE	1	La Grange	2000	6	Flat, Vintage
1134	S	Oak Park	AVE	1	Oak Park	2050	6	Flat
2728		Wesley	AVE		Berwyn	2095	7	1.5 Story
1110		Marengo	AVE		Forest Park	2100	8	1 Story
1402	N	21ST	AVE		Melrose Park	2100	8	2 Stories
6739	W	North	AVE	2	Oak Park	2100	7	Other
931	N	Harvey	AVE		Oak Park	2150	6	1 Story
3638		Ridgeland	AVE		Berwyn	2150	6	2 Stories
1234	N	MARION	ST		Oak Park	2200	8	2 Stories
6640		34th	ST		Berwyn	2200	8	2 Stories
7312		Ogden	AVE	1	Riverside	2200	6	Townhouse 3+ Stories
1850		NEWCASTLE	AVE		Westchester	2250	9	2 Stories
1512		MARENGO	AVE		Forest Park	2280	10	1.5 Story
1347		Marengo	AVE		Forest Park	2300	8	2 Stories
2409	E	Martindale	DR		Westchester	2300	7	Split Level
433		Wisconsin	AVE	1	Oak Park	2300	6	Other
3501		CLEVELAND	AVE		Brookfield	2315	7	1.5 Story
1102		Lathrop	AVE		Forest Park	2325	8	2 Stories
7643		Monroe	ST	1	Forest Park	2400	5	Flat
3212		Raymond	AVE		Brookfield	2400	8	2 Stories
728		Arlington	RD		Riverside	2400	10	2 Stories
315	E	Burlington	ST	C	Riverside	2400	6	Townhouse 3+ Stories
5349	W	Van Buren	ST	1	Chicago	2400	6	Low Rise (1-3 Stories)
5126	S	Austin	AVE		Chicago	2400	7	1 Story
629		Grove	LN		Forest Park	2495	7	Townhouse 3+ Stories
630	S	HUMPHREY	AVE		Oak Park	2495	7	2 Stories
1815		Scoville	AVE		Berwyn	2500	12	2 Stories
1304	S	WENONAH	ST		Berwyn	2500	7	1.5 Story
3208		Clinton	AVE		Berwyn	2500	8	3 Stories
3335		Home	AVE	3335	Berwyn	2500	8	Garden Unit
138	S	Austin	BLVD	1	Oak Park	2575	8	Flat
7238		Franklin	ST	G	Forest Park	2600	6	Townhouse 3+ Stories
16	S	Seventh	AVE		La Grange	2600	9	2 Stories
30	S	Spring	AVE	104	La Grange	2625	6	Low Rise (1-3 Stories)
833	S	Humphrey	AVE		Oak Park	2650	8	2 Stories
128	N	Lombard	AVE		Oak Park	2650	8	1.5 Story
519		Grove	LN		Forest Park	2700	6	Townhouse 3+ Stories
133	S	Lombard	AVE		Oak Park	2700	9	2 Stories
2326		Kensington	AVE		Westchester	2750	8	2 Stories
601		South	BLVD	A	Oak Park	2750	6	Townhouse 3+ Stories
31	E	Ogden	AVE	416	La Grange	2750	5	Mid Rise (4-6 Stories)

TABLE 5

Preliminary Housing For Rent								
Address				**Unit Number**	**Area**	**Rent**	**# Rooms**	**Type Detached/Attached**
731		Hayes	AVE		Oak Park	2775	11	2 Stories
31	E	Ogden	AVE	427	La Grange	2780	5	Mid Rise (4-6 Stories)
31	E	Ogden	AVE	515	La Grange	2785	5	Mid Rise (4-6 Stories)
31	E	Ogden	AVE	405	La Grange	2785	5	Mid Rise (4-6 Stories)
2913		Kensington	ST		Westchester	2800	10	Split Level
805	N	Taylor	AVE		Oak Park	2800	8	2 Stories
1115		Erie	ST		Oak Park	2800	7	2 Stories
31	E	Ogden	AVE	319	La Grange	2850	5	Mid Rise (4-6 Stories)
131	S	Humphrey	AVE		Oak Park	2900	9	2 Stories
1515		Clinton	PL		River Forest	2995	10	2 Stories
2018	W	21st	PL	1R	Chicago	2995	7	1/2 Duplex
101	N	Euclid	AVE	19	Oak Park	3000	7	Townhouse 3+ Stories
1218	N	Euclid	AVE		Oak Park	3000	10	2 Stories
847	S	Kenilworth	AVE		Oak Park	3000	9	2 Stories
12		Park	AVE		River Forest	3200	8	Townhouse 3+ Stories
1015		Wesley	AVE		Oak Park	3300	11	2 Stories
31	E	Ogden	AVE	B103	La Grange	3300	6	Mid Rise (4-6 Stories)
427	N	Grove	AVE	1	Oak Park	3400	8	Flat
1227		Hayes	AVE		Oak Park	3400	11	2 Stories
30	S	Spring	AVE	101	La Grange	3425	7	Low Rise (1-3 Stories)
1150	S	Harvey	AVE		Oak Park	3500	10	2 Stories
558		Lathrop	AVE		River Forest	3500	8	2 Stories
2339		Clarence	AVE		Berwyn	3500	9	1.5 Story
1515		MONROE	AVE		River Forest	3600	9	2 Stories
1112		Lyman	AVE		Oak Park	3600	9	2 Stories
184	N	Marion	ST	184	Oak Park	3750	7	Townhouse 3+ Stories
608	S	Scoville	AVE		Oak Park	3750	8	3 Stories
192	N	MARION	ST		Oak Park	3850	8	Townhouse 3+ Stories
31	E	Ogden	AVE	504	La Grange	3930	6	Mid Rise (4-6 Stories)
31	E	Ogden	AVE	548	La Grange	3995	6	Mid Rise (4-6 Stories)
202		Harrison	ST		Oak Park	4000	5	Townhouse 3+ Stories
625	S	Harlem	AVE	1	Forest Park	4500	6	Flat
803		Belleforte	AVE		Oak Park	4500	12	2 Stories
112	N	Ashland	AVE		La Grange	4900	9	3 Stories
131		Longcommon	RD		Riverside	5000	12	2 Stories
273		Maplewood	RD		Riverside	5200	10	2 Stories
630	N	East	AVE		Oak Park	5950	10	2 Stories

III. REQUIREMENTS FOR VERY LOW AND LOW-INCOME RESIDENTS

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

If the City does relocate residents within the RPA, the City will need to determine if those residents fall into the low-income and very low-income category. At that point, the City will take appropriate action and provide relocation assistance to those residents that would be relocated pursuant to the requirements of the TIF Act. The City intends to work with local housing agencies and organizations to ensure that relocated residents find comparable housing.

Appendix A
Study Area Map

HARLEM CERMAK TIF, AS AMENDED, BOUNDARY MAP



MINUTES

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

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

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

_____

_____

The following Alderman voted NAY: _____

_____

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

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

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

_____

Margaret Paul, City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

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

AN ORDINANCE of the City of Berwyn, Cook County, Illinois,
Approving First Amendment to Tax Increment Redevelopment
Plan and Project for the Harlem Avenue Redevelopment Project Area.

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

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

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

_____
Margaret Paul, City Clerk

(SEAL)

E-2

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

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

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

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

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

SECOND ORDINANCE

ORDINANCE NO. _____

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

* * * * *

WHEREAS, it is desirable and in the best interest of the citizens of the City of Berwyn, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed amended redevelopment plan and redevelopment project ("First Amended Redevelopment Plan and Project") within the municipal boundaries of the City and within a proposed amended redevelopment project area ("First Amended Redevelopment Area") described in Section 1 of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the First Amended Redevelopment Plan and Project, which First Amended Redevelopment Plan and Project were identified in such ordinance and were the subject, along with the First Redevelopment Project Area designation hereinafter made, of a public hearing held on February 25, 2020, and it is now necessary and desirable to designate the First Amended Redevelopment Area as a redevelopment project area pursuant to the Act.

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

Section 1. Area Designated. That the First Amended Redevelopment Area, as legally described in EXHIBIT A, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of

the Act. The general street location for the First Amended Redevelopment Area is described in EXHIBIT B attached hereto and incorporated herein as if set out in full by this reference. The map of the First Amended Redevelopment Area is depicted on EXHIBIT C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

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

____ day of _____ 2020, pursuant to a roll call vote, as follows:

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

APPROVED this ____day of _____2020.

_____
Robert J. Lovero
MAYOR

ATTEST:

_____
Margaret Paul
CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION
FIRST AMENDED REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION
FIRST AMENDED REDEVELOPMENT PROJECT AREA

HARLEM CERMAK TIF FIRST AMENDMENT LEGAL DESCRIPTION

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS

99 AND 52 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

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

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

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

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

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

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

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

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

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

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

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

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID

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

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

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

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

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

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

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

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

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

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

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

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

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

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

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

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

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

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

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

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

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, 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.

AND

THAT PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY AVENUE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT F, LOT E, LOT D, LOT C, LOT B AND LOT A IN BERWYN MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, ALSO BEING THE SOUTH LINES OF LOTS 26, 37, 88, 99, 150, 161, 212, 223, 274, 285, 336 and 347 IN SAID BERWYN MANOR;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE EAST ACROSS RIDGELAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 18 FEET OF LOT 27 IN BLOCK 5 IN B. PINKERT AND SONS 22ND STREET SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 66 FEET THEREOF), OF THE CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 18 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 18 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.49 FEET OF LOT 12 IN SAID BLOCK 5;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.49 FEET OF LOT 12;

THENCE EAST ACROSS CUYLER AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.51 FEET OF LOT 27 IN BLOCK 6 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.51 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.51 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.55 FEET OF LOT 12 IN SAID BLOCK 6;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.55 FEET OF LOT 12;

THENCE EAST ACROSS HIGHLAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.57 FEET OF LOT 27 IN BLOCK 7 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.65 FEET OF LOT 12 IN SAID BLOCK 7;

THENCE EAST ACROSS HARVEY AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.66 FEET OF LOT 27 IN BLOCK 8 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.71 FEET OF LOT 12 IN SAID BLOCK 8, ALSO BEING THE WEST LINE OF LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD;

THENCE SOUTH TO THE INTERSECTION OF THE SOUTH LINE OF SAID CERMAK ROAD WITH THE WEST LINE OF SAID LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 5 IN HENRY H. & JESSIE S. WALKER'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HARVEY AVENUE;

THENCE WEST ACROSS SAID HARVEY AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HARVEY AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 6 IN SAID HENRY H. & JESSIE S. WALKER'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HIGHLAND AVENUE;

THENCE WEST ACROSS SAID HIGHLAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HIGHLAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF CUYLER AVENUE;

THENCE WEST ACROSS SAID CUYLER AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID CUYLER AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 8 IN SAID SUBDIVISION OF BLOCKS 7 AND 8 IN SAID SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF RIDGELAND AVENUE;

THENCE WEST ACROSS SAID RIDGELAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID RIDGELAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 1 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF ELMWOOD AVENUE;

THENCE WEST ACROSS SAID ELMWOOD AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID ELMWOOD AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 2 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF GUNDERSON AVENUE;

THENCE WEST ACROSS SAID GUNDERSON AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID GUNDERSON AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 3 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF SCOVILLE AVENUE;

THENCE WEST ACROSS SAID SCOVILLE AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID SCOVILLE AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 4 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF EAST AVENUE;

THENCE WEST ACROSS SAID EAST AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID EAST AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH AND ADJOINING LOT 5 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 5 AND ALSO ALONG THE NORTH LINE OF LOT 6 IN J. KLICMAN'S RESUBDIVISION OF THE WEST HALF OF LOT 1 AND LOT 4 (EXCEPT THE SOUTH 62 FEET) IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHWEST CORNER SAID LOT 6, ALSO BEING A POINT ON THE EAST LINE OF CLARENCE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTH 31.5 FEET OF THE SOUTH QUARTER OF LOT 3 IN SAID CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID WEST LINE OF LOT 3 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 10 IN KLIMA'S SUBDIVISION OF LOTS 1 & 2 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST 41 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT IN THE CENTERLINE OF WESLEY AVENUE;

THENCE NORTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING,

EXCEPT

LOT 217 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALL IN COOK COUNTY, ILLINOIS.

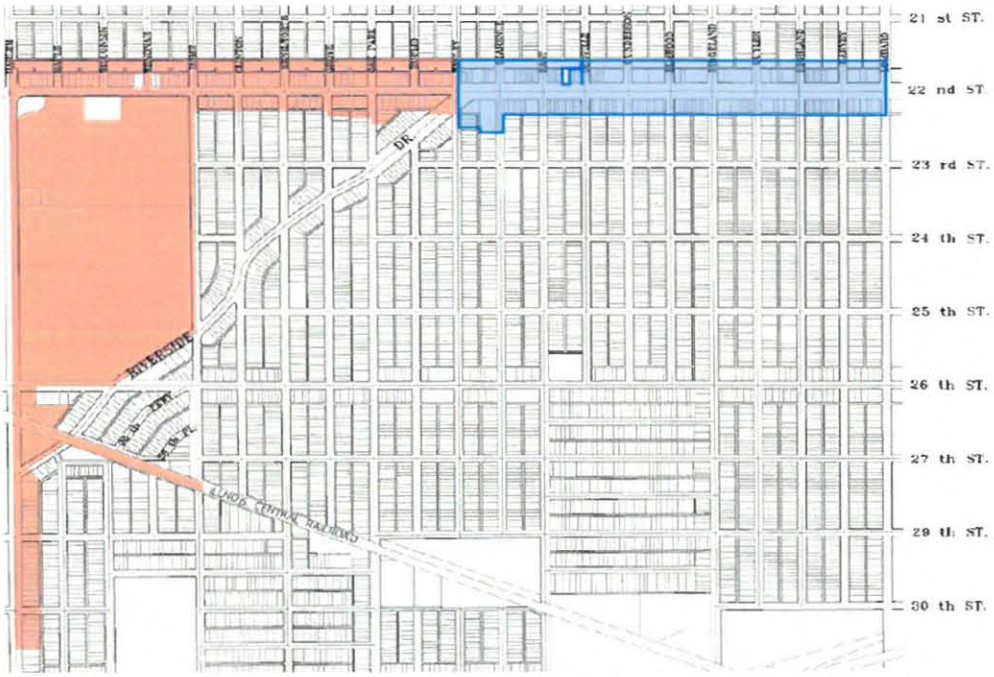
EXHIBIT B

The Redevelopment Project Area (the "RPA") RPA is generally bounded on the south by the 31st Street, on the east by Lombard Avenue, on the north by Cermak Road (including properties on the north and south side of Cermak Road), and on the west by the City Boundaries at Harlem Avenue. The RPA contains mixed residential uses, retail/commercial properties and institutional uses.

EXHIBIT C

MAP OF
FIRST AMENDED REDEVELOPMENT PROJECT AREA

HARLEM CERMAK TIF, AS AMENDED, BOUNDARY MAP



MINUTES

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

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

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

_____

_____

The following Alderman voted NAY: _____

_____

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

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

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

_____

Margaret Paul, City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

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

AN ORDINANCE of the City of Berwyn, Cook County, Illinois
Designating the First Amended Harlem Avenue Redevelopment
Project Area Pursuant to the Tax Increment Allocation Redevelopment Act

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

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

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

_____
Margaret Paul, City Clerk

(Seal)

E-3

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

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

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

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

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

THIRD ORDINANCE

ORDINANCE NO.____

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

* * * * *

WHEREAS, it is desirable and in the best interest of the citizens of the City of Berwyn, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the City has heretofore approved an amended redevelopment plan and project (the "First Amended Redevelopment Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated an amended redevelopment project area (the "Frist Amended Redevelopment Project Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

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

Section 1. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the First Amended Redevelopment Plan and Project within the Area as legally described in EXHIBIT A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the First Amended Redevelopment Project Area is described in EXHIBIT B attached hereto and incorporated herein as if set out in full by this reference. The

map of the Area is depicted in EXHIBIT C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of *Ad Valorem* Taxes. That pursuant to the Act, the *ad valorem* taxes, if any, arising from the levies upon taxable real property in the First Amended Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

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

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the First Amended Redevelopment Project Area shall be allocated to, and when collected, shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "First Amended Harlem Avenue Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or

unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

____ day of _____ 2020, pursuant to a roll call vote, as follows:

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

APPROVED this ____day of _____2020.

_____
Robert J. Lovero
MAYOR

ATTEST:

_____
Margaret Paul
CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION
FIRST AMENDED REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION
FIRST AMENDED REDEVELOPMENT PROJECT AREA

HARLEM CERMAK TIF FIRST AMENDMENT LEGAL DESCRIPTION

THAT PART OF SECTIONS 19 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENILWORTH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS

99 AND 52 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30;

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

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

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

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

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

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

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

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

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

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

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

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUCLID

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

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

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

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

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

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

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

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

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

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM, LOTS 295, 296, 351, 352 AND 353 IN SAID BERWYN GARDENS SUBDIVISION;

ALSO EXCEPTING,

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

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

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

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

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

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

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

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

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

ALSO EXCEPTING,

THAT PART OF SAID LOT 1 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 30, 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.

AND

THAT PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY AVENUE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOT F, LOT E, LOT D, LOT C, LOT B AND LOT A IN BERWYN MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, ALSO BEING THE SOUTH LINES OF LOTS 26, 37, 88, 99, 150, 161, 212, 223, 274, 285, 336 and 347 IN SAID BERWYN MANOR;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE EAST ACROSS RIDGELAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 18 FEET OF LOT 27 IN BLOCK 5 IN B. PINKERT AND SONS 22ND STREET SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 66 FEET THEREOF), OF THE CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 18 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 18 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.49 FEET OF LOT 12 IN SAID BLOCK 5;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.49 FEET OF LOT 12;

THENCE EAST ACROSS CUYLER AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.51 FEET OF LOT 27 IN BLOCK 6 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.51 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.51 FEET OF LOT 27;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.55 FEET OF LOT 12 IN SAID BLOCK 6;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 14.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 14.55 FEET OF LOT 12;

THENCE EAST ACROSS HIGHLAND AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.57 FEET OF LOT 27 IN BLOCK 7 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.65 FEET OF LOT 12 IN SAID BLOCK 7;

THENCE EAST ACROSS HARVEY AVENUE TO THE NORTHWEST CORNER OF THE SOUTH 14.66 FEET OF LOT 27 IN BLOCK 8 IN SAID B. PINKERT AND SONS 22ND STREET SUBDIVISION;

THENCE EAST ACROSS THE PUBLIC ALLEY TO THE NORTHWEST CORNER OF THE SOUTH 14.71 FEET OF LOT 12 IN SAID BLOCK 8, ALSO BEING THE WEST LINE OF LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD;

THENCE SOUTH TO THE INTERSECTION OF THE SOUTH LINE OF SAID CERMAK ROAD WITH THE WEST LINE OF SAID LOMBARD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOMBARD AVENUE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 5 IN HENRY H. & JESSIE S. WALKER'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HARVEY AVENUE;

THENCE WEST ACROSS SAID HARVEY AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HARVEY AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 6 IN SAID HENRY H. & JESSIE S. WALKER'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF HIGHLAND AVENUE;

THENCE WEST ACROSS SAID HIGHLAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID HIGHLAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 7 AND 8 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF CUYLER AVENUE;

THENCE WEST ACROSS SAID CUYLER AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID CUYLER AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 8 IN SAID SUBDIVISION OF BLOCKS 7 AND 8 IN SAID SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF RIDGELAND AVENUE;

THENCE WEST ACROSS SAID RIDGELAND AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID RIDGELAND AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 1 IN GROH AND CHRISTIAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF ELMWOOD AVENUE;

THENCE WEST ACROSS SAID ELMWOOD AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID ELMWOOD AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 2 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF GUNDERSON AVENUE;

THENCE WEST ACROSS SAID GUNDERSON AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID GUNDERSON AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 3 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF SCOVILLE AVENUE;

THENCE WEST ACROSS SAID SCOVILLE AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID SCOVILLE AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY IN BLOCK 4 IN SAID GROH AND CHRISTIAN'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF EAST AVENUE;

THENCE WEST ACROSS SAID EAST AVENUE TO THE INTERSECTION OF THE WEST LINE OF SAID EAST AVENUE WITH THE SOUTH LINE OF THE EAST/WEST PUBLIC ALLEY LYING NORTH AND ADJOINING LOT 5 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 5 AND ALSO ALONG THE NORTH LINE OF LOT 6 IN J. KLICMAN'S RESUBDIVISION OF THE WEST HALF OF LOT 1 AND LOT 4 (EXCEPT THE SOUTH 62 FEET) IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHWEST CORNER SAID LOT 6, ALSO BEING A POINT ON THE EAST LINE OF CLARENCE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTH 31.5 FEET OF THE SOUTH QUARTER OF LOT 3 IN SAID CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH ALONG SAID WEST LINE OF LOT 3 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 10 IN KLIMA'S SUBDIVISION OF LOTS 1 & 2 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST 41 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE WEST ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO A POINT IN THE CENTERLINE OF WESLEY AVENUE;

THENCE NORTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING,

EXCEPT

LOT 217 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALL IN COOK COUNTY, ILLINOIS.

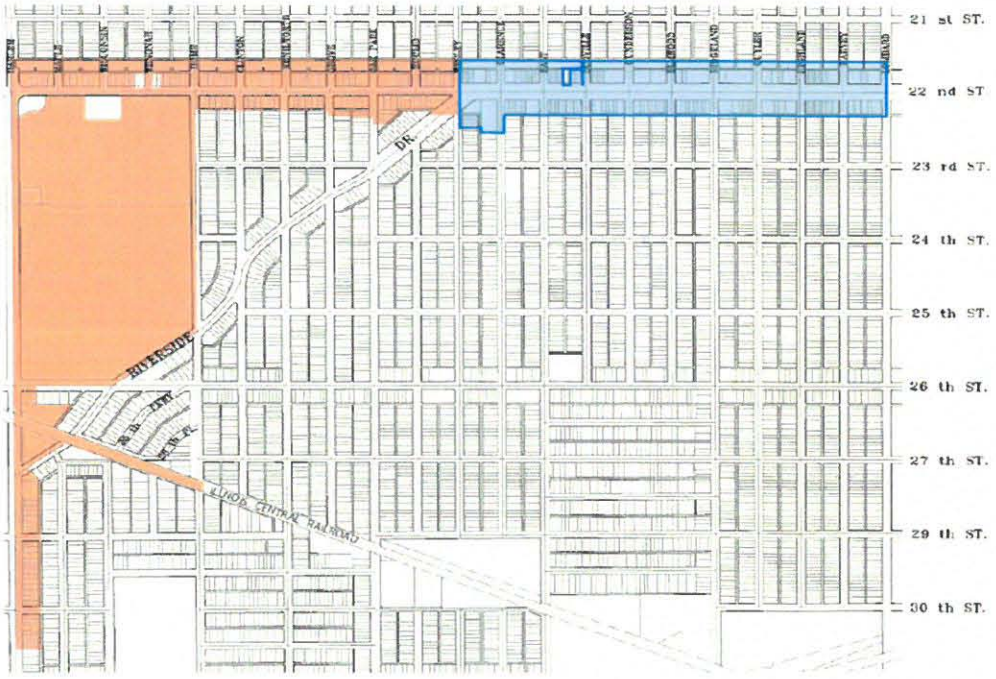
EXHIBIT B

The Redevelopment Project Area (the "RPA") RPA is generally bounded on the south by the 31st Street, on the east by Lombard Avenue, on the north by Cermak Road (including properties on the north and south side of Cermak Road), and on the west by the City Boundaries at Harlem Avenue. The RPA contains mixed residential uses, retail/commercial properties and institutional uses.

EXHIBIT C

MAP OF
FIRST AMENDED REDEVELOPMENT PROJECT AREA

HARLEM CERMAK TIF, AS AMENDED, BOUNDARY MAP



MINUTES

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

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

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

_____

_____

The following Alderman voted NAY: _____

_____

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

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

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

_____

Margaret Paul, City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

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

> AN ORDINANCE of the City of Berwyn, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the First Amended Harlem Avenue Redevelopment Project Area.

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

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

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

_____
Margaret Paul, City Clerk

(SEAL)

E-4

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

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

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

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

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

FIRST ORDINANCE

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

* * * * *

WHEREAS, it is desirable and in the best interest of the citizens of the City of Berwyn, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment and redevelopment project (the "Plan and Project") within the municipal boundaries of the City within a proposed redevelopment project area (the "Area") described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than one and a half (1.5) acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Mayor and City Council of the City (the "Corporate Authorities") called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for February 25, 2020; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Illinois Department of Commerce and Economic Opportunity by certified mail on December 23, 2019, by publication on January 30, 2020 and February 6, 2020 (in English) and January 31, 2020 and February 7, 2020 (in Spanish), and by certified mail to taxpayers within the Area on December 23, 2019, 2019; and

WHEREAS, pursuant to Section 11-74.4-6 of the Act, a good faith effort was made to give due notice with respect to such public hearing to all residents of the Area and, in any event, such notice was given to each residential address within the Area; and

WHEREAS, pursuant to Section 11-74.4-6 of the Act, notice to DCEO and the affected taxing districts included an invitation to submit comments to the City prior to the date of the public hearing; and

WHEREAS, the City has heretofore convened a meeting of the Joint Review Board, which gave a positive recommendation, as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that could cause the Area to be a "conservation area" as defined in the Act, obsolescence, deterioration, inadequate utilities, deleterious layout, and lack of community planning; and

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

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

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive planning process for development of the City as a whole to

determine whether the proposed Plan and Project conform to the existing comprehensive planning process of the City.

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

Section 1. Findings. That the Corporate Authorities hereby find that the following facts have been established by the preponderance of the evidence:

a. The 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 Area is described in EXHIBIT B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on EXHIBIT C attached hereto and incorporated herein as if set out in full by this reference.

b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a "conservation area" as defined in the Act.

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

d. The Plan and Project conform to the existing comprehensive planning process for the development of the City as a whole, as reflected in the City's zoning map.

e. As set forth in the Plan it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan shall be retired no later than December 31st of the year in which the payment to the municipal treasurer, pursuant to the Act,

is to be made with respect to the ad valorem taxes levied in the twenty-third calendar year after the Area is designated.

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

Section 2. Plan and Project Approved. That the Plan and Project, which were the subject matter of the public hearing held on February 25, 2020, are hereby adopted and approved. A copy of the Plan and Project is set forth in EXHIBIT D attached hereto and incorporated herein as if set out in full by this reference.

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

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT D – Redevelopment Plan and Project

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

____ day of _____ 2020, pursuant to a roll call vote, as follows:

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

APPROVED this ____day of _____2020.

_____
Robert J. Lovero
MAYOR

ATTEST:

_____
Margaret Paul
CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT A - LEGAL DESCRIPTION:

THAT PART OF SECTIONS 29, 30 AND 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PROPERTY CONVEYED TO THE CITY OF BERWYN PER WARRANTY DEED RECORDED MAY 4, 1999 AS DOCUMENT NUMBER 99430527, SAID POINT BEING ON THE SOUTH LINE OF THE NORTH 16.00 FEET OF THE SOUTH 24.507 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 16.00 FEET TO THE WEST LINE OF RIDGELAND ROAD;

THENCE SOUTH ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 29TH STREET, ALSO BEING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER, ALSO BEING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, ALSO BEING THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF RIDGELAND AVENUE;

THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED RIGHT OF WAY LINE AND ITS SOUTHEASTERLY EXTENSION TO A POINT ON THE EAST LINE OF SAID PROPERTY CONVEYED TO THE CITY OF BERWYN PER WARRANTY DEED RECORDED MAY 4, 1999 AS DOCUMENT NUMBER 99430527;

THENCE NORTH, EAST AND NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

GENERAL STREET LOCATION

EXHIBIT B

The redevelopment project area, commonly referred to as the "Ridgeland Avenue TIF," is bounded by the following:

on the south BNSF Railroad, on the east by Lombard Avenue, on the north by 29th Street, and on the west by approximately to Ridgeland Avenue and 29th Street South to the next alley to the west up to the baseball fields across the rear of the property located near 6400 28th Place.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

Proposed Ridgeland TIF
33 rd ST.
32 nd ST.
31 st ST.
LOMBARD
29 th
ST.
RIDGELAND
28 th
PL.
PARK AVE.
ELMWOOD
FAIRFIELD
SCOVILLE AVE.
EAST
CLARENCE
ILLINOIS CENTRAL RAILROAD

EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

DRAFT dated November 25, 2019

CITY OF BERWYN
REDEVELOPMENT PLAN AND PROJECT
RIDGELAND AVENUE 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 "conservation area" and thereby to enhance the tax base of the taxing district which extends into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq., as amended.

Prepared by the City of Berwyn

in conjunction with

Kane, McKenna and Associates, Inc.

November, 2019

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EXHIBITS

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Exhibit 2	-	*Boundary Map*
Exhibit 3	-	*Existing/Future Land Use Map*
Exhibit 4	-	*TIF Qualification/Designation Report*

I. INTRODUCTION

The City of Berwyn (the "City") is located in Cook County, Illinois, approximately ten (10) miles west of the City of Chicago's "Loop". The City generally lies adjacent to the municipalities of Oak Park and Forest Park to the north, North Riverside to the west, Stickney to the south and Cicero to the east The Berwyn was incorporated as City in 1908.

The City of Berwyn encourages controlled growth within the community through the use of the Berwyn Economic Development Council (the "Berwyn EDC") the Zoning Ordinance and the 2012 Comprehensive Plan, which are intended to guide Berwyn's evolution and development in the future. In terms of redevelopment, the City intends to attract and encourage industrial, commercial and institutional uses for the area described below.

The conditions of the Redevelopment Project Area, ("RPA"), include deterioration, deleterious land use/layout, lack of community planning, inadequate, utilities and obsolescence. These conditions are evidenced throughout the area and have been documented pursuant to site visits and City and Cook County data

The RPA is suitable for redevelopment for industrial, commercial mixed, and institutional uses. The RPA's best opportunity for redevelopment is related to its location along Ridgeland Avenue and its proximity to the Illinois Central Railroad. This location allows for the RPA to be both a g an important commercial and industrial node. The City has undertaken an initiative, through the designation of the RPA, to redevelop strategic areas including the RPA within the City and, in so doing, stabilize and expand benefits to the community and affected taxing districts.

The Redevelopment Plan

The City recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development within the area. Business attraction and expansion are key components of the strategy. The needed private investment in the RPA may only be possible if Tax Increment Financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act"), Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the City and all the taxing districts, which encompass the RPA in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the City to address RPA deficiencies including (but not limited to):

- Redeveloping underutilized properties and bringing them to productive reuse;
- Establishing a pattern of land use activities that will increase efficiency and economic relationships;

- Addressing the need for traffic related and roadway improvements;

- Coordinating land assembly in order to provide sites featuring more modern redevelopment plans;

- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within The RPA;

- Improving area appearance through area redevelopment;

- Providing infrastructure that supports redevelopment activities.

A map of the RPA boundaries is included in Exhibit 2 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be developed in a coordinated manner without the adoption of a Redevelopment Plan and Project. The City, with the assistance of Kane, McKenna and Associates, Inc. ("KMA") has prepared this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the proposed area. By means of public investment, the RPA will become a more viable area that will attract more private investment. The additional public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of viable industrial and commercial uses within the RPA.

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 RPA is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the City will serve as the central force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of this redevelopment plan will create a stabilized and expanded tax base, the creation of new development opportunities, enhanced retention of existing businesses, and the creation of new employment opportunities within the City as a result of new private development in the RPA.

Summary

It is found and declared by the City, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing 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. Public/private partnerships are determined to be necessary in order to achieve development goals. Without the development focus and resources provided under the Act, the development goals of the City would not reasonably be expected to be achieved.

It is found and declared by the City that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to those taxing districts. The reason for the use of incremental tax revenues is that these taxing districts whose jurisdictions include the Redevelopment Project Area would not derive the benefits of an increased assessment base without the City addressing the coordination of redevelopment.

It is further found, and certified by the City, in connection to the process required for the adoption of this Redevelopment Plan and Project pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the Act, that this Redevelopment Plan and Project will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Plan and Project does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by utilizing tax increment financing.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

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

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in accordance with the City's Zoning Ordinance the 2012 Comprehensive Plan. The Redevelopment Plan and Project also conform to the City's comprehensive planning process.

General Goals to the City

1) To provide for implementation of economic development and redevelopment strategies that benefits the City and its residents.

2) To encourage positive and feasible redevelopment of underutilized facilities.

3) To strengthen the property tax base of the City and overlapping tax districts.

4) To create new jobs for City and area residents.

5) To coordinate all redevelopment within the City in a comprehensive manner, avoiding land use conflicts and negative community impacts with redevelopment projects.

6) To create a cooperative partnership between City and proposed developers, and users.

7) To provide public infrastructure improvements within the RPA to promote redevelopment efforts, where necessary.

Specific Objectives for the RPA

1) Utilize redevelopment of the RPA to increase the presence of commercial and industrial land and uses within the City.

2) Develop the RPA into a significant commercial and industrial node and gateway for the City.

3) Provide for traffic related and roadway improvements that benefit the RPA

4) Coordinate mixed land uses within the RPA.

Redevelopment Objectives

The City's redevelopment objectives propose to enrich to the extent possible the negative impact of the qualification factors which are prevalent in much of the RPA and enhance, commercial, industrial and institutional use opportunities where appropriate. To achieve these objectives the City proposes the following guidelines:

1) To encourage redevelopment within the RPA that will address the piecemeal development practices, mitigate conditions associated with existing conditions, and attract new land uses which are consistent with the existing uses and provide an enhanced tax base to support the entire City;

2) To implement coordinated development/design practices as set forth in the City's comprehensive plan and to promote redevelopment in accordance with current planning standards;

3) To assist site assembly and preparation in order to provide for the reuse of properties for this stated purpose;

4) To coordinate traffic flow and access to sites;

5) To improve overall area appearance; and

6) To install and improve the necessary infrastructure improvements for improved ingress and egress and to support proposed new development in accordance with modern planning standards and City requirements.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the Proposed RPA

As found in Exhibit 4 of this Plan, the RPA has not undergone coordinated or sustained redevelopment. The RPA has not benefited from coordinated private investment and/or development, evidencing several qualification factors as set forth in the Act.

B. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan and Project will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the City to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting inflation- adjusted declines in assessed valuations.

Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the City achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the City will consider the declaration of sufficient surplus funds (as long as those funds are not already obligated to the TIF), to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the City, 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.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Findings

The RPA was studied to determine its qualifications under the Act. It was determined that the area as a whole qualifies as a TIF district under Illinois law. Refer to the TIF Eligibility Report, (Exhibit 4) which is attached as part of this plan.

Eligibility Survey

The RPA was evaluated beginning in July 2019 and continued to the present by representatives of KMA. Analysis was aided by certain reports obtained from the City, the County, and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

VI. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The City proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

1) By implementing a plan that provides for the attraction of users to redevelop properties within the RPA.

2) By constructing public improvements which may include (if necessary):

   i. Street, sidewalk and right-of-way improvements (including new street construction and widening of current streets)
   ii. Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation)
   iii. Signalization, traffic control and lighting
   iv. Off-street parking (if applicable)
   v. Urban design components
   vi. Landscaping and beautification

3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects.

4) By providing for environmental remediation, if needed, site assembly, site preparation, clearance, and demolition, including grading and excavation.

5) Exploring the review of job training programs in coordination with any City, federal, state, and county programs.

6) Provide for the redevelopment of underutilized or vacant properties

7) Provide for taxing district capital improvements.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the City will implement a coordinated program of actions, including, but not limited to, acquisition, site preparation, environmental remediation, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Environmental Remediation

Property within the RPA may require remediation of various types of contamination, in order to use property for industrial and commercial redevelopment.

Land Assembly

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites.

Public Improvements

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

- Improvements and/or construction of public improvements, including extension of water mains, sanitary and storm sewer systems, roadway/traffic improvements; and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

Rehabilitation/Taxing District Capital Improvements

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

Interest Rate Write-Down

The City may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on an annual basis 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;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

C. General Land Use Plan

The RPA currently consists of structures and land zoned for commercial, industrial and institutional uses. Existing/future land uses are shown in Exhibit 3 attached hereto and made a part of this Plan. Future uses consist of commercial, industrial and institutional uses. Future land uses will conform to the Zoning Ordinance and the comprehensive planning process as either may be amended from time to time.

D. Additional Design and Control Standards for Community Development in the City of Berwyn

The appropriate design controls, as set forth in the City's Zoning Ordinance and other City planning efforts, shall apply to the RPA.

E. Estimated Redevelopment Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement "Redevelopment Project Costs", are expected to substantially exceed such Redevelopment Project Costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, 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 three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;

    1.1 After July 1,1999, 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 area or approved a redevelopment plan;

2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest 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;

4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs 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; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, 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 the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that 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;

6. Costs of job training and retraining projects including the costs of 'welfare to work" programs implemented by businesses located within the redevelopment project area;

7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) 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;

9. 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 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 this 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 this 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 this 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 district, 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 this Act;

(ii) for elementary school district, 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 this 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) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. 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 January 1, 2005, a public library 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 this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that 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 this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed $120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

12. Payment in lieu of taxes;

13. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City 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 agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. Interest costs 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 developer with regard to the redevelopment project during that year;

c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph 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) 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 and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);

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

The 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) 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;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

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

17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects 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. For purposes of this paragraph, 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, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible 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 restriction 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 designated as such by the National Park Service of the United States Department of the Interior.

    If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

CITY OF BERWYN – RIDGELAND AVENUE TIF
ESTIMATED REDEVELOPMENT PROJECT COSTS

Program Actions/Improvements	Estimated Costs (A)
1. Land Acquisition and Assembly Costs, Including Relocation Costs	$ 2,000,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	$ 2,000,000
3. Public Improvements including, but not limited to, water, storm, and sanitary sewer service, and road/traffic related improvements	$ 4,000,000
4. Rehabilitation	$ 2,000,000
5. Interest Costs Pursuant to the Act	$ 1,500,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	$ 1,500,000
7. Public Facilities and Taxing District Capital Improvements pursuant to the Act	$ 2,000,000
8. Job Training	$ 500,000
TOTAL ESTIMATED	$15,500,000

(A) All project cost estimates are in year 2019 dollars. Total budgeted costs exclude any financing costs, including annual interest expense, capitalized interest, and any and all closing costs associated with any obligations issued by the City. Adjustments to the estimated line item costs above are expected. 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 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 and as provided for in the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived solely from property tax increment revenues, proceeds from municipal obligations to be retired solely with tax increment revenues, and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

"Redevelopment Project Costs" specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the RPA. The majority of development costs will be privately financed, and 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 tax increment 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 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 2018 tax year.

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. The City reserves the right to utilize revenues received under the Act for eligible costs from one Redevelopment Project Area in another Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way, from the Redevelopment Project Area from which the revenues are received and may also transfer revenues to other contiguous Redevelopment Project Areas.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

G. Nature and Term of Obligations to be Issued

The City may issue obligations secured by the tax increment 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/or all obligations issued by the City pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years after the year of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time

in order to implement this Redevelopment Plan and Project. 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, 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.

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

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the City may determine.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area

The most recent estimate of equalized assessed valuation (EAV) for the 2018 tax year within the RPA is approximately $938,765. The Boundary Map, Exhibit 2, shows the location of the RPA.

I. Anticipated Equalized Assessed Valuation (EAV)

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately $5,000,000 to $6,000,000.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project

An implementation strategy will be employed 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 are conformant with City zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site. Relocation activities may also be undertaken pursuant to the requirements of the Act and City policies.

Demolition and Site Preparation: Existing improvements may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare the RPA for desired redevelopment projects.

Landscaping/Urban Design Components/Streetscaping: The City may fund certain landscaping and design projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Environmental Remediation: Property within the RPA may require remediation of various types of contamination, in order to re-use property for commercial, retail, and mixed-use redevelopment.

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 provision of necessary detention or retention ponds may also be undertaken by the City.

Roadway/Street/Parking Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the City. 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 general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of property.

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.

Rehabilitation/Taxing District Capital Costs: The City may fund certain rehabilitation costs or certain taxing district capital improvements as provided for under the 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.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the City and any private developers, both 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, sexual orientation, or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, sexual orientation, age, 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 the compliance requirements of 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.

C. 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) calendar 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 which the ordinance approving the RPA is adopted.

VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

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

EXHIBIT 1

LEGAL DESCRIPTION

THAT PART OF SECTIONS 29, 30 AND 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PROPERTY CONVEYED TO THE CITY OF BERWYN PER WARRANTY DEED RECORDED MAY 4, 1999 AS DOCUMENT NUMBER 99430527, SAID POINT BEING ON THE SOUTH LINE OF THE NORTH 16.00 FEET OF THE SOUTH 24.507 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 16.00 FEET TO THE WEST LINE OF RIDGELAND ROAD;

THENCE SOUTH ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 29TH STREET, ALSO BEING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER, ALSO BEING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, ALSO BEING THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF RIDGELAND AVENUE;

THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED RIGHT OF WAY LINE AND ITS SOUTHEASTERLY EXTENSION TO A POINT ON THE EAST LINE OF SAID PROPERTY CONVEYED TO THE CITY OF BERWYN PER WARRANTY DEED RECORDED MAY 4, 1999 AS DOCUMENT NUMBER 99430527;

THENCE NORTH, EAST AND NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

EXHIBIT 2

BOUNDARY MAP

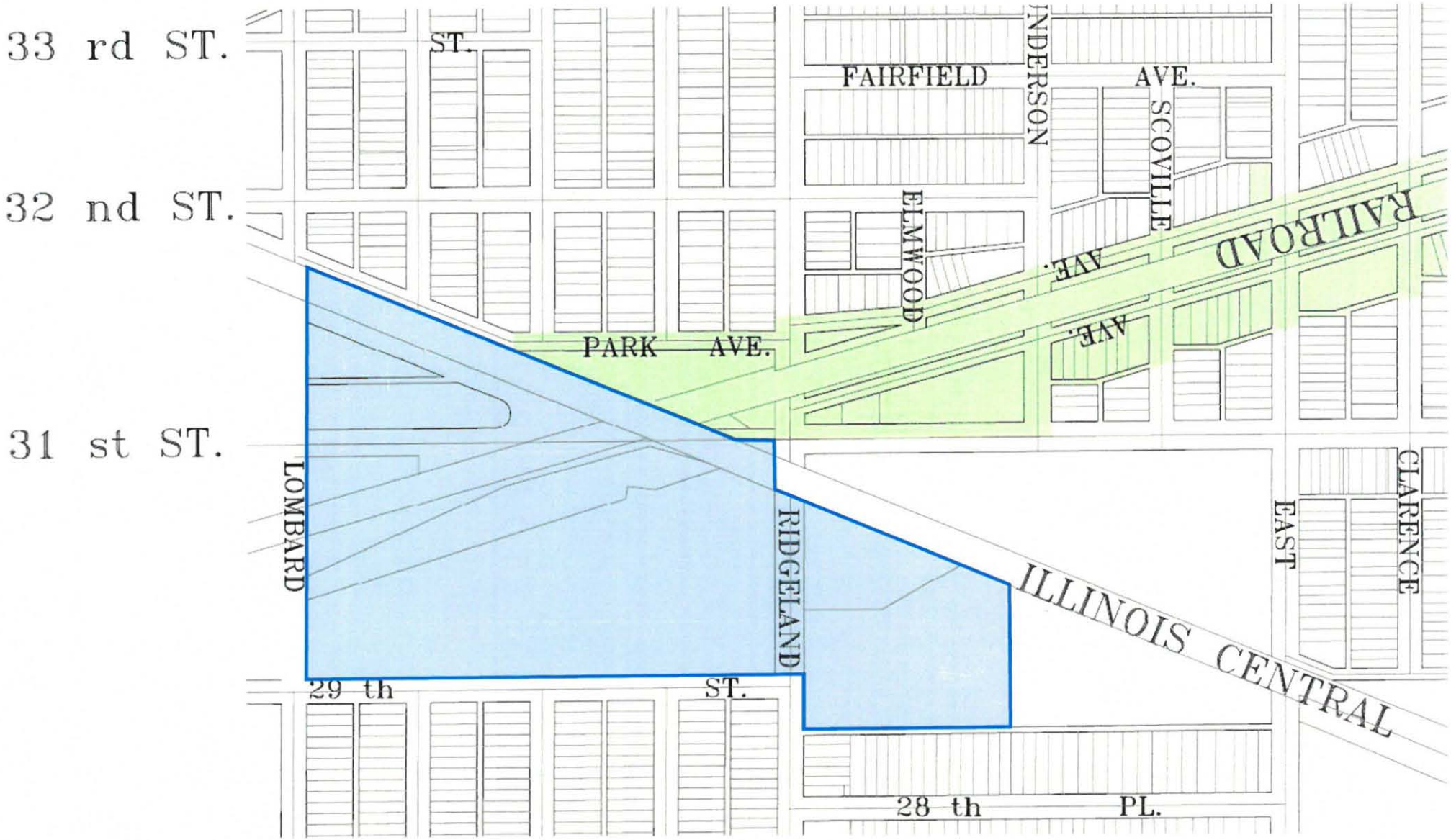
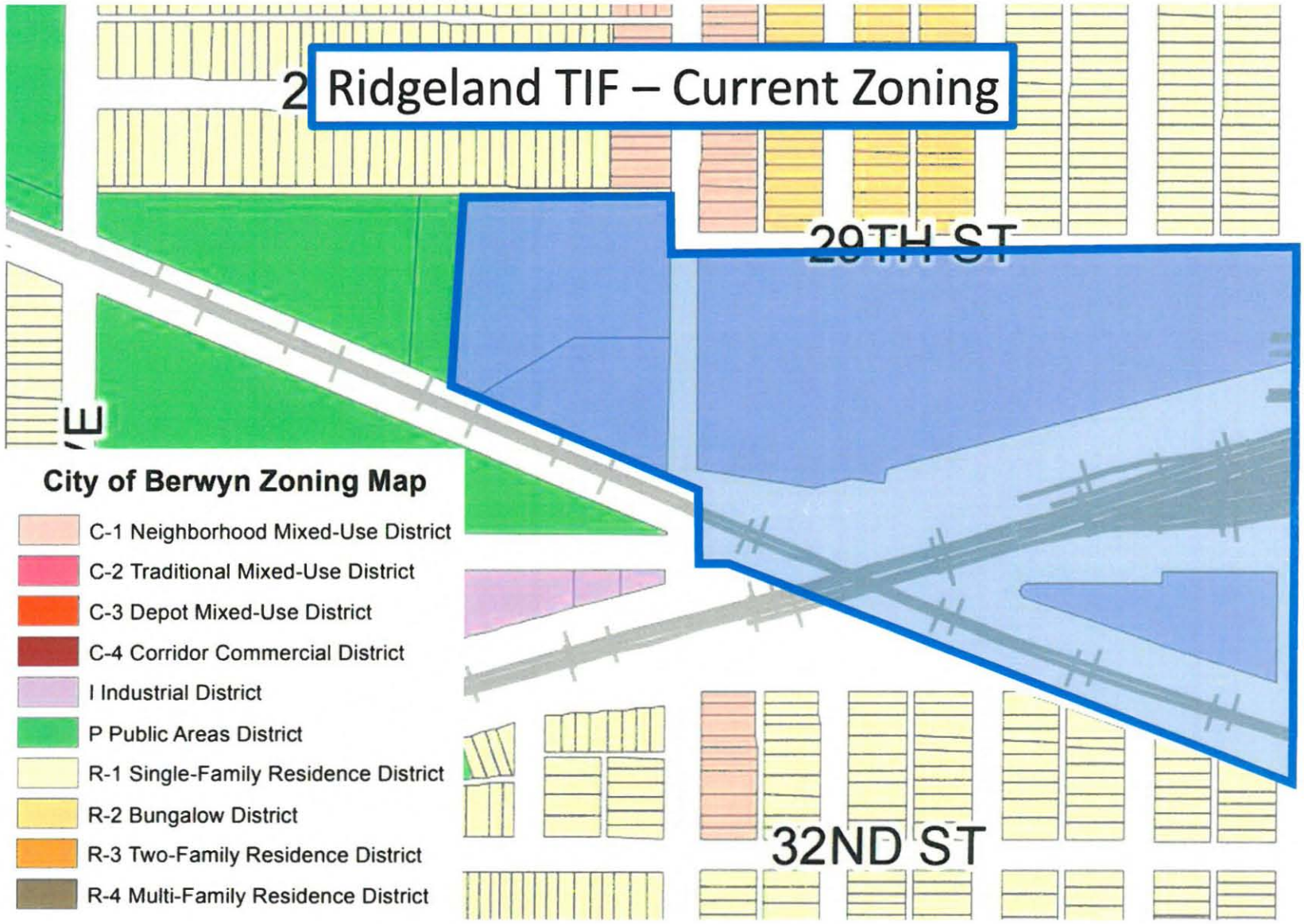

33 rd ST.
32 nd ST.
31 st ST.
ST.
FAIRFIELD
ANDERSON
AVE.
SCOVILLE
ELMWOOD
AVE.
RAILROAD
AVE.
PARK AVE.
LOMBARD
RIDGELAND
ILLINOIS CENTRAL
EAST
CLARENCE
29 th ST.
28 th PL.

EXHIBIT 3

EXISTING/FUTURE LAND USE MAP


2 Ridgeland TIF – Current Zoning
29TH ST
32ND ST
City of Berwyn Zoning Map
C-1 Neighborhood Mixed-Use District
C-2 Traditional Mixed-Use District
C-3 Depot Mixed-Use District
C-4 Corridor Commercial District
I Industrial District
P Public Areas District
R-1 Single-Family Residence District
R-2 Bungalow District
R-3 Two-Family Residence District
R-4 Multi-Family Residence District

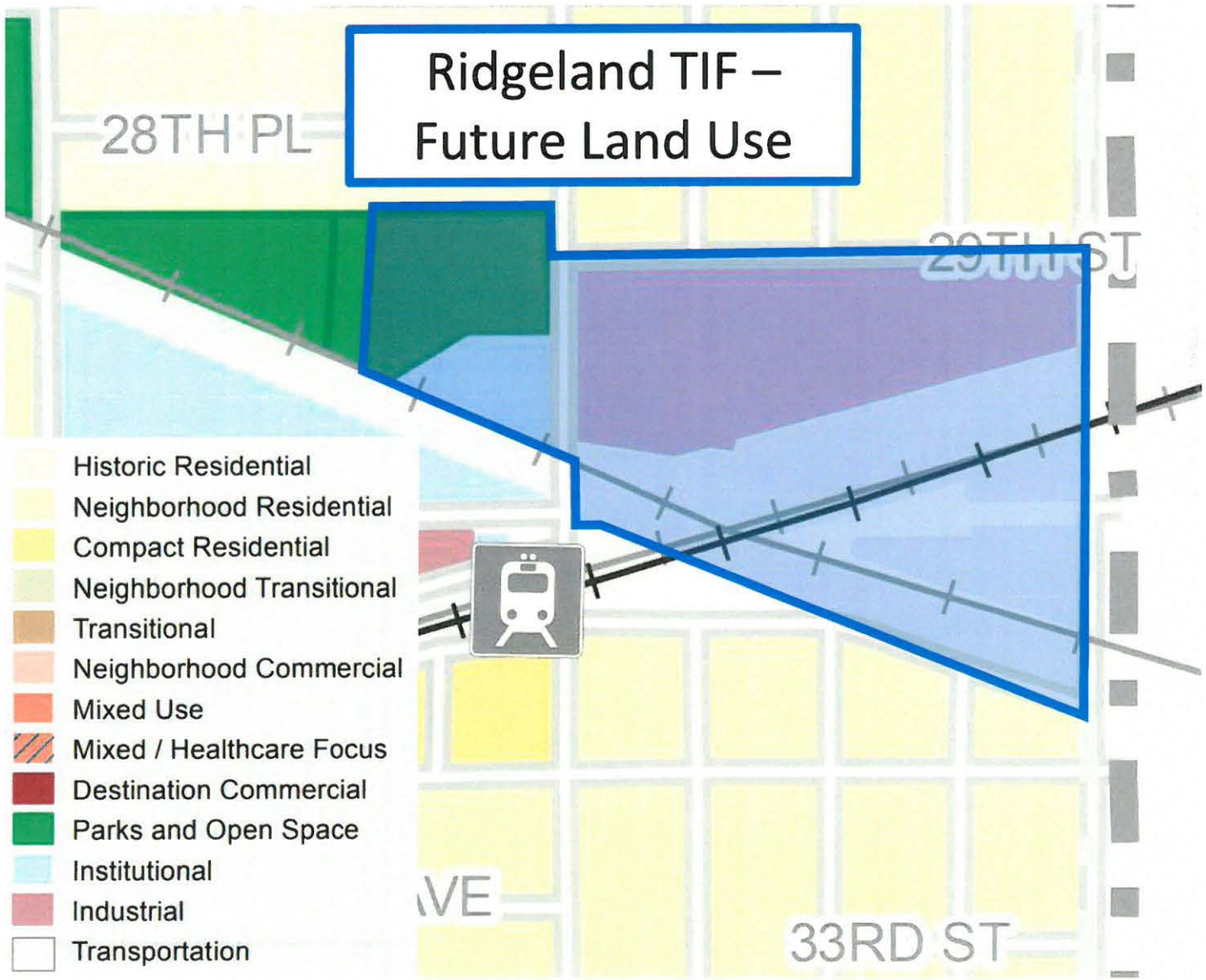

Ridgeland TIF –
Future Land Use
28TH PL
29TH ST
33RD ST
Historic Residential
Neighborhood Residential
Compact Residential
Neighborhood Transitional
Transitional
Neighborhood Commercial
Mixed Use
Mixed / Healthcare Focus
Destination Commercial
Parks and Open Space
Institutional
Industrial
Transportation

EXHIBIT 4

TIF QUALIFICATION/DESIGNATION REPORT

DRAFT DATED 11/25/19

CITY OF BERWYN, ILLINOIS
RIDGELAND AVENUE
TAX INCREMENT FINANCE DISTRICT
ELIGIBILITY REPORT

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

Prepared for: City of Berwyn, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

November, 2019

CITY OF BERWYN, ILLINOIS
RIDGELAND AVENUE
TAX INCREMENT FINANCE DISTRICT
ELIGIBILITY REPORT

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Appendix A: Tax Parcels for RPA
Appendix B: Boundary Map of RPA

EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the City of Berwyn (the "City") to conduct an analysis of the qualification of an area for the establishment of the Ridgeland Avenue Tax Increment Finance (TIF) District. The City is pursuing the creation of the Ridgeland Avenue TIF District to promote the revitalization of under-utilized properties located within the City and the overall improvement of the area adjacent to the South Berwyn (Depot) TIF.

In the context of planning for the establishment of the Ridgeland Avenue Tax Increment Financing District (the "TIF District," the "TIF," "Redevelopment Project Area," or "RPA"), the City has initiated the study of parcels within the RPA to determine whether they qualify separately or in aggregate under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the "TIF Act" or "Act") for inclusion in the creation of the TIF District. KMA agreed to undertake the study of the RPA on the City's behalf.

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

1) *The area qualifies as a "conservation area"* – The RPA qualifies as a "conservation area" as defined under the TIF Act. The area in aggregate is in danger of declining toward a blighted condition due to factors identified in this report which the area generally suffers from. These conditions prevent or threaten healthy economic and physical development of the area. The TIF Act states that an area may only qualify as a "conservation area" if 50% or more of the structures are 35 years or older. For the RPA, 2 of the 3 structures or 67% are over 35 years of age or older, thus the RPA meets the "threshold" statutory criteria for consideration as a "conservation area."

2) *The current conditions impede redevelopment* – The existence of certain conditions found within the RPA present a barrier to the area's successful redevelopment. The current conditions in the RPA are impediments to redevelopment, creating an environment where it is reasonable to assume redevelopment would not take place "but for" the use of the TIF Act. The factors present on the ground negatively impact coordinated and substantial private sector investment in the overall area. Without the use of city planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.

3) *Viable redevelopment sites could produce incremental revenue* – Within the RPA, there are several parcels which potentially could, with TIF-related assistance, be redeveloped and thereby produce incremental property tax revenue. Such revenue, used in combination with other city resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the RPA.

4) *TIF designation is recommended* – To mitigate "conservation area" conditions, promote private sector investment, and foster the economic viability of the RPA, KMA recommends that the City proceed with the formal TIF designation process for the entire area.

Because the City (a) may consider projects that would provide for the redevelopment of residential parcels and (b) can certify that 10 or more residential units would not be dislocated by redevelopment activities within the proposed TIF district, the City would not conduct a housing impact study pursuant to the TIF Act.

I. INTRODUCTION AND BACKGROUND

The RPA is located in the southeast portion of the City and is adjacent to the Burlington Northern Santa Fe railroad right of way. Land uses have historically consisted of industrial and recently institutional (the Freedom Middle School).

The RPA generally consists of tax parcels along and adjacent to the Burlington Northern Santa Fe right of way on the south, 29th Street on the North, Lombard Avenue on the east, and the property lines of frontage properties along Ridgeland Avenue to the west. Please see Appendix B for a map of the proposed TIF District.

The RPA consists of ten (10) tax parcels including two (2) leaseholds. Please see Appendix A for a list of the proposed parcels for inclusion in the TIF District.

The City's Comprehensive Plan (2012) identifies the following objectives:

"The City of Berwyn should focus its redevelopment efforts on existing underutilized and vacant parcels to accommodate community needs. The GO TO 2040 regional comprehensive plan supports re-investment within existing municipalities in order to allow for compact and walkable developments. In addition, consolidation of parcels should be encouraged to allow for a variety of parcel sizes, creating more development options."

City planning efforts establish the importance of redevelopment efforts and the need to address conditions which deter investment and prohibit the RPA from being fully utilized. Such characteristics include aging infrastructure, industrial vacancy, a growing need for mixed-use and industrial clustered along key intersections, and improving traffic design for automobiles and trucks circulation and access/egress within the area.

Objectives- The City's general economic and community development objectives are to enhance commercial and industrial opportunities within the City, to promote redevelopment in the underused areas, and entice private redevelopment of the RPA to strengthen the City's tax base while improving the quality of life for residents.

Given the City's objectives as well as the conditions described in this report, the City has made a determination that it is highly desirable to promote the redevelopment of the under-utilized areas of the proposed RPA. Without an implementation plan for redevelopment, City officials believe adverse conditions will worsen. The City intends to create and implement such a plan in order to restore, stabilize, and increase the economic base associated with the RPA, which will not only benefit the community as a whole but also generate additional tax revenues to support municipal services.

Determination of the "But For"- The City has determined that planned redevelopment for the RPA is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan and redevelopment agreements are intended by the City to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA and to improve the tax base and job creation within the City.

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

Current Land Use- Land uses include industrial railway, and institutional uses. The industrial parcels in the area are struggling to stay competitive in a marketplace which has changed since their original development. The area faces challenges due to changed spatial needs for development and changed standards for existing uses. The presence of obsolete and deteriorating buildings and site improvements contribute to the outmoded and "tired" appearance of the RPA. The creation of a TIF District in this area would provide the City with the opportunity of bringing revitalized development to an area that has become underutilized.

The RPA suffers from a variety of economic development impediments identified in the TIF Act. Specifically, it experiences deterioration, obsolescence, and underutilization. Section V of this report identifies other impediments to redevelopment.

General Scope and Methodology- KMA formally began its analysis by conducting a series of meetings and discussions with City staff starting in July, 2019 and continuing up to the date of this report's issuance. The purpose of the meetings was to establish boundaries for initial analysis and to gather data related to the qualification criteria for parcels included in the RPA. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed TIF. KMA made numerous site visits to the area to examine the parcels and the conditions. KMA also utilized the City's most recent comprehensive plan and other City reports as previously referenced.

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

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

II. QUALIFICATION CRITERIA

With the assistance of City staff, Kane, McKenna and Associates, Inc. assessed the RPA to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the Act are found below.

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

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

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

TIF Qualification Factors for a "conservation area"- In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the RPA would qualify as a "conservation area." First, KMA analyzed the threshold factor of age to determine if 50% or more of structures were 35 years of age or older.

If a proposed "conservation area" meets the age threshold, then the following factors are examined to determine TIF qualification:

> If a "*conservation area,*" industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three or more of the following factors, each of which is (I) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:
>
> (A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
>
> (B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

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

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

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

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

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

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

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

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

(L) Lack of Community Planning: The proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

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

III. THE REDEVELOPMENT PROJECT AREA

The RPA contains approximately ten (10) tax parcels including two (2) leaseholds located within the boundaries of the area.

The RPA contains improved land designated primarily for industrial, railway, and institutional uses. The RPA provides an opportunity for significant future growth. However, factors exist which deter development of the area and prevent the RPA from fully contributing to the growth of the City. The area's potential for redevelopment is challenged by those factors described in detail in Section V of this report.

Current conditions have prevented the RPA from obtaining adequate investment and maintaining a sound contribution to the growth of the City's tax base. Rather, these factors have slowed growth and endanger the area to blight. Without correction of the factors which impair investment in the area, the RPA will continue to be underutilized and will maintain an unrealized opportunity for the City.

IV. METHODOLOGY OF EVALUATION

The RPA was examined to assess the applicability of the different factors required for qualification for TIF designation under the Act. Data collected from the RPA, City and Cook County and used to determine relevance and severity of conditions compared against the statutory factors. Land and buildings within the RPA were examined to determine the applicability of the 13 different factors for qualification for TIF designation under the Act. The following steps were undertaken in this process:

1) Site visits to the RPA were undertaken by representatives from KMA. The purpose of these site visits included parcel counts, address matches, and the identification of current land uses, building conditions, lot conditions, and traffic flow. KMA documented the area's conditions through site surveys, notes and photography. Site surveys were completed for each parcel within the RPA.

2) To determine if the area qualified as a "conservation area" the age of the buildings were ascertained by matching site surveys to Cook County tax and building records.

3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions relevant to the qualifying factors on the site surveys.

4) KMA reviewed the 2013-2018 tax information from Cook County, parcel tax maps, site data, local history (discussions with City staff) for an evaluation of area-wide factors that have affected the area's development to determine the presence of qualifying factors.

V. QUALIFICATION FINDINGS FOR RPA

Based upon KMA's evaluation of parcels in the RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the RPA as a "conservation area." These factors are summarized in Table 1 below. These factors are found to be clearly present and reasonably distributed throughout the RPA, as required under the Act.

Table 1
Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in RPA
13	3	5 • Deterioration • Deleterious Land-Use/Layout • Lack of Community Planning • Inadequate Utilities • Obsolescence

Note: In addition to 7 qualifying factors above, the RPA meets the statutory age threshold that 50% or more of the structures are 35 years or older.

Finding as a "conservation area"- The RPA is found to qualify as a "conservation area" under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed a two-step assessment, first finding that 50% or more of structures within the "conservation area" were over 35 years of age or older. Based upon Cook County Assessor and site survey data, at least 2 of 3 structures or 67% were over 35 years in age or older, please see Table 2 below.

Table 2 Conservation Area Findings	
Total Number of Buildings in RPA	3
Total Number of Buildings 35yrs +	2
Percentage of Buildings 35yrs+	67%

"Conservation area" factors- As a second step, KMA reviewed the criteria needed to qualify an area as a "conservation area," finding that six factors were present:

1) Deterioration: The Act defines deterioration as the physical decline of surface improvements, primary building components, and secondary buildings components such as doors, windows, porches or gutters. With respect to surface improvements, deterioration is determined by the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas (including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces).

   In the RPA, deterioration was observed in the majority of parcels. Deterioration in surface improvements, particularly along sidewalks, parking lots and side lots, was pervasive. Such deterioration included cracking and crumbling curbsides, surfaces, and parking barriers. Potholes, depressions causing water retention, and unkempt landscaping were also present throughout the RPA.

   Deterioration was also present in the secondary building components such as doors, windows, gutters, and fasciae. Such deterioration includes rusting roof components, worn and poorly repaired facades, broken fascia, and peeling paint on building surfaces. Deterioration of building components was particularly evident among partly vacant underutilized industrial structures.

   The deterioration observable of these improvements contributes to an adverse aesthetic impact on the area. The impact of deterioration is heightened by the City's goal of creating an attractive commercial mixed use district.

2) Deleterious Land Use or Layout: The act states that deleterious land use and layout occurs with the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses are considered to be noxious, offensive or unsuitable for the surrounding area.

   Incompatible land use relationships exist within the RPA. Industrial uses directly abut single family residences without the presence of transitional uses and with little to no screening/buffering. This condition is pronounced along Ridgeland and Lombard Avenues where many single-family residences directly abut alleyways which act as ingress/egress points for commercial loading/unloading zones. Additionally, residential dwellings are situated with frontage on Ridgeland Avenue, a heavy traffic thoroughfare, with little screening/buffering, leading to noise and safety issues.

   Irregular parcel sizes, particularly along Ridgeland Avenue, have led to parking imbalances resulting in irregular parking lot layouts and access and egress by truck traffic affecting internal circulation.

These factors taken together make a case for the RPA qualifying under the conditions of deleterious land use/layout.

3) Lack of Community Planning: The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

Much of the development that has occurred within the RPA took place in an era prior to modern community planning techniques, and/or occurred under a lack of comprehensive and coordinated planning. Sixty-seven percent (67%) of the structures within the RPA were constructed before the creation of the City's first comprehensive plan in 1993. Thus, the area lacks many of the modern hallmarks of community planning.

Table 4 Lack of Community Planning Findings	
Total Number of Buildings in RPA	3
Total Number of Buildings built prior to first comprehensive plan	2
Percentage of Buildings built prior to first comprehensive plan	67%

Off street parking is identified as inadequate in the RPA, creating conditions that impede redevelopment and adversely affect neighboring residential uses. Circulation in the area is exacerbated by lacking improvements for truck access at entryways and right of way improvements.

Additionally, those conditions related to incompatible land use relationships and parcel sizes/layouts identified in sub-section 3 of this report further support the presence of this factor within the RPA.

This is not to say that improvements did not take place over the years, but that they were implemented without the guidance of an updated and modern master plan directed toward long-term benefit for the RPA. A lack of such efforts has contributed to the evolution of factors currently present within the RPA.

4) Inadequate Utilities: This factor is present if underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area. The City's public works department reviewed the RPA and identified the following deficiencies.

Roadway

Ridgeland Avenue is a two-lane roadway (approximately 36' wide) that serves the subject properties. The roadway is asphalt and is in fair to poor condition. The road was partially rehabilitated in 2002.

Water and Sanitary Sewer

According to the City, the underground utilities in this area were constructed prior to 1939, and are therefore over 80 years old. The City has been replacing small sections of the watermain and sanitary sewers as they break or collapse. The City's Public Works Department has reported an average of 1 major watermain breaks per year due to the old corroded pipe. The watermain is cast iron pipe, and the sanitary sewer is a mix of clay and brick; both materials are no longer used respectively in modern construction because they are brittle materials that have a tendency to break sooner and more often than modern ductile iron and PVC materials. Due to its age, condition and layout a completely new watermain and sanitary sewer system would need to be constructed to serve the redevelopment. Even if the watermain and sewer system would need to be constructed to serve the redevelopment. Even if the watermain and sewer were in good condition it would be unfeasible to attempt to utilize them for a completely reconfigured/redeveloped area. In order to do this the new developer would be required to layout the new buildings and roadway in the same location as the existing which is not feasible. Regardless, the overall age and condition dictate the construction of completely new water and sanitary sewer systems that are sized and located properly to serve the new development plan. The rough estimated costs to replace the watermain system and sanitary sewer system are $1 million and $8000,000 respectively.

Storm Sewer and Detention

Like the watermain and sanitary sewer the existing storm sewer system was constructed over 80 years ago. It is 5'-7' diameter piping under a viaduct. To serve the new layout of the redevelopment much or all of the storm sewer system would be obsolete and a new system would need to be constructed. The new storm sewer is estimated to cost approximately $2 million.

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. The area exhibits both economic and functional obsolescence. The RPA exhibits area-wide obsolescence in need of investment and redevelopment for attracting new tenants.

The onset of obsolescence can be measured through qualitative and quantitative means. Building age, deterioration in buildings and lots, traffic flows, parking, infrastructure and underutilization of space can signify obsolescence as proxies. By these measures the RPA is exhibiting obsolescence.

From a qualitative perspective, evidence of deterioration, age of structures, inadequate utilities, and a lack of community planning support the existence of obsolescence throughout the RPA. These factors in aggregate make the case for the qualification of the area for the obsolescence factor.

The one story industrial building has reported underutilization, in part, from 2007 to 2011 in appeals filed with the Cook County Assessor and the City understands that the structure is still underutilized. Building components associated with ceiling height, window treatments, loading areas and docks, along with limited site access and parking, all contribute to functional and economic analysis. The freight terminal building is also of special use design with limited access/egress.

VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION

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

1. The area is contiguous and is greater than 1½ acres in size;

2. The proposed RPA will qualify as a "conservation area." Further, the "Conservation area" factors found in the RPA are present to a meaningful extent and are distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section V of this report;

3. All property in the area would substantially benefit by the proposed redevelopment project improvements;

4. The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area; and

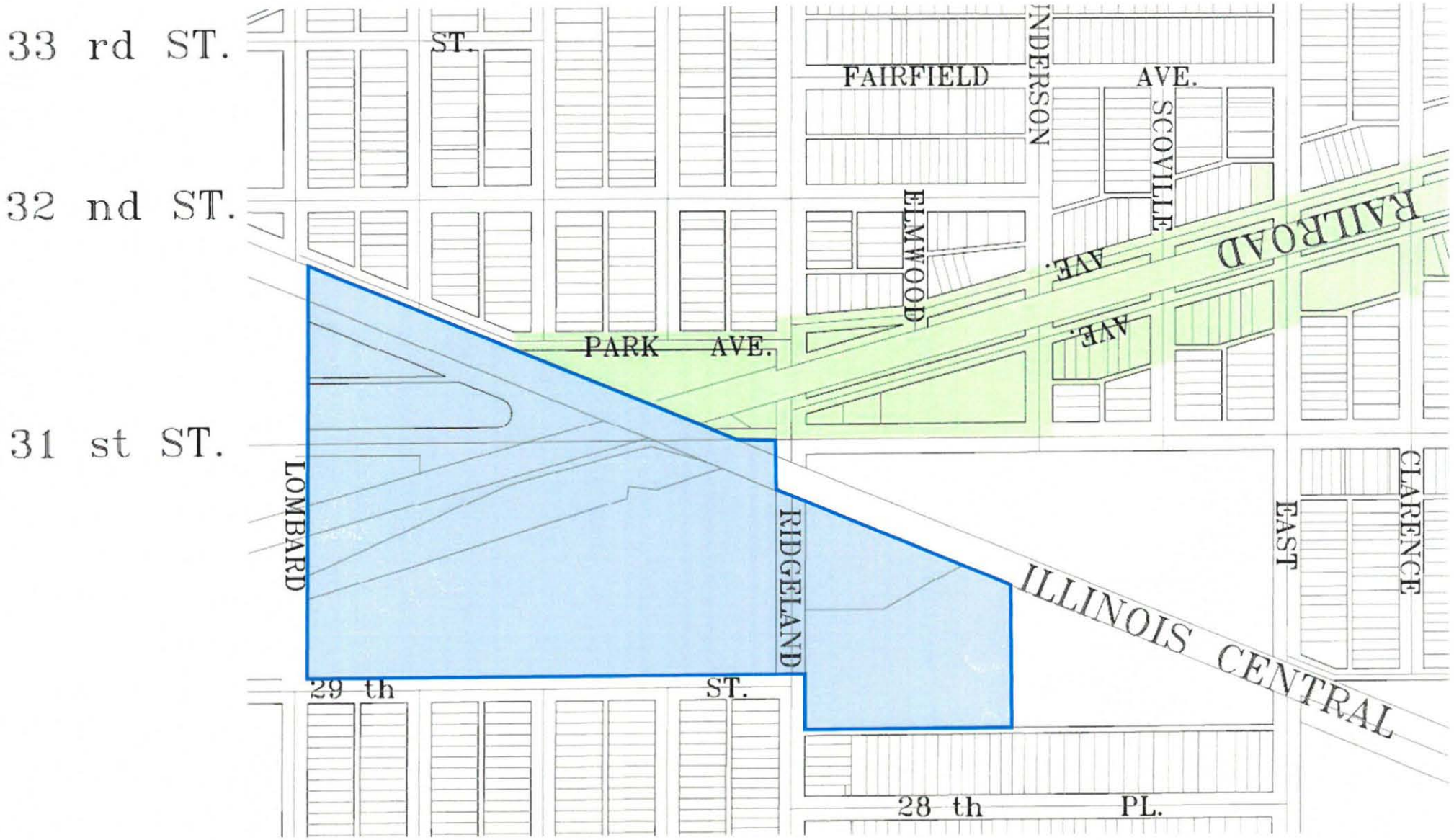
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings provide the City with sufficient justification to consider designation of the RPA.

APPENDIX A
Tax Parcels for RPA

16-30-419-002-0000
16-29-320-010-6001
16-29-320-010-6002
16-29-320-006-0000
16-29-320-007-0000
16-32-101-001-0000
16-29-500-003-0000
16-29-320-008-0000
16-32-501-001-0000

APPENDIX B
Boundary Map of RPA


33 rd ST.
32 nd ST.
31 st ST.
ST.
FAIRFIELD
NDERSON
AVE.
SCOVILLE
ELMWOOD
AVE.
AVE.
RAILROAD
PARK AVE.
LOMBARD
RIDGELAND
ILLINOIS CENTRAL
EAST
CLARENCE
29 th
ST.
28 th
PL.

MINUTES

Alderman _____ moved and Alderman _____ seconded the motion that said ordinance as presented be adopted.

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

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

_____

_____

The following Aldermen voted NAY: _____

_____

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

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

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

_____

Margaret Paul, City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

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

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

> AN ORDINANCE of the City of Berwyn, Cook County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Ridgeland Avenue Redevelopment Project Area.

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

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

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

_____
Margaret Paul, City Clerk

(Seal)

E-5

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

AN ORDINANCE OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS, DESIGNATING THE RIDGELAND AVENUE REDEVELOPMENT TIF PROJECT AREA OF SAID CITY REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

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

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

SECOND ORDINANCE

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS, DESIGNATING THE RIDGELAND AVENUE REDEVELOPMENT TIF PROJECT AREA OF SAID CITY REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

* * * * *

WHEREAS, it is desirable and in the best interest of the citizens of the City of Berwyn, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the City and within a proposed redevelopment project area (the "Area") described in Section 1 of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on February 25, 2020, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

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

Section 1. Area Designated. That the Area, as legally described in EXHIBIT A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the Area is described in EXHIBIT B attached hereto and incorporated herein as if set

out in full by this reference. The map of the Area is depicted on EXHIBIT C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

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

APPROVED this ____day of _____2020.

_____
Robert J. Lovero
MAYOR

ATTEST:

_____
Margaret Paul
CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT A - LEGAL DESCRIPTION:

THAT PART OF SECTIONS 29, 30 AND 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PROPERTY CONVEYED TO THE CITY OF BERWYN PER WARRANTY DEED RECORDED MAY 4, 1999 AS DOCUMENT NUMBER 99430527, SAID POINT BEING ON THE SOUTH LINE OF THE NORTH 16.00 FEET OF THE SOUTH 24.507 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 16.00 FEET TO THE WEST LINE OF RIDGELAND ROAD;

THENCE SOUTH ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 29TH STREET, ALSO BEING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER, ALSO BEING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, ALSO BEING THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF RIDGELAND AVENUE;

THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD;

THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED RIGHT OF WAY LINE AND ITS SOUTHEASTERLY EXTENSION TO A POINT ON THE EAST LINE OF SAID PROPERTY CONVEYED TO THE CITY OF BERWYN PER WARRANTY DEED RECORDED MAY 4, 1999 AS DOCUMENT NUMBER 99430527;

THENCE NORTH, EAST AND NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

GENERAL STREET LOCATION

EXHIBIT B

The redevelopment project area, commonly referred to as the "Ridgeland Avenue TIF," is bounded by the following:

on the south BNSF Railroad, on the east by Lombard Avenue, on the north by 29th Street, and on the west by approximately to Ridgeland Avenue and 29th Street South to the next alley to the west up to the baseball fields across the rear of the property located near 6400 28th Place.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

Proposed Ridgeland TIF

MINUTES

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

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

Upon the roll being called, the following Aldermen voted AYE:

_____

_____

The following Aldermen voted NAY: _____

_____

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

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

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

_____

Margaret Paul, City Clerk

STATE OF ILLINOIS)
) SS
COOK COUNTY)

CERTIFICATION OF ORDINANCE AND MINUTES

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

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

> AN ORDINANCE of the City of Berwyn, Cook County, Illinois, Designating the Ridgeland Avenue Redevelopment TIF Project Area Of Said City Redevelopment Project Area Pursuant To The Tax Increment Allocation Redevelopment Act.

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

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

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

_____
Margaret Paul, City Clerk

(Seal)

E-6

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

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

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

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

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

THIRD ORDINANCE

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

* * * * *

WHEREAS, it is desirable and in the best interest of the citizens of the City of Berwyn, Cook County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the City has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

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

Section 1. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in EXHIBIT A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in EXHIBIT B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted in EXHIBIT C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of *Ad Valorem* Taxes. That pursuant to the Act, the *ad valorem* taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

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

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "Berwyn Ridgeland Avenue Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

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

Section 4. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

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

APPROVED this ____day of _____2020.

_____
Robert J. Lovero
MAYOR

ATTEST:

_____
Margaret Paul
CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT A - LEGAL DESCRIPTION:

THAT PART OF SECTIONS 29, 30 AND 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PROPERTY CONVEYED TO THE CITY OF BERWYN PER WARRANTY DEED RECORDED MAY 4, 1999 AS DOCUMENT NUMBER 99430527, SAID POINT BEING ON THE SOUTH LINE OF THE NORTH 16.00 FEET OF THE SOUTH 24.507 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 16.00 FEET TO THE WEST LINE OF RIDGELAND ROAD;

THENCE SOUTH ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF 29TH STREET, ALSO BEING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER, ALSO BEING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32;

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THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, ALSO BEING THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

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THENCE NORTH, EAST AND NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

GENERAL STREET LOCATION

EXHIBIT B

The redevelopment project area, commonly referred to as the "Ridgeland Avenue TIF," is bounded by the following:

on the south BNSF Railroad, on the east by Lombard Avenue, on the north by 29th Street, and on the west by approximately to Ridgeland Avenue and 29th Street South to the next alley to the west up to the baseball fields across the rear of the property located near 6400 28th Place.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

Proposed Ridgeland TIF
33 rd ST.
32 nd ST.
31 st ST.
LOMBARD
29 th
ST.
RIDGELAND
28 th
PL.
PARK AVE.
ELMWOOD
FAIRFIELD
AVE.
SCOVILLE
AVE.
EAST
CLARENCE
ILLINOIS CENTRAL RAILROAD

MINUTES

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

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

Upon the roll being called, the following Aldermen voted AYE:

_____

_____

The following Aldermen voted NAY: _____

_____

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

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

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

_____
Margaret Paul, City Clerk

STATE OF ILLINOIS)
) SS
COOK COUNTY)

CERTIFICATION OF ORDINANCE AND MINUTES

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

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the ____ day of _____, 2018, insofar as same relates to the adoption of an ordinance entitled:

> AN ORDINANCE of the City of Berwyn, Cook County, Illinois Designating the Ridgeland Avenue Redevelopment Project Area of said City a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.

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

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

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

_____
Margaret Paul, City Clerk

(Seal)

E-7

berwyn development
CORPORATION

March 1, 2020

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

Re: Route 66 Car Show
Request to Hold Show and Close Ogden Avenue

Ladies and Gentlemen:

On behalf of the Berwyn Preservation of Historic Route 66, a committee of the Berwyn Development Corporation, we are pleased to request City Council approval to hold the 30h Annual Route 66 Car Show and to close Ogden Avenue, between Ridgeland and Oak Park Avenue, on Saturday, August 29, 2020 from 6:00 a.m. to 5:00 p.m.

Your past support has contributed to making this event a tremendous success for the Berwyn community. Anticipating your approval of the attached Resolution, we will forward the same to the Illinois Department of Transportation for their final approval of the street closing.

Thank you for your assistance regarding this important project. The Route 66 Car Show will continue to grow in popularity, providing a great source of family fun for area residents and helping all of us promote the good things happening in Berwyn.

Sincerely,

David Hulseberg
Executive Director

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

The City of Berwyn

Robert J. Lovero
Mayor

A Century of Progress with Pride

RESOLUTION

Whereas, the Berwyn Development Corporation's Route 66 Car Show Committee of the City of Berwyn, Illinois desires to hold their 30th Annual Route 66 Car Show on Route 34, also known as U.S. Route 66, on August 29, 2020, from 6 a.m. to 5 p.m.

Whereas, said event will require the closing of Route 34 completely between Ridgeland Avenue and Oak Park Avenue, and

Whereas, The State of Illinois requires the City of Berwyn to assume all responsibility and liability involved in the closing of said highway.

Now, Therefore, Be It Resolved that the City of Berwyn will assume full responsibility for the direction, protection, and regulation of traffic during the time the detour is in effect, and all liabilities for damages of any kind occasioned by the closing of said State route.

It is further agreed that efficient, all-weather detours will be maintained, conspicuously marked, and judiciously patrolled for the benefit of traffic deviated from the State route.

Adopted by the City Council of Berwyn this _____day of _____, 2020

Robert J. Lovero, Mayor

Margaret Paul, City Clerk

The City of Berwyn

Robert J. Lovero
Mayor

A Century of Progress with Pride

F-1

PROCLAMATION

Whereas, Women have influenced and advanced every facet of American life and culture. The strength, ingenuity, and spirit of our female leaders, innovators, and pioneers shape our Nation's character, government, industry, families, and communities. During Women's History Month, we honor the women who have changed our Nation and the world, and we reaffirm our commitment to supporting the next generation of female trailblazers and dreamers as they carry forward this distinguished legacy; and

Whereas, This year marks the centennial anniversary of the ratification of the 19th Amendment to the Constitution, securing the right to vote for women. This milestone in our country was made possible by the devotion, leadership, and perseverance of pioneers like Elizabeth Cady Stanton and Susan B. Anthony. The ratification of the 19th Amendment enabled women to finally have their voices counted in voting booths, paving the way for greater female participation in all levels of government. Heroes emerged like Frances Perkins, who, as Secretary of Labor, was the first woman to hold a cabinet-level position in the Federal Government, and Clare Boothe Luce, an influential journalist, playwright, Congresswoman, and the first woman appointed to a major ambassadorial post abroad; and

Whereas, Throughout our history, women have also been pioneers in fields like science, medicine, and engineering. Bessie Coleman, the world's first civilian licensed African-American pilot, and Marie Luhring, the first female truck designer, changed the way we think about aviation and transportation. Saint Katharine Drexel selflessly served those in need and left an indelible mark on nursing and education. NASA mathematician Katherine Johnson, who passed away just a few days ago, was behind some of the brilliant work that made possible the first manned spaceflights by United States astronauts. And just last year, two brave American astronauts, Flight Engineers Christina Koch and Jessica Meir, made history by conducting the first all-female spacewalk outside of the International Space Station; and

Whereas, This month, we pause as a City to pay tribute to the women who strengthen and enrich our society through civic action, devotion to family, and tireless dedication to community, innovation, peace, and prosperity. We pledge also to continue fighting for the further advancement of women in our society and around the globe, living up to the promise of our Nation's founding.

NOW, THEREFORE, let it be proclaimed that I, Mayor Robert Lovero and the esteemed members of City Council hereby proclaim March 2020 as Women's History Month in the City of Berwyn and call upon public officials, educators and residents to observe this month with appropriate programs, ceremonies, and activities.

Dated this 10th day of March 2020.

Robert J. Lovero, Mayor

Margaret Paul, City Clerk

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

F-2

The City of Berwyn

Robert J. Lovero
Mayor

A Century of Progress with Pride

March 10, 2020

Members of Berwyn City Council

RE: Ordinance Amending Chapter 262 regarding the Fire and Police Commission

Ladies and Gentlemen:

In the concurrence with the recommendation of the Diversity Commission, I am putting forward the attached Amendment to the Fire and Police Commission ordinance. This Amendment expands the Commission to five members.

Respectfully,

Robert J. Lovero
Mayor

ORDINANCE _____

AN ORDINANCE AMENDING CHAPTER 262 OF THE CODIFIED ORDINANCES OF BERWYN REGARDING INCREASING THE NUMBER OF COMMISSIONERS ON THE FIRE AND POLICE COMMISSION FROM THREE TO FIVE

Robert J. Lovero, Mayor
Margaret Paul, City Clerk

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

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

ORDINANCE _____

AN ORDINANCE AMENDING CHAPTER 262 OF THE CODIFIED ORDINANCES OF BERWYN REGARDING INCREASING THE NUMBER OF COMMISSIONERS ON THE FIRE AND POLICE COMMISSION FROM THREE TO FIVE

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

WHEREAS, the Mayor of the City (the "Mayor") and the City Council (the "City Council" and with the Mayor, the "Corporate Authorities") are committed to ensuring the orderly hiring, promotion and discipline of the firefighters and police officers of the City; and

WHEREAS, the City has created a Board of Fire and Police Commissioners as authorized by the Illinois Municipal Code, 65 ILCS 5?10-2.1-1 *et seq.* to assist with and oversee that process; and

WHEREAS, the Berwyn Board of Fire and Police Commissioners is currently allowed to have three (3) members; and

WHEREAS, the Corporate Authorities of the City of Berwyn have determined that it is in the best interests of the City of Berwyn, its public safety departments and its citizens to

use their home rule authority to increase the number of Commissioners on the Board of Fire and Police Commissioners from three (3) to five (5); and

WHEREAS, an increase in the number of Commissioners will allow the Commission to more easily meet quorum requirements for its meetings and allow the Commission to apportion its work to a greater number of members; and

WHEREAS, based on the foregoing, the Corporate Authorities have determined that it is necessary for the public health, safety and welfare of the City and its residents to amend Chapter 262 of the City Code as set forth herein;

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

Section 1.00 The statements set forth in the preambles to this Ordinance are found to be true and correct and are incorporated into this Ordinance as if set forth in full.

Section 2.00 The amendments and additions to the City Code as set forth herein are hereby adopted. The Corporate Authorities hereby approve the amendments and the additions to the City Code as described below.

Section 3.00 Chapter 262, Section 262.02 is hereby amended as follows:

Section 262.02 APPOINTEMENT AND TERMS OF MEMBERS

(A) The Board of Fire and Police Commissioners shall consist of ~~three~~ five members to be appointed by the Mayor, by and with the consent of Council.

Section 3.01 Chapter 262, Section 262.03 is hereby amended as follows:

Section 262.03 QUALIFICATIONS, OATH, BOND AND DISQUALIFICATION OF MEMBERS

(A) The ~~three~~ five members of the Board of Fire and Police Commissioners shall possess the qualifications required under state law and the ordinances of the city applicable to all other city officers, shall take an oath or affirmation of office, give bond and be subject to removal from office in the same manner as other appointive officers of the city.

Section 4.00 The officers, employees, and/or agents of the City shall take all action necessary or reasonably required to carry out, give effect to, and consummate the amendments contemplated by this Ordinance and shall take all action necessary in conformity therewith. The officers, employees and/or agents of the City are specifically authorized and directed to draft and disseminate all necessary documents to be utilized in connection with the amendments contemplated by this Ordinance.

Section 5.00 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 6.00 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 an as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

Section 7.00 All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 8.00 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.

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

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

APPROVED this ____ day of_____, 2020.

_____
Robert J. Lovero
MAYOR

ATTEST:

_____
Margaret Paul
CITY CLERK

The City of Berwyn

Robert J. Lovero
Mayor

F-3

A Century of Progress with Pride

March 10, 2020

Members of City Council

Re: Appointment of Alice Solis and Kenneth Waszak to the Fire and Police Commission

Council Members:

In order to comply with the Ordinance increasing the Fire and Police Commission from three to five, I have identified Berwyn residents Alice Solis and Kenneth Waszak as qualified commissioners. As the attached resumes will show, Ms. Solis and Mr. Waszak understand the value of working in a team environment and have pride in this community. Each brings special qualities to the Commission.

I ask that you concur with my recommendation to appoint both Alice Solis and Kenneth Waszak as commissioners for the Fire and Police Commission.

Respectfully,

Robert J. Lovero
Mayor

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

Alice Solis

Berwyn, IL

Excellent communication skills demonstrated in counseling clients, conducting sessions to assess and resolve
issues and provide therapeutic support
Collaborative team player working to create and implement strategies for client and department success

Authorized to work in the US for any employer

Work Experience

Clinical Therapist

Pillars Community Services - Western Springs, IL
August 2014 to August 2016

.Provide individual, family, couple, child, and group counseling
• Administer clinical assessments
• Develop appropriate treatment plans, keep notes for each counseling session, and write discharge summaries
• Case management duties
• Contribute to agency fund-raising projects.
• Adhere to clinical recommendations
• Participate in weekly supervision.
• Maintain the ethical standards of the agency and of the discipline with which s/he/ is affiliated
• Update clinical skills on a regular basis, keeps abreast issues in field, and maintains flexibility in therapeutic modalities

Senior Case Manager (Adult Protective Services Specialist)

Dupage County - Wheaton, IL
August 2013 to August 2014

Investigating abuse, neglect and financial exploitation of the elderly and adults with disabilities by responding to referrals, interviewing and analyzing collected information to determine if criminal actions have occurred
• Assesses living arrangements, physical capabilities, cognitive abilities, medical requirements, and financial resources to determine level of care required and provide crisis intervention and advocacy
• Interviews clients, family, collateral contacts, professionals and alleged perpetrators
• Develop and maintain service plans that ensure that clients' health and safety are protected
• Recommends legal interventions, such as guardianship, power of attorney, protective services, and/ or placement, as necessary to ensure clients' safety and well-being
• Interacts with health care providers, community organizations, law enforcement, and government agencies
• Serves as a member of a multi-disciplinary team to address the needs of elderly and disabled clients and participates in unit care conferences when needed

• Completing all mandated paperwork in a complete and timely manner and case management
• Participate in weekly individual supervision

Behavioral Support Specialist

Kenneth Young Center - Schaumburg, IL
July 2012 to July 2014

Provide in-home and community-based respite to severely emotionally disturbed children and adolescents consistent with the individual treatment plan
• Supervision of and engaging in recreational activities with the youth
• Engage in community and home recreational activities with the client
• Gathering information from parent(s) and team members and reporting back to same
• Working in conjunction with other clinical staff to address meeting service needs of client
• Documenting service provision for the chart

Therapist

Kenneth Young Center - Aurora, IL
May 2013 to July 2013

Provide individual, family, couple, child, and group counseling
• Administer clinical assessments
• Develop appropriate treatment plans, keep notes for each counseling session, and write discharge summaries within 2 months of last counseling session.
• Case management duties
• Contribute to agency fund-raising projects.
• Adhere to clinical recommendations
• Participate in weekly supervision.
• Maintain the ethical standards of the agency and of the discipline with which s/he/ is affiliated
• Update clinical skills on a regular basis, keeps abreast issues in field, and maintains flexibility in therapeutic modalities

Clinical Intern

Kenneth Young Center - Aurora, IL
June 2012 to April 2013

Provide individual, family, couple, child, and group counseling
• Administer clinical assessments
• Develop appropriate treatment plans, keep notes for each counseling session, and write discharge summaries within 2 months of last counseling session.
• Case management duties
• Provide community education presentations as assigned
• Contribute to agency fund-raising projects.
• Adhere to clinical recommendations
• Participate in weekly group and individual supervision.
• Maintain the ethical standards of the agency and of the discipline with which s/he/ is affiliated
• Update clinical skills on a regular basis, keeps abreast issues in field, and maintains flexibility in therapeutic modalities

Life Program Supported Assistant

Clearbrook - Schaumburg, IL
February 2011 to January 2013

Provide in-home individual training and support for an autistic child
• Support client in completing monthly goals established by LIFE program Coordinator
• Engage in community and home recreational activities with the client
• Completing monthly documentation and data

Office Assistant

Roosevelt University Office of Career Development - Schaumburg, IL
August 2010 to June 2012

Communicate with students and employers regarding career services and development and develop positive relationships
• Review resumes for students and alumni
• Assist career counselors in developing and creating student/employer events
• Update data, maintain, monitor and organize eRecruiting, student/employer data base system
• Assist career counselors with conducting mock interviews

Behavior Coach

Arizona Youth & Family Services - Phoenix, AZ
June 2009 to July 2010

Provided in-home, school and community behavioral coaching and counseling to at-risk children, adolescents and families
• Attended and participated in Child's/ Family Team meetings, assessed client progress
• Developed age appropriate interventions based on behavioral goals established by Team
• Taught clients behavioral interventions reinforced and followed-up
• Assisted and supported clients' family/ caregiver in the development, implementation, and revision of client behavior intervention plans and reported findings to CFT Team

Refugee Referral Manager

Matilda Family Medicine - Phoenix, AZ
December 2008 to June 2009

Completed doctor referrals for refugees from all over the world
• Followed up with appointments and faxed referrals to various professionals such as psychiatrists, specialists, and psychologists, completed referral authorization forms
• Conducted interviews and trained new employees

Office Manager

AZNY Psychological Services - Glendale, AZ
November 2007 to December 2008

Administered and assessed psychological tests: MMPI/Sentence Completion, Substance Abuse Subtle Screening Inventory (SASSI)
• Completed insurance claim discrepancies, filing, data entry, and daily deposits
• Compiled and forwarded confidential psychological reports to Arizona courts

Education

Master of Arts in Clinical Professional Psychology

Roosevelt University - Schaumburg, IL
August 2010 to May 2013

Roosevelt University
August 2010 to May 2013

Bachelor of Science in Psychology
Arizona State University - Glendale, AZ
May 2009

Bachelor's in Social Behavioral Science
Arizona State University
May 2009

Certifications/Licenses

Driver's License

Passed LPC Examination

Completed hours and is eligible to apply for LCPC licensure

Kenneth Waszak

Berwyn, IL, 60402

WORK EXPERIENCE

McNeal Hospital **Berwyn, IL**
Security *Aug 2008 – Nov 2017*

- Security ChecksCourier RouteTransportation to and from hospital to off site lots. Secure parking area's

City of Berwyn **Berwyn, IL**
Deputy Chief *Aug 1998 – Jul 2007*

- Assign firefighters to jobs at strategic locations to facilitate rescue of persons and maximize application of extinguishing agents.
- Provide emergency medical services as required, and perform light to heavy rescue functions at emergencies.
- Assess nature and extent of fire, condition of building, danger to adjacent buildings, and water supply status to determine crew or company requirements.
- Instruct and drill fire department personnel in assigned duties, including firefighting, medical care, hazardous materials response, fire prevention, and related subjects.
- Perform maintenance and minor repairs on firefighting equipment, including vehicles, and write and submit proposals to modify, replace, and repair equipment.
- Prepare activity reports listing fire call locations, actions taken, fire types and probable causes, damage estimates, and situation dispositions.

EDUCATION

MORTON COLLEGE **Cicero, IL**
Completed coursework towards A.A. General (Jun 1973)

CREDENTIALS AND LICENSES

- Firefighter 1
- Firefighter 2
- Firefighter 3
- Hazardous Materials Advisory Basic Awareness
- Illinois Hazardous Materials First Responder
- Hazardous Materials Incident Commander
- Single Family Ground Tactics
- Fire Apparatus Engineer
- FEMA IS-00100.FW, IS-00200, IS-00700
- M.A.B.A.S Division 11 Incident Safety Officer
- Certified ComEd Electrical Course
- Honorable Mention Award

Berwyn, IL, 60402

F-4

BERWYN POLICE DEPARTMENT

"Serving with Pride"

Mayor
Robert J. Lovero

Chief of Police
Michael D. Cimaglia

02 March 2020
Honorable Mayor Robert J. Lovero
6700 W. 26th Street
Berwyn, Illinois 60402

RE: Recommended Board Appointments due to retirements

Honorable Mayor,

As you are aware, Deputy Chief Thomas O'Halloran has announced his retirement from the Police Department effective March 03, 2020. In addition to retiring from the Police Department Deputy Chief O'Halloran has also resigned from his position on the Emergency Telephone System Board (ETSB), thereby creating a vacancy on the board.

Additionally, Division Commander Frank M. Cimaglia has announced his retirement effective March 11, 2020. In addition to retiring from the Police Department Commander Frank Cimaglia has also resigned from the positions that he holds with the Emergency Telephone System Board (ETSB) and the Auxiliary Police Review Board.

In light of these retirements I am recommending the following:

Division Commander Guy J. Papa and Acting Deputy Chief of Police Michael G. Cirolia both be appointed to the Emergency Telephone System Board in the vacancies created by the retirements. I am also recommending that Acting Deputy Chief of Police Michael G. Cirolia be appointed to the Auxiliary Police Review Board.

I have attached copies of Commander Cimaglia's resignation letters to this memorandum and I believe that you already have Deputy Chief O'Halloran's resignation letter from the ETSB.

Respectfully,

Michael D. Cimaglia
Chief of Police
Berwyn Police Department

The City of Berwyn

Robert J. Lovero
Mayor

F-5

A Century of Progress with Pride

March 10, 2020

Members of City Council

Re: Appointment of Michael G. Cirolia to the Auxiliary Review Board

City Council Members:

With the resignation of Division Commander, Frank Cimaglia, from the Auxiliary Review Board, there is a vacancy to be filled. As Michael G. Cirolia is serving as the Interim Deputy Chief of Police, whose duties involve the supervision of the Auxiliary Unit, I ask that you concur with my recommendation to appoint Michael G. Cirolia to the Auxiliary Review Board.

Respectfully,

Robert J. Lovero
Mayor

BERWYN POLICE DEPARTMENT

"Serving with Pride"

Mayor
Robert J. Lovero

Chief of Police
Michael D. Cimaglia

March 2, 2020

Mayor Robert Lovero
City of Berwyn

RE: Notice of Resignation Auxiliary Police Review Board

Mayor Lovero,

Please accept this letter indicating my resignation from the Auxiliary Police Review Board effective end of day on March 09, 2020. It has been an honor and a privilege to serve the community of Berwyn in this position. I personally began my service to Berwyn as an Auxiliary Officer in 1982 and am extremely proud of everything that we have been able to accomplish moving the organization forward.

I want to personally thank you for the opportunity and support you have given me in this position. It has been a pleasure to serve under you and I wish you nothing but the best in your future endeavors.

Respectfully submitted,

Frank M. Cimaglia
Auxiliary Police Review Board Member

CC. Chief Michael Cimaglia

6401 West 31st St., Berwyn, IL 60402 – Emergency 9-1-1 – 708-795-5600 – Fax 708-795-5627

www.berwynpolicedepartment.com

The City of Berwyn

Robert J. Lovero
Mayor

F-6

A Century of Progress with Pride

March 10, 2020

Members of City Council

Re: Appointment of Michael Cirolia to the 9-1-1 Board

Council Members:

Deputy Police Chief Thomas O'Halloran has served on the 9-1-1 Board since its inception. He has been a part of three major technology upgrades related to the 9-1-1 Emergency Telephone System for the City of Berwyn. With his upcoming retirement, Deputy Chief O'Halloran has submitted a letter of resignation as a member of the 9-1-1 Board. I would like to thank Deputy Chief O'Halloran for his 30 years of service to the City of Berwyn and for his leadership within the 9-1-1 board.

In order to address this vacancy on the 9-1-1 Board, I am recommending Police Department Unit Commander Michael Cirolia to fill this position.

I ask that you concur with my recommendation to appoint Michael Cirolia to the 9-1-1 Board for a 2 year term limit as of March 10, 2020.

Respectfully,

Robert J. Lovero
Mayor

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

Mayor
Robert J. Lovero

BERWYN POLICE DEPARTMENT

"Serving with Pride"

Chief of Police
Michael D. Cimaglia

February 26, 2020

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

Re: Emergency Telephone Systems Board

Mayor Lovero,

As you are aware I will be retiring from the Berwyn Police Department after over 30 years of service. I am also the remaining original board member from the City's Emergency Telephone Systems Board and have served since its inception in August of 1990. Since that time I have been a part of three major technology system upgrades related to the 9-1-1 Emergency Telephone System for the City of Berwyn. The first being the initial move to Enhanced 9-1-1 service in 1991 for all Berwyn residents. The second in 2001 was the move and upgrade of equipment to our current Police Department facility. The last major upgrade was in 2008 which was a remodel of our communications center and system upgrade as well.

As we look to our fourth major technology upgrade being NextGen 9-1-1 which includes text to 9-1-1 and other enhancements this is a good time for me to step aside from the 9-1-1 board. This board serves an extremely important role in supporting the city's public safety departments and I am extremely grateful to have had the opportunity to have served for the last 29 years. The time is right to bring someone else on board to continue to move these projects along.

Kindly accept this as my resignation from the board effective March 1, 2020. I thank you for your trust and confidence in allowing me to serve on the board and as its Chairman for the last twenty two years.

Very truly yours,

Thomas J. O'Halloran
Deputy Chief of Police

RECEIVED
02/26/2020

The City of Berwyn

Robert J. Lovero
Mayor

F-7

A Century of Progress with Pride

March 10, 2020

Members of City Council

Re: Appointment of Guy Papa to the 9-1-1, Emergency Telephone System Board (ETSB)

Council Members:

Division Commander Frank Cimaglia has served on the 9-1-1 Board for the last twelve years. He has been a part of three major technology upgrades related to the 9-1-1 Emergency Telephone System for the City of Berwyn. Commander Cimaglia has submitted a letter of resignation as a member of the 9-1-1 Board. I would like to thank Commander Cimaglia for his decades of service to the City of Berwyn and for his leadership within the 9-1-1 board.

In order to address this vacancy on the 9-1-1 Board, I am recommending Police Department Division Commander, Guy Papa, to fill this position.

I ask that you concur with my recommendation to appoint Guy Papa to the 9-1-1 Board for a 2 year term limit as of March 10, 2020.

Respectfully,

Robert J. Lovero
Mayor

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

BERWYN POLICE DEPARTMENT

"Serving with Pride"

Mayor
Robert J. Lovero

Chief of Police
Michael D. Cimaglia

March 2, 2020

Mayor Robert Lovero
City of Berwyn

RE: Notice of Resignation Emergency Telephone System Board (ESTB)

Mayor Lovero,

Please accept this letter indicating my resignation from the Emergency Telephone System Board effective end of day on March 09, 2020. It has been an honor and a privilege to serve the community of Berwyn in this position for the past 12 years. I am extremely proud of everything that we have been able to accomplish and believe the pending projects to be completed will enhance the service provided to our community.

I want to personally thank you for the opportunity and support you have given me in this position. It has been a pleasure to serve under you and I wish you nothing but the best in your future endeavors.

Respectfully submitted,

Frank M. Cimaglia
E.T.S.B Board Member

CC. Chief Michael Cimaglia

H-1

Mayor
Robert J. Lovero

City Clerk
Margaret M. Paul

A CENTURY OF PROGRESS WITH PRIDE

6700 W 26th Street • Berwyn, IL 60402 • Ph: (708) 788-2660 • Fax: (708) 788-2675 • Berwyn-IL.gov

Zoning, Planning and Development Commission

Joel Chrastka
Douglas Walega
Richard F. Bruen, Jr.
Lance C. Malina
Don Miller
Rosina LaPietra
Cathy Norden

March 6, 2020

Re: Findings of Fact - Request for approval of a Preliminary and Final Plan for a Special Use/Planned Development in the C-2 Traditional Mixed-Use Zoning District, at 6737-6747 W. Cermak, 2207-2211 S. Oak Park Avenue, and 2215-2219 S. Oak Park Avenue

Mayor Lovero and Members of the City Council:

Attached for your consideration are Findings of Fact from the Zoning, Planning and Development Commission relative to the request of GW Cermak Oak Park, LLC, for approval of a Preliminary and Final Plan for a Special Use/Planned Development to be located within the C-2 Traditional Mixed-Use Zoning District, at the addresses commonly known as 6737-6747 W. Cermak, 2207-2211 S. Oak Park Avenue, and 2215-2219 S. Oak Park Avenue. A planned development is authorized as a special use in the C-2 Traditional Mixed-Use Zoning District, and may be granted where the standards applicable to a special use and planned development set forth in Sections 1252.03 and 1252.04 of the Zoning Code of the City of Berwyn are found to have been met. Attached to the Findings of Fact are Exhibits from the Public Hearing.

The Zoning, Planning and Development Commission voted three (3) in favor and three (3) opposed on a motion to recommend denial of the preliminary and final plans for the special use/planned development permit requested by Petitioner, resulting in NO RECOMMENDATION to the Mayor and City Council. Given the tie vote, we have included an Ordinance approving the requested Preliminary and Final Plan for a Special Use/Planned Development, to facilitate the Council's further consideration of this request.

Also included in this transmittal is an additional/alternate façade rendering that was not part of the public hearing, but is, to my understanding, an alternate design that resulted from a meeting of Alderman Reardon with BDC Executive Director Dave Hulseberg as a follow-up to the public hearing.

Feel free to contact me with any questions.

Respectfully,



Lance C. Malina
Executive Secretary,
Berwyn Zoning, Planning and Development Commission

FINDINGS OF FACT AND RECOMMENDATION OF THE CITY OF BERWYN ZONING, PLANNING AND DEVELOPMENT COMMISSION TO THE MAYOR AND CITY COUNCIL

ZPDC No. 20-01
February 19, 2020

APPLICATION:	**Request for Approval of a Preliminary and Final Plan for a Special Use/Planned Development to be Located within the C-2 Traditional Mixed-Use Zoning District, at 6737-6747 W. Cermak, 2207-2211 S. Oak Park Avenue, and 2215-2219 S. Oak Park Avenue**
PETITIONER:	**GW Cermak Oak Park, LLC**
PROPERTY:	**6737-6747 W. Cermak, 2207-2211 S. Oak Park Avenue, and 2215-2219 S. Oak Park Avenue, Berwyn, Illinois (the "Property")**

SUMMARY OF REQUEST AND RECOMMENDATION: The City of Berwyn has received a request from GW Cermak Oak Park, LLC ("Petitioner") for approval of a special use permit to construct a planned development consisting of redevelopment of the Property with a 4,600 square foot one-story building proposed for use as a medical office, and a 2,000 square foot one-story building also proposed for medical office use, along with various related zoning exceptions. A planned development is authorized as a special use in the C-2 Traditional Mixed-Use Zoning District. A preliminary and final plan for a planned development in the C-2 Traditional Mixed-Use Zoning District at the Property may be granted where the standards applicable to a special use and planned development set forth in Sections 1252.03 and 1252.04 of the Zoning Code of the City of Berwyn ("Zoning Code") are found to have been met. The Petitioner requests various zoning exceptions as part of the planned development that include:

- an exception to the "hold the corner" commercial zoning district design requirements in Section 1246.02.B.1.A. of the Berwyn Zoning Code, in order to allow the corner structure to be demolished for improved site line visibility from Oak Park Avenue to Cermak Road, as well as surface lot parking in the front of the proposed structures; and

- an exception to the requirement in Table 1246.05-A (C-2 Requirements) in § 1246.05 (C-2 Traditional Mixed-Use District Requirements) of the Berwyn Zoning Code that the front façade of the principal buildings occupy at least 75% of the street frontage along the front lot line; and

- an exception to the parking location requirements in Table 1246.05-A (C-2 Requirements) in § 1246.05 (C-2 Traditional Mixed-Use District Requirements) of

the Berwyn Zoning Code to allow parking along the front or corner side lot line; and

- an exception to the minimum transparency requirement of 50% of street-facing facades between two (2) feet and eight (8) feet above grade in Table 1246.05-A (C-2 Requirements) in § 1246.05 (C-2 Traditional Mixed-Use District Requirements) of the Berwyn Zoning Code; and

- an exception to the principal entrance location requirements in Table 1246.05-A (C-2 Requirements) in § 1246.05 (C-2 Traditional Mixed-Use District Requirements) of the Berwyn Zoning Code to permit a building entrance to be located in the surface parking lot as opposed to located on the façade; and

Following a public hearing held on February 19, 2020, the City of Berwyn Zoning, Planning and Development Commission voted three (3) in favor and three (3) against, to recommend denial of the special use permit to construct the planned development to the Mayor and City Council. The split vote results in there being no recommendation one way or the other to the City Council.

BACKGROUND: Upon receipt and review of the Petitioner's initial request, Staff determined that a special use permit was required pursuant to Section 1244.02 of the Zoning Code, in order to construct a planned development within the C-2 Traditional Mixed-Use Zoning District. Petitioner then submitted an application requesting that the Zoning, Planning and Development Commission grant a special use permit to allow the proposed planned development use at the Property. The Petitioner proposes to redevelop the Property with a 4,600 square foot one-story building proposed for use as a medical office, and a 2,000 square foot one-story building also proposed for medical office use, and seeks various zoning exceptions for the redevelopment.

PUBLIC HEARING: At the public hearing on the application described above, Petitioner's representative Mitch Goltz preliminarily testified on behalf of the Petitioner regarding the requested relief.

Mr. Goltz noted that the Petitioner is also redeveloping another property in the City at Ogden and Harlem with a Starbucks and 7-11.

The Property has been owned by the same family for the past eight (80) years. That family has marketed the Property for redevelopment for a long time. The Petitioners now have tenants committed who seek to open an immediate care medical facility in one of the buildings, and a dental practice in the other.

There is no access to parking on the Property currently except through the alley. The building goes lot line to lot line and the lack of parking is a problem. Even if they could add parking, access only through an alley would result in a bad site design. The creation of parking is a necessity for new businesses seeking to locate on the Property.

The Petitioner acquired an adjacent dental office to create an access point to the Property off of Oak Park Avenue. This will allow Petitioner to add parking. In order to create parking however, Petitioner will need relief from the Zoning Code's "hug the corner," 75% lot frontage and parking location requirements. If zoning exceptions are granted to these and other requirements, they can create a better design.

The Petitioner proposes tearing down the building at the corner, while attempting to preserve the portion of the building that extends to the east, in order to preserve some existing storefront. The corner portion of the building is in worse condition and includes a basement, which is problematic for redevelopment.

There is no storm water retention on the Property currently. The redevelopment of the Property will meet current stormwater requirements, and will improve stormwater issues on the Property as well as the surrounding area.

Mr. Goltz asserted that medical is a good use for the site, and a feasible project in current market conditions. The two in the planned development buildings would operate together. The materials used will be common to the other old buildings in the Cermak corridor. They will take some art deco aesthetic elements from the design of the corner building and incorporate those elements to the redevelopment of the building to be saved. Petitioner believes that the redevelopment of the Property will encourage other development in the area, while the current vacancies discourage such development.

Commissioner Walega asked questions about the use and it was noted that the use would be for an immediate care/trauma room, where no surgery would be performed. Mr. Goltz noted that health care uses want to be more visible now than in the past, in order to function more like retail. Mr. Goltz further noted this is an underserved area for immediate care medical uses. Finally, in response to questions from Commissioner Walega, Mr. Goltz noted that the redevelopment would utilize fiber cement board, rather than stucco.

Commissioner Miller asked about the driveway access. The Petitioner noted that because Cermak Road is a State road, the curb cut has to be on Oak Park Avenue; it is the only place it can go. The driveway access will be 150 feet south of the intersection of Oak Park Avenue and Cermak. Access will be across from the Bank Building access drive on the other side of the street, which is recommended by traffic consultants.

Mr. Goltz noted that the proposed uses would not be high volume uses. In that respect, they would not be like a restaurant or a bank. Goltz believes a restaurant at this location would be too intense of a use.

Parking was discussed. There will be a total of thirty six (36) parking spaces. There will be five (5) to seven (7) employees for the medical use, and approximately five (5) employees at the dental use. Parking at the back of the Property will be for employees.

Commissioner Bruen expressed concern during questioning about the design and logistics of the site. He noted three (3) of the four (4) buildings at the intersection are in code conforming locations right at the corner. Mr. Goltz explained the limited options for code compliant effective redevelopment of the Property, and that the south side of Cermak is more difficult because there is no Vacin Fairway.

Commissioner Norden noted that the proposed immediate care medical tenant will have a fifteen (15) year lease.

Mr. Goltz stated that the medical uses will have a broad appeal, taking all insurance. Proposed hours of operation are from 8 a.m. to 8 p.m. Monday through Saturday, and 8 a.m. to 4 p.m. on Sunday.

In response to additional questions from area residents and Commissioners, Mr. Goltz noted that upon redevelopment, the entire site will be one Property, with one owner. He was open, in concept, to the idea of allowing customers frequenting other businesses to park on the Property during off hours.

Mr. Goltz also noted, in response to public questioning, that the proposed landscape buffers and existing garages on adjacent residential lots should act to limit noise from the Property or adjacent roads following the proposed demolition.

Berwyn Development Corporation Executive Director Dave Hulseberg also testified. He reminded the Commissioners that waivers of Zoning Code requirements in the planned development context are zoning exceptions, not variations. Staff had suggested that Petitioner look at acquiring the property to the south for parking, access and general flexibility in development of the site and Petitioner did that. There is essentially no parking at the Property now. The Berwyn Zoning Code requires five (5) spaces for each 1,000 square feet of the medical uses. Under the proposed redevelopment, parking will be improved, but will still be limited.

Mr. Hulseberg noted that in analyzing the proposed planned development, the BDC looks at what is possible. The existing structure is not marketable as is. Options are limited. The BDC strives to preserve existing structures where possible.

The alley as a possible access was discussed. While not a good option for primary site access, it is a possibility for fire access.

Mr. Hulseberg reviewed the BDC staff report. He noted that vacancy is high on Cermak, and that vacancy is contagious. This is a market deal, and no incentives or other support from the City are being sought by Petitioner. The current building is dilapidated and vacant. The proposed plan is actionable and realistic.

Mr. Hulseberg suggested there is no reasonable alternate layout of the businesses/building on the site.

Third Ward Alderman Jeanine Reardon was present and objected to the hold-the-corner exception. She also expressed concern over the termination within the past twelve (12) months of month-to-month leases for tenant's that had still occupied the Property.

Exhibits marked during the course of the Public Hearing included: **City Group Exhibit 1**, which consisted of the published legal notice for the public hearing, and accompanying Certification of Publication, as well as the full application for the relief sought by Petitioner and supporting materials.

There being no further questions or members of the public wishing to speak on the application, the Public Hearing was closed.

Zoning, Planning and Development Commissioner Rosina LaPietra was the area investigator appointed for this matter. Commissioner LaPietra summarized her investigation for the Commission and submitted a written report.

The members of the Zoning, Planning and Development Commission each then in turn expressed their views on the proposed special use permit for a planned development.

Member Bruen made a motion, seconded by Member Miller, to recommend denial of the preliminary and final plan for a special use/planned development requested by Petitioner, including the listed exceptions. The Zoning, Planning, and Development Commission vote on the motion was three (3) in favor, and three (3) opposed, with one (1) absent, resulting in no recommendation to the City Council on the request of Petitioner.[1]

FINDINGS: A planned development must meet both the standards for a special use, and the additional standards for a planned development. The Zoning, Planning, and Development Commission makes the following Findings as to the proposed special use permit to construct a planned development:

(A) **The proposed special use and development will not endanger the health, safety, comfort, convenience and general welfare of the public**. The Zoning, Planning and Development Commission generally found that the project would benefit the general community and property values in the vicinity by allowing Petitioner to redevelop a struggling site and provide an immediate care facility I an underserved area. The use, as presented, will not endanger the health, safety, comfort, convenience and general welfare of the public.

(B) **The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.** While some Commission members found this standard to have been met, others found that the design of the proposed redevelopment, including

[1] While Chairman Joel Chraska was not able to be present at the meeting due to a fall, he expressed general support for the proposal after reviewing the ZPODC meeting packet and agenda.

being set back from the corner, was inconsistent with the majority of other properties at the intersection, and properties in the immediate vicinity.

(C) **The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.** Some Commission members found this standard to have been met, and believed that the proposed planned development would spur additional redevelopment in the immediate vicinity of this already developed area. Others found this standard not to have been met, and believed that moving the buildings back off of the corner and the site access issues would have a negative effect on redevelopment in the area.

(D) **The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.** The Zoning, Planning and Development Commission received testimony that all necessary utilities already exist and/or will be provided for in the planned development, and that storm water retention would actually be improved by the proposed planned development. Some Commissioners did not believe, however, that the site access plan was sufficient.

(E) **The proposed special use is consistent with the intent of the Comprehensive Plan, the Zoning Code, and the other land use policies of the City.** Some Commissioners felt the special use permit for a planned development would be consistent with the intention of the Comprehensive Plan, the Zoning Code, and other land use policies of the City. Specifically, they found the proposed use of a planned development would be in harmony with the general and specific purposes for which the Zoning Code was enacted, and for which the regulation of the C-2 District were established, and with the general intent of the Comprehensive Plan, by making the best of a difficult and underutilized site, and providing urgent care services and other medical uses that would be beneficial to the community as a whole. Other Commission members, however, believed that moving the buildings off of the corner, and the parking configuration, were not consistent with the City's land use policies and the intent of the Zoning Code.

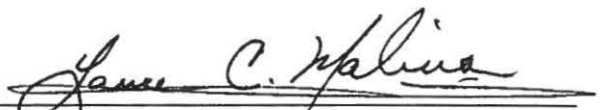
(F) **The proposed planned development will provide walkways, driveways, streets, parking facilities, and loading facilities that adequately serve the uses within the development and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.** Some members of the Zoning, Planning and Development Commission found this standard to have been met, while others remained concerned about the access points and the location of the on-site parking facilities. On-site parking meets City Zoning Code requirements. Elimination of the building at the corner may have safety benefits by opening up a line of site at the intersection between Oak Park Avenue and Cermak Road.

(G) **The proposed planned development will provide landscaping and screening that enhances the city's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.** The Zoning, Planning and Development Commission found this standard to have been met. Petitioner is providing a landscape buffer along the alley to screen the development from adjacent residences.

(H) **The proposed planned development will protect the community's natural environment to the greatest extent practical, including existing natural features, watercourses, trees, and native vegetation.** The Zoning, Planning and Development Commission found this standard, to the extent applicable, to have been met. The existing site currently has a building running from lot line to lot line.

(I) **The proposed planned development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.** The Zoning, Planning and Development Commission found this standard to have been met. On-site water retention would be improved from current conditions by the proposed planned development.

RECOMMENDATIONS: The Zoning, Planning, and Development Commission, by a vote of three (3) in favor and three (3) opposed on a vote to recommend denial, has NO RECOMMENDATION to the Mayor and City Council regarding the approval of preliminary and final plans for the special use/planned development permit requested by Petitioner, consisting of redevelopment of the Property with a 4,600 square foot one-story building proposed for use as a medical office, and a 2,000 square foot one-story building also proposed for medical office use, in the C-2 Traditional Mixed-Use Zoning District, at the address commonly known as 6737-6747 W. Cermak, 2207-2211 S. Oak Park Avenue, and 2215-2219 S. Oak Park Avenue, Berwyn, Illinois, and including the listed exceptions.

Signed: 

Lance C. Malina, Executive Secretary
Zoning, Planning and Development Commission
City of Berwyn

CITY OF BERWYN

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PRELIMINARY AND FINAL PLAN FOR A PLANNED DEVELOPMENT/SPECIAL USE WITHIN THE C-2 TRADITIONAL MIXED-USE ZONING DISTRICT AT THE ADDRESSES COMMONLY KNOWN AS 6737-6747 W. CERMAK, 2207-2211 S. OAK PARK AVENUE, AND 2215-2219 S. OAK PARK AVENUE – GW CERMAK OAK PARK, LLC

WHEREAS, a request (the "Application") seeking approval of a preliminary and final plan for a special use/planned development to consist of redevelopment of property located at 6737-6747 W. Cermak, 2207-2211 S. Oak Park Avenue, and 2215-2219 S. Oak Park Avenue, Berwyn, Illinois (the "Property"), with a 4,600 square foot one-story building proposed for use as a medical office, and a 2,000 square foot one-story building also proposed for medical office use, along with various related zoning exceptions, was filed with the City of Berwyn by Petitioner GW Cermak Oak Park, LLC (the "Applicant"). The Property is located in the C-2 Traditional Mixed-Use Zoning District; and

WHEREAS, a planned development requires a special use permit in order to operate within the C-2 Traditional Mixed-Use Zoning District, per Section 1244.02 of the Zoning Code of the City of Berwyn ("Zoning Code"); and

WHEREAS, the Applicant requests certain zoning exceptions to construct the planned development in the C-2 Mixed-Use Zoning District that include:

- an exception to the "hold the corner" commercial zoning district design requirements in Section 1246.02.B.1.A. of the Berwyn Zoning Code, in order to allow the corner structure to be demolished for improved site line visibility from Oak Park Avenue to Cermak Road, as well as surface lot parking in the front of the proposed structures; and

- an exception to the requirement in Table 1246.05-A (C-2 Requirements) in § 1246.05 (C-2 Traditional Mixed-Use District Requirements) of the Berwyn Zoning Code that the front façade of the principal buildings occupy at least 75% of the street frontage along the front lot line; and

- an exception to the parking location requirements in Table 1246.05-A (C-2 Requirements) in § 1246.05 (C-2 Traditional Mixed-Use District Requirements) of the Berwyn Zoning Code to allow parking along the front or corner side lot line; and

- an exception to the minimum transparency requirement of 50% of street-facing facades between two (2) feet and eight (8) feet above grade in Table 1246.05-A

(C-2 Requirements) in § 1246.05 (C-2 Traditional Mixed-Use District Requirements) of the Berwyn Zoning Code; and

- an exception to the principal entrance location requirements in Table 1246.05-A (C-2 Requirements) in § 1246.05 (C-2 Traditional Mixed-Use District Requirements) of the Berwyn Zoning Code to permit a building entrance to be located in the surface parking lot as opposed to located on the façade; and

WHEREAS, the Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Application has been referred to the Zoning, Planning and Development Commission of the City ("Commission") and has been processed in accordance with the Zoning Code, as amended; and

WHEREAS, on February 19, 2020, the Commission held a public hearing on the Application pursuant to notice thereof given in the manner required by law, and, after considering all of the testimony and evidence presented at the public hearing, the Commission voted three (3) in favor and three (3) opposed on a motion to recommend denial of the preliminary and final plans for the special use/planned development permit requested by Petitioner, resulting in no recommendation to the Mayor and City Council, all as set forth in the Findings and Recommendation of the Commission in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B**; and

WHEREAS, the City Council of the City has duly considered the Findings and Recommendation of the Commission, and all of the materials, facts and circumstances affecting the Application, and finds that the Application satisfies the standards set forth in Section 1252.04(F) of the Zoning Code relating to planned developments, and the standards set forth in Section 1252.03(C)(4) of the Zoning Code relating to special use permits.

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

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

Section 2: Approval of a Preliminary and Final Plan for a Special Use/Planned Development for Redevelopment of the Property. The City Council, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approve and adopt the Findings and Recommendation of the Zoning, Planning and Development Commission, a copy of which is attached hereto as **Exhibit B**, and specifically, the findings of the three (3) Commissioners who found the various standards in Section 1252.04(F) of the Zoning Code relating to planned developments, and the standards set forth in Section 1252.03(C)(4) of the Zoning Code relating to

special use permits, to have been met, and incorporate such Findings and Recommendation by reference as if fully set forth herein. The City Council further approves a preliminary and final plan for a special use/planned development in the C-2 Traditional Mixed-Use Zoning District on the Subject Property located at 6737-6747 W. Cermak, 2207-2211 S. Oak Park Avenue, and 2215-2219 S. Oak Park Avenue, Berwyn, Illinois, as legally described in **Exhibit A**, with the following zoning exceptions as listed herein and in the Findings and Recommendation:

- an exception to the "hold the corner" commercial zoning district design requirements in Section 1246.02.B.1.A. of the Berwyn Zoning Code, in order to allow the corner structure to be demolished for improved site line visibility from Oak Park Avenue to Cermak Road, as well as surface lot parking in the front of the proposed structures; and

- an exception to the requirement in Table 1246.05-A (C-2 Requirements) in § 1246.05 (C-2 Traditional Mixed-Use District Requirements) of the Berwyn Zoning Code that the front façade of the principal buildings occupy at least 75% of the street frontage along the front lot line; and

- an exception to the parking location requirements in Table 1246.05-A (C-2 Requirements) in § 1246.05 (C-2 Traditional Mixed-Use District Requirements) of the Berwyn Zoning Code to allow parking along the front or corner side lot line; and

- an exception to the minimum transparency requirement of 50% of street-facing facades between two (2) feet and eight (8) feet above grade in Table 1246.05-A (C-2 Requirements) in § 1246.05 (C-2 Traditional Mixed-Use District Requirements) of the Berwyn Zoning Code; and

- an exception to the principal entrance location requirements in Table 1246.05-A (C-2 Requirements) in § 1246.05 (C-2 Traditional Mixed-Use District Requirements) of the Berwyn Zoning Code to permit a building entrance to be located in the surface parking lot as opposed to located on the façade.

Section 3: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the City shall be grounds for the immediate rescission by the City Council of the approvals made in this Ordinance.

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

thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

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

PASSED this _____ day of _____ 2020.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this _____ day of _____ 2020.

_____
Robert J. Lovero, Mayor

ATTEST:

_____
Margaret Paul, City Clerk

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

_____
Margaret Paul, City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

PARCEL 1: LOTS 13 TO 18 (EXCEPT THE NORTH 7 FEET OF SAID LOTS DEDICATED FOR STREET) AND LOT 19, TOGETHER WITH EAST AND WEST VACATED ALLEY LYING SOUTH AND ADJOINING LOTS 13 TO 18 AND LYING NORTH AND ADJOINING THE WEST 155 FEET OF LOT 19 IN BLOCK 1 IN KLIMAS SUBDIVISION OF LOTS 1 AND 2 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ AND THE EAST 41 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 20 AND 21 IN BLOCK 1 IN KLIMAS SUBDIVISION OF LOTS 1 AND 2 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ AND THE EAST 41 ACRES OF THE EAST ½ OF THE NORTWEST ¼ OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6737-6747 W. CERMAK ROAD, 2207-2211 S. OAK PARK AVENUE AND 2215-2219 S. OAK PARK AVENUE, BERWYN, ILLINOIS.

PINS: 16-30-200-001, 16-30-200-002, 16-30-200-040, 16-30-200-041, 16-30-200-005, 16-30-200-006, 16-30-200-019, 16-30-200-020 and 16-30-200-021.

EXHIBIT B

FINDINGS AND RECOMMENDATION

(ATTACHED)

STATE OF ILLINOIS)
) **SS**
COUNTY OF COOK)

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PRELIMINARY AND FINAL PLAN FOR A PLANNED DEVELOPMENT/SPECIAL USE WITHIN THE C-2 TRADITIONAL MIXED-USE ZONING DISTRICT AT THE ADDRESSES COMMONLY KNOWN AS 6737-6747 W. CERMAK, 2207-2211 S. OAK PARK AVENUE, AND 2215-2219 S. OAK PARK AVENUE – GW CERMAK OAK PARK, LLC

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

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

AYES:

NAYS:

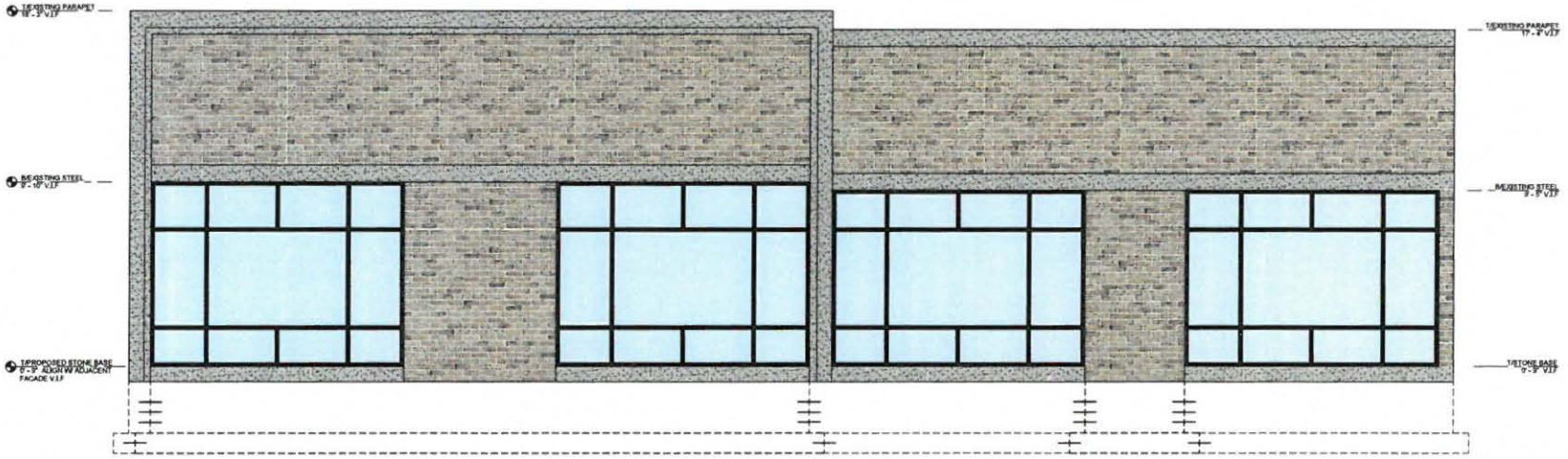
ABSENT:

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

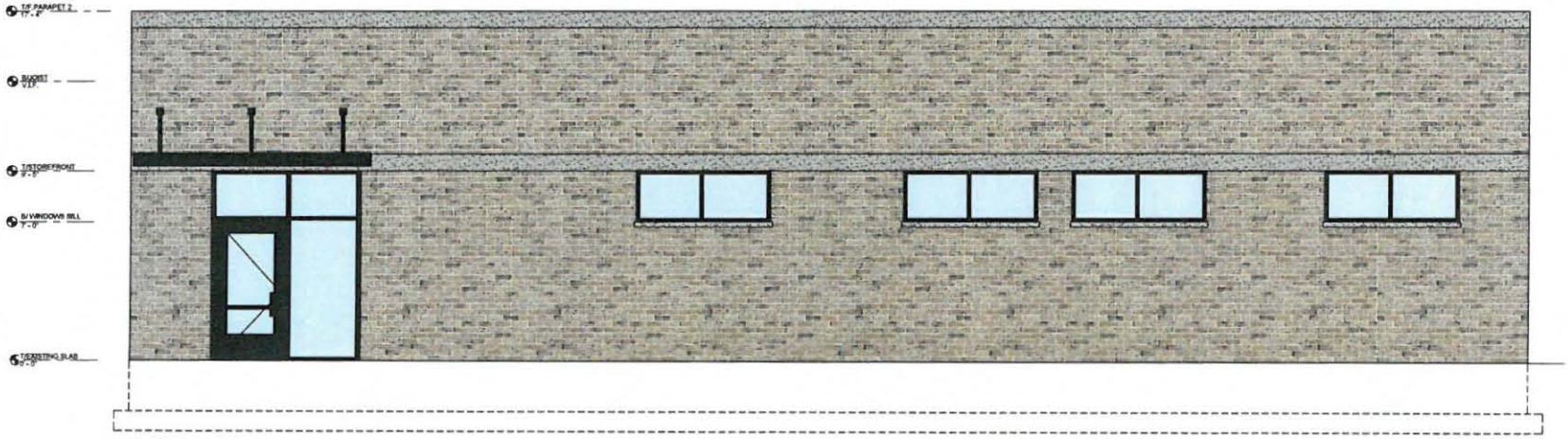
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Berwyn, this ___ day of _____, 2020.

_____
City Clerk

[SEAL]



1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
SCALE: 3/8" = 1'-0"

COLORED ELEVATIONS

AS-BUILT FLOOR PLAN
6737 - 6741 Cermak Rd
Berwyn, IL 60402

DESIGN STUDIO 24 LLC.
2231 N. ELSTON AVE. CHICAGO IL. 60614
PH: 847.895.7751 TEL: 847.885.8308

NOT PUBLISHED - ALL RIGHTS AND COPYRIGHTS RESERVED. DESIGN STUDIO 24, LLC. EXPRESSLY DISCLAIMS ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THE DRAWINGS AND NOTES. ANY AUTHORIZATION MUST BE IN WRITING.

CAUTION: Contractor to verify all existing conditions, dimensions, etc. PRIOR to bid and construction. Contractor to notify owner and architect of any discrepancies. No plea of ignorance to existing conditions found to be at variance from drawings will be accepted.

CAUTION: This drawing may have been reproduced at a size different than originally drawn. The owner and architect assume no responsibility for the use of incorrect scales. Drawings are NOT to be scaled. Not published. All rights reserved. Notify architect of any discrepancies.

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Berwyn, IL.

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (0 Ill+ Stat 3102, ch 32 1/2, para 370 et seq) as amended and the Illinois Accessibility Code, 71 1, Illinois Adm.

DATE	10.24.19
REVISIONS	
01.22.20	REVISED
SCALE	1/4" = 1'-0"
DRAWN BY:	A.J. ALMOSARY

MARK T. DiGANCI
REG. ARCHITECT

LICENSE EXPIRES: 11.30.2020

A2.0

The City of Berwyn

Jeanine L. Reardon
3rd Ward Alderman

A Century of Progress with Pride

I-1

March 4, 2020

To: Mayor Robert J Lovero
City Council Members

Re: Youth Crossroads Spring Service Trip

Dear Mayor Lovero and City Council Members:

Youth Crossroads is a vital thread in the tapestry of our city. As an organization, they have nurtured and supported our children for decades. Year after year, they make a difference in the kids who, in turn, make a difference in Berwyn. They do that by providing challenging perspective changing opportunities in the city, but also far beyond our boundaries.

This year, one such opportunity is in Chattanooga, TN. Eighteen local teens and four adult staff members will travel during spring break (March 29-April 5) to volunteer at Booker T. Washington and Red Clay State Parks. Chattanooga is beautiful country, historic country. The foothills of southern Appalachia provide a natural wilderness and a vastly different world view.

I urge City Council to continue our deep and long-standing commitment to this organization in general and particularly with these students present tonight. They are certainly our future, but more importantly they are our present health, vitality and hope. **They are seeking our help to reach their remaining $3250 goal by March 23.**

My recommendation is that we each pledge a portion of our individual Aldermanic funds to support these young people and this wonderful organization.

Respectfully,

Jeanine L. Reardon

6700 West 26th Street Berwyn, Illinois 60402-0701 Voice Mail: (708) 749-6403
3rdward@berwyn-il.gov

The City of Berwyn

Jeanine L. Reardon
3rd Ward Alderman

I-2

A Century of Progress with Pride

March 5, 2020

To: Mayor Robert J Lovero
City Council Members

Re: Denial of Superzone Parking Designation for 3000 Block of Maple

Dear Mayor Lovero and City Council Members:

On February 11, 2020, a recommendation for superzone parking on the 3000 Block of Maple Avenue was put forward. I requested a deferral until the March 10th council meeting to investigate the particular situation and needs of this block.

The results of this investigation showed several things that suggest that parking shortage **is not** the chief concern. The block already has elevated restrictions "Resident Parking Only from 7pm to 6am." The block has 19 private driveways. Frequent drive throughs during different times over the past three weeks show abundant parking available. (Pictures attached)

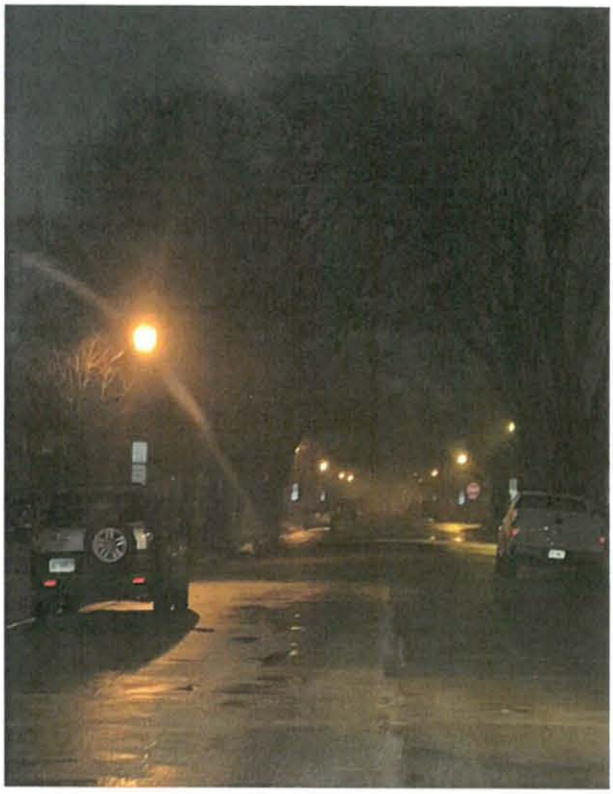
This block had a significant criminal incident early last fall that has rightfully produced fear and justifiable safety concerns. I have requested information regarding the history of reported crimes and resident concerns from Chief Cimaglia. I recommend the implementation of randomized but intentional police presence in this neighborhood and throughout the city (to do necessary paperwork and still be able to freely and actively address emergency calls) to begin to address these concerns.

Because this is not a parking issue but instead a safety issue, my recommendation is to deny the request and **not revise** Chapter 484.02 of the City Ordinance.

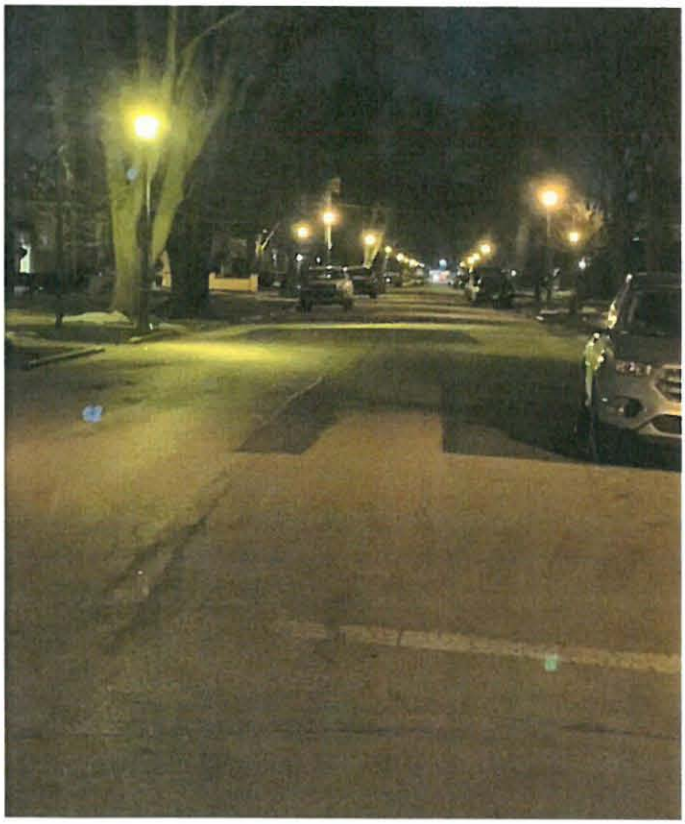
Respectfully,

Jeanine L. Reardon

6700 West 26th Street Berwyn, Illinois 60402-0701 Voice Mail: (708) 749-6403
3rdward@berwyn-il.gov









J-1

The City of Berwyn

A Century of Progress with Pride

Nicole L. Campbell
Senior Engineer

J-3

ITEM NO.
DATE 2-11-2020
DISPOSITION
Deferred to
3-10-2020

February 11, 2020

To: Mayor Robert J. Lovero & City Council Members

From: Nicole Campbell, Senior Engineer

Re: Superzone parking on the 3000 block of Maple Avenue

City staff had received a petition for superzone parking on the 3000 block of Maple Avenue. On-street parking is limited on this block due to the numerous driveways and overflow parking from neighboring establishments. 68% of households were in favor of the implementation of a superzone and understand the costs of additional passes required for guests.

Recommendation: City staff recommends implementing superzone parking for this block.

Sincerely,

Nicole Campbell

Nicole Campbell, Senior Engineer

J-2

The City of Berwyn

Anthony T. Bertuca
City Attorney

J-4
ITEM NO.
DATE 2/11/2020
DISPOSITION
Deferred to
3-10-2020
meeting

A Century of Progress with Pride

February 11, 2020

To: Mayor Robert J. Lovero & City Council Members

From: Anthony Bertuca, City Attorney
Nicole Campbell, Senior Engineer

Re: Revisions to 484.02 Superzone Decals

Council approved to implement superzone parking on the 3000 block of Maple Avenue. Attached is the ordinance for Council approval. The ordinance will go into effect July 1st in order to coincide with vehicle sticker sales.

Sincerely,

Anthony T. Bertuca
Anthony T. Bertuca, City Attorney

Nicole Campbell
Nicole Campbell, Senior Engineer

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

J-4

THE CITY OF BERWYN
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER

AN ORDINANCE AMENDING SUPERZONE PERMIT PARKING AND AMENDING SECTION 484.02 OF THE TRAFFIC CODE OF THE CODIFIED ORDINANCES OF THE CITY OF BERWYN

ROBERT J. LOVERO, Mayor

MARGARET PAUL, City Clerk

CYNTHIA GUTIERREZ, Treasurer

JAMES "SCOTT" LENNON

JOSE RAMIREZ

JEANINE REARDON

ROBERT FEJT

CESAR A. SANTOY

ALICIA M. RUIZ

RAFAEL AVILA

ANTHONY NOWAK

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn, Illinois on February 11, 2020

ORDINANCE NO.: _____

AN ORDINANCE AMENDING SUPERZONE PERMIT PARKING AND AMENDING SECTION 484.02 OF THE TRAFFIC CODE OF THE CODIFIED ORDINANCES OF THE CITY OF BERWYN

WHEREAS, the City of Berwyn, Cook County, Illinois (the "*City* ") is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the "*Home Rule Powers*"); and

WHEREAS, the Mayor and the City Council of the City of Berwyn (the "Corporate Authorities") has adopted a Traffic Code, which has been amended from time to time;

WHEREAS, the Corporate Authorities recognize that parking regulations are important to the fabric and safety of the community and must be upheld; and

WHEREAS, the Corporate Authorities determine that it is in the best interests of the residents of the City to amend the Codified Ordinances as set forth below.

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

Section 1: Section 484.02, Superzone Decals is hereby amended to read as follows (with proposed additions <u>underlined</u> and proposed deletions ~~stricken~~):

Section 2: If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

§ 484.02 SUPERZONE DECALS

(A) A resident who lives along the block directly adjacent to the particular sides of the streets in the blocks described in division (C) hereof, and who purchases a city vehicle license as required by Chapter 462, shall be furnished with a SuperZone parking permit decal to be devised and issued by the City Collector and which is to be distinctive for each described area or zone.

(B) SuperZone parking permit decals issued under this section shall be combined with the vehicle license (vehicle sticker) required by Chapter 462.

(C) The following shall be the particular and distinct areas or zones for which a SuperZone parking permit decal shall be issued to residents living in the areas or zones under this section:

(1) Residents living on Euclid Avenue from Thirty-Fourth Street to Ogden Avenue; Wesley Avenue from Windsor Avenue to 34th Street; Thirty-Third Street from Euclid Avenue to Clarence Avenue; and Thirty-Fourth Street from Oak Park Avenue to Euclid Avenue;

(2) Residents living on Grove Avenue from Thirty-First Street to Thirty-Second Street;

(3) Residents living on Home Avenue from Cermak Road to Riverside Drive;

(4) Residents living on the east side of Wesley Avenue and on the west side of Euclid Avenue, both from Fourteenth Street to Fifteenth Street, residents living on the east side of Maple Avenue from Fifteenth Street to Sixteenth Street, and residents living on the west side of the 1500 block of Maple Avenue from the alley south to Sixteenth Street (7133 W. Sixteenth Street);

(5) Residents living on the south side of Windsor Avenue from Harlem Avenue to Wenonah Avenue and on Maple, Wisconsin and Wenonah Avenues from Windsor Avenue to Thirty-Fourth Street;

(6) Residents living on Kenilworth Avenue from Windsor Avenue to Thirty-Fourth Street;

(7) Residents living at 6839 West Thirty-Fourth Street and at 6901 West Thirty-Fourth Street;

(8) Residents living at 3249 Kenilworth Avenue and 3251 Kenilworth Avenue;

(9) Residents living on both the east and west sides of Maple Avenue in the 1600, 1800, 1900 and 2100 blocks;

(10) Residents living on Wenonah Avenue from Fifteenth Street to the alley lying north of Sixteenth Street;

(11) SuperZone permit parking shall be provided on the west side of Grove Avenue from the alley north of 34th Street to 3326 Grove Avenue; and on the east side of Grove Avenue from the driveway north of 34th Street to the driveway 100 feet to the north (3347 South Grove Avenue); and

(12) Residents living on Clarence Avenue from Cermak Road to Twenty-Third Street.

(13) Residents living on Wesley Avenue from Twenty-Fifth Street to Twenty-Sixth Street.

(14) Residents living on Elmwood Avenue from Sixteenth Street to Eighteenth Street.

(15) Residents living on Grove Avenue from the alley south of Roosevelt Road to Thirteenth Street.

(16) Residents living on Elmwood Avenue from Windsor Avenue south to 32nd Street.

(17) Residents living on 32nd Street from Gunderson Avenue east to Ridgeland Avenue.

(18) Residents living on Windsor Avenue from Gunderson Avenue east to Ridgeland Avenue.

(19) Residents living on 24th Street from Home Avenue east to Clinton Avenue.

(20) Residents living on Cuyler Avenue from the east-west alley south of Ogden Avenue to 35th Street.

(21) Residents living on Maple Avenue from 30th Street to 31st Street.

(D) There shall be restricted residential parking on the 1600 Block of Wesley Avenue from Sixteenth Street south to Eighteenth Street, and designated as "Resident Parking Only" with special zone stickers required for all cars parked on the street.

Section 3. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

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

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

Approved by the Mayor of the City of Berwyn, Cook County, Illinois on this _____ day of _____ 2020.

_____
Robert J. Lovero
MAYOR

ATTEST:

_____
Margaret Paul
CITY CLERK

J-3

BERWYN POLICE DEPARTMENT

"Serving with Pride"

Mayor
Robert J. Lovero

Chief of Police
Michael D. Cimaglia

February 27, 2020

Executive Director Joseph Vallez
North Berwyn Park District
1619 S. Wesley Avenue
Berwyn, Illinois 60402

Dear Executive Director Vallez,

I have received your request to conduct the annual Easter Parade Saturday April 11, 2020 between the hours of 10:00am and11:00am. I have also received the parade route that you intend to follow, beginning at Jefferson School at 16th Street and Wenonah Avenue and proceeding east on 16th Street to Oak Park Avenue, then north on Oak Park Avenue to 15th Street and Prairie Oak School.

The City of Berwyn, through the Berwyn Police Chief, Michael D. Cimaglia, **grants permission and authorizes** the procession of the Easter Parade. The Berwyn Police Department will also provide Police Explorers to assist with the event and the necessary number of Auxiliary Police Officers to secure the parade route and make sure that the procession moves along in a safe manner; in accordance with Berwyn City Ordinance 1020.05.

I have included a copy of Reverend Morales's original letter of request.

Michael D. Cimaglia
Chief of Police
Berwyn Police Department

February 4, 2020

The Honorable Robert J Lovero
Mayor

City Council
City of Berwyn
6700 W 26th Street
Berwyn IL 60402

SUBJECT: Easter Parade

The North Berwyn Park District appreciates the continued working relationship with the City of Berwyn. I believe our cooperative working relationship has improved the quality of life for our residents.

The park district annually offers Easter themed activities that are attended by over 1500 residents, this year's activities are scheduled for Saturday, April 11, 2020. The day starts with the NBPD Easter egg hunt at 10:00am, the Easter EGGstravaganza at 11:00am and our Easter basket delivery at 1:30pm.

The park district would like to conduct our 7th Easter parade this year starting at 16th and Wenonah that would proceed east to Oak Park Avenue then turn north to Prairie Oak School on 15th and Oak Park Avenue. The parade would begin at approximately 10:15am and would take approximately 30 minutes to walk to 15th and Oak Park Avenue.

The parade participants would consist of families, children, local community organizations and of course the Easter Bunny. The district would also like to invite all the members of the city council to participate with our families in this special inaugural event.

The park district is requesting approval from the city of Berwyn for temporary closure of 16th street and Oak Park Avenue from 16th to 14th Street for the duration of the parade as well as the support from the Berwyn police and fire departments, respectively. The district would have our staff and barricades available for this day.

Please contact me if I can provide additional information.

Sincerely,

Joseph C Vallez
Executive Director

CITY OF BERWYN EVENT APPLICATION

Please provide information about your planned event:

Allowed Event Times
Block Parties 8AM to 9PM
All Other Events 8AM to 11PM

Date of Event: April 11, 2020 Time: Start 10:00 AM End 10:45 AM

Type: Block Party ☐ Parade ☒ Open Air Event ☐ Use of Public Way ☐

Description of Event: Easter Parade

Location of Event: Start at 16th & Wenonah to Oak Park Ave to 15th & Oak Park

(Please print)

Name of Applicant: North Berwyn Park District

Address: 1619 S Wesley Ave, Berwyn IL Daytime Phone: 708-749-4400

E-mail Address: jvalleze nbpd4fun.org Alt. Phone:

Do you plan to use:
(Please mark all that apply)

Live or Recorded Music ☒	Sound Equip / Amplifiers ☐	Bounce Houses or Inflatables ☐
	Food Vendors ☐	Commercial Food Prep. Equipment ☐
Crafter / Vendors ☐	Alcohol Sales ☐	Portable Toilets and Sanitation ☐

Will you require any of the following City services? Yes ☒ No ☐

* Please contact the Police Dept. for fee schedule if requesting Police Detail or Security.

** These City services supplied only if available on the day of the event and subject to personnel availability

Street Closure ☐	Rolling Street Closure ☐	Alley Closure ☐	Parade Route Closure ☒
Barricades ☐	*Police Detail/ Security ☒	Traffic Control ☐	**Berwyn Public Library Book Peddler (Bike) ☐
**Fire Truck ☒	**McGruff ☒	**K-9 Unit ☐	**Police Explorers Unit ☒

City Council Approval IS REQUIRED for your event. (City Council meets the 2nd & 4th Tuesday of every month)

- **Submit this application to the Clerk's Office 8 weeks prior to the event date.**
- A Certificate of Insurance is required for Parades, Outdoor Events, Use of Public Way, as well as for all food and beverage sales.
- A Food License is required from the Berwyn Public Health Department for ALL food sales.
- A City of Berwyn Temporary Liquor License is required for ALL alcoholic beverage sales.
- A route map must be submitted with this application for all parades / demonstrations.
- USE OF PUBLIC WAY: Provide a list of intersections/corner locations and all dates being requested for use of public way. Location and Date availability is subject to approval. Use of public way is limited to one group per day, one group per location, and on a First Come—First Serve basis.
- **The City reserves the right to regulate, restrict and limit use of the public way at all times.**

J-4

BERWYN POLICE DEPARTMENT

"Serving with Pride"

Mayor
Robert J. Lovero

Chief of Police
Michael D. Cimaglia

February 27, 2020

Reverend Hugo Morales, Pastor
Saint Mary of Celle Parish
1428 S. Wesley Avenue
Berwyn, Illinois 60402

Dear Pastor Morales,

I have received your request to conduct the annual religious ceremony honoring the Stations of the Cross, on Good Friday April 10, 2020 between the hours of 1:00pm and 3:30pm. I have also received the parade route that you intend to follow, beginning at Saint Mary of Celle Parish on 15th Street between Euclid Avenue and Wesley Avenue and traveling west on 15th Street to Euclid Avenue; North on Euclid to 13th Street; East on 13th Street to Wesley Avenue; South on Wesley Avenue to 15th Street and then west back to the front of Saint Mary of Celle Parish.

The City of Berwyn, through the Berwyn Police Chief, Michael D. Cimaglia, grants permission and authorizes the parade honoring the Stations of the Cross on Good Friday. I also grant permission for the Parish to erect "NO PARKINNG" signs in the requested designated areas. The Berwyn Police Department will provide the necessary number of Auxiliary Police Officers to secure the parade route and make sure that the procession moves along in a safe manner; in accordance with Berwyn City Ordinance 1020.05.

I have included a copy of Reverend Morales's original letter of request.

Michael D. Cimaglia
Chief of Police
Berwyn Police Department

ST. MARY OF CELLE

1428 S. Wesley Ave. • Berwyn, Illinois 60402-1287 • 708-788-0876

February 10, 2020

Ms. Margaret Paul, City Clerk
City of Berwyn
6700 W. 26th Street
Berwyn, IL 60402

Dear Ms. Paul,

As in previous years, I am writing with a special request for Good Friday, April 10, 2020. Once again, St. Mary of Celle is having a Way of the Cross procession and would like permission to walk two blocks in the streets near parish property. This year, we would like to start at the church at 15th & Euclid, walk north on Euclid to13th Street, turn east and walk a block to Wesley Avenue, then turn south and walk back to 15th Street.

We are also requesting permission to have the perimeter around St. Mary of Celle be designated as a "no parking" area during the event, which would take place from 1:00 pm to 3:30 pm. It would also be helpful if the City would assist us with traffic control (to stop cars from driving through) at all designated corners.

Please let me know if you need any further information. Thank you for your consideration.

Sincerely,

Rev. Hugo Morales
Pastor

HMORALES35@YAHOO.COM

CITY OF BERWYN EVENT APPLICATION

Please provide information about your planned event:

Allowed Event Times
Block Parties 8AM to 9PM
All Other Events 8AM to 11PM

Date of Event: April 10, 2020 Time: Start 1:00 pm End 3:30 pm

Type: Block Party ☐ Parade ☒ Open Air Event ☐ Use of Public Way ☐

Description of Event: Good Friday Way of the Cross

Location of Event: Two blocks around perimeter of parish
15th + Euclid → 13th + Euclid → 13th + Wesley → 15th + Wesley

(Please print)

Name of Applicant: Rev. Hugo Morales, Pastor, St. Mary of Celle

Address: 1428 S. Wesley Ave, Berwyn Daytime Phone: (708) 788-0876

E-mail Address: Smcrectory@stmaryofcelle.org Alt. Phone: _____

Do you plan to use:
(Please mark all that apply)

Live or Recorded Music ☒	Sound Equip. / Amplifiers ☒	Bounce Houses or Inflatables ☐
	Food Vendors ☐	Commercial Food Prep. Equipment ☐
Crafter / Vendors ☐	Alcohol Sales ☐	Portable Toilets and Sanitation ☐

W'' you require any of the following City services? Yes ☒ No ☐

* Please contact the Police Dept. for fee schedule if requesting Police Detail or Security.

** These City services supplied only if available on the day of the event and subject to personnel availability

Street Closure ☐	Rolling Street Closure ☐	Alley Closure ☐	Parade Route Closure ☒
Barricades ☐	*Police Detail/ Security ☐	Traffic Control ☒	**Berwyn Public Library Book Peddler (Bike) ☐
**Fire Truck ☐	**McGruff ☐	**K-9 Unit ☐	**Police Explorers Unit ☐

City Council Approval IS REQUIRED for your event. (City Council meets the 2nd & 4th Tuesday of every month)

- **Submit this application to the Clerk's Office 8 weeks prior to the event date.**
- A Certificate of Insurance is required for Parades, Outdoor Events, Use of Public Way, as well as for all food and beverage sales.
- A Food License is required from the Berwyn Public Health Department for ALL food sales.
- A City of Berwyn Temporary Liquor License is required for ALL alcoholic beverage sales.
- A route map must be submitted with this application for all parades / demonstrations.
- USE OF PUBLIC WAY: Provide a list of intersections/corner locations and all dates being requested for use of public way. Location and Date availability is subject to approval. Use of public way is limited to one group per day, one group per location, and on a First Come—First Serve basis.
- **The City reserves the right to regulate, restrict and limit use of the public way at all times.**

J-5

BERWYN FIRE DEPARTMENT

6700 W. 26th St., Berwyn, IL 60402-0701
708-484-1644

Thomas A. Hayes
Fire Chief

Kris A. Coniglio
Assistant Fire Chief

Mayor Robert J. Lovero

March 4, 2020

Honorable Mayor Lovero & Members of City Council,

I am requesting permission to contact the Police and Fire Commission to recommend the hiring of the next qualified candidate on the Firefighter/Paramedic eligibility list. This is a replacement position due to a resignation and is included in the 2020 budget.

Respectfully,

Thomas A. Hayes
Fire Chief

The City of Berwyn

Anthony T. Bertuca
City Attorney

J-6

A Century of Progress with Pride

March 10, 2020

Margaret M. Paul
City Clerk
City of Berwyn
6700 W. 26th Street
Berwyn, Illinois 60402

Re: 2019L004114

Dear Ms. Paul:

Please put this item on the March 10, 2020 agenda authorizing the settlement of the above referenced matter for the total of $165,000.00 based upon City Council authority granted in Executive session, on March 10, 2020.

Very truly yours,

Anthony T. Bertuca

Anthony T. Bertuca
City Attorney

The City of Berwyn

Robert P. Schiller
Director of Public Works

J-7

A Century of Progress with Pride

Date: March 10, 2020

To: Mayor Robert J. Lovero
Members of City Council

Re: Authorization to request proposals for landscaping maintenance in the four commercial corridors.

Staff is requesting authorization to request proposals for landscaping and maintenance for the four commercial districts. The following is the scope of services requested for each of the corridors;

- Weekly grass cutting, string trimming and edging from April 13th through July 10th, bi-weekly from July 20th through August 28th, then weekly from August 31st through November 20th, 2020. As a part of each grass cutting event all yard waste is to be picked up and properly disposed of by the contractor. (all debris must be picked up prior to each grass cutting)
- Trimming and bi-weekly weeding of trees, shrubs and bushes planted in planters and planter boxes.
- Removal of waste and debris from all trees, planters and planter boxes.
- Fertilizing weed control and watering of all grass and plants to ensure healthy growth. (notify Public Works when completed)
- Removal of weeds and monthly application of vegetation killer in all paver bricks and concrete walkway areas as indicated on the attached map.
- All public trash receptacles shall be emptied and bags replaced weekly on Mondays and Fridays during the duration of the contract.

Bids will be due at 10:00 a.m. March 19, 2020 and opened and read aloud at City Hall. I will prepare a tabulation of bids and a recommendation to award will be presented at the March 24, 2020 Council meeting for review and approval.

Recommendation:
Authorize the Public Works Director to seek proposals for commercial corridor landscaping for the 2020 mowing season.

Respectfully submitted,

Robert Schiller
Public Works Director

The City of Berwyn

Benjamin J. Daish
Finance Director

J-8

A Century of Progress with Pride

Date: March 5, 2020

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

Subject: 2020 Appropriation Ordinance

Please find attached, the 2020 appropriation ordinance which includes the 2020 budget document. The budget document was also distributed to the Members of City Council at the February 25, 2020, Committee of the Whole meeting. An adopted ordinance must be filed with the County by March 31st of each year.

Recommendation: City Council to adopt the attached 2020 appropriation ordinance.

Respectfully submitted,

Benjamin J. Daish
Finance Director

ORDINANCE NO. ___

THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS FOR THE FISCAL YEAR 2020

WHEREAS, the City of Berwyn, Cook County, Illinois (the "City") is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Codified Ordinances of the City of Berwyn and Section 8-2-9 of the Illinois Municipal Code (65 ILCS 5/8-2-9) require the adoption of an ordinance within the first quarter of each fiscal year, to be termed the annual appropriation ordinance, appropriating such sums of money as are deemed necessary to defray all necessary expenses and liabilities of the municipality and which specifies the objects and purposes for which these appropriations are made and the amount appropriated for each object or purpose (the "Annual Appropriation Ordinance"); and

WHEREAS, as required by applicable law, notice of a public hearing on the proposed Annual Appropriation Ordinance was published in a newspaper published in the City at least ten (10) days before the time of the public hearing; and

WHEREAS, such public hearing was held on March 10, 2020, with all wishing to speak being heard; and

WHEREAS, in accordance with applicable law, City staff prepared a proposed Annual Appropriation Ordinance or a formally prepared appropriation or budget document upon which this Ordinance is based, which has been and is currently conveniently available for public inspection in the office of the City Clerk; and

WHEREAS, the Mayor and the City Council have reviewed the Annual Appropriation Ordinance for fiscal year 2020 and have determined that said appropriations are in the best interests of the City and its residents; and

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

SECTION 1: That the above recitals and legislative findings are incorporated herein and made a part hereof, as if fully set forth in their entirety.

SECTION 2: The following sums of money for each City fund, or as much thereof as may be authorized by law, be and are hereby appropriated for the corporate purposes and objects of the City hereinafter specified for the fiscal year commencing January 1, 2020 and ending on December 31, 2020.

SECTION 3: All the appropriations herein made for any purpose shall be regarded only as a maximum amount to be expended under the respective appropriation funds, shall not be construed as a commitment, agreement, obligation or liability of the City, and each such appropriation being subject to further approval as to the actual expenditure thereof by the Mayor and City Council of the City.

SECTION 4: To the extent allowed by applicable law, any unexpended balance of the appropriations for the fiscal years prior hereto are hereby specifically re-appropriated for the same fund purposes for which they were originally made and may be expended in making up any insufficiency in any item or items provided in this Ordinance without supplemental appropriation.

SECTION 5: The sums as set forth in Exhibit A, attached hereto and incorporated herein, or so much thereof as may be authorized by law and needed or deemed necessary, are hereby appropriated to defray and pay all necessary expenses and liabilities of the City and such appropriations are hereby made for the objects and purposes as set forth in Exhibit A.

SECTION 6: The City Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form or in a newspaper of general circulation within the City within thirty (30) days after its adoption. The City Clerk is further authorized and directed to file a certified copy of this Ordinance with the Cook County Clerk within thirty (30) days of its adoption and the Chief Fiscal Officer of the City is authorized to certify to the Cook County Clerk that the Estimate of Revenues by Source, incorporated herein by reference, is a true statement of said revenues, which Estimate of Revenues by Source shall also be filed with the Cook County Clerk within said thirty (30) day period. The officers, employees and/or agents of the City shall take all actions necessary or reasonably required to carry out, give effect to and consummate the intent of this Ordinance and shall take all actions in conformity therewith. The officers, employees and/or agents of the City are specifically authorized and directed to draft and disseminate any and all necessary forms to be utilized in connection with the terms and purpose of this Ordinance.

SECTION 7: If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 8: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 9: Any non-preemptive state statute in conflict hereof with this Ordinance is hereby superseded to the full extent of such conflict pursuant to the exercise of the home rule powers of the City.

SECTION 10: This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

ADOPTED this 10th day of March, 2020 pursuant to a roll call vote as follows:

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

APPROVED this 10th day of March, 2020.

_____
Robert J. Lovero, Mayor

ATTEST:

_____
Margaret M. Paul, City Clerk

EXHIBIT A



2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

The City of Berwyn

Robert J. Lovero
Mayor

A Century of Progress with Pride

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

2020 Annual Budget

Members of the City Council

Scott Lennon	Alderman, 1st Ward
Jose Ramirez	Alderman, 2nd Ward
Jeanine Reardon	Alderman, 3rd Ward
Robert Fejt	Alderman, 4th Ward
Cesar Santoy	Alderman, 5th Ward
Alicia Ruiz	Alderman, 6th Ward
Rafael Avila	Alderman, 7th Ward
Anthony Nowak	Aldermen, 8th Ward

Administrators

Robert Lovero	Mayor
Cynthia Miranda	Treasurer
Margaret Paul	Clerk
Ruth Volbre	City Administrator
Anthony Bertuca	City Attorney
Regina Mendicino	Director, Community Development
James Frank	Director, Information Technology
Tammy Sheedy	Director Library Services
Thomas Hayes	Fire Chief
Michael D. Cimaglia	Police Chief
Charles Lazzara	Director, Building Department
Anthony Martinucci	Director, Recreation Department
Robert Schiller	Director, Public Works
Benjamin Daish	Director, Finance

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

Report Prepared By

Finance Department

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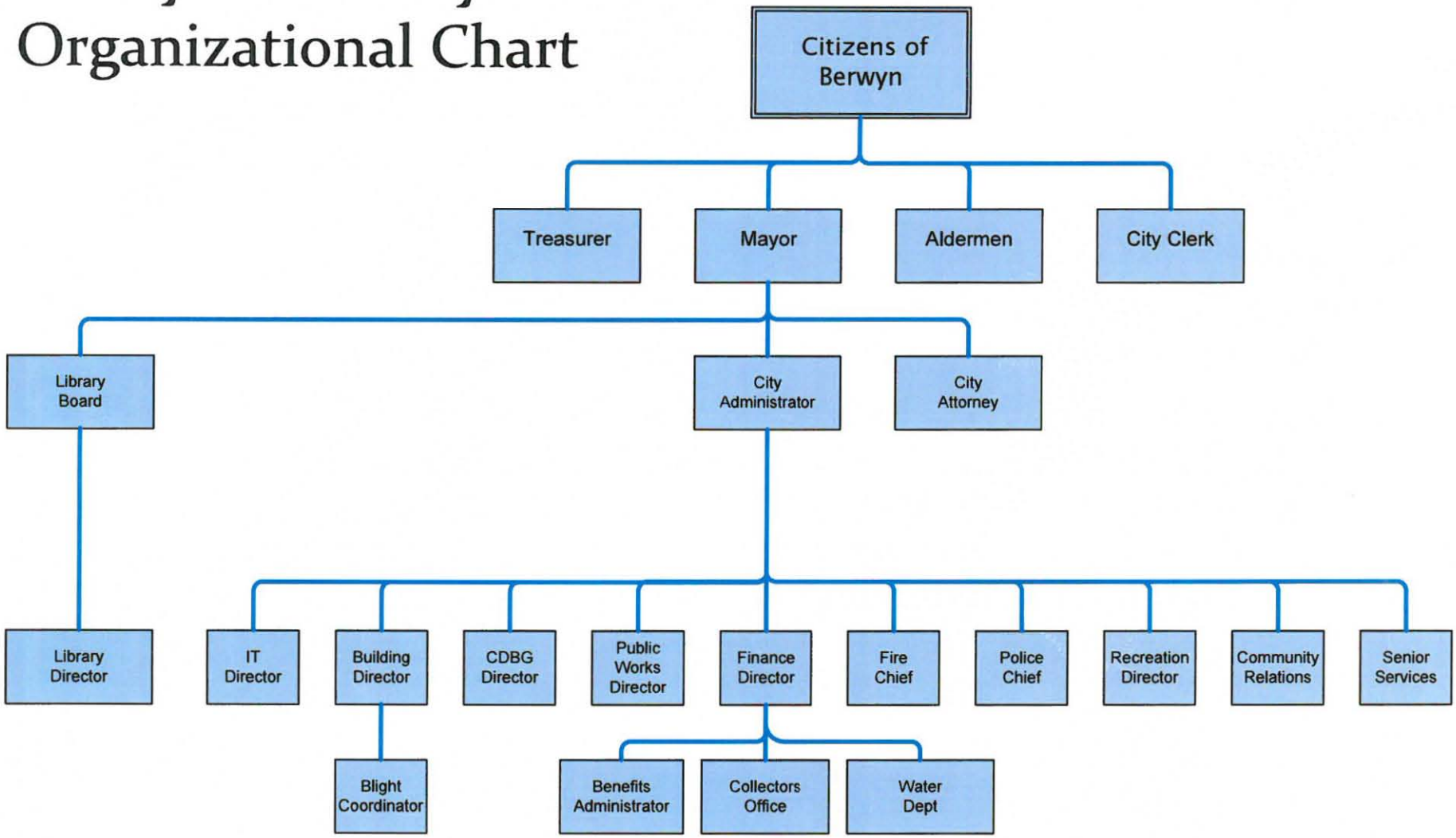
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City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

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City of Berwyn
Organizational Chart



City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

Description of Budget Process

The City uses the following procedures in establishing the budget.

- The Mayor submits to the City Council Members a proposed operating budget for the fiscal year commencing on January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public Hearings are conducted by the City to obtain taxpayer comments.
- Subsequently, the budget is legally enacted through the passage of an ordinance.
- Formal budgetary control is at the department level in the general fund or fund level for all other funds.
- Budgetary authority lapses at year end.
- State law requires that "expenditures be made in conformity with the budget." Transfers between line items in cost centers may be made by administrative action. Any amount to be transferred between cost centers would require Council approval
- Budgeted amounts are originally adopted, with the exceptions of Council approved budget amendments which are reflected in the financial statements.

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

2020 Budget Message from Mayor Robert J. Lovero

I have had the pleasure of serving as the Mayor of Berwyn since first being elected in 2009. During this time, my focus has been to provide a high standard of services and amenities to the residents of the City of Berwyn while working to ensure the City's long-term financial viability. In close collaboration with the department heads and employees, we have worked diligently to bring before you the attached budget which reflects conservative spending and revenue projections. As such, we are pleased to submit a fiscally balanced budget for City Council's review.

Looking forward, we will continue to create solutions to address the City's inherited financial issues including the unfunded pension liabilities while adapting to various events of external financial uncertainty.

We have maintained our liquidity goals in the Fund Balance providing us with fiscal security to address any unforeseen emergencies, and we are making significant progress with our plan to fully fund the Police and Fire pensions as required per state law. Additionally, we have provided a balanced plan that addresses our overall bond indebtedness.

Finally, this budget reinforces Berwyn's historic balance between neighborhood issues and responsible economic development. Our strategic economic development efforts will continue to invigorate our neighborhoods and commercial corridors elevating Berwyn's notoriety as a premier community to shop, dine, and raise a family.

Please join me in supporting these initiatives by voting in favor of this proposed budget.

Respectfully,

Robert J. Lovero

Robert J. Lovero
Mayor

Budgetary Structure

Funding of Operations

For 2019, the City passed a balanced General Fund Budget where revenues slightly exceeded expenditures. For 2020's budget, the City with the help of the department heads, have dissected all budget line items to identify potential cost savings and revenue increases in order to balance its budget. As such, the 2020 General Fund budget estimates revenues exceeding expenditures by approximately $6,000 resulting in a balanced budget. The General Fund budget remains balanced without significantly increasing property taxes or reducing crucial City services such as police, fire and public works. These City services serve as the backbone of any strong community.

Maintaining Required Reserve Levels

Per the City's Fund Balance Policy, the General and Library Funds are to maintain an unassigned fund balance (an amount that is not earmarked for any specific purpose) that is at least 16% of the following year's expenditure budget. For 2019, the General Fund is expected to exceed the 16% statutory reserve requirement. The projected ending fund balance of $12.3 million represents 22% of the 2020 General Fund expenditure budget.

The Library expects to utilize the past surpluses for staffing needs initially planned for in 2017 and 2018. Also, expected costs for capital improvements planned in 2019 will need to be completed in 2020. As such, the expected expenditures would exceed the revenues by about $193,000 and $411,000 respectively in 2019 and 2020.

Combined with the surpluses for 2017 and 2018 ($532,000 and $414,000 respectively), the estimated 2019 Library Fund balance of $1.7 million remains strong at 44% of the 2020 budgeted expenditures.

The main objective of the 16% fund balance requirement is to allow the City and Library to operate for the first two months of the year while waiting for the first installment of property taxes to be received in March. This would allow the City to meet its financial obligations without enacting short-term borrowing to cover costs prior to the receipt of property taxes.

As a result of the General Fund maintaining its fund balance at favorable levels, the City continues its focus on exploring new ways to grow fund balance despite the various challenges it faces with existing revenue streams and expenditure commitments. In addition, the City also strives to reduce its current debt burden and minimize future interest costs.

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

Budgetary Structure

For the City to remain strong financially, responsible fiscal decision-making remains critical to allow for effective funding of operations and long-term obligations including pensions.

While continuing to make significant financial progress, the City will continue to diligently build a foundation for fiscal stability without forfeiting critical functions such as public safety and public works.

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

Community Profile

Berwyn, "The City of Homes" and a Centennial City, was incorporated June 6, 1908. Back then, Berwyn's population was approximately 5,000 and the community was established from a settlement called LaVergne on the south side and a portion of Oak Park on the north. It was mainly farmland with few roads and much unoccupied land between the first homes being built.

During the 1920's and 1930's, the time of Berwyn's largest residential development, many solid brick bungalows were built. That housing stock, along with the variety of homes built through the 1940's, established Berwyn's reputation as a stable, family-oriented community. According to the US Census Bureau, the City's population as of July 2018 is estimated to be 54,917 and Berwyn proudly boasts the largest collection of Chicago-style bungalows in the nation, as well as a substantial stock of multi-family apartment buildings and condominiums.

Location is one of Berwyn's greatest assets. It is less than ten miles west of Chicago's main business district, the "Loop," and is situated between two major expressways, the Eisenhower (I-290) to the north and the Stevenson (I-55) to the south. Berwynites have the convenience of railroad and bus transportation to Chicago and all its surrounding suburbs. METRA commuter railroad trains run directly through the heart of Berwyn's "Depot District," and the suburban PACE bus system serves all the main streets of the City. Residents and visitors find it easy to drive to and from the Chicago area's two main airports, O'Hare Field and Midway.

Berwyn takes great pride in the cultural diversity of its residents. A large numbers of Czechs and Slovaks were part of the original settlers of the City, along with many Italians, Greeks, Poles, Yugoslavians, and Ukrainians. In more recent years, many people of Latino, African, and Asian decent have settled in the City. Berwyn values its proud reputation as a residential community of working-class families. It is composed mainly of hardworking families merged with young professionals and individuals who practice a variety of religions and lifestyles.

The City has thriving business districts featuring retail, dining, and service-oriented businesses. Loyola University Medical Center, formerly known as MacNeal Hospital, and Turano Baking Company are two of the largest employers, along with Berwyn's municipal government.

Schools, churches, parks and recreation are all-important in Berwyn. The public school system consists of elementary school districts #98 and #100 and Morton High School District #201, along with Morton Community College located in neighboring Cicero. Those schools are complemented by two parochial schools, St. Odilo and St. Leonard, which serve students from kindergarten through eighth grade.

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

Community Profile

More than one dozen public parks and community centers afford a wide variety of recreational opportunities. The Berwyn Park District and the North Berwyn Park District, along with the Berwyn Recreation Department, a department of the City, provide recreation programs that involve all categories of sports for all ages as well as a swimming pool, a multitude of playgrounds, tennis courts, picnic / play areas, and well-maintained green spaces throughout the City.

Berwyn is home to many community service organizations that meet the needs of all residents. Many of these non-profit organizations receive funding through a Community Development Block Grant (CDBG). Berwyn operates the CDBG as a fund separate from city government and several employees oversee its administration. The Berwyn Development Corporation (BDC) is a 501(c)3 corporation established to work closely with the City to assist in administering the tax increment financing districts (TIF districts) to benefit businesses and residents and improve the City's economic status. The BDC also serves as a chamber of commerce for the City and operates a variety of programs that benefit residents and businesses alike.

Public safety is a top priority in Berwyn, and the City has a thriving police department and three very active fire stations. The City boasts a regular, full-time fire department with more than 80 employees. The police department is well-staffed with more than 100 sworn police officers, as well as an auxiliary police department and an active group of citizen volunteers.

The Berwyn Health Department operates independently of the City as part of the Berwyn Township and serves the entire Berwyn area to meet the public health needs of the community. The City of Berwyn's full-time Public Works Department fulfills the responsibilities of maintaining the City's streets and infrastructure and operates the water and sewer utilities as an enterprise fund. Other utilities that serve the City's residents, such as garbage collection, are operated privately under city contracts.

Berwyn's city hall is located at 6700 W. 26th St., Berwyn, IL 60402. The main phone line is (708) 788-2660. Berwyn's city government consists of the mayor, city clerk, city treasurer, eight aldermen, and a city administrator, all of whom preside over the city departments that serve the needs of everyone who lives, works, or visits Berwyn.

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

Description of City Funds and Accounting Structure

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The City's fiscal year is the calendar year. As required by Illinois Statutes, budgets are adopted for the City's funds, which are classified and defined as follows:

The City has established the General Fund and the Debt Service Fund as the major funds for the purpose of financial reporting. The General Fund is always established as a major fund. The determination of other major funds is made by the following calculation: If assets, liabilities, revenues, or expenditures in any specific fund account for 10% or more of the total assets, liabilities, revenues, or expenditures in all governmental funds, then these funds are considered major.

Governmental Fund Types

These are the funds through which most of the functions of the City are financed. These funds are budgeted on a modified accrual basis of accounting. The focus of the modified accrual basis of accounting is on available spendable resources; that is, the flow of resources into and out of the organization in providing services. The reported fund balance of the City represents a measure of these resources. Under the modified accrual basis of accounting, revenues are recognized when measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures, other than interest on long term debt, are recorded when the liability is incurred, if measurable. Following are the City's governmental funds:

General Fund –

The General Fund is the primary operating fund of the City. It is used to account for all financial resources, except those required to be presented in another fund. The General Fund encompasses all of the primary functions for the City including: general government, police, fire, public works, economic development, senior services and culture and recreation.

Special Revenue Funds –

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated or legally restricted to expenditure for specified purposes. Special revenue funds utilized by the City include the following:

Library Fund – Used to account for all resources and expenditures related to the Berwyn Public Library.

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

Description of City Funds and Accounting Structure

Motor Fuel Tax Fund – Used to account for the operation of street maintenance programs and capital projects as authorized by the Illinois Department of Transportation. Financing is provided from the City's share of gasoline taxes.

Harlem, Roosevelt, and South Berwyn Tax Increment Financing (TIF) Funds – Used to account for economic development and other projects within the boundaries of each tax increment district. The use of these funds is restricted by the project plan and for the repayment of principal and interest incurred for these projects.

CDBG Fund – This fund is used to account for the revenues and expenditures incurred under the City's Community Development Block Grant (CDBG) program.

Foreign Fire Fund - This fund accounts for the proceeds and spending of the foreign fire insurance tax.

Other special revenue funds that appear in the City's audited financial statements but are not budgeted are the Grants Fund, Emergency 911 Fund, and the Asset Forfeiture Funds.

Debt Service Fund –

The Debt Service Fund is used to account for the repayment of principal and interest on long-term obligations. Expenditures are financed through the annual property tax levy.

Berwyn Municipal Securitization Corporation (BMSC)-

The BMSC Fund was establish as a result of the 2019 Securitization Bond Issue. The fund's operation involves accounting for receipts and disbursements pertaining to State Income, Local Use, Sales, and Home Rule tax receipts in addition to required 2019 Bond payments.

Capital Projects Funds –

Capital Projects Funds are used to account for financial resources to be used for the acquisition of equipment, construction of major capital facilities or other long term projects, not reported in the enterprise fund or the TIF funds.

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

Description of City Funds and Accounting Structure

Proprietary Fund Types

These fund types are used to account for activities funded primarily through user charges. The basis of accounting used for budgeting these funds is accrual basis, with the exception of depreciation which has not been budgeted for. The focus of accrual accounting is mainly upon the determination of net income and the maintenance of capital. Therefore, included within these funds are all assets and liabilities associated with the fund's operations. Revenues are recognized under the accrual basis of accounting when earned and expenses are recorded as soon as they result in liabilities for benefits received, notwithstanding that the receipt or payment of cash may take place in another accounting period. For budgetary control purposes, the City also appropriates the capital expenditures for the proprietary funds. The City prepares budgets for the following proprietary fund types:

Enterprise Funds –

Enterprise funds are used to account for services that are financed and operated in a manner similar to a private business. The intention is for user fees to cover the cost of providing services, including depreciation. The City operates the Utility Fund and the Parking Garage Fund as Enterprise funds.

Utility Fund – The Utility Fund is used to account for all costs of providing water, sewer and garbage service to the residents and businesses within the City of Berwyn. This fund is supported solely by user charges for these services.

Parking Garage Fund – The Parking Garage Fund is used to account for all costs of operating the municipal parking garage in the Depot TIF district. This fund is supported by user charges for parking in the garage.

Internal Service Funds –

Internal service funds are used to account for the financing of goods or services provided by one department to other departments of the City.

Insurance Fund – The Insurance Fund is used to account for all costs of providing workmen's compensation, general liability, and property coverage for all of the City's employees and its equipment. The Insurance Fund then charges a fee to all of the other departments of the City based on claims history or other allocation method.

City of Berwyn
Budget Summary - All Funds
2020 Budget

Fund	General Fund	Special Revenue Funds: Library Fund	Community Development Fund	Foreign Fire Tax Fund	Motor Fuel Tax Fund	S. Berwyn TIF Fund	Harlem TIF Fund	Roosevelt TIF Fund
2020 Budget								
Revenues								
Taxes	$ 28,759,676	$ 3,392,808	$ -	$ 52,000	$ -	$ 1,184,742	$ 1,500,000	$ 761,006
Licenses and Permits	3,752,000	-	-	-	-	-	-	-
Charges for Services	2,251,500	-	-	-	-	-	-	-
Fines	5,120,000	16,000	-	-	-	-	-	-
Intergovernmental Revenues	120,000	115,821	1,241,581	-	1,992,900	-	-	-
Miscellaneous Revenues	3,254,437	750	-	-	45,000	-	-	-
Other Financing Sources	12,940,889	-	-	-	-	-	-	-
Total Revenues	56,198,502	3,525,379	1,241,581	52,000	2,037,900	1,184,742	1,500,000	761,006
Expenditures								
General Government	$ 5,460,315	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Safety	41,610,332	-	-	52,000	-	-	-	-
Public Works	6,631,526	-	842,601	-	1,992,900	-	-	-
Economic Development	228,347	-	318,480	-	-	688,375	1,125,035	331,587
Culture and Recreation	2,262,395	3,935,876	80,500	-	-	-	-	-
Garbage	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	173,163	15,000
Water and Sewer	-	-	-	-	-	-	-	-
Municipal Garage	-	-	-	-	-	-	-	-
Claims expense	-	-	-	-	-	-	-	-
Other Financing Uses	-	-	-	-	-	536,167	-	286,825
Total Expenditures	56,192,915	3,935,876	1,241,581	52,000	1,992,900	1,224,542	1,298,198	633,412
Surplus / (Deficit)	5,587	(410,497)	-	-	45,000	(39,800)	201,802	127,594
Projected Beginning Fund Balance	12,303,856	1,720,076	232,159	62,066	2,305,328	121,697	(217,672)	168,906
Estimated Ending Fund Balance	$ 12,309,443	$ 1,309,579	$ 232,159	$ 62,066	$ 2,350,328	$ 81,897	$ (15,870)	$ 296,500

City of Berwyn
Budget Summary - All Funds
2020 Budget

Fund	Capital Projects Fund	Debt Service Fund	BMSC Fund	Utilities Fund	Parking Garage Fund	Internal Service Fund	Total All Funds
2020 Budget							
Revenues							
Taxes	$ -	$ 7,603,161	$ 17,546,857	$ -	$ -	$ -	$ 60,800,250
Licenses and Permits	-	-	-	-	45,000	-	3,797,000
Charges for Services	-	-	-	17,137,050	130,000	2,253,764	21,772,314
Fines	-	-	-	1,625,000	-	-	6,761,000
Intergovernmental Revenues	-	-	-	-	-	-	3,470,302
Miscellaneous Revenues	-	1,000	-	32,000	40,000	-	3,373,187
Other Financing Sources	-	4,672,897	-	-	-	-	17,613,786
Total Revenues	-	12,277,058	17,546,857	18,794,050	215,000	2,253,764	117,587,839
Expenditures							
General Government	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,460,315
Public Safety	555,808	-	-	-	-	-	42,218,140
Public Works	310,500	-	-	-	-	-	9,777,527
Economic Development	-	-	-	-	-	-	2,691,824
Culture and Recreation	100,000	-	-	-	-	-	6,378,771
Garbage	-	-	-	4,733,880	-	-	4,733,880
Debt Service	-	11,939,550	4,613,468	338,788	-	-	17,079,969
Water and Sewer	-	-	-	13,682,249	-	-	13,682,249
Municipal Garage	-	-	-	-	70,907	-	70,907
Claims expense	-	-	-	-	-	2,054,988	2,054,988
Other Financing Uses	-	-	12,933,389	-	-	-	13,756,381
Total Expenditures	966,308	11,939,550	17,546,857	18,754,917	70,907	2,054,988	117,904,951
Surplus / (Deficit)	(966,308)	337,508	-	39,133	144,093	198,776	(317,112)
Projected Beginning Fund Balance	966,308	1,166,808	2,231,170	10,052,583	9,914,501	232,051	41,259,837
Estimated Ending Fund Balance	$ -	$ 1,504,316	$ 2,231,170	$ 10,091,716	$ 10,058,594	$ 430,827	$ 40,942,725

City of Berwyn
General Fund Summary
2020 Budget

	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change Amount	Percent
Revenues							
Taxes	$ 40,747,325	$ 42,067,753	$ 29,872,529	$ 30,086,802	$ 28,759,676	$ (1,327,126)	-4%
Licenses and Permits	3,672,370	3,552,298	3,636,021	3,584,000	3,752,000	168,000	5%
Charges for Services	1,819,564	1,966,890	2,369,208	1,902,000	2,251,500	349,500	18%
Fines	5,152,173	4,914,953	5,075,563	4,958,643	5,120,000	161,357	3%
Intergovernmental Revenues	118,266	122,311	123,466	120,000	120,000	-	0%
Miscellaneous Revenues	5,758,578	3,042,748	2,991,653	2,677,270	3,254,437	577,167	22%
Other Financing Sources	-	183,053	39,019,080	41,007,500	12,940,889	(28,066,611)	-68%
TOTAL REVENUES	57,268,276	55,850,006	83,087,520	84,336,215	56,198,502	(28,137,713)	-33%
Expenditures							
Mayor	$ 153,122	$ 162,384	$ 158,537	$ 160,427	$ 166,030	$ 5,603	3%
City Administrator	456,557	467,889	486,023	550,959	500,890	(50,069)	-9%
Clerk	261,739	259,919	142,093	186,874	244,528	57,654	31%
Treasurer	46,136	51,177	49,272	53,879	54,232	353	1%
Council	232,447	265,641	291,252	286,643	300,509	13,866	5%
Legal	1,016,730	1,094,468	733,701	988,345	1,012,890	24,545	2%
Finance	1,554,902	1,589,531	1,543,440	1,549,797	1,721,226	171,429	11%
Information Technology	1,246,859	1,316,134	1,289,729	1,326,638	1,346,516	19,878	1%
Statutory	118,590	217,245	327,927	113,494	113,494	-	0%
Fire	12,974,342	13,172,871	28,138,926	28,137,165	14,011,023	(14,126,142)	-50%
Police	24,287,780	25,258,341	40,316,624	40,498,728	27,528,754	(12,969,974)	-32%
Fire and Police Commission	46,528	62,084	92,610	70,368	70,555	187	0%
Building / Neighborhood Affairs	1,801,435	1,767,070	1,629,243	1,803,500	1,861,483	57,983	3%
Public Works	7,331,454	4,174,217	4,116,351	4,382,859	4,770,043	387,184	9%
Zoning	9,532	9,414	7,702	15,847	15,847	-	0%
Committee and Planning	210,811	202,075	172,312	215,000	212,500	(2,500)	-1%
Recreation	1,633,247	1,549,911	1,580,180	1,603,409	1,679,898	76,489	5%
Community Relations	5,383	5,383	4,968	6,783	6,783	-	0%
Senior Services	402,630	456,231	488,458	483,995	575,714	91,719	19%
Bond Issuance	-	-	-	500,000	-	(500,000)	-100%
Transfer to other funds	3,371,116	4,513,934	1,489,760	1,400,000	-	(1,400,000)	-100%
Total General Fund Expenditures	57,161,340	56,595,919	83,059,108	84,334,710	56,192,915	(28,141,795)	-33%
Revenues less Expenditures	106,936	(745,913)	28,412	1,505	5,587	4,082	
Fund Balance Beginning (As Restated)	12,914,421	13,021,357	12,275,444	12,275,444	12,303,856		
Projected Ending Fund Balance	$ 13,021,357	$ 12,275,444	$ 12,303,856	$ 12,276,949	$ 12,309,443		

Revenue Streams

The City relies on a variety of revenue streams to fund services. Many of these revenues are subject to economic fluctuations.

Property taxes –

Property taxes are levied upon all City property owners at a calculated rate per $1,000 of assessed property valuation on both real and personal property. The tax levy is established by the City by December 31 each year to be collected the year after. Property taxes are collected by the County in two installments, the first in March and the second as early as August and as late as November. The second installment bills are based on the previous December's levy. However the first installment collection is based on the levy from two years before. The chart below summarizes the General Fund's reliance on property taxes.

Summary of General Fund Property Taxes			
		Projected	Budgeted
Revenue Year	2018	2019	2020
Levy Year	2017	2018	2019
Property Taxes	$ 21,227,338	$ 21,684,366	$ 22,344,726
Total Revenues	55,850,006	83,087,520	56,198,502
% of total	38%	26%	40%

The % is significantly lower in 2019 due to the City accruing for $30 million in bond proceed revenue used for Police and Fire pension funding. The 2018 and Budgeted 2020 %'s (38% and 40% respectively) provide a better indication of the City's reliance on property taxes.

Revenue Streams

The General Fund receives only a portion of the total property taxes levied in the City. The chart on below shows the components of the total tax levy for the last two years. All information was taken from the levy ordinances net of abatements.

	Composition of Property Taxes	
Revenue Year	2019	2020
Levy Year	2018	2019
Corporate	$ 19,195,765	$ 19,579,680
Fire Pension	1,255,220	1,255,220
Police Pension	1,509,826	1,509,826
Total General Fund	21,960,811	22,344,726
Library	3,392,808	3,392,808
Bond and Interest	7,103,161	7,603,161
Total Levy	$ 32,456,780	$ 33,340,695

The City also receives revenue from other types of taxes. The amounts of these taxes and the process by which they are accrued and received by the City are described below.

State Income/Local Use Taxes

Income tax is a state shared tax that is distributed on a per capita basis and is based on the average income statewide. This revenue account fluctuates annually depending on economic conditions. Use Tax is a sales tax due to purchasers that were not charged by sellers when the items were initially bought.

1% State Sales and Home Rule Sales Taxes –

The City receives two types of sales taxes, one from the state and another from a sales tax imposed through the City's home-rule status. The state sales tax is 1% and the home rule sales tax is 1.75%.

Municipal Utility Taxes –

Electric, telephone and natural gas taxes are all classified as utility taxes. These taxes are billed on utility bills as a percentage of the total bill. Local utilities then remit these amounts to the City.

Revenue Streams

Real Estate Transfer –

Real Estate Transfer fees are accrued based on the sale price of property and remitted to the City. This tax is currently levied at 1% of sale price.

All Other Taxes –

This revenue type encompasses taxes on liquor sales, gasoline sales, video taxes, and miscellaneous taxes.

The following chart summarizes tax revenue for 2018 through 2020. Amounts for 2018 are actual, 2019 amounts are projected based on transactions recorded thus far. The 2020 budget is based on 2019 projections, past years' trends, information provided by the Illinois Municipal League, and sales tax data received from the Illinois Department of Revenue.

Summary of Other Tax Revenue			
Revenue Year	2018	Projected 2019	Budgeted 2020
State Income/Local Use	7,129,677	7,598,961	7,739,962
1% State Sales	4,184,732	3,937,820	4,788,166
Home Rule Sales	2,810,011	3,633,859	5,018,729
Municipal Utility	2,996,948	2,887,300	3,000,000
Real Estate Transfer	2,317,555	2,064,593	2,250,000
All other	1,401,492	1,156,052	1,164,950
Total Other Taxes	$ 20,840,415	$ 21,278,585	$ 23,961,807
Total General Fund/BMSC Funds Revenues	$ 55,850,006	$ 96,198,306	$ 60,811,969
Other taxes as a % of Total Revenues	37%	22%	39%

Revenue Streams

Please note that the following revenues are now being received through the newly established Berwyn Municipal Securitization Corporation.

State Income Tax	Local Use Tax
1 % Sales Tax	Home Rule Sales Tax

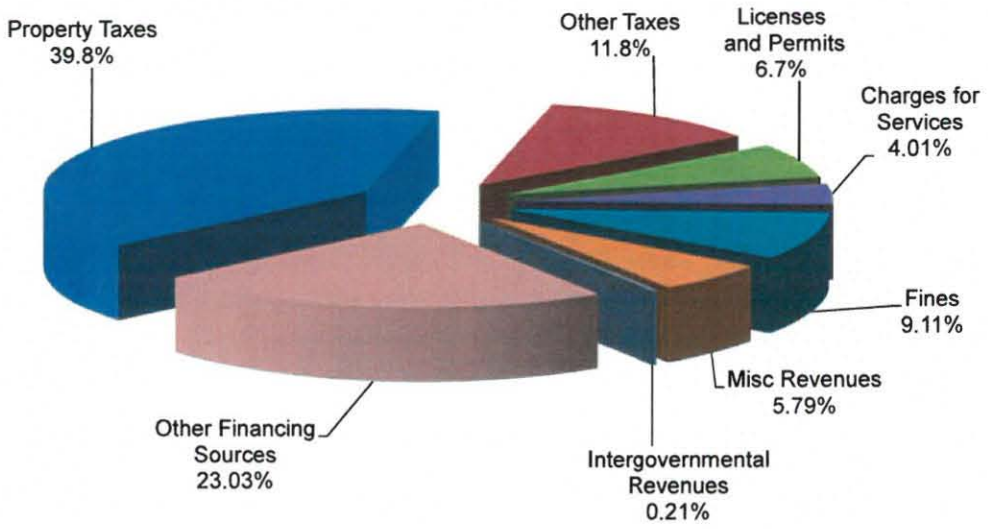
As will be explained further in the narrative, the Berwyn Securitization Corporation (BMSC) was created primarily as a result of the 2019 Police and Fire pension fund bond issue. For comparative purposes, revenues from both the General Fund and BMSC Fund are presented.

The following pages show the details of the 2020 budgeted revenue lines in the General Fund.

City of Berwyn
Summary of General Fund Revenues
2020 Budget

Revenue	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change Amount	Percent
Property Taxes	$ 21,326,025	$ 21,227,338	$ 21,684,366	$ 21,960,811	$22,344,726	$ 383,915	2%
Other Taxes	19,421,300	20,840,415	8,188,163	8,125,991	6,414,950	(1,711,041)	-21%
Licenses and Permits	3,672,370	3,552,298	3,636,021	3,584,000	3,752,000	168,000	5%
Charges for Services	1,819,564	1,966,890	2,369,208	1,902,000	2,251,500	349,500	18%
Fines	5,152,173	4,914,953	5,075,563	4,958,643	5,120,000	161,357	3%
Miscellaneous Revenues	5,758,578	3,042,748	2,991,653	2,677,270	3,254,437	577,167	22%
Intergovernmental Revenues	118,266	122,311	123,466	120,000	120,000	-	0%
Other Financing Sources	-	183,053	39,019,080	41,007,500	12,940,889	(28,066,611)	-68%
Total General Fund Revenues	$ 57,268,276	$ 55,850,006	$ 83,087,520	$ 84,336,215	$ 56,198,502	$(28,137,713)	-33%

General Fund Revenues by Type



City of Berwyn
General Fund Revenues
2020 Budget

Account Number	Revenue	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change Amount	Percent
	Taxes							
100-4000	Taxes - Property Corporate	$ 18,899,455	$ 18,585,032	$ 18,986,602	$ 19,195,765	$ 19,579,680	$ 383,915	2%
100-4005	Taxes - Personal Prp Replacement	248,383	212,872	196,404	213,000	213,000	-	0%
100-4010	Taxes - State Income/Local use	6,612,784	7,129,677	1,571,799	1,565,816	-	(1,565,816)	-100%
100-4015	Taxes - 1% State Sales/(Sales Tax Rebate)	3,852,290	4,184,732	28,401	52,095	(360,000)	(412,095)	-791%
100-4020	Taxes - Home Rule Sales	2,683,029	2,810,011	191,858	153,130	-	(153,130)	-100%
100-4025	Taxes - Municipal Utility	2,994,314	2,996,948	2,887,300	2,975,000	3,000,000	25,000	1%
100-4030	Taxes - Liquor	174,507	160,586	189,133	155,000	200,000	45,000	29%
100-4035	Taxes - Real Estate Transfer	1,890,665	2,317,555	2,064,593	2,000,000	2,250,000	250,000	13%
100-4040	Taxes - Gasoline	366,625	378,447	358,063	366,000	366,000	-	0%
100-4045	Taxes - Parking Lot	1,280	1,200	1,200	1,200	1,200	-	0%
100-4050	Taxes - Video	5,594	3,211	3,843	2,100	2,100	-	0%
100-4051	Taxes - Video Gaming	588,858	639,870	691,059	640,000	740,000	100,000	16%
100-4060	Taxes - Miscellaneous	2,971	5,306	4,510	2,650	2,650	-	0%
100-18-4000	Taxes - Property Fire Pension	1,181,376	1,217,979	1,222,638	1,255,220	1,255,220	-	0%
100-20-4000	Taxes - Property Police Pension	1,245,194	1,424,327	1,475,126	1,509,826	1,509,826	-	0%
	Total Taxes	40,747,325	42,067,753	29,872,529	30,086,802	28,759,676	(1,327,126)	-4%
	Licenses & Permits							
100-4100	Vehicle Licenses - Passenger	1,303,102	1,281,468	1,443,005	1,300,000	1,500,000	200,000	15%
100-4105	Vehicle Licenses - RV	595	383	4,016	500	4,500	4,000	800%
100-4110	Vehicle Licenses - Truck	179,454	184,491	224,306	185,000	225,000	40,000	22%
100-4115	Vehicle Licenses - other	15,694	15,078	16,930	16,000	16,000	-	0%
100-4120	Permits - Commuter Parking	115,022	110,722	127,288	126,500	126,500	-	0%
100-4125	Permits - Municipal Parking	143,475	134,793	147,550	139,500	147,000	7,500	5%
100-4130	Permits - Electric	73,574	66,355	375	65,000	-	(65,000)	-100%
100-4135	Permits - Building	175,452	167,998	137,410	165,000	140,000	(25,000)	-15%
100-4140	Permits - Local Improvement	732,326	618,570	489,330	646,000	490,000	(156,000)	-24%
100-4145	Licenses - Business	434,287	629,929	680,323	550,000	720,000	170,000	31%
100-4150	Licenses - Liquor	172,593	200,430	219,898	198,000	250,000	52,000	26%
100-4160	Licenses - Pet Tag	12,628	12,990	11,460	13,000	13,000	-	0%
100-4165	Escrow Default & Service Charges	212,588	50,836	66,715	100,000	50,000	(50,000)	-50%
100-4170	Electric Sign Inspection	37,390	19,540	8,195	19,500	10,000	(9,500)	-49%
100-4175	Certificate of Compliance	64,190	58,715	59,220	60,000	60,000	-	0%
	Total Licenses & Permits	3,672,370	3,552,298	3,636,021	3,584,000	3,752,000	168,000	5%

City of Berwyn
General Fund Revenues
2020 Budget

Account Number	Revenue	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change Amount	Percent
	Charges for Services							
100-4200	Sale of Gas (from COB pumps)	72,240	82,902	82,276	77,500	73,000	(4,500)	-6%
100-4210	Commuter Parking Meters	35,150	32,910	31,714	33,500	33,500	-	0%
100-4240	Recycling Rebate	76,818	64,911	19,217	10,000	-	(10,000)	-100%
100-4245	Sidewalk Construction	50,900	42,125	68,260	50,000	75,000	25,000	50%
100-18-4215	Paramedic Collections	847,779	851,416	1,002,328	875,000	1,000,000	125,000	14%
100-18-4299	Other Fees for Service	3,972	7,522	5,038	5,000	5,000	-	0%
100-18-4299-09	Other Fees for Service CPR Training Fees	285	540	780	500	500	-	0%
100-20-4299-11	Other Fees for Service Insurance Reports	13,090	14,969	9,424	13,000	10,000	(3,000)	-23%
100-20-4299-13	Other Fees for Service False Alarm Activation	300	-	-	-	-	-	-
100-20-4299-17	Other Fees for Service Sex Offender Registration	1,705	1,329	1,349	1,500	1,500	-	0%
100-20-4299-19	Other Fees for Service Fingerprinting	2,370	2,340	2,630	2,000	2,000	-	0%
100-20-4299-21	Other Fees for Service Property Room	14,650	(140)	5,934	8,000	10,000	2,000	25%
100-20-4299-23	Other Fees for Service Miscellaneous	3,366	10,628	15,133	-	-	-	-
100-24-4285	Inspections	121,470	278,530	537,015	285,000	500,000	215,000	75%
100-30-4255-02	Special Event Revenue National Night Out	350	638	1,775	-	-	-	-
100-32-4225	Recreation Revenues	879	1,121	990	1,000	1,000	-	0%
100-32-4225-01	Recreation Revenues Athletics	79,017	79,786	85,233	80,000	80,000	-	0%
100-32-4225-02	Recreation Revenues Adult Programs	25,037	20,526	23,326	20,000	20,000	-	0%
100-32-4225-03	Recreation Revenues Children's Programs	401,567	397,434	394,416	370,000	370,000	-	0%
100-32-4225-04	Recreation Revenues Pool	36,626	37,412	42,344	37,000	37,000	-	0%
100-32-4225-05	Recreation Revenues Concessions	-	586	-	-	-	-	-
100-32-4255	Special Event Revenue	-	455	955	-	-	-	-
100-32-4270	Rental Revenue	600	800	250	500	500	-	0%
100-46-4255-03	Special Event Revenue Senior Breakfast	3,720	4,366	4,366	1,000	1,000	-	0%
100-46-4299	Other Fees for Service	27,673	33,784	34,455	31,500	31,500	-	0%
	Total Charges for Services	1,819,564	1,966,890	2,369,208	1,902,000	2,251,500	349,500	18%
	Fines							
100-20-4310	Fees - Towing	6,420	7,924	6,855	10,000	10,000	-	0%
100-20-4311	Fines - Impound Vehicles	135,600	114,000	148,650	100,000	100,000	-	0%
100-20-4315	Fines - Parking Tickets	1,757,772	1,832,969	1,786,768	1,950,000	1,900,000	(50,000)	-3%
100-20-4320	Fines - Cook County Court	83,005	64,309	40,659	48,500	30,000	(18,500)	-38%
100-20-4325	Fines - Local Ordinance	26,540	23,694	32,051	25,000	25,000	-	0%
100-20-4340	Fines - Compliance Tickets	62,182	64,351	103,126	62,500	75,000	12,500	20%
100-20-4345	Fines - Red Light Photo Enforcement	2,793,313	2,589,826	2,701,026	2,517,643	2,600,000	82,357	3%
100-20-4355-09	Fines - Other Booting	26,800	25,740	43,590	25,000	160,000	135,000	540%
100-20-4355-11	Fines - Other Cannabis Tickets	8,230	6,742	9,658	5,000	5,000	-	0%
100-24-4325	Fines - Local Ordinance	252,311	185,398	203,180	215,000	215,000	-	0%
	Total Fines	5,152,173	4,914,953	5,075,563	4,958,643	5,120,000	161,357	3%

City of Berwyn
General Fund Revenues
2020 Budget

Account Number	Revenue	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change Amount	Percent
	Intergovernmental Revenues							
100-4410	State Allotment - Hwy Maint	118,266	122,311	123,466	120,000	120,000	-	0%
	Total Intergovernmental Revenues	118,266	122,311	123,466	120,000	120,000	-	0%
	Other Miscellaneous Revenues							
100-4400	Grant Revenue	46,889	-	-	-	-	-	-
100-4690	Interdepartmental Charges	1,204,223	1,318,464	1,250,000	1,250,000	1,250,000	-	0%
100-4800	Interest Income	71,057	90,845	164,391	60,000	175,000	115,000	192%
100-4805	Franchises	440,551	414,726	414,649	415,000	425,000	10,000	2%
100-4810	Cell Tower Rental	358,038	272,160	336,384	222,000	340,000	118,000	53%
100-4835	Miscellaneous Revenue	93,930	37,194	31,448	35,000	32,000	(3,000)	-9%
100-4840	P Card Rebate (Fifth Third Bank Rewards)	60,634	65,918	42,042	61,500	61,500	-	0%
100-18-4250	Reimbursements - Fire	21,123	18,369	21,875	20,000	320,000	300,000	1500%
100-18-4265	Sponsorships	81	2,459	5,375	-	-	-	-
100-18-4400	Grant Revenue - Fire	12,080	31,037	55,118	3,750	3,750	-	0%
100-18-4800	Interest Income - Fire	139	408	494	200	200	-	0%
100-20-4250	Reimbursements - Police	74,931	51,660	60,138	30,000	30,000	-	0%
100-20-4400	Grant Revenue - Police	145,958	217,101	253,095	168,120	205,287	37,167	22%
100-20-4800	Interest Income - Police	127	224	339	200	200	-	0%
100-20-4850	Contributions - Police	3,530	5,390	3,855	4,000	4,000	-	0%
100-20-59-4250	Reimbursements - Police	64,361	56,100	55,000	65,000	65,000	-	0%
100-24-4250	Reimbursements - Building	4,690	6,000	-	-	-	-	-
100-24-4250-01	Reimbursements Buildings	106,155	102,301	80,041	95,000	95,000	-	0%
100-24-4250-02	Reimbursements Elevators	7,850	7,250	9,550	7,500	7,500	-	0%
100-26-35-4250	Reimbursements - Public Works - Streets	64,846	232,496	119,517	125,000	125,000	-	0%
100-26-35-4400	Grant Revenue - Public Works	2,861,011	(1,233)	-	-	-	-	-
100-32-4400	Grant Revenue - Recreation	5,927	-	-	-	-	-	-
100-46-4400	Grant Revenue - Senior Services	17,744	107,938	82,500	110,000	110,000	-	0%
100-46-4405	Grant Revenue - Senior Services	82,256	-	-	-	-	-	-
100-46-4850	Contributions - Senior Services							
	Total Other Miscellaneous Revenues	5,758,578	3,042,748	2,991,653	2,677,270	3,254,437	577,167	22%
	Other Financing Sources							
100-4820	Sale of City Property	-	7,242	-	7,500	7,500	-	0%
100-4900	Transfer from Other Funds	-	-	8,519,080	10,500,000	12,933,389		
100-4905	Capital Lease Proceeds	-	175,811	-	-	-	-	-
100-4915	Debt Proceeds	-	-	30,500,000	30,500,000	-	(30,500,000)	-100%
	Total Other Financing Sources	-	183,053	39,019,080	41,007,500	12,940,889	(28,066,611)	-68%
								-
	Total General Fund Revenues	$ 57,268,276	$ 55,850,006	$ 83,087,520	$ 84,336,215	$ 56,198,502	$ (28,137,713)	-33%

Significant Expenditures and Expenses

The City, like many municipalities, is primarily a service provider. As such the largest component of its expenditures and expenses are for salaries, benefits and related payments. The City has six unions, one non-represented class and elected officials as employees.

Summary of Expenditures/Expenses by Type			
Fiscal Year	2018	Projected 2019	Budgeted 2020
Salaries	$ 28,553,602	$ 29,223,057	$ 31,781,287
Benefits	19,050,904	48,485,539	19,385,270
Capital Projects	303,435	63,997	966,308
Debt Service	27,028,143	8,558,578	11,939,550
BMSC	-	10,859,252	17,546,857
TIF	2,290,011	2,257,136	3,156,152
Utility	19,234,767	18,589,743	18,754,917
Internal Service	1,939,100	1,845,260	2,054,988
All other	14,977,295	12,152,224	12,319,622
Total Expenditures	$ 113,377,257	$ 132,034,786	$ 117,904,951

Increases in salaries are primarily based upon contractual raises and longevity increases.

The Benefits expense for Projected 2019 is expected to be about $30 million higher than 2018 and Budgeted 2020 due to the City's $30 million payment into the Police and Fire pension funds.

As discussed in the Description of City Funds and Accounting Structure section of this report, the City has a number of special revenue funds that are not budgeted. Despite not being budgeted, a fund of note is the Asset Forfeiture Fund.

The Asset Forfeiture Fund is a function of the Police Department and revenues are received from the Federal Government for assets seized that were used to commit Federal crimes. Since such revenue streams are unpredictable, budgeted figures are not determined.

In the analysis above as well as in the following tables, benefits include all non-base salary and fringe benefit costs. This category includes overtime, health and dental insurance, FICA costs, education reimbursements, stipends for education, or clothing allowances as well as the costs for pension payments.

Significant Expenditures and Expenses

General Fund Expenditures

The breakdown below illustrates that Salaries and Benefits represent the majority of the City's General Fund expenditures.

Summary of Expenditures/Expenses by Type Fiscal Year	2018	Projected 2019	Budgeted 2020
Salaries	$ 25,707,896	$ 26,265,705	$ 28,430,754
Benefits	16,959,235	46,639,724	17,356,535
Total Salaries and Benefits	42,667,131	72,905,429	45,787,289
Total Expenditures	$ 56,595,919	$ 83,059,108	$ 56,192,915
Salaries and Benefits as a % of Total	75.39%	87.78%	81.48%

As explained previously, the General Fund Benefits expense for Projected 2019 is expected to be about $30 million higher than 2018 and Budgeted 2020 due to the City's $30 million payment into the Police and Fire pension funds.

Significant Expenditures and Expenses

Salaries and Benefits

The following chart summaries the amount of full-time equivalents as budgeted in 2019 and 2020.

Department	2019	2020
Mayor	1.50	1.50
City Administrator	3.50	4.00
City Clerk	3.00	3.00
Treasurer	1.00	1.00
City Council	8.00	8.00
Legal	2.25	2.25
Finance	10.00	11.00
Human Resources	1.00	1.00
Information Technology	7.00	7.00
Fire	82.00	82.00
Police	186.00	186.50
Fire & Police Commission	4.00	5.00
Building/Neighborhood Affairs	15.00	16.00
Streets	26.50	27.00
Zoning	6.00	6.00
Recreation	43.00	43.00
Senior Citizen's Program	9.00	9.00
Community Relations	1.00	1.00
Library	42.00	43.00
Community Development	3.00	3.00
Utilities	22.50	22.00
Asset Forfeiture	2.00	2.00
Total	479.25	484.25

The above chart recognizes each of the 11 elected officials and officials appointed to commission/board positions as 1 full-time equivalent. Additionally, each of the budgeted employees hired by the recreation department to aid in summer activities are calculated as a 0.25 full-time equivalent.

The following three pages summarize cost information for salaries, benefits and total costs for the last several years.

City of Berwyn
Summary of Salary Expenses
2020 Budget

Function	2016 Actual	2017 Actual	2018 Actual	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change Change Amount	Change Percent
Mayor	$ 79,683	$ 80,699	$ 81,202	$ 81,913	$ 81,205	$ 84,409	$ 3,204	4%
Administrator	239,792	242,127	247,662	228,181	283,095	242,471	(40,624)	-14%
Clerk	95,172	129,413	130,552	84,520	98,549	98,549	-	0%
Treasurer	10,000	10,385	10,000	10,000	10,000	10,000	-	0%
Council	80,001	81,924	80,001	80,001	80,000	80,000	-	0%
Legal	212,645	214,864	219,214	220,519	219,120	230,486	11,366	5%
Finance	668,056	616,256	638,358	637,649	668,041	708,430	40,389	6%
Human Resources	55,220	55,908	58,289	51,646	60,500	62,993	2,493	4%
Information Technology	427,612	453,940	519,876	523,558	463,135	480,728	17,593	4%
Total General Government	1,868,181	1,885,516	1,985,154	1,917,987	1,963,645	1,998,066	34,421	2%
Fire	$ 7,295,223	$ 7,268,856	$ 7,185,227	$ 7,521,477	$ 7,402,634	$ 7,810,744	$ 408,110	6%
Police	13,049,026	13,389,048	13,311,769	13,665,637	13,702,036	14,972,715	1,270,679	9%
Fire and Police Commission	20,000	20,000	20,000	19,558	20,000	20,000	-	0%
Total Public Safety	20,364,249	20,677,904	20,516,996	21,206,672	21,124,670	22,803,459	1,678,789	8%
Building / Neighborhood Affairs	$ 533,463	$ 580,687	$ 608,754	$ 608,913	$ 641,098	$ 661,255	$ 20,157	3%
Streets/Fleet	1,459,040	1,628,408	1,562,956	1,522,296	1,656,113	1,845,655	189,542	11%
Total Public Works	1,992,503	2,209,095	2,171,710	2,131,209	2,297,211	2,506,910	209,699	9%
Zoning	$ 6,360	$ 5,653	$ 8,745	$ 6,360	$ 6,360	$ 6,360	$ -	0%
Total Economic Development	6,360	5,653	8,745	6,360	6,360	6,360	-	0%
Recreation	$ 807,022	$ 883,492	$ 809,706	$ 759,957	$ 850,000	$ 850,000	$ -	0%
Senior Citizen's Program	178,801	183,558	210,585	238,520	247,474	260,959	13,485	5%
Community Relations	5,000	5,000	5,000	5,000	5,000	5,000	-	0%
Total Culture and Recreation	990,823	1,072,050	1,025,291	1,003,477	1,102,474	1,115,959	13,485	1%
Total General Fund Salaries	**$ 25,222,116**	**$ 25,850,218**	**$ 25,707,896**	**$ 26,265,705**	**$ 26,494,360**	**$ 28,430,754**	**$ 1,936,394**	7%
Berwyn Public Library	$ 1,485,203	$ 1,419,988	$ 1,441,602	$ 1,579,342	$ 1,681,659	$ 1,857,110	175,451	10%
Community Development	160,065	147,572	156,376	156,798	156,797	163,627	6,830	4%
Utilities	1,223,298	1,203,382	1,247,728	1,221,212	1,279,337	1,329,796	50,459	4%
City-Wide Salaries	**$ 28,090,682**	**$ 28,621,160**	**$ 28,553,602**	**$ 29,223,057**	**$ 29,612,153**	**$ 31,781,287**	**$ 2,169,134**	7%

City of Berwyn
Summary of Benefits and Related Payments
2020 Budget

Function	2016 Actual	2017 Actual	2018 Actual	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change Amount	Change Percent
Mayor	$ 59,152	$ 62,732	$ 70,592	$ 70,802	$ 67,309	$ 68,888	$ 1,579	2%
Administrator	122,034	127,386	133,308	169,076	172,633	170,283	(2,350)	-1%
Clerk	97,445	108,978	114,060	40,272	64,979	76,844	11,865	18%
Treasurer	10,000	69,557	37,349	37,289	38,176	38,224	48	0%
Council	100,210	120,220	154,813	169,828	169,419	181,697	12,278	7%
Legal	70,197	69,557	70,505	73,124	76,924	83,697	6,773	9%
Finance	394,895	373,856	376,639	357,243	362,004	370,539	8,535	2%
Human Resources	34,803	34,803	26,068	23,934	26,853	37,092	10,239	38%
Information Technology	253,221	269,572	277,703	280,957	294,087	308,046	13,959	5%
Statutory	(42,930)	64,760	103,370	159,397	7,000	7,000	-	0%
Total General Government	1,099,027	1,301,421	1,364,407	1,381,922	1,279,384	1,342,310	62,926	5%
Fire	$ 4,572,841	$ 5,014,792	$ 4,902,585	$ 19,807,157	$ 19,919,661	$ 4,938,555	$ (14,981,106)	-75%
Police	8,165,533	8,385,177	8,819,934	23,689,112	24,074,426	9,171,184	(14,903,242)	-62%
Fire and Police Commission	1,530	3,619	4,140	4,020	1,343	1,530	187	14%
Total Public Safety	12,739,904	13,403,588	13,726,659	43,500,289	43,995,430	14,111,269	(29,884,161)	-68%
Building / Neighborhood Affairs	$ 402,091	$ 457,357	$ 471,894	$ 410,481	$ 475,476	$ 485,074	$ 9,598	2%
Streets/Fleet	998,485	985,519	1,041,672	1,010,348	1,042,166	1,054,980	12,814	1%
Total Public Works	1,400,576	1,442,876	1,513,566	1,420,829	1,517,642	1,540,054	22,412	1%
Zoning	$ 405	$ 3,619	$ 669	$ 547	$ 487	$ 487	$ -	0%
Total Economic Development	405	3,619	669	547	487	487	-	0%
Recreation	$ 273,524	$ 291,811	$ 269,618	$ 247,537	$ 264,413	$ 270,754	$ 6,341	2%
Senior Citizen's Program	98,064	98,472	83,933	88,247	90,254	91,278	1,024	1%
Community Relations	383	383	383	353	383	383	-	0%
Total Culture and Recreation	371,971	390,666	353,934	336,137	355,050	362,415	7,365	2%
Total General Fund Benefits	**$ 15,611,883**	**$ 16,542,170**	**$ 16,959,235**	**$ 46,639,724**	**$ 47,147,993**	**$ 17,356,535**	**$ (29,791,458)**	-63%
Berwyn Public Library	$ 836,896	$ 800,500	$ 842,049	$ 830,822	$ 919,601	$ 947,515	$ 27,914	3%
Community Development	108,964	106,208	106,413	101,512	108,687	110,323	1,636	2%
Utilities	1,033,720	995,303	1,143,207	913,481	983,168	970,897	(12,271)	-1%
City-Wide Benefits	**$ 17,591,463**	**$ 18,444,181**	**$ 19,050,904**	**$ 48,485,539**	**$ 49,159,449**	**$ 19,385,270**	**$ (29,774,179)**	-61%

City of Berwyn
Summary of Total Expenditures/Expenses
2020 Budget

Fund	2017 Actual	2018 Actual	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change Amount	Change Percent
General Fund Expenditures	$ 57,161,340	$ 56,595,919	$ 83,059,108	$ 84,334,710	$ 56,192,915	$ (28,141,795)	-33%
Special Revenue Funds							
Berwyn Public Library	2,890,703	3,083,698	3,656,658	3,822,124	3,935,876	113,752	3%
Community Development	1,862,563	1,329,005	1,181,707	1,552,893	1,241,581	(311,312)	-20%
Foreign Fire	61,570	43,388	49,751	57,000	52,000	(5,000)	-9%
Motor Fuel Tax	1,418,738	1,238,620	1,646,249	1,694,734	1,992,900	298,166	18%
Tax Incremental Financing Districts							
S. Berwyn TIF	789,647	733,748	742,607	774,155	1,224,542	450,387	58%
Harlem TIF	513,585	587,871	1,115,285	1,137,479	1,298,198	160,719	14%
Roosevelt TIF	465,005	968,392	399,244	431,729	633,412	201,683	47%
Total TIF's	1,768,237	2,290,011	2,257,136	2,343,363	3,156,152	812,789	35%
Capital Projects	560,356	303,435	63,997	750,000	966,308	216,308	29%
Debt Service	11,588,187	27,028,143	8,558,578	8,908,403	11,939,550	3,031,147	34%
Berwyn Municipal Securitization (BMSC)	-	-	10,859,252	-	17,546,857	17,546,857	-
Utilities	18,626,697	19,234,767	18,589,743	18,017,860	18,754,917	737,057	4%
Parking Garage	273,937	291,171	267,347	79,730	70,907	(8,823)	-11%
Internal Service	1,698,394	1,939,100	1,845,260	1,541,500	2,054,988	513,488	33%
City-Wide Costs	**$ 97,910,722**	**$ 113,377,257**	**$ 132,034,786**	**$ 123,102,317**	**$ 117,904,951**	**$ (5,197,366)**	**-4%**

City of Berwyn
Summary of General Fund Expenditures
2020 Budget

Dept #	Expenditures	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change Amount	Requested Budget Change Percent
	General Government							
02	Mayor	$ 153,122	$ 162,384	$ 158,537	$ 160,427	$ 166,030	$ 5,603	3%
03	City Administrator	456,557	467,889	486,023	550,959	500,890	(50,069)	-9%
04	Clerk	261,739	259,919	142,093	186,874	244,528	57,654	31%
06	Treasurer	46,136	51,177	49,272	53,879	54,232	353	1%
08	Council	232,447	265,641	291,252	286,643	300,509	13,866	5%
10	Legal	1,016,730	1,094,468	733,701	988,345	1,012,890	24,545	2%
12	Finance	1,554,902	1,589,531	1,543,440	1,549,797	1,721,226	171,429	11%
16	Information Technology	1,246,859	1,316,134	1,289,729	1,326,638	1,346,516	19,878	1%
17	Statutory	118,590	217,245	327,927	113,494	113,494	-	0%
	Public Safety							
18	Fire	12,974,342	13,172,871	28,138,926	28,137,165	14,011,023	(14,126,142)	-50%
20	Police	24,287,780	25,258,341	40,316,624	40,498,728	27,528,754	(12,969,974)	-32%
22	Fire and Police Commission	46,528	62,084	92,610	70,368	70,555	187	0%
	Public Works							
24	Building / Neighborhood Affairs	1,801,435	1,767,070	1,629,243	1,803,500	1,861,483	57,983	3%
26	Public Works	7,331,454	4,174,217	4,116,351	4,382,859	4,770,043	387,184	9%
	Economic Development							
28	Zoning	9,532	9,414	7,702	15,847	15,847	-	0%
30	Committee and Planning	210,811	202,075	172,312	215,000	212,500	(2,500)	-1%
	Culture and Recreation							
32	Recreation	1,633,247	1,549,911	1,580,180	1,603,409	1,679,898	76,489	5%
34	Community Relations	5,383	5,383	4,968	6,783	6,783	-	0%
46	Senior Services	402,630	456,231	488,458	483,995	575,714	91,719	19%
	Other Financing Uses/Other Dept's							
	- Bond Issuance	-	-	-	500,000	-	(500,000)	-100%
	- Transfer to other funds	3,371,116	4,513,934	1,489,760	1,400,000	-	(1,400,000)	-100%
	Total General Fund Expenditures	$ 57,161,340	$ 56,595,919	$ 83,059,108	$ 84,334,710	$ 56,192,915	$ (28,141,795)	-33%

Office of the Mayor

PROGRAM MANAGER: Mayor

PROGRAM DESCRIPTION:

The Mayor is the Chief Executive Officer of the City who is responsible for providing leadership and ensuring all City ordinances, polices and state laws are observed, enforced and current. The Mayor is responsible for appointing all Department Heads as well as positions to Boards, Commissions and Committees as designated by ordinance. The Mayor presides at the City Council meetings voting only in case of a tie with the power to veto. The Mayor is elected at large to a four-year term of office.

The Mayor is responsible for the operation of the City supported by department heads that report directly to the Mayor. Policy implementation and direction of all department heads is the responsibility of the Mayor. The Mayor prepares the executive budget with the Finance Director and key staff for submittal to the City Council and the Budget Committee.

The Mayor or his designee represents the City at all gatherings where City representation is required. The Mayor also represents the City in Springfield regarding state grants and state policies that may affect the City and is considered the contact for all other elected officers of the Federal, State, County and other local governments including school and park districts. The Mayor represents and advocates on the City's behalf to all organizations and persons that consider issues and policies that would affect the future well-being of the City. The Mayor is responsible for the development of initiatives and policies at the direction of the City Council for the benefit of the City of Berwyn.

SERVICES:

- Represent all residents of the City of Berwyn.
- Implement a strategic plan for the City of Berwyn.
- Communicate with the City Council. In collaboration with the City Clerk, the Mayor's office should assure that the agendas for the City Council meetings allow for an efficient progress on the issues important to the City. The Mayor's office should address Aldermanic concerns.

Office of the Mayor

- Communicate with other governmental bodies and agencies. The Mayor's office should communicate with Federal, State, County and other municipalities, school districts, park districts and other agencies, as well as opportunities for the mutual benefit and cooperation of all concerned.

- Provide timely emergency notification to elected officials regarding events that may affect City residents.

City of Berwyn
2020 Budgeted Expenditures by Department
Mayor
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-02-5000	Mayor - Salaries	$ 80,699	$ 81,202	$ 81,913	$ 81,205	$ 84,409	$ 3,204
100-02-5030	Mayor - Unused Buyback	-	2,192	-	-	-	-
100-02-5035	Mayor - Benefits	62,732	68,400	64,643	67,309	68,888	1,579
100-02-5200	Mayor - Administrative Expenses	4,584	3,998	3,435	7,500	7,500	-
100-02-5220	Mayor - Training, Dues & Publications	10	961	1,552	-	-	-
100-02-5225	Mayor - Supplies	2,946	1,839	1,772	1,000	1,000	-
100-02-5235	Mayor - Postage & Printing	522	292	13	845	845	-
100-02-5290	Mayor - Other General Expenses	749	1,543	3,425	1,000	1,000	-
100-02-5625	Mayor - Copier Maintenance	693	868	785	919	700	(219)
100-02-5625	Mayor - Internal Service Fund	187	1,089	999	649	1,688	1,039
Department Total		$ 153,122	$ 162,384	$ 158,537	$ 160,427	$ 166,030	$ 5,603

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

Office of the City Administrator

PROGRAM MANAGER: City Administrator

PROGRAM DESCRIPTION: The City Administrator, under the direction of the Mayor, shall be the chief administrator of the City, and shall be responsible to the Mayor for the administration of the affairs of the City and policies adopted by City Council.

The City Administrator may recommend appointments of such assistants, department heads, and employees as are necessary, with such recommendations to be made to the Mayor pursuant to the annual appointment of officers.

The City Administrator shall have the following powers and duties:

1. Assist with agenda items for meetings of the City Council and other official City Boards and Commissions as directed by the Mayor.
2. Recommend to the City Council such measures as, in his or her judgment, he or she deems to be in the best interest of the City.
3. Recommend to the Mayor the discipline, suspension or termination of any and all City employees, except the City Attorney and when otherwise provided by law, and to the extent permitted by law and subject to the City Administrator's discretion and supervision, to delegate to any employee any of these powers with respect to any subordinates of that employee. Pursuant to due process, the Mayor shall retain the final authority regarding the appeal by any employee of all discipline, suspension, or termination actions.
4. Propose to the Mayor and City Council such personnel rules and regulations as the City Administrator deems necessary to manage the personnel of the City.
5. Direct and supervise the activities of all departments (except legal), offices, and agencies of the City, except as otherwise provided by law, and to administer the affairs of the City.
6. Recommend to the City Council the creating, consolidating, and combining of offices, positions, departments or units of the administrative and executive departments of the City.
7. Investigate complaints in relation to matters concerning the administration of the City.
8. Assist the Mayor and Finance Director with the preparation and submittal of a recommended annual budget for City operations to include capital programs and administer the approved budget after adoption.

Office of the City Administrator

9. Report to the Mayor regarding the administrative activities of the City on a regular basis.
10. Represent the City in its dealings with other governmental agencies and officials, businesses, not-for-profit organizations, residents, and the general public as necessary.
11. Evaluate City projects, programs, agreements and services and make recommendations on modifications and improvements thereto.
12. Perform such other duties as may be required by the Mayor consistent with state statutes and the ordinances of the City.
13. Oversee City Switchboard operation.

City of Berwyn
2020 Budgeted Expenditures by Department
City Administration
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-03-5000	City Admin - Salaries	$ 242,127	$ 247,662	$ 228,181	$ 283,095	$ 242,471	$ (40,624)
100-03-5025	City Admin - Other Stipend	-	-	1,100	-	1,000	1,000
100-03-5030	City Admin - Sick Day Buy Back	10,208	12,604	16,368	11,379	5,439	(5,940)
100-03-5035	City Admin - Benefits	117,178	120,704	147,479	161,254	163,844	2,590
100-03-5220	City Admin - Training	15,739	16,523	14,620	20,000	10,000	(10,000)
100-03-5225	City Admin - Supplies	1,109	87	4,905	1,600	1,600	-
100-03-5235	City Admin - Postage & Printing	522	822	1,698	805	805	-
100-03-5290	City Admin - Other General Expenses	12,220	10,264	7,950	9,500	9,500	-
100-03-5300	City Admin - Professional Services	55,000	55,000	60,000	60,000	60,000	-
100-03-5400	City Admin - Repairs & Maintenance	1,210	109	-	500	500	-
100-03-5405	City Admin - Copier Maintenance	693	868	785	919	700	(219)
100-03-5625	City Admin - Internal Service Fund	551	3,246	2,937	1,907	5,031	3,124
Department Total		$ 456,557	$ 467,889	$ 486,023	$ 550,959	$ 500,890	$ (50,069)

Clerk

PROGRAM MANAGER: City Clerk

PROGRAM DESCRIPTION:

The City Clerk's office is a statutory office. The City Clerk holds an elected position and is the "Keeper of the Records," the Official Seal of the City and archivist for the City. The Clerk's office is dedicated to meet the requirements and deadlines prescribe by City, State, and Federal law to ensure proper function of government; to keep the official records of the City Council, such as proceedings, resolutions, ordinances, contracts, agreements and all other communications of the City Council. Responsibilities include: records management, local election administration, legal notification to the public, prepares City Council agendas, preparation and retention of official minutes of the City Council meetings. Clerk's office also provides administrative support to the City Council and its Aldermen, Aldermanic Committees, and the Zoning Board of Appeals. Clerk's office also administers all requests under the Freedom of Information Act (FOIA), maintains and codifies all local ordinances.

SERVICES:

- Attend and prepare agendas, minutes, maintain records, referrals and correspondence for City Council meetings
- Prepare and post all meeting notices for council and committees
- Ensures publication of all notices and Treasurers Report as prescribe by Law
- Receives and maintains all sealed bids
- Maintain and codify all local ordinances, resolutions
- Attest, seal and certify documents for the city
- Administer and respond to all requests for public documents, records, (FOIA) requests
- Administer and maintains oaths of office
- Notary public, voter registration, assists County Clerk with elections

Clerk

- Oversee City records management, retention and destruction, and the City switchboard
- Provide block party, block garage sales applications and coordinate for council approval
- Files required documents with the State and County

City of Berwyn
2020 Budgeted Expenditures by Department
Clerk
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-04-5000	Clerk - Salaries	$ 129,413	$ 130,552	$ 84,520	$ 98,549	$ 98,549	$ -
100-04-5010	Clerk - Overtime	-	-	457	-	-	-
100-04-5020	Clerk - Education Stipend	2,115	-	-	-	-	-
100-04-5020	Clerk - Other Stipend	2,400	2,400	257	1,000	1,000	-
100-04-5030	Clerk - Sick Day Buy Back	1,273	5,748	-	-	-	-
100-04-5035	Clerk - Benefits	103,190	105,912	38,247	63,979	75,844	11,865
100-04-5200	Clerk - Administrative Expenses	1,563	918	4,300	4,500	4,500	-
100-04-5220	Clerk - Training, Dues & Publications	2,501	727	4,294	2,500	2,500	-
100-04-5225	Clerk - Supplies	2,438	1,074	875	1,500	1,500	-
100-04-5235	Clerk - Postage & Printing	567	781	474	750	750	-
100-04-5290	Clerk - Other General Expenses	541	171	200	2,000	47,000	45,000
100-04-5405	Clerk - Copier Maintenance	3,948	4,362	4,348	4,500	3,500	(1,000)
100-04-5610	Clerk - Codification	11,162	2,930	2,433	4,000	4,000	-
100-04-5615	Clerk - Record Retention	358	2,483	-	2,500	2,500	-
100-04-5625	Clerk - Internal Service Fund	270	1,861	1,688	1,096	2,885	1,789
Department Total		$ 261,739	$ 259,919	$ 142,093	$ 186,874	$ 244,528	$ 57,654

Office of the City Treasurer

PROGRAM MANAGER: City Treasurer

PROGRAM DESCRIPTION:

The City's Treasurer is elected by City voters and is directly responsible to the people. The Treasurer serves a four year term, concurrent with the Mayor and Aldermen, and also attends Council meetings.

The Treasurer is also responsible for preparation and publication of the City's treasurer's report. This report is compiled in accordance with state statutes and is required to be filed by June 30 of the following year.

City of Berwyn
2020 Budgeted Expenditures by Department
Treasurer
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-06-5000	Treasurer - Salaries	$ 10,385	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ -
100-06-5035	Treasurer - Benefits	31,707	37,349	36,053	38,176	38,224	48
100-06-5225	Treasurer - Supplies	-	-	-	250	250	-
100-06-5235	Treasurer - Postage & Printing	4,000	3,500	2,756	5,000	5,000	-
100-06-5290	Treasurer - Other General Expenses	-	-	150	250	250	-
100-06-5625	Treasurer - Internal Service Fund	44	328	313	203	508	305
Department Total		$ 46,136	$ 51,177	$ 49,272	$ 53,879	$ 54,232	$ 353

City Council

PROGRAM DESCRIPTION:

The City Council is the legislative branch of the City government. The City Council meetings and Committee of the Whole meetings are the forums for review and debate of ordinances, resolutions, directives and policies proposed by standing committees, department heads, boards and commissions. The City Council determines the use of tax dollars and other funding sources to meet the needs of the City; holds public hearings to provide citizen input; participates in conferences, forums and meetings of legislative groups and associations; and keeps their constituents informed on City issues through ward meetings, newsletters and/or public forums.

The City Council operates on a committee structure with the following Aldermanic Committees: Administration; Budget, Finance & Revenue; Building & Zoning; Human Relations & Housing; Licensing & Taxation; Outreach; Police & Fire; Public Works, Parking, Trees, Traffic, Streets & Sewers; and a liaison to the Library Board.

In addition to the City Council committees, there are a number of boards and commissions that provide policy input to the City Council and are comprised of volunteer, citizen members. These boards include the Library Board, Fire and Police Commission, Community Relations Commission, 911 Board, Fire and Police Pension Board and Zoning Board of Appeals.

SERVICES:

- Represent all residents of Berwyn as well as their respective wards.
- Assist constituents with issues and requests relating to City departments and services.
- Establish the City budget and determine tax levy.
- Set City-wide short term and long term goals and policies.
- Provide advice and consent to Mayor for appointments to committees, boards, commissions and department heads.
- Research in committee and approve ordinances, polices and directives that will enhance the quality of life and improve the City of Berwyn.

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

City Council

- Approve contracts and major expenses through bidding process.

City of Berwyn
2020 Budgeted Expenditures by Department
Council
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-08-5000	Council - Salaries	$ 81,924	$ 80,001	$ 83,924	$ 80,000	$ 80,000	$ -
100-08-5035	Council - Benefits	120,220	154,813	169,828	169,419	181,697	12,278
100-08-5200-01	Council - Ward 1	4,499	4,491	4,500	4,500	4,500	-
100-08-5200-02	Council - Ward 2	4,500	4,500	4,500	4,500	4,500	-
100-08-5200-03	Council - Ward 3	4,181	3,771	4,500	4,500	4,500	-
100-08-5200-04	Council - Ward 4	2,066	4,460	4,500	4,500	4,500	-
100-08-5200-05	Council - Ward 5	4,285	2,330	4,500	4,500	4,500	-
100-08-5200-06	Council - Ward 6	4,500	4,500	4,500	4,500	4,500	-
100-08-5200-07	Council - Ward 7	2,218	2,095	4,500	4,500	4,500	-
100-08-5200-08	Council - Ward 8	3,736	2,902	4,500	4,500	4,500	-
100-08-5290	Council - Other General Expenses	65	-	-	250	250	-
100-08-5625	Council - Internal Service Fund	253	1,778	1,500	974	2,562	1,588
Department Total		$ 232,447	$ 265,641	$ 291,252	$ 286,643	$ 300,509	$ 13,866

Legal Department

PROGRAM MANAGER: City Attorney

PROGRAM DESCRIPTION:

The Law Department is an executive level department headed by an Illinois licensed attorney appointed by the Mayor and charged with the coordination of the legal business of the City, including all litigation and actions filed on behalf of or against the City. The Legal Department also supervises the drafting of all ordinances, resolutions, deeds, leases, contracts, and other documents required by the City, or when requested to do so by the Mayor or Council. The City Attorney is authorized by ordinance to render opinions as required by the Mayor and Council, perform such other duties as may be assigned by the Mayor or the Council, and supervise the duties of the City's appointed prosecutors, litigation and corporate council.

SERVICES:

- Acts as legal counsel and parliamentarian at meetings of the City Council.
- Drafts and/or reviews local ordinances and resolutions.
- Researches and writes legal opinions and memoranda for the Mayor and City Council.
- Monitors all civil claims, litigation matters, regulatory actions and legal expenditures.
- Oversees the prosecution of ordinance violations and the administration of the City's adjudication program.
- Negotiates, drafts, and/or reviews City contracts, leases, and indemnification agreements.
- Reviews and monitors real estate activity, including issuance of transfer stamps, tax exemption filings, property tax appeals, and the sale, lease or purchase of public property.
- Insures compliance with federal and state regulations.
- Provides assistance to other departments as requested.

Legal Department

- Coordinates the review of Freedom of Information requests with the Clerk's office.
- Reviews and recommends changes to departmental policies and procedures.
- Reviews all real estate foreclosure transfer fees and lien collections.
- Currently the attorney for the Ethics Commission.

City of Berwyn
2020 Budgeted Expenditures by Department
Legal
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-10-5000	Legal - Salaries	$ 214,864	$ 219,214	$ 220,519	$ 219,120	$ 230,486	$ 11,366
100-10-5030	Legal - Sick Day Buy Back	1,338	1,365	1,653	7,025	9,392	2,367
100-10-5035	Legal - Benefits	68,219	69,140	64,234	69,899	74,305	4,406
100-10-5110	Legal - Adjudication Program	35,605	27,105	14,088	35,000	35,000	-
100-10-5225	Legal - Supplies	1,024	34	-	1,000	1,000	-
100-10-5235	Legal - Postage & Printing	6	3	9	500	500	-
100-10-5290	Legal - Other General Expenses	327	-	25	500	500	-
100-10-5300	Legal - Professional Service	694,328	770,377	426,425	650,000	650,000	-
100-10-5405	Legal - Copier Maintenance	-	-	-	919	500	(419)
100-10-5625	Legal - Internal Service Fund	1,019	7,230	6,748	4,382	11,207	6,825
Department Total		$ 1,016,730	$ 1,094,468	$ 733,701	$ 988,345	$ 1,012,890	$ 24,545

Finance Department

PROGRAM MANAGER: Finance Director

PROGRAM DESCRIPTION:

The Finance Department is responsible for the accounting and financial reporting of all City operations and is entrusted with collecting, depositing, and investing all City funds. This area includes: maintaining all financial records for the City; accounts payable; investment and cash management; coordinating the annual operating and capital budget process for all City operations; and the administration of the City's payroll processes.

The City is audited annually by an external independent accounting firm. The auditors check the City's compliance with accounting standards and reporting along with local, state and federal regulations. Internal controls are reviewed to assure the safeguard of assets and to prevent irregularities. The Finance Department works throughout the year to ensure that the City is in compliance with financial and reporting regulations and ensuring internal controls are maintained.

The Finance Department also encompasses the Collector's Office, which oversees the collection of cash receipts. The goals of the Collector's Office are to continue to provide prompt, efficient and friendly service to all people who come in contact with the office; to provide services in an accurate and professional manner; to provide the Finance Department with information in a timely and accurate manner; to provide quality service to all; to strive for self-improvement in all areas of responsibility. The Collector's Office is also responsible for the issuance of business & contractors licenses, as well as, maintaining and updating all of the files for the permits and fees listed above.

The Benefits Coordinator is responsible for administering the benefit plans for City employees and all related reporting issues.

SERVICES:

- Disbursement of funds to vendors
- Monitor the City's purchasing policies
- Processing of payroll checks to all employees

Finance Department

- Verification of employee time in accordance with the City's employee handbook and applicable union contracts.
- Payment of payroll taxes and preparation of related reports
- Preparation of financial information to department heads and elected officials.
- Coordination of the City's budget for submission to City Council
- Preparation of financial information and schedules for the annual audit
- Cash management and investment of City funds
- Cash collection and daily deposits
- Administration of City's debt program
- Questions and general assistance for business owners and residents on City fees
- Tracking of payments received and balances owed for adjudication programs
- Establishing, monitoring and enforcement of City internal controls over financial processes and reporting
- Liability and workers compensation risk management and claims review and processing
- Employee benefit evaluation, insurance review and administration

City of Berwyn
2020 Budgeted Expenditures by Department
Finance
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-12-5000	Finance - Salaries	$ 407,602	$ 409,382	$ 389,629	$ 418,458	$ 407,300	$ (11,158)
100-12-5010	Finance - Overtime	-	-	-	-	-	-
100-12-5030	Finance - Sick Day Buy Back	22,224	18,006	37,677	19,018	19,018	-
100-12-5035	Finance - Benefits	170,439	170,032	150,191	164,589	156,673	(7,916)
100-12-5215	Finance - Telephone	334	-	-	2,500	-	(2,500)
100-12-5220	Finance - Training, Dues, & Publications	4,974	3,680	5,688	5,500	8,000	2,500
100-12-5225	Finance - Supplies	4,804	4,935	8,976	5,000	5,000	-
100-12-5235	Finance - Postage & Printing	7,724	3,746	2,912	7,500	7,500	-
100-12-5290	Finance - Other General Expenses	123,386	142,441	101,173	60,000	140,000	80,000
100-12-5300	Finance - Professional Services	1,002	580	329	1,000	1,000	-
100-12-5400	Finance - Repairs & Maintenance	-	-	-	-	-	
100-12-5405	Finance - Copier Maintenance	1,449	1,646	1,654	2,000	1,500	(500)
100-12-5625	Finance - Internal Service Fund	1,907	10,415	9,186	5,965	16,143	10,178
100-12-5800	Finance - Capital Outlay	-	3,642	1,022	3,000	-	(3,000)
	Total Finance	745,845	768,505	708,437	694,530	762,134	67,604
100-12-11-5000	Collectors - Salaries	$ 208,654	$ 228,976	$ 248,020	$ 249,583	$ 301,130	$ 51,547
100-12-11-5010	Collectors - Overtime	-	-	-	-	-	-
100-12-11-5025	Collectors - Stipends	1,300	1,200	1,200	1,200	1,200	-
100-12-11-5030	Collectors - Sick Day Buy Back	12,605	13,223	10,540	6,003	6,003	-
100-12-11-5035	Collectors - Benefits	167,288	174,178	166,166	171,194	187,645	16,451
100-12-11-5220	Collectors - Training, Dues, & Publications	-	-	2,402	-	5,000	5,000
100-12-11-5225	Collectors - Supplies	2,021	5,433	4,132	5,000	5,000	-
100-12-11-5235	Collectors - Postage & Printing	18,791	12,417	22,154	17,500	17,500	-
100-12-11-5290	Collectors - Other General Expenses	3,209	2,848	788	2,500	2,500	-
100-12-5300-03	Collector - Collection Service Fees	232,624	236,407	221,960	235,000	235,000	-
100-12-5300-04	Finance - Vehicle Registration Service	71,439	55,671	83,783	72,500	90,000	17,500
10012-5405	Collectors - Copier Maintenance	969	1,177	1,073	1,200	750	(450)
	Total Collectors	718,900	731,530	762,218	761,680	851,728	90,048
100-14-5000	Benefits Coordinator - Salaries	$ 55,908	$ 58,289	$ 51,646	$ 60,500	$ 62,993	$ 2,493
100-14-5025	Benefits Coordinator - Stipends- Other	-	1,200	1,000	1,200	1,200	-
100-14-5030	Benefits Coordinator - Sick Day Buy Back	1,559	2,233	-	2,782	-	(2,782)
100-14-5035	Benefits Coordinator - Benefits	28,454	22,635	18,354	22,871	35,892	13,021
100-14-5220	Benefits Coordinator - Training, Dues & Publications	1,197	887	-	1,000	1,000	-
100-14-5225	Benefits Coordinator - Supplies	1,312	2,064	627	2,000	2,000	-
100-14-5235	Benefits Coordinator - Postage & Printing	710	353	28	1,000	1,000	-
100-14-5290	Benefits Coordinator - Other General Expenses	675	687	-	1,500	1,500	-
100-14-5625	Benefits Coordinator - Internal Service Fund	342	1,148	1,130	734	1,779	1,045
	Total Benefits Coordinator	90,157	89,496	72,785	93,587	107,364	13,777
Department Total		$ 1,554,902	$ 1,589,531	$ 1,543,440	$ 1,549,797	$ 1,721,226	$ 171,429

Department of Information Technology

PROGRAM MANAGER: Information Technology Director

PROGRAM DESCRIPTION:

The Department of Information Technology is working to put technology to its highest and best use throughout City government in order to improve the administration of City programs and services.

The mission of the Department of Information Technology is to provide quality information technology (IT) services and solutions to principle users, effectively aligning business and technology objectives through collaboration, in order to provide the most cost-effective solutions that facilitate and improve the conduct of business for our City residents, businesses, visitors and governmental entities.

This department maintains automated data processing systems to serve all City departments. The department is responsible for the integrity of information systems utilized by the Finance, Building, Collector, Clerk, HR, Fire, Police, CDBG, Public Works, Recreation and Library departments. Additionally, this department provides IT support services for the Berwyn Development Corporation.

SERVICES:

The Department of Information Technology provides technology and services that fulfill the City's broad based information technology needs. IT plans resource commitments and provides a stable direction for the future. Further, IT strives to keep abreast of state-of-the-art innovations in the world of information technology. This department has co-responsibility for product purchases and development projects, which include initiation, management, and successful implementation. Daily duties include the responsibility and authority for review, control, Help Desk support, and improvements in such areas as:

- Desktop Services – Desktop services include functions that directly support the use of personal computers, laptops, and hand-held devices. This includes the Microsoft Office suite of tools, email, and packaged software application support.

- Web Services – Web services include hosting, designing, and administrating the City of Berwyn's external and internal set of websites. The website provides timely information regarding all aspects of the City.

Department of Information Technology

- Application Development Services – The IT department provides limited application design and development. Application development is used to fill in the gaps and integrate various purchased application packages. All development, at present, uses Microsoft Access-based technology.

- Telecommunication Services – Includes all commercial and/or private voice communications systems and devices, commercial voice communications carrier services, telephones, Private Telephone Switches (PBX), call accounting, and voicemail. All network services from wall plugs to services, including wide area network (WAN) and local area network (LAN), broadband fiber and copper systems, and internet services.

- Architecture and Infrastructure Services – Selection and management of PCs, gateways, firewalls, switches, routers, copy machines, fax machines, security services, domain name systems (DNS), file servers, print services, email systems, web site hosting, database administration, data center operations, backup, recovery, and performance planning.

- Training Services – Provides city-wide technology related training including the Microsoft Office suite of tools, electronic mail, packaged and developed application training, and managing the given training areas.

City of Berwyn
2020 Budgeted Expenditures by Department
Information Technology
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-16-5000	IT - Salaries	$ 453,940	$ 519,876	$ 523,558	$ 463,135	$ 480,728	$ 17,593
100-16-5000	IT - Stipends-Other	-	-	15,350	15,800	15,600	(200)
100-16-5030	IT - Sick Day Buy Back	12,328	13,348	19,012	21,737	19,994	(1,743)
100-16-5035	IT - Benefits	257,244	264,355	247,223	256,550	272,452	15,902
100-16-5210	IT - Vehicle Gas & Oil	-	737	-	1,500	1,000	(500)
100-16-5220	IT - Training, Dues, & Publications	233	500	4,631	1,500	1,000	(500)
100-16-5225	IT - Supplies	3,143	4,575	4,270	2,500	3,000	500
100-16-5235	IT - Postage & Printing	-	-	340	-	-	-
100-16-5290	IT - Other General Expenses	47,872	45,044	52,832	72,000	72,000	-
100-16-5300	IT - Professional Service	18,013	9,768	15,778	20,000	25,000	5,000
100-16-5300	IT - Repairs & Maintenance	-	-	-	2,500	1,000	(1,500)
100-16-5410	IT - Hardware Maintenance	44,187	40,181	47,077	37,500	41,000	3,500
100-16-5415	IT - Software Maintenance	29,642	30,403	28,734	27,500	25,000	(2,500)
100-16-5415	IT - Equipment Lease	19,018	19,018	19,018	19,019	-	(19,019)
100-16-5510	IT - Hardware Purchases	66,784	58,420	64,849	80,000	80,000	-
100-16-5515	IT - Software Purchases	26,238	37,399	26,786	35,000	30,000	(5,000)
100-16-5530	IT - Network Infrastructure	266,773	263,644	211,960	265,000	265,000	-
100-16-5625	IT - Internal Service Fund	1,444	8,866	8,311	5,397	13,742	8,345
Department Total		$ 1,246,859	$ 1,316,134	$ 1,289,729	$ 1,326,638	$ 1,346,516	$ 19,878

Fire Department

PROGRAM MANAGER: Fire Chief

PROGRAM DESCRIPTION:

The department operates three strategically located fire stations, each covering about one third of the City. The stations are manned by eighty full-time firefighters. Currently we have 41 fully trained Advanced Life Support (ALS) Paramedics, and 11 fully trained Basic Life Support (BLS) Emergency Medical Technicians. The remaining members are certified at the First Responder level for medical emergencies. Our primary response area is divided by two railroad right-of-ways. The majority of the personnel work 24 hours on duty followed by 48 hours off duty. We maintain mutual aid agreements with our neighboring communities through the Mutual Aid Box Alarm System (MABAS). Our MABAS Division 11 group is affiliated state wide with other MABAS divisions. We are also associated with the Illinois Terrorism Task Force. We provide a variety of services; some of which are reactive or emergency in nature while others are proactive like fire prevention and inspection.

The Berwyn Fire Department is committed to the following values:

- **Customer Service:** Prompt and professional delivery of service to the community is our ultimate commitment.
- **Safety:** Emergency situations create dangerous work environments. Safety is our foremost consideration during performance of all tasks.
- **Teamwork:** A team-oriented approach, which promotes excellence in the performance of all tasks.
- **Outreach:** Demonstrated by professional partnerships with the Police Department and other agencies enhancing delivery of emergency services to our community.

SERVICES:

At various times, crisis situations occur which can negatively impact persons or property in the City. The Fire Department's primary responsibility is "the saving of lives and property." To facilitate the accomplishment of these goals, the Department members provide such activities as:

- Community fire prevention safety talks

Fire Department

- Property conservation
- Fire prevention and inspection services
- Rescue procedures
- Hazardous materials response
- Emergency medical services
- Pre-incident and disaster planning
- Fire investigations

During the performance of these tasks, the department members will not knowingly engage in any behavior which will compromise the safety of its members or the citizens to which it provides emergency services. The Berwyn Fire Department exists to meet the needs of a wide variety of crisis situations that require a quick, efficient and professional response.

The following station locations serve the City and its residents:

- Station 1 (South) – 6434 Windsor Ave.
- Station 2 (North) – 6615 16th St.
- Station 3 (Center) – 6700 W. 26th St.

City of Berwyn
2020 Budgeted Expenditures by Department
Fire
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-18-5000	Fire - Salaries	$ 7,268,856	$ 7,185,227	$ 7,442,251	$ 7,402,634	$ 7,810,744	$ 408,110
100-18-15-5000	Fire - Salaries for EMS	-	-	-	-	-	
100-18-5005	Fire - Out of Class	93,031	95,179	138,171	158,572	158,572	-
100-18-5010	Fire - Overtime	498,963	432,180	372,269	305,000	305,000	-
100-18-5015	Fire - Uniform Stipend	75,500	74,000	76,500	78,500	77,500	(1,000)
100-18-5020	Fire - Education Stipend	28,250	37,200	28,000	28,000	30,750	2,750
100-18-5025	Fire - Other Stipend	99,868	97,847	54,648	44,630	41,950	(2,680)
100-18-5030	Fire - Sick Day Buy Back	458,435	299,408	308,391	300,000	325,000	25,000
100-18-5035	Fire - Benefits	2,576,144	2,648,792	2,606,439	2,749,739	2,766,957	17,218
100-18-5040	Fire - Tuition Reimbursement	11,088	4,150	5,125	10,000	11,125	1,125
100-18-5045	Fire - Pension	1,184,601	1,217,979	16,222,739	16,255,220	1,232,826	(15,022,394)
100-18-5205	Fire - Utilities	10,246	11,144	11,702	12,000	12,000	-
100-18-5210	Fire - Vehicle Gas and Oil	50,198	78,000	72,847	55,000	55,000	-
100-18-5215	Fire - Telephone	7,162	11,413	11,661	12,500	10,500	(2,000)
100-18-5220	Fire - Training, Dues and Publications	36,354	42,513	34,619	47,500	47,500	-
100-18-5225	Fire - Supplies	8,211	10,355	16,568	12,000	15,500	3,500
100-18-5235	Fire - Postage and Printing	1,202	340	436	1,000	1,000	-
100-18-5290	Fire - Other general Expenses	32,341	38,660	32,616	42,000	48,000	6,000
100-18-5300-03	Fire - Collection Service Fees	37,672	40,726	40,390	40,300	150,000	109,700
100-18-5400	Fire - Repairs and Maintenance	125,099	132,563	147,438	160,000	155,000	(5,000)
100-18-5405	Fire - Copier Maintenance	2,072	2,472	2,154	2,500	2,500	-
100-18-5500	Fire - Equipment Purchases	19,783	30,824	83,373	76,500	76,500	-
100-18-5500-01	Fire - Turnout Gear	41,916	38,550	55,438	50,000	50,000	-
100-18-5505	Fire - Equipment Lease	223,563	154,571	141,733	142,000	142,000	-
100-18-5625	Fire - Internal Service Fund	83,787	312,967	233,418	151,570	485,099	333,529
100-18-5800	Fire - Capital outlay	-	175,811	-	-	-	-
Department Total		$ 12,974,342	$ 13,172,871	$ 28,138,926	$ 28,137,165	$ 14,011,023	$ (14,126,142)

Police Department

PROGRAM MANAGER: Chief of Police

PROGRAM DESCRIPTION:

The Police Department of the City of Berwyn is dedicated to protecting life and property through quality police services based on honesty, integrity, and professionalism which are the essential threads of policing.

As Berwyn changes and evolves, the Police Department is undergoing a paradigm shift. Responding to the needs of the community in a timely, courteous and professional manner is paramount; however, the need to respond professionally to crimes in progress and to thoroughly investigate those same crimes with successful prosecution of offenders as the ultimate goal cannot be overlooked.

The attached budget was carefully structured to enable the Department to continue to provide a very high level of professional, effective and efficient service to the citizens of Berwyn.

Organization:

The Police Department executive management team consists of the Chief of Police, Deputy Chief of Police, and four Division Commanders.

The department is divided into four divisions each directed by a Division Commander:

- Field Operations
- Staff Operations
- Administrative Services
- Support Services

Department Description – Field Operations:

The Field Operations Division is responsible for the administration of all aspects of the patrol division which includes supervision of Watch Commanders and patrol officers for all three shifts. Departmental training standards for all sworn members, as well as new officer recruit and lateral entry officer's fall under Field

Police Department

Operations. The Departments Auxiliary Police operations, part time certified officers, and secondary employment for all personnel of the Berwyn Police Department are all part of Field Operations.

The Field Operations Division Commander also serves as the Departments Liaison for all mutual aid compacts that include NIPAS (Northern Illinois Police Alarm System) a regional response team, and ILEAS (Illinois Law Enforcement Alarm System) a statewide mutual aid organization. The Field Operations Division Commander will also oversee all range and weapons management systems.

Department Description – Staff Operations:

Community Oriented Policing Strategies are an important component and philosophy of the Berwyn Police Department. The Division Commander of Staff Operations is responsible for coordinating, directing, and establishing all School Safety and Emergency Crisis planning throughout the schools in districts 201, 100, and 98. Program oversight also includes our new and highly successful Domestic Violence Assistance Program.

Staff Operations is the entity responsible for maintaining up-to-date department standards in all Policy, Procedures, and Department Directives to meet the highest professional standards of the Berwyn Police Department. A vital purpose of the Division Commander of Staff Operations involves coordinating, planning, and training of all Homeland Security initiatives. Homeland Security projects will enhance the City and police department efforts to build strong networks and to work extensively with other local, state, and federal law enforcement agencies as well as public and private organizations in our efforts to secure our nation and meet all established NIMS requirements.

The Division Commander of Staff Services oversees the Youth / Community Relations and Services Unit to invoke a strong partnership and interactions with the community. It is an organizational strategy of the Berwyn Police Department that allows the police and community residents to work closely together in new ways to help solve the problems of crime while maintaining a high quality of life standard in our neighborhoods

The Division Commander of Staff Operations will also oversee Department K-9 operations and training, along with court services, and supervisory management and accountability.

Police Department

Department Description – Administrative Services:

Under general direction of the Chief of Police, coordinates the development of the operating budget with the Chief and Division Administrators. The Division Commander of Administrative Services organizes and manages the Police Department budget; including financial analyses, cost recovery programs, payroll, grant administration, and conducts on-going research into cost reduction measures. The Division Commander will design and administer programs and organizational changes from variety of funding sources, and performs independent research and special studies involving data collection and analysis of departmental operations and structures, including building security and maintenance, and human resource management.

The Division Commander of Administrative Services prepares a wide variety of written reports and project overviews that include special projects for publication and/or submission to outside organizations. Performs or participate in comprehensive management analyses of police department policies, also serves as a member of the department administrative team in problem solving, decision-making, strategic planning. Develops and coordinates activities with other city departments, other government agencies and outside organizations; provides staff assistance and managerial services.

The Division Commander of Administrative Services also serves as a liaison with City's Benefits Administration Department and oversees departmental Occupational Health & Safety issues and drug screening, and is also responsible for statistical crime data studies, and other reports; analyzes levels of criminal activity; determines trends and makes recommendations for change in organizational and operating procedures.

Department Description – Support Services

The primary responsibility of the Division Commander of Support Services is to provide assistance to the other Divisions of the Police Department in the form of personnel and equipment. The Division Commander of Support Services is responsible for carrying out the goals and objectives of this division which in turn allows the Berwyn Police Department to meet its mission in many of the departments operations.

City of Berwyn
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Police Department

Support Services consists of the following units of operation: Community Services, Graffiti Removal, Local Adjudication and Parking Enforcement, Records Management and Collections, traffic enforcement, department motor pool fleet management, police equipment, prisoner detention and booking, department research and development, and the Emergency Telecommunications Unit (E911).

City of Berwyn
2020 Budgeted Expenditures by Department
Police
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-20-51-5000	Police - Admin - Ch of Police, Div Cdrs	$ 853,493	$ 746,554	$ 870,722	$ 892,991	$ 1,107,418	$ 214,427
100-20-53-5000	Police - Sprvsrs - Lieut's & Sergeant's	2,580,135	2,396,153	2,662,271	2,562,405	2,848,928	286,523
100-20-55-5000	Police - Detectives	1,844,295	1,791,016	1,683,575	1,682,108	1,654,726	(27,382)
100-20-57-5000	Police - Officers	5,152,395	5,523,134	5,350,395	5,466,172	6,097,074	630,902
100-20-59-5000	Police - Auxiliary	378,028	266,199	333,909	361,075	362,247	1,172
100-20-61-5000	Police - Radio operators/dispatchers	897,417	835,988	883,923	920,392	973,807	53,415
100-20-63-5000	Police - Community service officers	672,623	693,365	714,352	710,080	762,406	52,326
100-20-65-5000	Police - Parking enforcement personnel	13,717	-	-	-	-	-
100-20-67-5000	Police - Lockup personnel	227,748	274,202	281,246	304,645	317,417	12,772
100-20-69-5000	Police - Clerks	495,834	517,874	537,164	514,684	574,135	59,451
100-20-71-5000	Police - Crossing Guards	273,363	267,284	264,740	287,484	274,557	(12,927)
100-20-5005	Police - Out of Class	5,050	4,958	6,165	7,000	7,000	-
100-20-5010	Police - Overtime	912,028	884,565	880,677	853,741	853,741	-
100-20-5015	Police - Uniform stipend	112,100	111,700	113,093	113,600	113,600	-
100-20-5020	Police - Education Stipend	71,000	78,500	78,030	76,500	76,500	-
100-20-5025	Police - Other Stipends	11,760	11,880	20,918	12,500	12,500	-
100-20-5030	Police - Buy back	1,209,223	1,388,225	1,161,669	1,278,396	1,278,874	478
100-20-5035	Police - Benefits	4,820,474	4,920,737	4,960,369	5,229,863	5,339,596	109,733
100-20-5040	Police - Tuition Reimbursement	152,179	118,506	80,529	95,000	42,000	(53,000)
100-20-5045	Police - Pension	1,248,592	1,424,327	16,474,356	16,509,826	1,496,373	(15,013,453)
100-20-5205	Police - Utilities	21,199	26,586	24,343	23,500	27,500	4,000
100-20-5210	Police - Vehicle Gas and Oil	176,390	276,737	255,968	195,000	180,000	(15,000)
100-20-5215	Police - Telephone	171,855	120,804	45,596	66,900	55,920	(10,980)
100-20-5220	Police - Training, dues and publications	103,178	54,304	86,934	80,000	95,000	15,000
100-20-5225	Police - Supplies	44,595	38,313	41,299	46,900	63,100	16,200
100-20-5235	Police - Postage & printing	26,501	23,680	32,820	24,400	30,200	5,800
100-20-5290	Police - Other general expenses	123,487	153,480	174,262	163,503	163,503	-
100-20-5300	Police - Professional Services	-	-	5,247	-	-	-
100-20-5345	Police - Speed photo enforcement	964,992	934,880	978,404	979,365	925,000	(54,365)
100-20-5400	Police - Repairs and maintenance	322,420	376,031	402,410	418,000	371,500	(46,500)
100-20-5405	Police - Copier maintenance	15,049	17,385	15,961	17,000	17,000	-
100-20-5500	Police - Equipment	35,222	102,179	21,792	38,500	45,000	6,500
100-20-5625	Police - Internal service fund	351,438	878,795	873,485	567,198	1,362,132	794,934
100-20-5800	Police - Capital Expenditures	-	-	-	-	-	-
Department Total		$ 24,287,780	$ 25,258,341	$ 40,316,624	$ 40,498,728	$ 27,528,754	$ (12,969,974)

Fire and Police Commission

PROGRAM MANAGER: Commission

PROGRAM DESCRIPTION:

The Board of Fire and Police Commissioners shall consist of three members to be appointed by the Mayor, by and with the consent of Council. The term of office of each member shall be three years and until his or her successor is appointed and qualified, provided that no appointment shall be made by the Mayor within thirty days of the expiration of his or her term of office.

BUDGET SUMMARY:

- This department's other general expenses account varies annually based on the number of police or fire personnel the City will hire in a given year.

City of Berwyn
2020 Budgeted Expenditures by Department
Fire and Police Commission
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-22-5500	Fire and Police Commission - Salaries	$ 20,000	$ 20,000	$ 17,250	$ 20,000	$ 20,000	$ -
100-22-5035	Fire and Police Commission - Benefits	3,619	4,140	4,020	1,343	1,530	187
100-22-5200	Fire and Police Commission- Training, Dues, & Publications	375	1,047	6,350	2,500	2,500	-
100-22-5225	Fire and Police Commission - Supplies	-	-	63	250	250	-
100-22-5235	Fire and Police Commission- Postage & Printing	11	49	39	25	25	-
100-22-5290	Fire and Police Commission - Other General Expenses	509	11,444	8,702	1,250	1,250	-
100-22-5290-10	Fire and Police Commission - Police Testing	7,474	4,181	38,795	32,500	32,500	-
100-22-5290-11	Fire and Police Commission - Pre Employment Physicals	14,540	21,223	17,391	12,500	12,500	-
		-					
Department Total		$ 46,528	$ 62,084	$ 92,610	$ 70,368	$ 70,555	$ 187

City of Berwyn
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For the Fiscal Year Beginning January 1, 2020

Building Department

PROGRAM MANAGER: Building Director

PROGRAM DESCRIPTION:

The Building Department is responsible for the administration and enforcement of City ordinances and building codes which establish minimum requirements for building construction, land use, signage, and property maintenance. The primary purpose of the ordinances is to establish requirements that safeguard public health, safety, sanitation, adequate light and ventilation, energy conservation, and safety from fire and other hazards attributed to the structural environment. Activities associated with the administration and enforcement of these ordinances include but are not limited to reviewing architectural and engineering plans for proposed projects, issuing permits, scheduling permit inspections, processing compliance information, scheduling compliance inspections, scheduling blight inspections, inspecting properties to identify violations and issuing citations for ordinance infractions.

SERVICES:

- Conduct Code Enforcement
- Perform Building and Zoning Review
- Issue Building Permits
- Perform Permit Inspections
- Process Compliance Information
- Respond to FOIA Requests
- Process Blight and Building Adjudication Information

City of Berwyn
2020 Budgeted Expenditures by Department
Building / Neighborhood Affairs
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-24-5000	Building - Salaries	$ 580,687	$ 608,754	$ 609,411	$ 641,098	$ 661,255	$ 20,157
100-24-5010	Building - Overtime	6,160	6,250	8,289	6,250	6,250	-
100-24-5025	Building - Stipends-Other	1,800	2,650	1,706	3,000	3,000	-
100-24-5030	Building - Sick Day Buy Back	13,196	15,309	15,769	23,138	23,138	-
100-24-5035	Building - Benefits	436,201	447,685	384,717	443,088	452,686	9,598
100-24-5205	Building - Utilities	11,086	11,290	11,779	12,000	12,000	-
100-24-5210	Building - Vehicle Gas and Oil	6,326	13,098	12,282	10,000	10,000	-
100-24-5215	Building - Telephone	16,513	14,063	10,718	15,000	15,000	-
100-24-5220	Building - Training, Dues,& Publications	1,085	80	3,569	2,500	2,500	-
100-24-5225	Building - Supplies	14,789	8,921	14,086	14,500	14,500	-
100-24-5235	Building - Postage & Printing	12,789	17,769	12,938	17,000	17,000	-
100-24-5290	Building - Oth Gen Exp/Rodent Abatement	317	230	2,303	1,500	41,500	40,000
100-24-5300	Building - Professional Service	402,854	426,439	375,341	430,000	430,000	-
100-24-5400	Building - Repairs and Maintenance	293,904	179,328	153,160	175,000	150,000	(25,000)
100-24-5405	Building - Copier Maintenance	1,674	1,879	1,739	2,000	2,000	-
100-24-5625	Building - Internal Service Fund	2,054	13,325	11,436	7,426	20,654	13,228
Department Total		$ 1,801,435	$ 1,767,070	$ 1,629,243	$ 1,803,500	$ 1,861,483	$ 57,983

Public Works

PROGRAM MANAGER: Director of Public Works

PROGRAM DESCRIPTION:

The Street Division provides the staff, equipment and materials to operate and maintain most of the public infrastructure in the City of Berwyn. Such infrastructure includes public roadways, signs, alleys, and City-owned lands. Other responsibilities include maintenance to all water/sewer systems, fleet vehicles and select Fire Department equipment.

SERVICES:

- **Administration**
  - Management of 24 FTE employees.
  - Management of the yearly budget for the Street & Fleet Divisions.
  - Coordination of all calls for service and/or repair.
  - Coordinate MFT and CDBG public improvement programs.
  - Monitors construction and utility cuts in the City right-of-way.
  - Supervision of daily operations of all services provided by the Division.
  - Respond to resident questions, inquiries and requests.

- **Street Maintenance**
  - Street patching, repairs, and maintenance.
  - Street striping and signage.
  - Alleyway maintenance.
  - Sweep all City streets.
  - Pickup and discard dead animals and trash from City right-of-way.

- **Forestry**
  - Maintain City owned urban forest.
  - Tree City USA for over 25 consecutive years.
  - Remove dead, dying or diseased trees.
  - Coordinate the replanting of trees within the city owned right-of-way.

- **Ice and Snow Control**
  - Provide prompt quality response for snow and ice issues to maintain safe vehicular travel.

- **Turf Maintenance**
  - Cut grass and weeds in public areas.

Public Works

- **Traffic and Parking Control**
  - Coordinate all traffic control and signage.
  - Conduct traffic and safety studies.
  - Installation, repair and replacement of street signs and posts.
  - Install and maintain all roadway and parking pavement markings and markers.
  - Install and repair parking meters.

- **Fleet Maintenance**
  - Maintenance and repair of all Public Works vehicles and equipment as well as Police, Building, Parking and select Fire Department vehicles.
  - Maintenance of City fueling station.

- **Public Works Building**
  - Maintain grounds at Public Works facilities.
  - Storage of equipment and materials for Public Works and other departments.

- **Work for Other Departments**
  - Provide signage, manpower and cleanup for parades, block parties and special events.
  - Cleanup of debris and trash due to accidents or ordinance violations.
  - Assist elsewhere when requested.

City of Berwyn
2020 Budgeted Expenditures by Department
Public Works
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-26-35-5000	Streets - Salaries	$ 1,562,008	$ 1,495,626	$ 1,464,555	$ 1,587,760	$ 1,773,325	$ 185,565
100-26-35-5010	Streets - Overtime	40,265	76,653	70,788	98,000	98,000	-
100-26-35-5015	Streets - Uniform stipend	28,040	19,673	19,258	23,100	23,100	-
100-26-35-5025	Streets - Other stipend	390	390	18,330	750	750	-
100-26-35-5030	Streets - Sick day buyback	22,693	80,442	82,855	50,000	50,000	-
100-26-35-5035	Streets - Benefits	858,539	820,845	774,596	826,212	838,843	12,631
100-26-35-5205	Streets - Utilities	13,302	20,590	17,915	18,500	18,500	-
100-26-35-5210	Streets - Vehicle gas & oil	61,054	108,233	110,906	86,000	95,000	9,000
100-26-35-5215	Streets - Telephone	3,889	1,297	7,108	3,500	3,500	-
100-26-35-5215	Streets - Training, dues, & publications	4,528	13,988	30,383	5,500	20,500	15,000
100-26-35-5225	Streets - Supplies	177,828	131,662	145,406	144,450	144,450	-
100-26-35-5235	Streets - Postage & printing	16,095	6,689	6,040	10,000	10,000	-
100-26-35-5290	Streets - Other general expenses	4,967	83,623	6,959	5,000	5,000	-
100-26-35-5300	Streets - Professional services	924,773	451,116	492,115	590,000	590,000	-
100-26-35-5400	Streets - Repairs and maintenance	505,643	371,868	403,588	372,000	372,000	-
100-26-35-5405	Streets - Copier maintenance	1,116	1,386	1,250	1,400	1,400	-
100-26-35-5500	Streets - Equipment	3,200	-	1,384	2,500	2,500	-
100-26-35-5505	Streets - Equipment lease	134,491	56,910	56,910	135,000	135,000	-
100-26-35-5625	Streets - Internal service fund	19,139	61,085	57,645	37,432	94,682	57,250
100-26-35-5800	Streets - Capital Outlay	2,643,191	-	22,400	-	99,000	99,000
	Total Streets	$ 7,025,151	$ 3,802,076	$ 3,790,391	$ 3,997,104	$ 4,375,550	$ 378,446
100-26-37-5000	Fleet - Salaries	$ 66,400	$ 67,330	$ 68,123	$ 68,353	$ 72,330	$ 3,977
100-26-37-5010	Fleet - Overtime	3,174	6,110	6,774	4,500	4,500	-
100-26-37-5015	Fleet - Uniform stipend	545	526	637	1,000	1,000	-
100-26-37-5025	Fleet - Other stipend	-	-	989	450	450	-
100-26-37-5030	Fleet- Sick day buyback	-	257	264	2,000	2,000	-
100-26-37-5035	Fleet - Benefits	31,873	36,776	35,857	36,154	36,337	183
100-26-37-5210	Fleet - Vehicle gas & oil	6,596	6,207	790	9,000	9,000	-
100-26-37-5225	Fleet - Supplies	134,276	150,372	160,477	142,000	142,000	-
100-26-37-5235	Fleet - Postage & printing	419	290	1,357	-	-	-
100-26-37-5290	Fleet - Other general expenses	-	-	1,484	-	2,500	2,500
100-26-37-5300	Fleet - Professional services	54,117	50,524	40,592	45,000	45,000	-
100-26-37-5400	Fleet - Repairs and maintenance	8,388	51,571	6,617	73,500	73,500	-
100-26-37-5500	Fleet - Equipment	-	-	-	2,500	2,500	-
100-26-37-5625	Fleet - Internal service fund	515	2,178	1,999	1,298	3,376	2,078
	Total Fleet	$ 306,303	$ 372,141	$ 325,960	$ 385,755	$ 394,493	$ 8,738
Department Total		$ 7,331,454	$ 4,174,217	$ 4,116,351	$ 4,382,859	$ 4,770,043	$ 387,184

Zoning Board

PROGRAM MANAGER: Board Chairman

PROGRAM DESCRIPTION:

The Zoning Board schedules and holds hearings in matters wherein citizens of the City are appealing a decision of the Building Department involving requests for variations from the terms of the Zoning Code, establishment of a conditional use or change in a non-conforming use. All decisions with four (4) or more votes in favor or against, are submitted to the City Council with a resolution, a specific recommendation, and if applicable, an ordinance. If less than four (4) votes are made for or against, the board makes no recommendation. The City Council makes the final decision in all such matters as described above.

The Board can reverse, affirm (wholly or partly), modify or amend any order or decision of a City Official in regard to matters that do not involve a variation, conditional use or non-conforming use; and also may make decisions in regard to the interpretation of the Zoning Code. In these matters, the Board has the powers of the City Official from whom the appeal is taken and the decision is final.

The Board can also hold special hearings as requested by the City Council involving the Zoning Code. The Chairman is responsible for publishing notices of meetings, and is available to give instructions as to procedures of the Board, render legal opinions, and make recommendations for amendments to the Zoning Code.

City of Berwyn
2020 Budgeted Expenditures by Department
Zoning Board
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-28-5000	Zoning - Salaries	$ 5,653	$ 8,745	$ 7,155	$ 6,360	$ 6,360	$ -
100-28-5035	Zoning - Benefits	412	669	547	487	487	-
100-28-5235	Zoning - Postage & printing	557	-	-	3,000	3,000	-
100-28-5290	Zoning - Other general expenses	2,910	-	-	6,000	6,000	-
		-					
Department Total		$ 9,532	$ 9,414	$ 7,702	$ 15,847	$ 15,847	$ -

Committee and Planning

PROGRAM MANAGER: Mayor and City Council

PROGRAM DESCRIPTION:

The Committee and Planning Department of the City of Berwyn is where economic development expenditures to third parties are recorded. This department does not support any employees.

SERVICES:

Within this department the City records the following:

- Donations to other organizations
- Non-TIF related Berwyn Development Corporation fees
- Regional Housing Authority expenditures
- Utility tax rebates to other taxing units

City of Berwyn
2020 Budgeted Expenditures by Department
Committee and Planning
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-30-5105	Community Programs	$ 885	$ 2,276	$ 1,667	$ 3,500	$ 3,500	$ -
100-30-5105-04	West Central Municipal Conference	25,362	25,362	25,362	26,000	26,000	-
100-30-5105-05	Berwyn Historic Preservation Commission	1,050	-	334	5,000	2,500	(2,500)
100-30-5105-06	Utility Tax Rebate	84,810	75,212	47,444	85,000	85,000	-
100-30-5105-08	Berwyn Historical Society	10,000	10,000	10,300	5,000	5,000	-
100-30-5105-10	North Berwyn Park District	-	-	-	-	-	
100-30-5105-30	BDC Admin Fee	86,200	86,000	86,000	86,000	86,000	-
100-30-5290	Committee & Planning - Other general expenses	2,504	3,225	1,205	4,500	4,500	-
Department Total		$ 210,811	$ 202,075	$ 172,312	$ 215,000	$ 212,500	$ (2,500)

Recreation Department

PROGRAM MANAGER: Director of Recreation

PROGRAM DESCRIPTION:

The City of Berwyn provides comprehensive community-wide parks and recreation services through the Recreation Department with policies and budget development determined by the Mayor and the City council. The Recreation Department is committed to the effective and responsible management of parks, open space, facilities and resources to satisfy the recreational needs of the community; and to deliver quality, benefit-based leisure services and programs that meet the varied needs and interests of the community in a cooperative, innovative, and responsive manner.

The Recreation Department is responsible for providing year round recreational programs and activities for all age groups. These include community special events, athletic programs, sports camps, day care camps, tot programs, swimming programs, adult athletic programs, family events, and senior adult activities. In addition, the Recreation Department collaborates with and assists many Berwyn groups, organizations, and clubs to provide recreation services throughout the community.

The Recreation Department is responsible for six park sites, one Olympic sized swimming pool, and a recreation center. Major responsibilities include routine maintenance of resources, facilities, and equipment, including and providing support services for recreation programs; and park improvements and development.

City of Berwyn
2020 Budgeted Expenditures by Department
Recreation
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-32-5000	Recreation - Salaries	$ 883,492	$ 809,706	$ 762,821	$ 850,000	$ 850,000	$ -
100-32-5010	Recreation - Overtime	-	-	-	-	-	-
100-32-5030	Recreation - Sick day buy back	11,914	12,274	12,642	13,273	13,273	-
100-32-5035	Recreation - Benefits	279,897	257,344	234,895	251,140	257,481	6,341
100-32-5100	Recreation - Special events	65,148	60,220	63,082	65,000	80,000	15,000
100-32-5105	Recreation - Community programs	-	-	243	-	-	-
100-32-5205	Recreation - Utilities	27,933	28,485	31,626	28,000	35,000	7,000
100-32-5210	Recreation - Vehicle Gas and Oil	10,416	15,884	16,372	13,000	13,000	-
100-32-5215	Recreation - Telephone	8,282	8,217	8,793	8,000	10,000	2,000
100-32-5220	Recreation - Training, dues, & publications	2,747	2,057	1,575	2,500	2,500	-
100-32-5225	Recreation - Supplies	115,610	99,303	117,807	115,000	115,000	-
100-32-5235	Recreation - Postage & printing	701	228	218	2,000	2,000	-
100-32-5290	Recreation - Other general expenses	63,565	81,532	71,532	65,000	70,000	5,000
100-32-5300	Recreation - Professional Services	16,441	10,539	5,325	20,000	20,000	-
100-32-5400	Recreation - Repairs and maintenance	138,829	139,662	225,334	155,000	160,000	5,000
100-32-5405	Recreation - Copier maintenance	1,166	1,335	1,286	1,300	800	(500)
100-32-5500	Recreation - Equipment	-	-	218	-	-	-
100-32-5625	Recreation - Internal service fund	7,106	23,125	21,862	14,196	35,844	21,648
100-32-5800	Recreation - Capital outlay	-	-	4,549	-	15,000	15,000
Department Total		$ 1,633,247	$ 1,549,911	$ 1,580,180	$ 1,603,409	$ 1,679,898	$ 76,489

Community Relations

PROGRAM MANAGER: Community Relations Director

PROGRAM DESCRIPTION:

The Community Relations Director along with the Commissioners work to promote equal opportunity in employment, housing and access to public accommodations, combat unlawful discrimination and to enforce the Community Relations Ordinance.

Persons who believe they have been discriminated against may file a complaint within one year of the alleged violation.

The Community Relations Ordinance and its policy is further outlined in the City of Berwyn's Code of Ordinances, Chapter 620

SERVICES:

The Community Relations Director is available to attend meetings as a representative of the Community Relations Commission as well as answers questions pertaining to City services.

City of Berwyn
2020 Budgeted Expenditures by Department
Community Relations
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-34-5000	Community Relations - Salaries	$ 5,000	$ 5,000	$ 4,615	$ 5,000	$ 5,000	$ -
100-34-5035	Community Relations - Benefits	383	383	353	383	383	-
100-34-5290	Community Relations - Other general expenses	-	-	-	1,400	1,400	-
Department Total		$ 5,383	$ 5,383	$ 4,968	$ 6,783	$ 6,783	$ -

Senior Services

The Senior Services department takes on various senior programs including snow removal, lawn care services, the City's handy man program, and PACE transporting services. Revenues include grant funding for senior programs and nominal fees received for assistance.

City of Berwyn
2020 Budgeted Expenditures by Department
Senior Services
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
100-46-5000	Senior Services - Salaries	$ 183,558	$ 210,585	$ 238,520	$ 247,474	$ 260,959	$ 13,485
100-46-5000	Senior Services - Overtime	588	1,737	2,759	1,000	500	(500)
100-46-5030	Senior Services - Stipends- Other	750	1,200	1,200	1,200	800	(400)
100-46-5030	Senior Services - Sick Day Buy Back	5,124	4,193	3,557	3,750	5,000	1,250
100-46-5035	Senior Services - Benefits	92,010	76,803	77,950	84,304	84,978	674
100-46-5100-03	Senior Services - Special Events Senior Breakfast	5,960	7,350	6,847	7,400	7,400	-
100-46-5210	Senior Services - Vehicle Gas & Oil	15,088	27,564	20,941	17,500	20,000	2,500
100-46-5215	Senior Services - Telephone	3,154	3,784	4,471	4,000	3,500	(500)
100-46-5225	Senior Services - Supplies	430	1,271	916	1,000	500	(500)
100-46-5235	Senior Services - Postage & Printing	5,069	6,925	7,312	6,000	7,000	1,000
100-46-5290	Senior Services - Other General Expenses	485	492	258	500	2,500	2,000
100-46-5300	Senior Services - Professional Services	1,907	1,504	2,835	1,750	2,000	250
100-46-5400	Senior Services - Repairs & Maintenance	78,325	98,185	104,446	96,000	95,000	(1,000)
100-46-5405	Senior Services - Copier Maintenance	832	1,024	917	1,050	1,000	(50)
100-46-5505	Senior Services - Equipment Lease	6,520	5,500	7,726	6,000	72,000	66,000
100-46-5625	Senior Services - Internal Service Fund charges	2,830	8,114	7,803	5,067	12,577	7,510
Department Total		$ 402,630	$ 456,231	$ 488,458	$ 483,995	$ 575,714	$ 91,719

City of Berwyn
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Annual Budget

For the Fiscal Year Beginning January 1, 2020

Other City Departments

The following department is also included in the City's General Fund. This department represents other statutory expenditures that are City-wide costs. The City's general administration is responsible for monitoring expenditures within this department.

City of Berwyn
2020 Budgeted Expenditures by Department
Statutory
12/31/2020

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Benefits	To be allocated to various departments:						
100-17-5035	Benefit Pool	$ 64,760	$ 103,370	$ 215,087	$ 7,000	$ 7,000	$ -
100-17-5290	Other General Expenses	(41,936)	13,815	11,835	5,000	5,000	-
100-17-5300-01	Auditing & Actuarial expense	46,902	52,013	55,969	52,144	52,144	-
100-17-5300-09	Payroll Services	-	-	-	-	-	
100-17-5300-10	New World Maintenance	43,086	42,892	45,036	45,850	45,850	-
100-17-5705	Interest on LOC	-	-	-	-	-	
100-17-5710	Bad debt expense	5,778	5,155	-	3,500	3,500	-
Department Total		$ 118,590	$ 217,245	$ 327,927	$ 113,494	$ 113,494	$ -

City of Berwyn
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For the Fiscal Year Beginning January 1, 2020

Library

This fund is used to account for the spending of funds for the operations of the Berwyn Public Library. The Berwyn Public Library is administered by a nine member board appointed by the City's Mayor, with the advice and consent of City Council.

Library

PROGRAM MANAGER:

Director of Library Services

PROGRAM DESCRIPTION:

The Berwyn Public Library is a driving force behind a vibrant and diverse community. The Berwyn Public Library (BPL) supports our community by:

- Providing a welcoming and accessible environment in which all individuals receive professional service and assistance in fulfilling their educational, research, literacy and entertainment needs.
- Educating and empowering the public through the preservation and distribution of timely and accurate information as guided by the Principles of Intellectual Freedom.
- Offering people of all ages and backgrounds a stimulating environment in which to discover a love of lifelong learning.

The Library offers dynamic service-oriented programs and services and participates in creating a literate public by offering a place where adults can learn and practice new skills and children are given opportunities to interact with books and enjoy stories.

SERVICES:

Public libraries provide equal access to information of all kinds. In fact, libraries are among the first American institutions immigrants turn to for help in learning how to read, write and speak English. Under a literacy umbrella, BPL offers direct literacy programming, curriculum support, and hosts community organizations offering literacy services.

City of Berwyn
Library Fund
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues							
205-40-4000	Library - Property Tax Revenue	$ 3,384,315	$ 3,336,784	$ 3,370,977	$ 3,392,808	$ 3,392,808	$ -
205-40-4350	Library - Book Fines	19,738	14,297	11,021	16,000	16,000	-
205-40-4400	Library - Grant Revenue	-	4,999	50,000	20,000	25,000	5,000
205-40-4415	Library - Copier Revenue	10,958	12,942	14,765	13,000	13,000	-
205-40-4420	Library - Per Capita Revenue	-	114,812	-	70,821	70,821	-
205-40-4430	Library - Building Revenue	5,347	9,738	12,810	7,000	7,000	-
205-40-4800	Library - Interest Income	2,565	4,147	4,374	750	750	-
	Total Library Revenues	3,422,923	3,497,719	3,463,947	3,520,379	3,525,379	5,000
Expenditures							
205-40-5000	Library - Salaries	$ 1,419,988	$ 1,441,602	$ 1,579,342	$ 1,681,659	$ 1,857,110	$ 175,451
205-40-5010	Library - Overtime	756	58	78	2,000	2,000	-
205-40-5025	Library - Stipends Other	2,300	3,650	3,800	4,200	4,200	-
205-40-5030	Library - Sick Day Buy Back	29,092	32,499	20,524	17,500	35,000	17,500
205-40-5035	Library - Benefits	768,352	805,842	806,420	895,901	906,315	10,414
205-40-5040	Library - Tuition Reimbursement	-	-	7,063	10,000	15,000	5,000
205-40-5105	Library - Community Programs	24,933	42,480	37,381	31,000	30,000	(1,000)
205-40-5200-09	Library - Director Expense	104	350	40	800	800	-
205-40-5200-10	Library - Board Expense	21,536	368	1,600	10,000	10,000	-
205-40-5205	Library - Utilities	12,049	14,500	14,467	14,000	14,000	-
205-40-5210	Library - Vehicle Gas & Oil	180	260	99	1,500	500	(1,000)
205-40-5215	Library - Telephone	28,188	22,143	21,850	22,000	22,000	-
205-40-5220	Library - Training, Dues, & Publications	11,213	9,478	22,560	18,800	24,000	5,200
205-40-5225	Library - Supplies	46,992	57,369	127,672	67,000	108,800	41,800
205-40-5235	Library - Postage & Printing	1,940	878	1,027	2,500	1,800	(700)
205-40-5245	Library - Books	219,442	258,564	255,597	253,500	273,500	20,000
205-40-5250	Library - Audio Visual	34,530	37,970	37,605	40,500	39,000	(1,500)
205-40-5255	Library - Periodicals	4,902	13,214	13,297	16,660	18,000	1,340
205-40-5290	Library - Other General Expenses	16,961	15,262	14,351	20,000	25,000	5,000
205-40-5400	Library - Repairs & Maintenance	127,693	143,647	129,315	150,000	150,000	-
205-40-5520	Library - Computer System	34,651	38,881	46,265	60,000	60,000	-
205-40-5525	Library - Computer Support Databases	59,321	12,065	25,056	67,000	67,000	-
205-40-5625	Library - Internal Service Fund Charge	4,785	22,036	21,412	13,904	21,551	7,647
205-40-5660	Library - Promotions	10,668	12,234	15,774	22,400	18,800	(3,600)
205-40-5665	Library - Reciprocal Borrowing	2,347	437	530	1,800	1,500	(300)
205-40-5800	Library - Capital Improvement	7,780	97,911	453,533	397,500	230,000	(167,500)
	Total Library Expenditures	2,890,703	3,083,698	3,656,658	3,822,124	3,935,876	113,752
	Revenues Less Expenditures	532,220	414,021	(192,711)	(301,745)	(410,497)	$ (108,752)
	Fund Balance Beginning	966,546	1,498,766	1,912,787	1,912,787	1,720,076	
	Projected Ending Fund Balance	$ 1,498,766	$ 1,912,787	$ 1,720,076	$ 1,611,042	$ 1,309,579	

City of Berwyn
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For the Fiscal Year Beginning January 1, 2020

Community Development

This fund is used to account for the revenues and expenditures incurred under the City's Community Development Block Grant (CDBG) program. Revenues are received from the Federal Department of Housing and Urban Development (HUD).

Community Development

PROGRAM MANAGER: Director of Community Development

PROGRAM DESCRIPTION:

Administer Community Development Block Grant funds according to federally mandated guidelines required By HUD

SERVICES:

- To provide 15% of allocated funds to Public Service Agencies, through a sub-recipient agreement (as approved by City Council), their monitoring and their reporting as required.
- Provide a Single Family Rehabilitation Program to those residents of Berwyn who qualify under the Federal guidelines.
- Provide the City of Berwyn funds for infrastructure modifications with the federally designated low-mod population areas.

City of Berwyn
Community Development Fund
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues							
210-4400	Grant Income	$ 1,531,252	$ 1,241,957	$ 1,528,538	$ 1,528,701	$ 1,176,799	$ (351,902)
210-4405	Loan Repayments	18,090	73,276	143,563	-	64,782	64,782
210-4800	Interest Income	22	38	105	-	-	-
210-4900	Transfer From Other Funds	75,000	70,033	-	24,192	-	(24,192)
	Total Community Development Revenues	1,624,364	1,385,305	1,672,206	1,552,893	1,241,581	(311,312)
Expenditures							
	Public Works						
210-26-5400	Public Works - Repairs & Maintenance	$ 885,355	$ -	$ -	$ -	$ -	$ -
210-26-5400-02	Public Works - Repairs & Maintenance Street/Sidewalk	140,000	-	-	-	-	-
	Total Public Works	1,025,355	-	-	-	-	-

City of Berwyn
Community Development Fund
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
	Administration						
210-42-5000	Community Development - Salaries	$ 147,572	$ 156,376	$ 156,798	$ 156,797	$ 163,627	$ 6,830
210-42-5025	Community Development - Stipends Other	2,200	1,300	1,200	1,200	1,200	-
210-42-5030	Community Development - Sick Day Buy Back	6,265	5,357	6,322	7,209	7,656	447
210-42-5035	Community Development - Benefits	97,743	99,756	93,990	100,278	101,467	1,189
210-42-5205	Community Development - Utilities	1,860	2,758	3,242	750	-	(750)
210-42-5210	Community Development - Vehicle Gas & Oil	271	-	-	-	-	-
210-42-5215	Community Development - Telephone	936	1,684	738	1,500	1,200	(300)
210-42-5220	Community Development - Training, Dues, & Publications	2,872	-	1,733	3,650	3,650	-
210-42-5225	Community Development - Supplies	618	1,045	389	1,500	600	(900)
210-42-5235	Community Development - Postage & Printing	1,168	3,873	640	1,500	1,300	(200)
210-42-5290	Community Development - Other General Expenses	8	77	3,106	188	188	-
210-42-5300	Community Development - Professional Services	47,864	26,493	1,305	34,400	26,802	(7,598)
210-42-5400	Community Development - Repairs & Maintenance	27,912	863,608	743,251	1,159,477	842,601	(316,876)
210-42-5405	Community Development - Copier Maintenance	1,071	1,213	908	600	600	-
210-42-5625	Community Development - Internal Service Fund	2,489	13,244	10,124	6,574	10,190	3,616
210-42-5895	Community Development - Contingency	342,622	355	-	-	-	-
210-42-5710	Community Development - Bad Debt Expense	18,699	-	-	-	-	-
210-42-5800-10	Community Development - Capital Outlay						
210-5900	Community Development - Transfer to Other Funds						
	Total Administration	702,170	1,177,139	1,023,746	1,475,623	1,161,081	(314,542)
	Program Expenditures						
210-42-5105	Community Development - Community Programs	$ 135,038	$ 151,866	$ 157,961	$ 77,270	$ 80,500	$ 3,230
	Total Community Development Expenditures	1,862,563	1,329,005	1,181,707	1,552,893	1,241,581	(311,312)
	Revenues Less Expenditures	(238,199)	56,300	490,499	-	-	$ -
	Fund Balance Beginning	(76,441)	(314,640)	(258,340)	(258,340)	232,159	
	Projected Ending Fund Balance	$ (314,640)	$ (258,340)	$ 232,159	$ (258,340)	$ 232,159	

Foreign Fire Fund

This fund accounts for the proceeds and spending of the foreign fire insurance tax. This fund is administered by the City's Foreign Fire Insurance Board. The board consists of the City's Fire Chief and three officers elected by the City's fire department staff. Funds must be used for the benefit of the Fire Department.

PROGRAM MANAGER: Foreign Fire Tax Board

PROGRAM DESCRIPTION:

The Berwyn Foreign Fire Tax Board shall consist of five members to be elected by the members of the Berwyn Fire Department. The offices shall consist of a President, Secretary-Treasurer and three Trustees (one from each shift). The terms of each office shall be two years and elections shall be staggered.

BUDGET SUMMARY:

The Foreign Fire Tax Board's general expense account varies annually based on the dollar amount collected by the Illinois Municipal League.

City of Berwyn
Foreign Fire Fund
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues							
255-4055	Foreign Fire - Insurance Tax	$ 49,327	$ 50,318	$ 50,752	$ 57,000	$ 52,000	$ (5,000)
255-4800	Foreign Fire - Interest Income	7	2	-	-	-	-
	Total Foreign Fire Revenues	49,334	50,320	50,752	57,000	52,000	(5,000)
Expenditures							
255-5220	Foreign Fire - Training, Dues, & Publications	$ -	$ 750	$ 8,000	$ 9,000	$ 9,000	$ -
255-5225	Foreign Fire - Supplies	2,651	7,281	7,000	7,000	7,000	-
255-5290	Foreign Fire - Other General Expenses	4,202	5,848	5,000	5,000	5,000	-
255-5400	Foreign Fire - Repairs	1,112	2,172	4,000	6,000	6,000	-
255-5500	Foreign Fire - Equipment	33,605	17,742	24,000	20,000	22,000	2,000
255-5800	Foreign Fire - Capital	20,000	9,595	1,751	10,000	3,000	(7,000)
	Total Foreign Fire Expenditures	61,570	43,388	49,751	57,000	52,000	(5,000)
	Revenues Less Expenditures	(12,236)	6,932	1,001	-	-	$ -
	Fund Balance Beginning	66,369	54,133	61,065	61,065	62,066	
	Projected Ending Fund Balance	$ 54,133	$ 61,065	$ 62,066	$ 61,065	$ 62,066	

Motor Fuel Tax Fund

This fund is used to account for the proceeds received from the State for the City's share of motor fuel taxes. Spending within this fund is restricted by state regulations. Generally speaking, expenditures are for the maintenance and improvement of City streets. The City annually prepares a plan for the subsequent year's spending which is then submitted to the state for approval.

City of Berwyn
Motor Fuel Tax Fund
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues							
215-4410	MFT - State Allotment	1,465,605	1,511,320	1,868,823	1,700,000	1,992,900	292,900
215-4800	MFT - Interest Income	24,216	55,087	28,417	35,000	45,000	10,000
	Total MFT Revenues	1,489,821	1,566,407	1,897,240	1,735,000	2,037,900	302,900
Expenditures							
215-5205	MFT - Utilities	$ 336,671	$ 416,931	$ 372,133	$ 366,000	$ 366,000	$ -
215-5225-05	MFT - Rock Salt	147,006	168,993	170,837	247,000	239,400	(7,600)
215-5300	MFT - Professional services	3,369	183,761	91,824	58,012	77,500	19,488
215-5400	MFT - Repair & Maintenance	8,193	-	-	-	-	-
215-5400-02	MFT - Repair & Maintenance Street/Sidewalk	-	-	614,449	417,000	800,000	383,000
215-5400-03	MFT - Repair & Maintenance Traffic Control	363,299	468,935	397,006	388,722	510,000	121,278
215-5800	MFT - Capital Projects (Project Construction)	560,200	-	-	218,000	-	(218,000)
	Total MFT Expenditures	1,418,738	1,238,620	1,646,249	1,694,734	1,992,900	298,166
	Revenues less Expenditures	71,083	327,787	250,991	40,266	45,000	$ 4,734
	Fund Balance Beginning	1,655,467	1,726,550	2,054,337	2,054,337	2,305,328	
	Projected Ending Fund Balance	$ 1,726,550	$ 2,054,337	$ 2,305,328	$ 2,094,603	$ 2,350,328	

South Berwyn Corridor
Tax Increment Financing District

This fund is used to accumulate tax increment generated by the South Berwyn TIF district. The increment must be used for redevelopment costs within the geographical boundaries of the district and expenditures as outlined in the project plan. The district was created on January 28, 1997. The daily activities of the district are administered by the Berwyn Development Corporation and overseen by the City.

City of Berwyn
South Berwyn TIF Fund
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues							
220-4000	Property Taxes - South Berwyn TIF	$ 641,784	$ 941,475	$ 988,351	$ 929,192	$ 1,184,742	$ 255,550
220-4800	Interest Income	449	453	956	-	-	-
	Total South Berwyn TIF Revenues	642,233	941,928	989,307	929,192	1,184,742	255,550
Expenditures							
220-5200	TIF Management Services - BDC	$ 76,860	$ 94,997	$ 120,294	$ 114,654	$ 292,253	$ 177,599
220-5700	Sedgwick Project Installment Note - Principal	155,161	155,161	-	-	-	-
220-5705	Sedgwick Project Installment Note - Interest	15,130	5,819	-	-	-	-
220-5800	South Berwyn Corridor TIF - Expenses	87,417	23,092	86,259	123,334	396,122	272,788
220-5900	Transfer to Bond & Interest for Garage Debt	455,079	454,679	536,054	536,167	536,167	-
	Total South Berwyn TIF Expenditures	789,647	733,748	742,607	774,155	1,224,542	450,387
	Revenues less Expenditures	(147,414)	208,180	246,700	155,037	(39,800)	$ (194,837)
	Fund Balance Beginning	(185,769)	(333,183)	(125,003)	(125,003)	121,697	
	Projected Ending Fund Balance	$ (333,183)	$ (125,003)	$ 121,697	$ 30,034	$ 81,897	

Harlem Avenue
Tax Increment Financing District

This fund is used to accumulate tax increment generated by the Harlem Avenue TIF district. The increment must be used for redevelopment costs within the geographical boundaries of the district and expenditures as outlined in the project plan. The district was created on January 1, 2012. The daily activities of the district are administered by the Berwyn Development Corporation and overseen by the City.

City of Berwyn
Harlem TIF
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues							
223-4000	Property Taxes - Harlem Ave.	$ 725,304	$ 1,086,749	$ 696,910	$ 1,119,351	$ 1,500,000	$ 380,649
223-4800	Interest Income	719	755	1,197	-	-	-
	Total Harlem TIF Revenues	726,023	1,087,504	698,107	1,119,351	1,500,000	380,649
Expenditures							
223-5200	TIF Management Services - BDC	$ 235,156	$ 353,193	$ 695,183	$ 663,845	$ 370,021	$ (293,824)
223-5700	TIF Principal Expenses	98,843	103,272	107,800	109,089	112,736	3,647
223-5705	TIF Interest Expenses	74,320	69,891	65,363	64,074	60,427	(3,647)
223-5800	Harlem Avenue - TIF Expenses	105,266	61,515	246,939	300,471	755,014	454,543
	Total Harlem TIF Expenditures	513,585	587,871	1,115,285	1,137,479	1,298,198	160,719
	Revenues less Expenditures	212,438	499,633	(417,178)	(18,128)	201,802	$ 219,930
	Fund Balance Beginning	(512,565)	(300,127)	199,506	199,506	(217,672)	
	Projected Ending Fund Balance	$ (300,127)	$ 199,506	$ (217,672)	$ 181,378	$ (15,870)	

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

Roosevelt Road
Tax Increment Financing District

This fund is used to accumulate tax increment generated by the Roosevelt Road TIF district. The increment must be used for redevelopment costs within the geographical boundaries of the district and expenditures as outlined in the project plan. The district was created on January 28, 1997. The daily activities of the district are administered by the Berwyn Development Corporation and overseen by the City.

City of Berwyn
Roosevelt TIF
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues							
230-4000	Property Taxes - Roosevelt Road	$ 557,520	$ 587,896	$ 564,922	$ 605,533	$ 761,006	$ 155,473
230-4800	Interest Income	341	725	509	-	-	-
	Total Roosevelt TIF Revenues	557,861	588,621	565,431	605,533	761,006	155,473
Expenditures							
230-5200	TIF Management Services - BDC	$ 182,386	$ 281,310	$ 3,273	$ -	$ 187,726	$ 187,726
230-5705	TIF Interest Expenses	-	47,500	15,000	15,000	15,000	-
230-5800	Roosevelt Road - TIF Expenses	-	362,148	87,576	123,334	143,861	20,527
230-5900	Transfer to Bond and Interest	282,619	277,434	293,395	293,395	286,825	(6,570)
	Total Roosevelt TIF Expenditures	465,005	968,392	399,244	431,729	633,412	201,683
	Revenues less Expenditures	92,856	(379,771)	166,187	173,804	127,594	$ (46,210)
	Fund Balance Beginning	289,634	382,490	2,719	2,719	168,906	
	Projected Ending Fund Balance	$ 382,490	$ 2,719	$ 168,906	$ 176,523	$ 296,500	

Capital Projects Fund

The City has established a Capital Projects Fund. This fund was established to account for the proceeds from various bond issuances. The attached budget represents an annualized department budget for all expenditures which are anticipated to be funded with debt proceeds.

City of Berwyn
Capital Projects Fund
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues							
400-16-4250	Grant Revenue	$ -	$ 35,056	$ -	$ -	$ -	$ -
400-26-4250	Public Works - Reimbursements	-	225,000	-	-	-	-
400-4800	Interest Income	2,448	3,255	3,187	-	-	-
	Total Capital Projects Revenues	2,448	263,311	3,187	-	-	-
Expenditures							
400-16-5800	IT Capital	$ -	$ 10,073	$ -	$ -	$ -	$ -
400-18-5800	Fire Capital	158,042	-	39,342	130,000	265,000	135,000
400-18-5800-10	16th Street Fire Station	-	-	-	-	-	
400-20-5800	Police Capital	346,550	233,811	24,655	209,500	290,808	81,308
400-26-5800	Public Works Capital	-	59,551	-	310,500	310,500	-
400-26-5800-31	Capital Outlay 2012 Bond Issue	26,208	-	-	-	-	-
400-32-5800	Recreation Capital	29,556	-	-	100,000	100,000	-
	Total Capital Projects Expenditures	560,356	303,435	63,997	750,000	966,308	216,308
	Revenues Less Expenditures	(557,908)	(40,124)	(60,810)	(750,000)	(966,308)	$ (216,308)
	Net Assets Beginning	1,625,150	1,067,242	1,027,118	1,027,118	966,308	
	Projected Ending Net Assets	$ 1,067,242	$ 1,027,118	$ 966,308	$ 277,118	$ -	

Debt Service Fund

The Debt Service Fund is used to accumulate resources for the repayment of the City's long-term obligations, including general obligation debt. As a home-rule municipality, the City is not subject to debt limits.

City of Berwyn
Debt Service Fund
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues							
300-4000	Bond & Interest - Property Tax Revenue	$ 6,479,576	$ 6,848,972	$ 7,340,216	$ 7,103,161	$ 7,603,161	$ 500,000
300-4800	Interest Income	1,412	3,156	980	1,000	1,000	-
300-4915	Bond/Line of Credit Proceeds	-	15,000,000	-	-	3,850,000	3,850,000
300-4900	Transfer from Other Funds	4,033,814	5,176,014	2,319,322	2,205,370	822,897	(1,382,473)
	Total Debt Service Revenues	10,514,802	27,028,142	9,660,518	9,309,531	12,277,058	2,967,527
Expenditures							
300-5200	Administrative Expenses	$ 66,790	$ 100,148	$ 128,065	$ 115,000	$ 100,000	$ (15,000)
300-5700	Principal Expense	-	152,839	143,444	156,440	157,649	1,209
300-5705	Interest Expense	21,233	67,823	131,307	7,999	2,777	(5,222)
300-5700-02	Principal G.O. Bonds Series 1999/2009 Series	1,965,000	2,055,000	-	-	-	-
300-5705-02	Interest G.O. Bonds Series 1999/2009 Series	160,800	82,200	-	-	-	-
300-5705-07	Interest G.O. Bond Series 2007A	439,931	400,750	45,000	-	45,000	45,000
300-5700-08	Principal G.O. Bond Series 2007B	1,675,000	1,760,000	2,875,000	2,657,875	2,905,000	247,125
300-5705-08	Interest G.O. Bond Series 2007B	969,643	874,001	554,972	772,096	388,509	(383,587)
300-5700-09	Principal G.O. Bond Series 2008	-	85,000	-	-	-	-
300-5705-09	Interest G.O. Bond Series 2008	360,273	360,273	92,400	-	92,400	92,400
300-5705-10	Interest G.O. Bonds Series 2009	16,388	16,388	16,388	16,388	16,388	-
300-5700-11	Principal G.O. Bonds Series 2010	175,000	175,000	200,000	200,000	3,850,000	3,650,000
300-5705-11	Interest G.O. Bonds Series 2010	374,969	367,969	376,125	362,500	381,750	19,250
300-5700-12	Principal G.O. Bonds Series 2011						
300-5705-12	Interest G.O. Bonds Series 2011	235,350	235,350	235,350	235,350	235,350	-
300-5705-13	Interest G.O. Bonds Series 2012	277,595	277,595	277,595	277,595	277,595	-
300-5705-14	Interest G.O. Bonds Series 2013A	285,250	285,250	285,250	285,250	285,250	-
300-5700-15	Principal G.O. Bonds Series 2013B	-	15,250,000	-	-	-	-
300-5705-15	Interest G.O. Bonds Series 2013B	1,341,675	1,341,675	-	-	-	-
300-5705-16	Interest G.O. Bonds Series 2014	213,500	213,500	213,500	213,500	213,500	-
300-5705-17	Interest G.O. Bonds Series 2015A	1,629,263	1,629,263	1,629,263	1,629,263	1,629,263	-
300-5705-18	Interest G.O. Bonds Series 2015B	189,094	189,094	189,094	189,094	189,094	-
300-5700-20	Principal G.O. Bonds Series 2016A	225,000	205,000	270,000	270,000	285,000	15,000
300-5705-20	Interest G.O. Bonds Series 2016A	966,433	904,025	895,825	895,825	885,025	(10,800)
300-5705-21	Interest G.O. Bonds Series 2019A	-	-	-	624,228	-	(624,228)
	Total Debt Service Expenditures	11,588,187	27,028,143	8,558,578	8,908,403	11,939,550	3,031,147
	Revenues Less Expenditures	(1,073,385)	(1)	1,101,940	401,128	337,508	$ (63,620)
	Fund Balance Beginning	1,138,254	64,869	64,868	64,868	1,166,808	
	Projected Ending Fund Balance	$ 64,869	$ 64,868	$ 1,166,808	$ 465,996	$ 1,504,316	

Berwyn Municipal Securitization Corporation

In order facilitate the payment of the Police, Fire, and Refunding bonds issued in March of 2019, the City established an entity (Berwyn Municipal Securitization Corporation or BMSC) that manages the receipt of state income, local use, 1% sales, and home rule taxes along with payment of the interest and principal for the bonds. Previously, those taxes were directly received in the General Fund. Going forward, the Corporation will accumulate the funds necessary for the required debt service payment in addition to the entity's administration costs. The residual funds are then transferred to the City's General Fund.



City of Berwyn
Berwyn Municipal Securitization Corporation Fund (BMSC)
2020 Budget

Account Number	Account Name	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues					
300-4000	305-4010 - Taxes - State Income	$ 4,460,100	$ -	$ 5,727,572	$ 5,727,572
300-4800	305-4011 - Taxes - State Local Use	1,567,062	-	2,012,390	2,012,390
300-4915	305-4015 - Taxes - 1% State Sales	3,621,259	-	4,788,166	4,788,166
300-4917	305-4020 - Taxes - Home Rule Sales	3,442,001	-	5,018,729	5,018,729
	Total BMSC Revenues	$ 13,090,422	$ -	$ 17,546,857	$17,546,857
Expenditures					
305-5705-22	Interest Expense 2019 Series	$ 2,231,171	$ -	$ 4,462,342	$ 4,462,342
305-5900	Transfer to Other Funds	8,518,081	-	12,933,389	12,933,389
305-5901	Bond Escrow Agent Administration Fees	110,000	-	151,126	151,126
	Total BMSC Expenditures	10,859,252	-	17,546,857	17,546,857
	Revenues Less Expenditures	2,231,170	-	-	$ -
	Fund Balance Beginning	-	-	2,231,170	
	Projected Ending Fund Balance	$ 2,231,170	$ -	$ 2,231,170	

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

Utilities Fund

This fund is used to pay for the City's water, sewer, and garbage operations. Revenues primarily represent charges for services paid by water, sewer, and garbage customers. Expenses represent the costs of providing water, sewer, and garbage service within the City's boundaries.

City of Berwyn
2020
Annual Budget

For the Fiscal Year Beginning January 1, 2020

Utilities Fund

PROGRAM MANAGER: Director of Public Works

PROGRAM DESCRIPTION:

The Water and Sewer Division provides the community with safe, high quality drinking water at adequate pressure and sewage removal in an efficient manner 24 hours a day, 365 days a year.

SERVICES:

- **Administration**
  - Management of 18 full time employees
  - Management of the yearly budget for the Water and Sewer Division
  - Coordination of all calls for service.
  - Monitors construction and grant permits for utility cuts in the City right-of-way.
  - Work with other City departments to ensure safety and efficient distribution of drinking water.
  - Supervision of daily operations of all services provided by the Division

- **Water Maintenance**
  - Operate and maintain two pumping distribution facilities.
  - Operate and maintain four water storage structures including in-ground and elevated tanks.
  - Maintain water distribution system and adequate and safe pressures.
  - Monitor water quality to meet or exceed all federal and state requirements.
  - Repair all distribution equipment including valves, hydrants and water mains.
  - Install and maintain water meter equipment.
  - Provide customer service and respond to service calls.

- **Sewer Maintenance**
  - Maintain combined sewer collection system and repair or replace as needed.
  - Clean and maintain storm inlets and catch basins.
  - Inoculate catch basins with larvacide for mosquito control.
  - Provide customer service and respond to service calls.

City of Berwyn
Utilities Fund
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues							
	Water and Sewer Revenues						
500-4275	Water Sales - Commercial	$ 3,294,270	$ 3,879,456	$ 4,084,045	$ 4,283,000	$ 4,497,150	$ 214,150
500-4280	Water Sales - Residential	6,578,679	7,283,292	7,902,197	7,642,000	8,024,100	382,100
500-4290	Sales, Meter	30,588	70,299	84,785	60,000	60,000	-
500-4355	Fines, Other	1,079,809	1,829,032	1,246,623	1,450,000	1,000,000	(450,000)
500-4800	Interest Income	3,018	3,083	1,865	2,000	2,000	-
500-4835	Miscellaneous	33,959	35,886	45,012	30,000	30,000	-
500-4900	Transfer from Other Funds	501,557	406,111	-	-	-	-
	Total Water and Sewer Revenues	11,521,880	13,507,159	13,364,527	13,467,000	13,613,250	146,250
	Garbage Revenues						
500-36-4300	Fees - Garbage	$ 4,787,101	$ 4,853,619	$ 4,853,202	$ 4,860,000	$ 5,005,800	$ 145,800
500-36-4355	Fines - Garbage	124,349	160,096	196,597	175,000	175,000	-
	Total Garbage Revenues	4,911,450	5,013,715	5,049,799	5,035,000	5,180,800	145,800
	Total Utilities Fund Revenues	16,433,330	18,520,874	18,414,326	18,502,000	18,794,050	292,050
Expenditures							
	Water and Sewer Expenditures						
500-44-5000	Water and Sewer - Salaries	$ 1,203,382	$ 1,247,728	$ 1,221,212	$ 1,279,337	$ 1,329,796	$ 50,459
500-44-5010	Water and Sewer - Overtime	94,654	130,650	130,336	125,000	125,000	-
500-44-5015	Water and Sewer - Uniform Stipend	8,990	15,838	8,881	12,000	12,000	-
500-44-5025	Water and Sewer - Other Stipends	8,984	9,084	18,084	9,200	9,200	-
500-44-5030	Water and Sewer - Sick Day Buyback	30,117	28,021	24,078	29,772	29,772	-
500-44-5035	Water and Sewer - Benefits	852,558	959,614	732,102	807,196	794,925	(12,271)
500-44-5205	Water and Sewer - Utilities	72,082	87,008	44,059	75,000	75,000	-
500-44-5210	Water and Sewer - Vehicle Gas and Oil	42,472	72,155	-	55,000	55,000	-
500-44-5215	Water and Sewer - Telephone	-	628	9,153	8,500	8,500	-
500-44-5220	Water and Sewer - Training, Dues & Publications	495	735	3,844	4,000	54,000	50,000
500-44-5225	Water and Sewer - Supplies	299,825	344,651	173,838	432,000	432,000	-
500-44-5235	Water and Sewer - Postage & Printing	52,611	44,667	28,926	52,000	52,000	-
500-44-5290	Water and Sewer - Other General Expenses	3,490	4,823	739	5,000	5,000	-
500-44-5300	Water and Sewer - Professional Services	262,027	265,583	297,354	311,350	536,350	225,000
500-44-5400	Water and Sewer - Repairs & Maintenance	71,544	84,347	94,640	90,000	90,000	-
500-44-5405	Water and Sewer - Copier Maintenance	1,265	1,103	918	2,000	2,000	-
500-44-5500	Water and Sewer - Equipment	-	-	-	5,000	5,000	-
500-44-5505	Water and Sewer - Equipment Lease	33,429	24,022	23,127	10,000	10,000	-
500-44-5600	Water and Sewer - Cost of Water	6,584,208	7,204,555	6,956,745	7,353,809	7,271,499	(82,310)
500-44-5605	Water and Sewer - Water Chemical Treatment	22,106	22,895	25,739	25,000	40,000	15,000
500-44-5625	Water and Sewer - Internal Service Fund	39,781	132,448	150,000	96,908	150,207	53,299
500-44-5690	Water and Sewer - Interdepartmental Charge	1,204,223	1,318,464	1,250,000	1,250,000	1,250,000	-
500-44-5705	Water and Sewer - Interest Expense	331,416	330,377	338,788	338,788	338,788	-
500-44-5710	Water and Sewer - Bad Debt Expense	208,380	1,011,595	366,547	275,000	575,000	300,000
500-44-5800	Water and Sewer - Capital Outlay	(1,291)	31,416	801,025	595,000	595,000	-
500-44-5800-41	Water and Sewer - Residential Flood Mitigation Program	121,475	55,625	33,025	175,000	175,000	-
500-44-5850	Water and Sewer - Depreciation	2,504,233	1,203,245	1,200,839	-	-	-
	Total Water and Sewer Expenditures	14,052,456	14,631,277	13,933,999	13,421,860	14,021,037	599,177
	Garbage Expenditures						
500-36-5300	Garbage - Professional Services	$ 4,574,241	$ 4,603,490	$ 4,655,744	$ 4,596,000	$ 4,733,880	$ 137,880
	Total Garbage Expenditures	4,574,241	4,603,490	4,655,744	4,596,000	4,733,880	137,880
	Total Utilities Fund Expenditures	18,626,697	19,234,767	18,589,743	18,017,860	18,754,917	737,057
	Revenues Less Expenditures	(2,193,367)	(713,893)	(175,417)	484,140	39,133	$ (445,007)
	Net Assets Beginning (As Restated)	13,135,260	10,941,893	10,228,000	10,228,000	10,052,583	
	Projected Ending Net Assets	$ 10,941,893	$ 10,228,000	$ 10,052,583	$ 10,712,140	$ 10,091,716	

Parking Garage Fund

This fund is used to account for the City's municipal parking garage. Revenues primarily represent charges for services paid by customers parking in the garage. Expenses represent the costs of operating and maintaining the garage.

City of Berwyn
Parking Garage Fund
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues							
550-4120	Permits - Commuter Parking	$ 44,625	$ 48,000	$ 45,000	$ 45,000	$ 45,000	$ -
550-4210	Commuter Permits	127,789	116,062	129,135	120,000	130,000	10,000
550-4815	Retail Rent	53,200	40,500	33,500	55,000	40,000	(15,000)
	Total Parking Garage Revenues	225,614	204,562	207,635	220,000	215,000	(5,000)
Expenditures							
550-5205	Utilities	$ 14,010	$ 21,043	$ 15,674	$ 22,500	$ 23,000	$ 500
550-5225	Supplies	4,608	355	320	1,000	1,000	-
550-5300	Professional Services	3,172	26,550	10,181	30,000	20,000	(10,000)
550-5400	Repairs & Maintenance	18,591	8,044	6,047	25,000	25,000	-
550-5625	Internal Service Charges	325	1,948	1,894	1,230	1,907	677
550-5850	Depreciation	233,231	233,231	233,231	-	-	-
	Total Parking Garage Expenditures	273,937	291,171	267,347	79,730	70,907	(8,823)
	Revenues Less Expenditures	(48,323)	(86,609)	(59,712)	140,270	144,093	$ 3,823
	Net Assets Beginning	10,109,145	10,060,822	9,974,213	9,974,213	9,914,501	
	Projected Ending Net Assets	$ 10,060,822	$ 9,974,213	$ 9,914,501	$ 10,114,483	$ 10,058,594	

Internal Service Fund

The Internal Service Fund is used to account for the City's self insurance pool. The City is self insured for workmen's compensation as well as general liability coverage. Interfund charges represent charges to other City funds for insurance coverage. The interfund charges are allocated back to other departments based on a five-year trend of claims incurred for workmen's compensation and based on department total expenditures for general liability insurance coverage.

City of Berwyn
Internal Service Fund
2020 Budget

Account Number	Account Name	2017 Balance	2018 Balance	2019 Projected	2019 Budget	2020 Budget	Requested Budget Change
Revenues							
600-4302	Interfund Charges	$ 520,266	$ 1,505,101	$ 1,976,444	$ 924,110	$ 2,253,764	$ 1,329,654
600-4800	Interest Income	373	408	-	-	-	-
	Total Revenues	520,639	1,505,509	1,976,444	924,110	2,253,764	1,329,654
Expenditures							-
600-5630	Premiums - Liability Insurance	$ 306,880	$ 293,215	$ 335,154	$ 296,500	$ 350,000	$ 53,500
600-5640	Premiums - Property Insurance	127,468	127,513	140,155	125,000	142,500	17,500
600-5645	Premiums - Workmen's Compensation	173,562	136,022	150,511	180,000	155,000	(25,000)
600-5650	Claims - General Liability	19,877	260,946	151,734	100,000	152,628	52,628
600-5655	Claims - Workmen's Compensation	1,070,607	1,121,404	1,067,706	840,000	1,254,860	414,860
	Total Expenditures	1,698,394	1,939,100	1,845,260	1,541,500	2,054,988	513,488
	Revenues Less Expenditures	(1,177,755)	(433,591)	131,184	(617,390)	198,776	$ 816,166
	Net Assets (Deficit) Beginning	1,712,213	534,458	100,867	100,867	232,051	
	Projected Ending Net Assets (Deficit)	$ 534,458	$ 100,867	$ 232,051	$ (516,523)	$ 430,827	

Appendix A

Fund Accounting – A governmental accounting system that is organized and operated on a fund basis.

Fund Balance – The assets of a fund less liabilities, as determined at the end of each fiscal year. Any reservations of fund balance are deducted to result in an "unrestricted fund balance".

Fund Type – In governmental accounting, all funds are classified into eight types: General, Special Revenue, Debt Service, Capital Projects, Special Assessment, Enterprise, Internal Service, and Trust and Agency.

General Accepted Accounting Principles (GAAP) – Uniform minimum standard of guidelines to financial accounting and reporting. They govern the form and content the basic financial statements of an entity. They encompass the conventions, rules, and procedures necessary to define accepted accounting practice at a particular time. They include not only broad guidelines of general application, but also detailed practices and procedures. They provide a standard by which to measure financial presentations.

GFOA – Government Finance Officers Association. A professional organization for employees in the government finance industry.

Grant – A contribution by a government or other organization to support a particular function. Typically, these contributions are made to local governments from the state and federal governments.

Home Rule – It enables voters to adopt a home rule charter that acts as the city's basic governing document over local issues; however, state law continues to prevail over statewide concerns. The goal of municipal home rule is to facilitate local control and minimize state intervention into municipal affairs.

IMRF – Illinois Municipal Retirement Fund, a pension plan for employees of member cities within the State of Illinois.

Interfund Transfers – Amounts transferred from one fund to another.

Internal Service Fund – Fund used to account for the financing of goods or services provided by one department on a cost reimbursement basis. The City of Berwyn uses an internal service fund to allocate costs for workmen's compensation and general liability insurance.

Appendix A

Levy - To impose taxes, special assessments, or service charges for the support of City services.

Liabilities – Debts or other legal obligations arising out of transactions in the past which must be liquidated, renewed, or refunded at some future date.

Long Term Debt – Debt with a maturity of more than one year after the date of issuance.

MABAS – Mutual Aid Box Alarm System. This system was established to provide a swift, standardized and effective method of mutual aid assistance for extra alarm fires and mass casualty incidents.

MFT – Motor Fuel Tax. Represents revenues from the City's share of gasoline taxes, allotted by the state for street improvements.

Modified Accrual Basis Accounting – The accrual basis of accounting adapted to the governmental fund type spending measurement focus. Under it, revenues are recognized when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the related fund liability is incurred except for (1) inventories of materials and supplies which may be considered expenditures either when purchased or when used; (2) prepaid insurance and similar items which need not be reported; (3) accumulated unpaid vacation, sick pay, and other employee benefit amounts which need not be recognized in the current period, but for which larger than normal accumulations must be disclosed in the notes to the financial statements; (4) interest on special assessment indebtedness which may be recorded when due rather than accrued, if offset by interest earnings on special assessment levies and (5) principal and interest on long-term debt which are generally recognized when due.

Property Taxes – Used to describe all revenues received in a period from current taxes, delinquent taxes, penalties and interest on delinquent taxes

Public Hearing – The portions of open meeting held to present evidence and provide information on both sides of an issue

Reserve – An account used to indicate that a portion of fund balance is restricted for a specific purpose. An account used to earmark a portion of fund balance to indicate that it is not appropriate for expenditure. A reserve may also be an account used to earmark a portion of fund equity as legally segregated for a specific future use.

Appendix A

Revenues – All amounts of money earned or received by the City from external sources. It includes such items as tax payments, fees from specific services, receipts from other governments, fines, forfeitures, grants, shared revenues and interest income.

Revenue Bonds – Bonds whose principal and interest are payable exclusively from a revenue source pledged as the payment source before issuance.

ROI – Return on Investment. A method to assist management decision making by evaluating the return on various investment alternatives.

Sales Taxes – The City receives two types of sales taxes – one from the state and the other from a home-rule sales tax. The state tax rate is 1% and the local home rule sales tax rate is 1%.

Tax Base – The total value of all real and personal property in the City as of January 1st of each year, as certified. The tax base represents the net value after all exemptions.

Tax Levy – The resultant product when the tax rate per one thousand dollars is multiplied by the tax base.

Tax Rate – A percentage applied to all taxable property to raise general revenues. It is derived by dividing the total tax levy by the taxable net property valuation.

Taxes – Compulsory charges levied by a government for the purpose of financing service performed for the common benefit. The term does not include charges for services rendered only to those paying such charges, for example, water bills.

TIF – Tax Increment Financing – the act of capturing the amount of property taxes levied by a taxing unit for the year on the appraised value of real property located within a defined investment zone. The tax increments are paid into the TIF fund and used to pay project costs within the zone, including debt service obligations.

User Charges – The payment of a fee for direct receipt of a public service by the party benefiting from the service.

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BATCH	CK DATE	GROSS	FED	EMPLOYEE FICA	EMPLOYEE MEDICARE	EMPLOYER FICA	EMPLOYER MEDICARE	STATE
220204	2/19/2020	**1,245,185.25**	134,514.46	26,991.09	16,978.28	26,991.09	16,978.28	51,050.89
FEDERAL	Federal	222,453.20						
STATE	State	51,050.89						
	BATCH	**220204**						
457 Deferred Contrib.		50,210.22						
705 union dues		1,220.13						
AFSCME union dues		1,868.09						
FIPAC		1,232.64						
Fire Pension		30,173.67						
Firefighters union dues		5,000.70						
IMPA 1		405.00						
SEIU		774.10						
Police union dues		5,600.00						
Police Pension		42,008.47						
VEMA		7,389.06						
TOTALS		145,882.08						

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Accounts Payable by G/L Distribution Report

Payment Date Range 02/27/20 - 03/11/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund **100 - General Fund**										
Department **02 - Mayor's Office**										
Account **5200 - Administrative Expenses**										
78 - Berwyn Development Corporation	2020-00000250	2020 Taste of Cermak / Presenting Sponsor	Paid by Check # 53501		03/04/2020	03/04/2020	03/04/2020		03/11/2020	2,000.00
1013 - Horizon Screen Print	20-0974	Adult & Youth T-Shirts	Paid by Check # 53544		12/31/2019	12/31/2019	12/31/2019		03/11/2020	923.00
				Account **5200 - Administrative Expenses** Totals			Invoice Transactions	2		$2,923.00
Account **5290 - Other General Expenses**										
6056 - Kiwanis Club of Berwyn	2020-00000248	Pancake Day Business Card Ad	Paid by Check # 53557		03/04/2020	03/04/2020	03/04/2020		03/11/2020	150.00
6057 - St. Leonard's Parish	2020-00000249	St. Leonard's Premier Ad / Inside Cover	Paid by Check # 53609		03/04/2020	03/04/2020	03/04/2020		03/11/2020	200.00
				Account **5290 - Other General Expenses** Totals			Invoice Transactions	2		$350.00
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	25.23
				Account **5405 - Copier Maintenance** Totals			Invoice Transactions	1		$25.23
				Department **02 - Mayor's Office** Totals			Invoice Transactions	5		$3,298.23
Department **03 - City Administrator's Office**										
Account **5220 - Training, Dues & Publications**										
5457 - LocalGovNews.org	05212020	Annual Membership Dues	Paid by Check # 53565		03/05/2020	03/05/2020	03/05/2020		03/11/2020	1,200.00
				Account **5220 - Training, Dues & Publications** Totals			Invoice Transactions	1		$1,200.00
Account **5300 - Professional Services**										
2961 - Miguel A. Santiago Consulting, Inc	MARCH2020	Consulting Services Mar. 2020	Paid by Check # 53574		03/05/2020	03/05/2020	03/05/2020		03/11/2020	5,000.00
				Account **5300 - Professional Services** Totals			Invoice Transactions	1		$5,000.00
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	25.23
				Account **5405 - Copier Maintenance** Totals			Invoice Transactions	1		$25.23
				Department **03 - City Administrator's Office** Totals			Invoice Transactions	3		$6,225.23
Department **04 - City Clerk's Office**										
Account **5200 - Administrative Expenses**										
1764 - Margaret Paul	2020-00000251	Expense Reimbursement	Paid by Check # 53570		03/04/2020	03/04/2020	03/04/2020		03/11/2020	60.00
				Account **5200 - Administrative Expenses** Totals			Invoice Transactions	1		$60.00
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	328.67
				Account **5405 - Copier Maintenance** Totals			Invoice Transactions	1		$328.67

Accounts Payable by G/L Distribution Report

Payment Date Range 02/27/20 - 03/11/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund **100 - General Fund**										
Department **04 - City Clerk's Office**										
Account **5610 - Codification**										
860 - American Legal Publishing Corporation	0132629	January 2020 Folio / Internet Editing S-36	Paid by Check # 53487		03/04/2020	03/04/2020	03/04/2020		03/11/2020	42.90
860 - American Legal Publishing Corporation	0132573	Berwyn Code of Ordinances	Paid by Check # 53487		03/04/2020	03/04/2020	03/04/2020		03/11/2020	440.00
				Account **5610 - Codification** Totals				Invoice Transactions 2		$482.90
				Department **04 - City Clerk's Office** Totals				Invoice Transactions 4		$871.57
Department **08 - City Council**										
Account **5200-04 - Administrative Expenses Ward 4**										
1083 - Robert W. Fejt	2020-00000210	Expense Reimbursement	Paid by Check # 53598		02/27/2020	02/27/2020	02/27/2020		03/11/2020	400.00
1083 - Robert W. Fejt	2019-00001605	Expense Reimbursement	Paid by Check # 53598		12/31/2019	12/31/2019	12/31/2019		03/11/2020	2,988.86
				Account **5200-04 - Administrative Expenses Ward 4** Totals				Invoice Transactions 2		$3,388.86
Account **5200-06 - Administrative Expenses Ward 6**										
78 - Berwyn Development Corporation	2020-00000252	Alderman Donation / Alicia Ruiz	Paid by Check # 53501		02/27/2020	02/27/2020	02/27/2020		03/11/2020	150.00
				Account **5200-06 - Administrative Expenses Ward 6** Totals				Invoice Transactions 1		$150.00
Account **5200-08 - Administrative Expenses Ward 8**										
78 - Berwyn Development Corporation	19628	8th Ward Alderman Donation/ Anthony Nowak	Paid by Check # 53501		02/27/2020	02/27/2020	02/27/2020		03/11/2020	250.00
				Account **5200-08 - Administrative Expenses Ward 8** Totals				Invoice Transactions 1		$250.00
				Department **08 - City Council** Totals				Invoice Transactions 4		$3,788.86
Department **10 - Legal**										
Account **5290 - Other General Expenses**										
2645 - Anthony Bertuca	2020-00000205	Expense Reimbursement	Paid by Check # 53462		02/24/2020	02/24/2020	02/24/2020		02/28/2020	55.00
				Account **5290 - Other General Expenses** Totals				Invoice Transactions 1		$55.00
Account **5300 - Professional Services**										
2021 - Del Galdo Law Group, LLC	23959	Legal Services Jan. 2020	Paid by Check # 53463		02/24/2020	02/24/2020	02/24/2020		02/28/2020	19,116.80
2021 - Del Galdo Law Group, LLC	23962	Legal Services Jan. 2020	Paid by Check # 53463		02/24/2020	02/24/2020	02/24/2020		02/28/2020	11,385.00
2231 - Storino, Ramello & Durkin	79799	Legal Services Through Jan. 2020	Paid by Check # 53469		02/24/2020	02/24/2020	02/24/2020		02/28/2020	2,683.55
2231 - Storino, Ramello & Durkin	79800	Legal Services Through Jan. 2020	Paid by Check # 53469		02/24/2020	02/24/2020	02/24/2020		02/28/2020	8,373.65
4501 - Klein, Thorpe and Jenkins, LTD.	208364	Legal Services Through Jan. 2020	Paid by Check # 53558		03/05/2020	03/05/2020	03/05/2020		03/11/2020	200.00

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Payment Date Range 02/27/20 - 03/11/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund **100 - General Fund**										
Department **10 - Legal**										
Account **5300 - Professional Services**										
4501 - Klein, Thorpe and Jenkins, LTD.	208365	Legal Services Through Jan. 2020	Paid by Check # 53558		03/05/2020	03/05/2020	03/05/2020		03/11/2020	5,846.72
				Account **5300 - Professional Services** Totals				Invoice Transactions 6		$47,605.72
				Department **10 - Legal** Totals				Invoice Transactions 7		$47,660.72
Department **12 - Finance**										
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	61.67
				Account **5405 - Copier Maintenance** Totals				Invoice Transactions 1		$61.67
Sub Department **11 - Collector's Office**										
Account **5225-01 - Supplies Office**										
6053 - Deluxe	02046485477	Deposit Slips	Paid by Check # 53518		02/26/2020	02/26/2020	02/26/2020		03/11/2020	141.55
				Account **5225-01 - Supplies Office** Totals				Invoice Transactions 1		$141.55
Account **5300-03 - Professional Services Service Fees**										
390 - Citadel	157522	Document Destruction	Paid by Check # 53512		02/26/2020	02/26/2020	02/26/2020		03/11/2020	65.00
1447 - MRA	FEBRUARY2020	Parking Tickets / Collection Fee /Local Ordinance Hearings	Paid by Check # 53577		02/26/2020	02/26/2020	02/26/2020		03/11/2020	14,836.53
				Account **5300-03 - Professional Services Service Fees** Totals				Invoice Transactions 2		$14,901.53
Account **5300-04 - Professional Services Vehicle Registration**										
608 - Scot Decal Company, Inc.	26309	Berwyn Visitor Parking Passes	Paid by Check # 53607		02/26/2020	02/26/2020	02/26/2020		03/11/2020	11,979.30
				Account **5300-04 - Professional Services Vehicle Registration** Totals				Invoice Transactions 1		$11,979.30
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	22.44
				Account **5405 - Copier Maintenance** Totals				Invoice Transactions 1		$22.44
				Sub Department **11 - Collector's Office** Totals				Invoice Transactions 5		$27,044.82
				Department **12 - Finance** Totals				Invoice Transactions 6		$27,106.49
Department **14 - Human Resources**										
Account **5235 - Postage & Printing**										
465 - Diamond Graphics, Inc.	0102830201	Employee Handbook	Paid by Check # 53520		03/04/2020	03/04/2020	03/04/2020		03/11/2020	9,050.00
				Account **5235 - Postage & Printing** Totals				Invoice Transactions 1		$9,050.00
				Department **14 - Human Resources** Totals				Invoice Transactions 1		$9,050.00

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Payment Date Range 02/27/20 - 03/11/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund **100 - General Fund**										
Department **16 - Information Technology**										
Account **5290 - Other General Expenses**										
5820 - SYNCB / AMAZON	2020-00000209	RAM chips, Door Stopper, IT Vac Clean Unit	Paid by Check # 53613		02/25/2020	02/25/2020	02/25/2020		03/11/2020	591.78
				Account **5290 - Other General Expenses** Totals				Invoice Transactions	1	$591.78
Account **5415 - Software Maintenance**										
5709 - Netwrix Corporation	51513	IT Auditing Software/2 yr maint agreement	Paid by Check # 53580		02/25/2020	02/25/2020	02/25/2020		03/11/2020	3,785.60
				Account **5415 - Software Maintenance** Totals				Invoice Transactions	1	$3,785.60
Account **5510 - Hardware Purchase**										
1965 - Dell Marketing, LP	10378209156	Dell 19' LCD Monitors	Paid by Check # 53517		02/25/2020	02/25/2020	02/25/2020		03/11/2020	494.97
				Account **5510 - Hardware Purchase** Totals				Invoice Transactions	1	$494.97
Account **5530 - Network Infrastructure**										
4028 - AT & T Long Distance	834894336-4	Att Long Distance / Feb. 2020	Paid by Check # 53494		02/25/2020	02/25/2020	02/25/2020		03/11/2020	899.78
				Account **5530 - Network Infrastructure** Totals				Invoice Transactions	1	$899.78
				Department **16 - Information Technology** Totals				Invoice Transactions	4	$5,772.13
Department **17 - Administrative**										
Account **5290 - Other General Expenses**										
180 - West Central Municipal Conference	0009617-IN	EAP 2020 & Admin Fee	Paid by Check # 53473		02/24/2020	02/24/2020	02/24/2020		02/28/2020	6,586.14
180 - West Central Municipal Conference	0009687-IN	EAP 2020 & Admin Fee	Paid by Check # 53473		02/24/2020	02/24/2020	02/24/2020		02/28/2020	193.71
				Account **5290 - Other General Expenses** Totals				Invoice Transactions	2	$6,779.85
Account **5300-10 - Professional Services New World Maintenance**										
473 - Tyler Technologies, Inc.	045-291420	Support & Updated Licensing	Paid by Check # 53472		02/24/2020	02/24/2020	02/24/2020		02/28/2020	6,755.00
				Account **5300-10 - Professional Services New World Maintenance** Totals				Invoice Transactions	1	$6,755.00
				Department **17 - Administrative** Totals				Invoice Transactions	3	$13,534.85
Department **18 - Fire Department**										
Account **5215 - Telephone**										
302 - Sprint	511855222-201	Jan. 22 - Feb. 21 2020	Paid by Check # 53608		03/02/2020	03/02/2020	03/02/2020		03/11/2020	596.03
				Account **5215 - Telephone** Totals				Invoice Transactions	1	$596.03
Account **5220 - Training, Dues & Publications**										
117 - Village of Romeoville Fire Academy	2020-037	Training / Christina Jacobs	Paid by Check # 53623		03/02/2020	03/02/2020	03/02/2020		03/11/2020	400.00
				Account **5220 - Training, Dues & Publications** Totals				Invoice Transactions	1	$400.00
Account **5225 - Supplies**										
5745 - Battery Junction	1496569	Fire Dept Supplies	Paid by Check # 53499		03/02/2020	03/02/2020	03/02/2020		03/11/2020	126.00

Accounts Payable by G/L Distribution Report

Payment Date Range 02/27/20 - 03/11/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund **100 - General Fund**										
Department **18 - Fire Department**										
Account **5225 - Supplies**										
4907 - Building Services of America,LLC	62872	Fire Dept Supplies	Paid by Check # 53505		03/02/2020	03/02/2020	03/02/2020		03/11/2020	334.30
1230 - Ecolab	6254119467	Fire Dept Supplies	Paid by Check # 53522		03/02/2020	03/02/2020	03/02/2020		03/11/2020	895.89
892 - State Industrial Products	901389335	Fire Dept Supplies	Paid by Check # 53611		03/02/2020	03/02/2020	03/02/2020		03/11/2020	45.45
1171 - US Gas	330666	Medical Compressed Oxygen Cylinders	Paid by Check # 53620		03/02/2020	03/02/2020	03/02/2020		03/11/2020	193.90
				Account **5225 - Supplies** Totals			Invoice Transactions	5		$1,595.54
Account **5290 - Other General Expenses**										
1757 - Emergency Medical Products, Inc.	2092191	Fire Dept Supplies	Paid by Check # 53523		12/31/2019	12/31/2019	12/31/2019		03/11/2020	293.69
6037 - Ink Your Wear, Inc	2020-00000258	Adult T-Shirts	Paid by Check # 53548		03/02/2020	03/02/2020	03/02/2020		03/11/2020	60.00
4390 - The Eagle Uniform Company, Inc.	287680	Fire Dept Uniforms	Paid by Check # 53616		03/02/2020	03/02/2020	03/02/2020		03/11/2020	647.00
				Account **5290 - Other General Expenses** Totals			Invoice Transactions	3		$1,000.69
Account **5400-30 - Repairs & Maintenance Building**										
3638 - ClearView Plumbing & Sewer Corp	7003	Plumbing Repairs	Paid by Check # 53513		03/02/2020	03/02/2020	03/02/2020		03/11/2020	964.28
283 - Haiges Machinery, Inc.	ST98062-IN	Replaced Faulty Switch	Paid by Check # 53539		03/02/2020	03/02/2020	03/02/2020		03/11/2020	231.29
3418 - Hansen Door	8670	Door Repairs	Paid by Check # 53541		03/02/2020	03/02/2020	03/02/2020		03/11/2020	730.00
3675 - Otis Elevator Company	CYS05369320	Contract Renewal Mar. 01, 2020 to Feb. 28, 2020 #CYS05369320	Paid by Check # 53586		03/02/2020	03/02/2020	03/02/2020		03/11/2020	2,512.14
				Account **5400-30 - Repairs & Maintenance Building** Totals			Invoice Transactions	4		$4,437.71
Account **5400-31 - Repairs & Maintenance Fleet**										
31638 - Interstate Battery System of Central Chicago	58004625	New Battery	Paid by Check # 53465		12/31/2019	12/31/2019	12/31/2019		02/28/2020	259.95
5948 - ALEXIS Fire Equipment Co.	0066947-IN	Vehicle Repairs	Paid by Check # 53483		03/02/2020	03/02/2020	03/02/2020		03/11/2020	369.02
5948 - ALEXIS Fire Equipment Co.	0067072-IN	Vehicle Repairs	Paid by Check # 53483		03/02/2020	03/02/2020	03/02/2020		03/11/2020	57.99
6054 - MacQueen Emergency Group	P00071	Fire Dept Parts	Paid by Check # 53569		03/02/2020	03/02/2020	03/02/2020		03/11/2020	186.63
5978 - O'Reilly First Call	3366-403936	Wiper Blade	Paid by Check # 53583		03/02/2020	03/02/2020	03/02/2020		03/11/2020	56.98
				Account **5400-31 - Repairs & Maintenance Fleet** Totals			Invoice Transactions	5		$930.57

Accounts Payable by G/L Distribution Report

Payment Date Range 02/27/20 - 03/11/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund **100 - General Fund**										
Department **18 - Fire Department**										
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	39.60
				Account **5405 - Copier Maintenance** Totals				Invoice Transactions	1	$39.60
Account **5500 - Equipment**										
1330 - Air One Equipment, Inc.	152892	F.D. Equipment	Paid by Check # 53479		03/02/2020	03/02/2020	03/02/2020		03/11/2020	598.30
1330 - Air One Equipment, Inc.	153478	Ordered hose Red double 1.75"x 50' & yellow 4" x 100' Inv 153478	Paid by Check # 53479		03/02/2020	03/02/2020	03/02/2020		03/11/2020	11,325.00
376 - Zoll Medical Corporation	3011961	F.D. Equipment	Paid by Check # 53626		03/02/2020	03/02/2020	03/02/2020		03/11/2020	244.57
				Account **5500 - Equipment** Totals				Invoice Transactions	3	$12,167.87
Account **5500-01 - Equipment Turnout Gear**										
1330 - Air One Equipment, Inc.	153826	5-Cairns Black 880 Helmets w/carved eagle, earlaps Inv. 153826	Paid by Check # 53479		03/02/2020	03/02/2020	03/02/2020		03/11/2020	1,380.00
6059 - Lockport Township Fire Protection District	2020-03-01	Turn Out Gear	Paid by Check # 53566		03/02/2020	03/02/2020	03/02/2020		03/11/2020	2,052.00
				Account **5500-01 - Equipment Turnout Gear** Totals				Invoice Transactions	2	$3,432.00
				Department **18 - Fire Department** Totals				Invoice Transactions	25	$24,600.01
Department **20 - Police Department**										
Account **5215-01 - Telephone In-House**										
4024 - AT & T	70878840192-2	Jan. 17 - Feb. 16 2020	Paid by Check # 53493		03/03/2020	03/03/2020	03/03/2020		03/11/2020	586.04
5703 - Technology Management Revolving Fund	T2019511	L.e.a.d.s. Lines	Paid by Check # 53614		03/03/2020	03/03/2020	03/03/2020		03/11/2020	942.40
				Account **5215-01 - Telephone In-House** Totals				Invoice Transactions	2	$1,528.44
Account **5220 - Training, Dues & Publications**										
33290 - Chicago Police Department	20-101	Training	Paid by Check # 53509		03/03/2020	03/03/2020	03/03/2020		03/11/2020	3,976.00
6052 - International Association of Chiefs of Police	0096057	2020 Membership Dues	Paid by Check # 53549		03/03/2020	03/03/2020	03/03/2020		03/11/2020	190.00
LABOR ARBITRATION INSTITUTE	83117	Training / Guy Papa& Mike Cirolia	Paid by Check # 53638		03/03/2020	03/03/2020	03/03/2020		03/11/2020	900.00
265 - Northeast Multi-Regional Training, Inc.	270299	Training / Vincent Esposito	Paid by Check # 53582		03/03/2020	03/03/2020	03/03/2020		03/11/2020	400.00
265 - Northeast Multi-Regional Training, Inc.	270479	Training / Vincent Esposito	Paid by Check # 53582		03/03/2020	03/03/2020	03/03/2020		03/11/2020	125.00

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Fund **100 - General Fund**										
Department **20 - Police Department**										
Account **5220 - Training, Dues & Publications**										
265 - Northeast Multi-Regional Training, Inc.	270182	Training / Timothy Keske	Paid by Check # 53582		03/03/2020	03/03/2020	03/03/2020		03/11/2020	450.00
			Account **5220 - Training, Dues & Publications** Totals					Invoice Transactions	6	$6,041.00
Account **5225 - Supplies**										
2578 - Aqua Chill of Chicago LLC	2259222	Water Cooler Rentals	Paid by Check # 53491		03/03/2020	03/03/2020	03/03/2020		03/11/2020	123.00
996 - Case Lots, Inc.	2799	P.D. Supplies	Paid by Check # 53507		03/03/2020	03/03/2020	03/03/2020		03/11/2020	561.77
5482 - JG Uniforms	69248	Booking Officer Uniforms	Paid by Check # 53552		03/03/2020	03/03/2020	03/03/2020		03/11/2020	199.45
5482 - JG Uniforms	69249	Booking Officer Uniforms	Paid by Check # 53552		03/03/2020	03/03/2020	03/03/2020		03/11/2020	295.00
				Account **5225 - Supplies** Totals				Invoice Transactions	4	$1,179.22
Account **5225-01 - Supplies Office**										
5669 - Garvey's Office Products	PINV1875214	P.D. Office Supplies	Paid by Check # 53535		03/03/2020	03/03/2020	03/03/2020		03/11/2020	89.70
5669 - Garvey's Office Products	PINV1866069	P.D. Office Supplies	Paid by Check # 53535		03/03/2020	03/03/2020	03/03/2020		03/11/2020	37.37
5669 - Garvey's Office Products	PINV1866997	P.D. Office Supplies	Paid by Check # 53535		03/03/2020	03/03/2020	03/03/2020		03/11/2020	85.32
				Account **5225-01 - Supplies Office** Totals				Invoice Transactions	3	$212.39
Account **5235 - Postage & Printing**										
465 - Diamond Graphics, Inc.	0102830185	Printing	Paid by Check # 53520		03/03/2020	03/03/2020	03/03/2020		03/11/2020	695.00
459 - Federal Express Corporation	6-939-60054	Postage	Paid by Check # 53525		03/03/2020	03/03/2020	03/03/2020		03/11/2020	158.77
				Account **5235 - Postage & Printing** Totals				Invoice Transactions	2	$853.77
Account **5290 - Other General Expenses**										
4042 - AlcoPro, Inc.	0234049-IN	Training	Paid by Check # 53481		03/03/2020	03/03/2020	03/03/2020		03/11/2020	1,137.00
5848 - Alexandra Kosiek	2020-00000220	Tobacco Special Agent	Paid by Check # 53482		03/03/2020	03/03/2020	03/03/2020		03/11/2020	50.00
AMELIA MORALIS	2020-00000226	Alcohol Enforcement Agent	Paid by Check # 53627		03/03/2020	03/03/2020	03/03/2020		03/11/2020	50.00
CHRISTOPHER GUZMAN	2020-00000225	Alcohol Enforcement Agent	Paid by Check # 53630		03/03/2020	03/03/2020	03/03/2020		03/11/2020	50.00
COLIN LUKAS	2020-00000221	Tobacco Enforcement Agent	Paid by Check # 53631		03/03/2020	03/03/2020	03/03/2020		03/11/2020	50.00
5849 - Giacomo Manfredini	2020-00000219	Tobacco Special Agent	Paid by Check # 53536		03/03/2020	03/03/2020	03/03/2020		03/11/2020	50.00

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Fund **100 - General Fund**										
Department **20 - Police Department**										
Account **5290 - Other General Expenses**										
JESSICA ENRIQUEZ	2020-00000224	Alcohol Enforcement Agent	Paid by Check # 53635		03/03/2020	03/03/2020	03/03/2020		03/11/2020	50.00
5482 - JG Uniforms	69140	Body Armor	Paid by Check # 53552		03/03/2020	03/03/2020	03/03/2020		03/11/2020	685.00
5482 - JG Uniforms	69141	Body Armor	Paid by Check # 53552		03/03/2020	03/03/2020	03/03/2020		03/11/2020	685.00
5482 - JG Uniforms	69160	Body Armor	Paid by Check # 53552		03/03/2020	03/03/2020	03/03/2020		03/11/2020	685.00
Kassandrah Mercado-Segura	2020-00000223	Alcohol Enforcement Agent	Paid by Check # 53636		03/03/2020	03/03/2020	03/03/2020		03/11/2020	50.00
6010 - Occupational Health Center at River Forest	5582	Physical Exam	Paid by Check # 53584		03/03/2020	03/03/2020	03/03/2020		03/11/2020	160.00
WILLIAM JIMENEZ	2020-00000222	Alcohol Enforcement Agent	Paid by Check # 53643		03/03/2020	03/03/2020	03/03/2020		03/11/2020	50.00
				Account **5290 - Other General Expenses** Totals			Invoice Transactions	13		$3,752.00
Account **5400-30 - Repairs & Maintenance Building**										
5870 - Altorfer Industries, Inc.	PM600287555	Main Generator Repairs	Paid by Check # 53486		03/03/2020	03/03/2020	03/03/2020		03/11/2020	1,451.86
345 - Professional Pest Control, Inc.	2020-00000217	Exterminator Fee	Paid by Check # 53592		03/03/2020	03/03/2020	03/03/2020		03/11/2020	65.00
345 - Professional Pest Control, Inc.	2020-00000218	Exterminator Fee	Paid by Check # 53592		03/03/2020	03/03/2020	03/03/2020		03/11/2020	45.00
391 - Tele-Tron Ace Hardware	88163	Building Maintenance Supplies	Paid by Check # 53615		03/03/2020	03/03/2020	03/03/2020		03/11/2020	135.89
591 - The Sign Edge	191133	Name Plate	Paid by Check # 53618		03/03/2020	03/03/2020	03/03/2020		03/11/2020	45.00
				Account **5400-30 - Repairs & Maintenance Building** Totals			Invoice Transactions	5		$1,742.75
Account **5400-31 - Repairs & Maintenance Fleet**										
2693 - ABC Automotive Electronics	C229827	Vehicle Repairs	Paid by Check # 53476		03/03/2020	03/03/2020	03/03/2020		03/11/2020	165.50
2673 - Deece Automotive	35483	Vehicle Maintenance	Paid by Check # 53516		03/03/2020	03/03/2020	03/03/2020		03/11/2020	1,923.53
32052 - Just Tires	320219	New Tires & Repairs	Paid by Check # 53555		03/03/2020	03/03/2020	03/03/2020		03/11/2020	607.00
32052 - Just Tires	319415	New Tires & Repairs	Paid by Check # 53555		03/03/2020	03/03/2020	03/03/2020		03/11/2020	100.00
32052 - Just Tires	319590	New Tires & Repairs	Paid by Check # 53555		03/03/2020	03/03/2020	03/03/2020		03/11/2020	396.50
32052 - Just Tires	319568	Vehicle Repairs	Paid by Check # 53555		03/03/2020	03/03/2020	03/03/2020		03/11/2020	298.22
32052 - Just Tires	320070	Vehicle Repairs	Paid by Check # 53555		03/03/2020	03/03/2020	03/03/2020		03/11/2020	584.60

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Fund **100 - General Fund**										
Department **20 - Police Department**										
Account **5400-31 - Repairs & Maintenance Fleet**										
32052 - Just Tires	320081	New Tires & Repairs	Paid by Check # 53555		03/03/2020	03/03/2020	03/03/2020		03/11/2020	300.00
1678 - Mike & Sons	40899	Vehicle Maintenance	Paid by Check # 53575		03/03/2020	03/03/2020	03/03/2020		03/11/2020	272.00
				Account **5400-31 - Repairs & Maintenance Fleet** Totals				Invoice Transactions	9	$4,647.35
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	680.14
				Account **5405 - Copier Maintenance** Totals				Invoice Transactions	1	$680.14
Account **5800 - Capital Outlay**										
5901 - C & W Building Services, Inc.	20097	Painting Juvenile Office	Paid by Check # 53506		03/03/2020	03/03/2020	03/03/2020		03/11/2020	1,050.00
5901 - C & W Building Services, Inc.	20098	Painting Tactical Office	Paid by Check # 53506		03/03/2020	03/03/2020	03/03/2020		03/11/2020	1,180.00
				Account **5800 - Capital Outlay** Totals				Invoice Transactions	2	$2,230.00
				Department **20 - Police Department** Totals				Invoice Transactions	47	$22,867.06
Department **22 - Fire & Police Commission**										
Account **5290-11 - Other General Expenses Pre-Employment Physicals**										
6010 - Occupational Health Center at River Forest	5698	Physical Exam	Paid by Check # 53584		03/02/2020	03/02/2020	03/02/2020		03/11/2020	335.00
				Account **5290-11 - Other General Expenses Pre-Employment Physicals** Totals				Invoice Transactions	1	$335.00
				Department **22 - Fire & Police Commission** Totals				Invoice Transactions	1	$335.00
Department **24 - Building/Neighborhood Affairs**										
Account **5210 - Vehicle Gas & Oil**										
84 - Cassidy Tire	816009286	CAR MAINTAINENCE	Paid by Check # 53508		12/31/2019	12/31/2019	12/31/2019		03/11/2020	882.28
1678 - Mike & Sons	40972	CAR MAINTAINENCE	Paid by Check # 53575		03/02/2020	03/02/2020	03/02/2020		03/11/2020	1,242.69
				Account **5210 - Vehicle Gas & Oil** Totals				Invoice Transactions	2	$2,124.97
Account **5235 - Postage & Printing**										
465 - Diamond Graphics, Inc.	0102830167	business cards	Paid by Check # 53520		03/02/2020	03/02/2020	03/02/2020		03/11/2020	80.00
459 - Federal Express Corporation	6-918-83756	SHIPPING/MAIL	Paid by Check # 53525		03/02/2020	03/02/2020	03/02/2020		03/11/2020	37.52
459 - Federal Express Corporation	6-912-14530	SHIPPING/MAIL	Paid by Check # 53525		03/02/2020	03/02/2020	03/02/2020		03/11/2020	71.02
459 - Federal Express Corporation	6-932-97146	SHIPPING/MAIL	Paid by Check # 53525		03/02/2020	03/02/2020	03/02/2020		03/11/2020	36.15
				Account **5235 - Postage & Printing** Totals				Invoice Transactions	4	$224.69
Account **5300 - Professional Services**										
5203 - AMS Electric, Inc.	2187	INSPECTIONS	Paid by Check # 53489		03/02/2020	03/02/2020	03/02/2020		03/11/2020	735.00

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Fund **100 - General Fund**										
Department **24 - Building/Neighborhood Affairs**										
Account **5300 - Professional Services**										
49 - AWESOME Pest Service	2075	PEST SERVICES	Paid by Check # 53495		03/02/2020	03/02/2020	03/02/2020		03/11/2020	3,000.00
49 - AWESOME Pest Service	2151	PEST SERVICES	Paid by Check # 53495		03/02/2020	03/02/2020	03/02/2020		03/11/2020	3,000.00
49 - AWESOME Pest Service	32265	Pest Control Jan. 2020	Paid by Check # 53495		03/02/2020	03/02/2020	03/02/2020		03/11/2020	165.00
167 - Frank Novotny & Associates, Inc.	19386-2	PLAN REVIEW SERVICES	Paid by Check # 53527		03/02/2020	03/02/2020	03/02/2020		03/11/2020	308.00
167 - Frank Novotny & Associates, Inc.	19381	PLAN REVIEW SERVICES	Paid by Check # 53527		03/02/2020	03/02/2020	03/02/2020		03/11/2020	86.00
167 - Frank Novotny & Associates, Inc.	17343-3	PLAN REVIEW SERVICES	Paid by Check # 53527		03/02/2020	03/02/2020	03/02/2020		03/11/2020	385.00
5050 - FSCI	2019-2203	INSPECTIONS	Paid by Check # 53530		12/31/2019	12/31/2019	12/31/2019		03/11/2020	410.00
1076 - FSCI	2020-58	PLAN REVIEW SERVICES	Paid by Check # 53529		03/02/2020	03/02/2020	03/02/2020		03/11/2020	410.00
5050 - FSCI	2019-2342	PLAN REVIEW SERVICES	Paid by Check # 53530		03/02/2020	03/02/2020	03/02/2020		03/11/2020	785.00
5050 - FSCI	2019-2424	PLAN REVIEW SERVICES	Paid by Check # 53530		03/02/2020	03/02/2020	03/02/2020		03/11/2020	410.00
5050 - FSCI	2020-57	PLAN REVIEW SERVICES	Paid by Check # 53530		03/02/2020	03/02/2020	03/02/2020		03/11/2020	660.00
5050 - FSCI	2019-930AF2	PLAN REVIEW SERVICES	Paid by Check # 53530		03/02/2020	03/02/2020	03/02/2020		03/11/2020	210.00
5050 - FSCI	2020-127	PLAN REVIEW SERVICES	Paid by Check # 53530		03/02/2020	03/02/2020	03/02/2020		03/11/2020	420.00
3014 - JNC Consulting, Inc.	1259	Permit Inspections	Paid by Check # 53553		03/02/2020	03/02/2020	03/02/2020		03/11/2020	2,850.00
1014 - John Tarullo	JANUARY2020	INSPECTIONS	Paid by Check # 53554		03/02/2020	03/02/2020	03/02/2020		03/11/2020	5,300.00
1074 - K's Quality Construction, Inc.	20-101	Board Up & Misc Services	Paid by Check # 53556		03/02/2020	03/02/2020	03/02/2020		03/11/2020	505.00
1074 - K's Quality Construction, Inc.	20-102	Board Up & Misc Services	Paid by Check # 53556		03/02/2020	03/02/2020	03/02/2020		03/11/2020	871.00
5743 - Rick Dandan	JANUARY2020	INSPECTIONS	Paid by Check # 53595		03/02/2020	03/02/2020	03/02/2020		03/11/2020	6,650.00
				Account **5300 - Professional Services** Totals				Invoice Transactions	19	$27,160.00
Account **5400 - Repairs & Maintenance**										
5418 - Cintas Corporation	4034643680	MATS	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5165 - All Door Check & Lock Service	29234	keys	Paid by Check # 53484		03/02/2020	03/02/2020	03/02/2020		03/11/2020	113.94

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Fund **100 - General Fund**										
Department **24 - Building/Neighborhood Affairs**										
Account **5400 - Repairs & Maintenance**										
5165 - All Door Check & Lock Service	29119	keys	Paid by Check # 53484		12/31/2019	12/31/2019	12/31/2019		03/11/2020	4,013.16
198 - Art Flo Shirt and Lettering	5323	uniform	Paid by Check # 53492		03/02/2020	03/02/2020	03/02/2020		03/11/2020	611.39
4907 - Building Services of America,LLC	63272	SUPPLIES	Paid by Check # 53505		03/02/2020	03/02/2020	03/02/2020		03/11/2020	350.80
5418 - Cintas Corporation	4022134636	mats	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	425.50
5418 - Cintas Corporation	4024844492	mats	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5418 - Cintas Corporation	4026712504	mats	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5418 - Cintas Corporation	4027676553	mats	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5418 - Cintas Corporation	4028232256	mats	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5418 - Cintas Corporation	4029250288	MATS	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5418 - Cintas Corporation	4030268368	mats	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5418 - Cintas Corporation	4031313165	mats	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5418 - Cintas Corporation	4032413564	mats	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5418 - Cintas Corporation	4033504981	MATS	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5418 - Cintas Corporation	4035894489	MATS	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5418 - Cintas Corporation	4036974819	MATS	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5418 - Cintas Corporation	4038092015	MATS	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	437.50
5418 - Cintas Corporation	4039270483	mats	Paid by Check # 53511		03/02/2020	03/02/2020	03/02/2020		03/11/2020	437.50
5418 - Cintas Corporation	4040456616	MATS	Paid by Check # 53511		03/02/2020	03/02/2020	03/02/2020		03/11/2020	437.50
5418 - Cintas Corporation	4041664558	mats	Paid by Check # 53511		03/02/2020	03/02/2020	03/02/2020		03/11/2020	437.50
5418 - Cintas Corporation	4042876558	mats	Paid by Check # 53511		03/02/2020	03/02/2020	03/02/2020		03/11/2020	437.50
5418 - Cintas Corporation	5015786578	SUPPLIES	Paid by Check # 53511		03/02/2020	03/02/2020	03/02/2020		03/11/2020	414.34
3638 - ClearView Plumbing & Sewer Corp	7002	plumbing services	Paid by Check # 53513		03/02/2020	03/02/2020	03/02/2020		03/11/2020	707.00

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Fund **100 - General Fund**										
Department **24 - Building/Neighborhood Affairs**										
Account **5400 - Repairs & Maintenance**										
3638 - ClearView Plumbing & Sewer Corp	6986	plumbing services	Paid by Check # 53513		03/02/2020	03/02/2020	03/02/2020		03/11/2020	1,968.00
3638 - ClearView Plumbing & Sewer Corp	3467e	plumbing services	Paid by Check # 53513		03/02/2020	03/02/2020	03/02/2020		03/11/2020	213.00
3638 - ClearView Plumbing & Sewer Corp	3492e	plumbing services	Paid by Check # 53513		03/02/2020	03/02/2020	03/02/2020		03/11/2020	257.15
2504 - Felco Vending, Inc.	0553	SUPPLIES	Paid by Check # 53526		03/02/2020	03/02/2020	03/02/2020		03/11/2020	49.70
5887 - FSS Technologies LLC	367182	INSPECTIONS	Paid by Check # 53531		12/31/2019	12/31/2019	12/31/2019		03/11/2020	315.00
5726 - McCloud Services	11464881	PEST SERVICES	Paid by Check # 53571		03/02/2020	03/02/2020	03/02/2020		03/11/2020	68.69
1839 - Robert R. Andreas & Sons	013120-07	snow removal	Paid by Check # 53597		03/02/2020	03/02/2020	03/02/2020		03/11/2020	1,052.00
				Account **5400 - Repairs & Maintenance** Totals				Invoice Transactions	31	$17,997.17
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	40.45
				Account **5405 - Copier Maintenance** Totals				Invoice Transactions	1	$40.45
				Department **24 - Building/Neighborhood Affairs** Totals				Invoice Transactions	57	$47,547.28
Department **26 - Public Works**										
Sub Department **35 - Streets**										
Account **5015 - Stipends - Uniform**										
280 - Roscoe Company	16330270	P.W. Uniforms	Paid by Check # 53599		03/03/2020	03/03/2020	03/03/2020		03/11/2020	109.25
280 - Roscoe Company	1634314	P.W. Uniforms	Paid by Check # 53599		03/03/2020	03/03/2020	03/03/2020		03/11/2020	102.01
3461 - J & L Uniforms	10092	P.W. Uniforms	Paid by Check # 53550		03/02/2020	03/02/2020	03/02/2020		03/11/2020	410.96
				Account **5015 - Stipends - Uniform** Totals				Invoice Transactions	3	$622.22
Account **5025 - Stipends - Other**										
2060 - Brad Catalano	2020-00000263	Stipend	Paid by Check # 53474		03/05/2020	03/05/2020	03/05/2020		03/05/2020	1,000.00
				Account **5025 - Stipends - Other** Totals				Invoice Transactions	1	$1,000.00
Account **5220 - Training, Dues & Publications**										
5134 - The Horton Group,Inc.	60178	PW OSHA Training Cancellation	Paid by Check # 53470		02/21/2020	02/21/2020	02/21/2020		02/28/2020	6,480.00
2705 - Lawndale News	832190	ads	Paid by Check # 53560		03/02/2020	03/02/2020	03/02/2020		03/11/2020	441.00
2705 - Lawndale News	832209	ads	Paid by Check # 53560		03/02/2020	03/02/2020	03/02/2020		03/11/2020	441.00

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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund **100 - General Fund**										
Department **26 - Public Works**										
Sub Department **35 - Streets**										
Account **5220 - Training, Dues & Publications**										
2705 - Lawndale News	832395	ads	Paid by Check # 53560		03/02/2020	03/02/2020	03/02/2020		03/11/2020	224.00
				Account **5220 - Training, Dues & Publications** Totals			Invoice Transactions	4		$7,586.00
Account **5225 - Supplies**										
4907 - Building Services of America,LLC	63274	P.W. Supplies	Paid by Check # 53505		03/02/2020	03/02/2020	03/02/2020		03/11/2020	727.92
1824 - High PSI, LTD	66206	P.W. Supplies	Paid by Check # 53542		03/02/2020	03/02/2020	03/02/2020		03/11/2020	140.40
162 - Jack's Rental, Inc.	81156	P.W. Supplies	Paid by Check # 53551		03/02/2020	03/02/2020	03/02/2020		03/11/2020	179.32
5038 - Leahy-Wolf	393264	P.W. Supplies	Paid by Check # 53561		03/02/2020	03/02/2020	03/02/2020		03/11/2020	600.00
				Account **5225 - Supplies** Totals			Invoice Transactions	4		$1,647.64
Account **5290 - Other General Expenses**										
1601 - Nicole L. Campbell	2020-00000206	Expense Reimbursement	Paid by Check # 53468		02/21/2020	02/21/2020	02/21/2020		02/28/2020	55.00
				Account **5290 - Other General Expenses** Totals			Invoice Transactions	1		$55.00
Account **5300 - Professional Services**										
5523 - L-K Fire Extinguisher Service Inc. No 2	72875	Fire Extinguisher Maintenance	Paid by Check # 53559		03/03/2020	03/03/2020	03/03/2020		03/11/2020	67.00
6013 - Goodheart & Associates LLC	1011	professional services	Paid by Check # 53537		03/02/2020	03/02/2020	03/02/2020		03/11/2020	2,337.50
1103 - Lyons Tree Service, Inc.	245864	stump removal / clean outs	Paid by Check # 53567		03/02/2020	03/02/2020	03/02/2020		03/11/2020	1,300.00
				Account **5300 - Professional Services** Totals			Invoice Transactions	3		$3,704.50
Account **5400 - Repairs & Maintenance**										
3762 - Gallagher Materials, Inc.	14232	asphalt	Paid by Check # 53534		03/02/2020	03/02/2020	03/02/2020		03/11/2020	2,897.34
32375 - National Seed	593341SI	calcium chloride	Paid by Check # 53578		03/02/2020	03/02/2020	03/02/2020		03/11/2020	2,082.50
				Account **5400 - Repairs & Maintenance** Totals			Invoice Transactions	2		$4,979.84
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	17.40
				Account **5405 - Copier Maintenance** Totals			Invoice Transactions	1		$17.40
				Sub Department **35 - Streets** Totals			Invoice Transactions	19		$19,612.60
Sub Department **37 - Fleet**										
Account **5225 - Supplies**										
2493 - Monroe Truck Equipment, Inc.	329178	P.W. Supplies	Paid by Check # 53576		03/03/2020	03/03/2020	03/03/2020		03/11/2020	82.17

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Fund **100 - General Fund**										
Department **26 - Public Works**										
Sub Department **37 - Fleet**										
Account **5225 - Supplies**										
182 - Freeway Ford Truck Sales, Inc.	532709	P.W. Supplies	Paid by Check # 53528		03/02/2020	03/02/2020	03/02/2020		03/11/2020	141.06
182 - Freeway Ford Truck Sales, Inc.	533314	P.W. Supplies	Paid by Check # 53528		03/02/2020	03/02/2020	03/02/2020		03/11/2020	506.46
1824 - High PSI, LTD	66116	P.W. Supplies	Paid by Check # 53542		03/02/2020	03/02/2020	03/02/2020		03/11/2020	347.50
1824 - High PSI, LTD	66156	P.W. Supplies	Paid by Check # 53542		03/02/2020	03/02/2020	03/02/2020		03/11/2020	246.39
5408 - Lindco Equipment Sales, Inc.	200206P	fleet supplies	Paid by Check # 53563		03/02/2020	03/02/2020	03/02/2020		03/11/2020	1,328.48
2493 - Monroe Truck Equipment, Inc.	328950	P.W. Supplies	Paid by Check # 53576		03/02/2020	03/02/2020	03/02/2020		03/11/2020	28.46
4974 - Partsmaster	23510353	fleet supplies	Paid by Check # 53589		03/02/2020	03/02/2020	03/02/2020		03/11/2020	1,839.38
4974 - Partsmaster	23514445	P.W. Supplies	Paid by Check # 53589		03/02/2020	03/02/2020	03/02/2020		03/11/2020	532.58
4932 - Rush Truck Centers of Illinois, Inc.	3018507094	P.W. Supplies	Paid by Check # 53601		03/02/2020	03/02/2020	03/02/2020		03/11/2020	43.64
4932 - Rush Truck Centers of Illinois, Inc.	3018498811	P.W. Supplies	Paid by Check # 53601		03/02/2020	03/02/2020	03/02/2020		03/11/2020	269.74
1000 - Standard Equipment Company	P18673	fleet supplies / repair	Paid by Check # 53610		03/02/2020	03/02/2020	03/02/2020		03/11/2020	(122.08)
1000 - Standard Equipment Company	W04315	fleet supplies / repair	Paid by Check # 53610		03/02/2020	03/02/2020	03/02/2020		03/11/2020	183.66
1000 - Standard Equipment Company	P20088	fleet supplies / repair	Paid by Check # 53610		03/02/2020	03/02/2020	03/02/2020		03/11/2020	1,269.33
1364 - Tryad Automotive	006-210866	P.W. Supplies	Paid by Check # 53619		03/02/2020	03/02/2020	03/02/2020		03/11/2020	162.33
1364 - Tryad Automotive	006-210828	P.W. Supplies	Paid by Check # 53619		03/02/2020	03/02/2020	03/02/2020		03/11/2020	89.19
1364 - Tryad Automotive	006-210821	P.W. Supplies	Paid by Check # 53619		03/02/2020	03/02/2020	03/02/2020		03/11/2020	238.84
1364 - Tryad Automotive	006-210891	P.W. Supplies	Paid by Check # 53619		03/02/2020	03/02/2020	03/02/2020		03/11/2020	83.88
1364 - Tryad Automotive	006-210931	P.W. Supplies	Paid by Check # 53619		03/02/2020	03/02/2020	03/02/2020		03/11/2020	39.95
5506 - Winzer	6567257	P.W. Supplies	Paid by Check # 53625		03/02/2020	03/02/2020	03/02/2020		03/11/2020	199.11
				Account **5225 - Supplies** Totals			Invoice Transactions 20			$7,510.07

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Fund **100 - General Fund**										
Department **26 - Public Works**										
Sub Department **37 - Fleet**										
Account **5300 - Professional Services**										
6058 - Sandi Auto & Truck Repair	33098	Vehicle Repairs	Paid by Check # 53604		03/03/2020	03/03/2020	03/03/2020		03/11/2020	400.00
				Account **5300 - Professional Services** Totals			Invoice Transactions 1			$400.00
				Sub Department **37 - Fleet** Totals			Invoice Transactions 21			$7,910.07
				Department **26 - Public Works** Totals			Invoice Transactions 40			$27,522.67
Department **32 - Recreation**										
Account **5100 - Special Events**										
3750 - Rose's Catering	17151	15 Meals	Paid by Check # 53600		02/24/2020	02/24/2020	02/24/2020		03/11/2020	120.00
3750 - Rose's Catering	17165	220 Meals For St. Patricks Day	Paid by Check # 53600		02/24/2020	02/24/2020	02/24/2020		03/11/2020	1,780.00
30617 - Sam's Club / Synchrony Bank	2020-00000207	Party Supplies & Raffle Prizes	Paid by Check # 53603		02/24/2020	02/24/2020	02/24/2020		03/11/2020	82.75
30617 - Sam's Club / Synchrony Bank	2020-00000259	After School Snacks	Paid by Check # 53602		02/24/2020	02/24/2020	02/24/2020		03/11/2020	177.92
				Account **5100 - Special Events** Totals			Invoice Transactions 4			$2,160.67
Account **5215 - Telephone**										
4024 - AT & T	708749087102-2	Jan 11 - Feb 10 2020	Paid by Check # 53493		02/24/2020	02/24/2020	02/24/2020		03/11/2020	34.07
302 - Sprint	380311334-085	Jan. 15 - Feb. 14 2020	Paid by Check # 53608		02/24/2020	02/24/2020	02/24/2020		03/11/2020	723.46
				Account **5215 - Telephone** Totals			Invoice Transactions 2			$757.53
Account **5220 - Training, Dues & Publications**										
305 - Illinois Association of Park Districts	Dues-2	2020 Membership Dues	Paid by Check # 53545		02/24/2020	02/24/2020	02/24/2020		03/11/2020	864.17
				Account **5220 - Training, Dues & Publications** Totals			Invoice Transactions 1			$864.17
Account **5225 - Supplies**										
5794 - All Season Futbol	FEBRUARY2020	Referee & Coordinator Fees	Paid by Check # 53485		02/24/2020	02/24/2020	02/24/2020		03/11/2020	2,200.00
4357 - American Red Cross-Health & Safety Services	22257185	Lifeguard Certs/ CPR/AED Certs & Reviews	Paid by Check # 53488		02/24/2020	02/24/2020	02/24/2020		03/11/2020	98.00
1013 - Horizon Screen Print	20-0993	Youth & Adult T-Shirts	Paid by Check # 53544		02/24/2020	02/24/2020	02/24/2020		03/11/2020	1,887.00
1013 - Horizon Screen Print	20-0995	Youth & Adult T-Shirts	Paid by Check # 53544		02/24/2020	02/24/2020	02/24/2020		03/11/2020	1,962.25
415 - Santo Sport Store	704276	16 in Softballs	Paid by Check # 53605		02/24/2020	02/24/2020	02/24/2020		03/11/2020	903.00
				Account **5225 - Supplies** Totals			Invoice Transactions 5			$7,050.25

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Fund **100 - General Fund**										
Department **32 - Recreation**										
Account **5235 - Postage & Printing**										
483 - Lewis Paper	420681	Color Flyer Paper	Paid by Check # 53562		02/24/2020	02/24/2020	02/24/2020		03/11/2020	3,314.00
				Account **5235 - Postage & Printing** Totals			Invoice Transactions	1		$3,314.00
Account **5290 - Other General Expenses**										
3219 - Benny's Pizza	2020-00000261	After School Snacks	Paid by Check # 53500		02/24/2020	02/24/2020	02/24/2020		03/11/2020	116.00
478 - Comcast Cable	2020-00000260	Basic Cable	Paid by Check # 53514		02/24/2020	02/24/2020	02/24/2020		03/11/2020	161.94
75 - Empire Cooler Service, Inc.	0000320661	Ice Machine Rental	Paid by Check # 53524		02/24/2020	02/24/2020	02/24/2020		03/11/2020	92.00
1692 - M. K. Sports	FEBRUARY2020	Youth Basketball Officials	Paid by Check # 53568		02/24/2020	02/24/2020	02/24/2020		03/11/2020	2,040.00
				Account **5290 - Other General Expenses** Totals			Invoice Transactions	4		$2,409.94
Account **5400 - Repairs & Maintenance**										
5418 - Cintas Corporation	4038820314	Building Maintenance Supplies	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	443.26
5418 - Cintas Corporation	4030917185	Building Maintenance Supplies	Paid by Check # 53511		12/31/2019	12/31/2019	12/31/2019		03/11/2020	443.26
5418 - Cintas Corporation	4042415761	Rec Building Supplies	Paid by Check # 53511		02/24/2020	02/24/2020	02/24/2020		03/11/2020	443.26
5418 - Cintas Corporation	4043657477	Building Maintenance Supplies	Paid by Check # 53511		02/24/2020	02/24/2020	02/24/2020		03/11/2020	451.26
5887 - FSS Technologies LLC	378588	Central Station / Radio / Fire Alarm Monitoring	Paid by Check # 53531		02/24/2020	02/24/2020	02/24/2020		03/11/2020	248.97
5426 - Menards	28638	Rec Building Supplies	Paid by Check # 53572		02/24/2020	02/24/2020	02/24/2020		03/11/2020	52.63
5426 - Menards	28053	Rec Building Supplies	Paid by Check # 53572		02/24/2020	02/24/2020	02/24/2020		03/11/2020	32.97
5426 - Menards	27663	Rec Building Supplies	Paid by Check # 53572		02/24/2020	02/24/2020	02/24/2020		03/11/2020	113.39
5426 - Menards	29042	Building Maintenance Supplies	Paid by Check # 53572		02/24/2020	02/24/2020	02/24/2020		03/11/2020	29.77
5426 - Menards	29232	After School Snacks	Paid by Check # 53572		02/24/2020	02/24/2020	02/24/2020		03/11/2020	9.96
5426 - Menards	29161	After School Supplies	Paid by Check # 53572		02/24/2020	02/24/2020	02/24/2020		03/11/2020	28.23
5123 - Nationwide Transmission & Complete Auto Service	747	Snow Blower Repairs	Paid by Check # 53579		02/24/2020	02/24/2020	02/24/2020		03/11/2020	65.00
101 - Schultz Supply Company, Inc.	314275	Rec Building Supplies	Paid by Check # 53606		02/24/2020	02/24/2020	02/24/2020		03/11/2020	545.47

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Fund **100 - General Fund**										
Department **32 - Recreation**										
Account **5400 - Repairs & Maintenance**										
391 - Tele-Tron Ace Hardware	87453	Rec Building Supplies	Paid by Check # 53615		02/24/2020	02/24/2020	02/24/2020		03/11/2020	559.09
Account **5400 - Repairs & Maintenance** Totals							Invoice Transactions	14		$3,466.52
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	24.04
Account **5405 - Copier Maintenance** Totals							Invoice Transactions	1		$24.04
Department **32 - Recreation** Totals							Invoice Transactions	32		$20,047.12
Department **46 - Senior Citizen Program**										
Account **5235 - Postage & Printing**										
465 - Diamond Graphics, Inc.	0102830187	Senior Newsletter	Paid by Check # 53520		03/04/2020	03/04/2020	03/04/2020		03/11/2020	575.00
Account **5235 - Postage & Printing** Totals							Invoice Transactions	1		$575.00
Account **5400-04 - Repairs & Maintenance Landscape**										
294 - B. Davids Landscaping	FEBRUARY2020 -2	Senior Snow Removal Feb. 2020	Paid by Check # 53496		03/04/2020	03/04/2020	03/04/2020		03/11/2020	1,605.00
5425 - Blades of Glory, Inc.	30-3	Senior Snow Removal Feb. 2020	Paid by Check # 53504		03/04/2020	03/04/2020	03/04/2020		03/11/2020	1,875.00
5425 - Blades of Glory, Inc.	FEBRUARY2020 -1	Senior Snow Removal Jan. 2020	Paid by Check # 53504		03/04/2020	03/04/2020	03/04/2020		03/11/2020	1,920.00
2932 - Richard C. Dahms	FEBRUARY2020 -2	Senior Snow Removal Feb. 2020	Paid by Check # 53594		03/04/2020	03/04/2020	03/04/2020		03/11/2020	1,590.00
Account **5400-04 - Repairs & Maintenance Landscape** Totals							Invoice Transactions	4		$6,990.00
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	22.66
Account **5405 - Copier Maintenance** Totals							Invoice Transactions	1		$22.66
Account **5505 - Equipment Lease**										
96 - PACE Suburban Bus	572074	1 Van @100 each	Paid by Check # 53587		03/04/2020	03/04/2020	03/04/2020		03/11/2020	100.00
96 - PACE Suburban Bus	572095	1 Van @100 each	Paid by Check # 53587		03/04/2020	03/04/2020	03/04/2020		03/11/2020	100.00
96 - PACE Suburban Bus	572099	1 Van @100 each	Paid by Check # 53587		03/04/2020	03/04/2020	03/04/2020		03/11/2020	100.00
96 - PACE Suburban Bus	572124	1 Van @100 each	Paid by Check # 53587		03/04/2020	03/04/2020	03/04/2020		03/11/2020	100.00
96 - PACE Suburban Bus	572125	1 Van @100 each	Paid by Check # 53587		03/04/2020	03/04/2020	03/04/2020		03/11/2020	100.00

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Fund **100 - General Fund**										
Department **46 - Senior Citizen Program**										
Account **5505 - Equipment Lease**										
96 - PACE Suburban Bus	572165	1 Van @100 each	Paid by Check # 53587		03/04/2020	03/04/2020	03/04/2020		03/11/2020	100.00
				Account **5505 - Equipment Lease** Totals				Invoice Transactions	6	$600.00
				Department **46 - Senior Citizen Program** Totals				Invoice Transactions	12	$8,187.66
				Fund **100 - General Fund** Totals				Invoice Transactions	251	$268,414.88
Fund **205 - Library Fund**										
Department **40 - Library**										
Account **5105-07 - Community Programs Adult/Children Programs**										
6055 - Lindsay Lempa Aldape	2020-00000254	Community Programs Adult/Children Programs	Paid by Check # 53564		03/04/2020	03/04/2020	03/04/2020		03/11/2020	50.00
5946 - Nona Chapman	2020-00000255	Community Programs Adult/Children Programs	Paid by Check # 53581		03/04/2020	03/04/2020	03/04/2020		03/11/2020	57.70
3750 - Rose's Catering	8833	Community Programs Adult/Children Programs	Paid by Check # 53600		03/04/2020	03/04/2020	03/04/2020		03/11/2020	487.50
828 - SYNCB / AMAZON	2020-00000257	Audio Visual	Paid by Check # 53612		03/04/2020	03/04/2020	03/04/2020		03/11/2020	13.37
				Account **5105-07 - Community Programs Adult/Children Programs** Totals				Invoice Transactions	4	$608.57
Account **5215 - Telephone**										
4024 - AT & T	708795579402-3	Telephone	Paid by Check # 53493		03/04/2020	03/04/2020	03/04/2020		03/11/2020	53.08
4024 - AT & T	708795808202-3	Telephone	Paid by Check # 53493		03/04/2020	03/04/2020	03/04/2020		03/11/2020	1,163.07
				Account **5215 - Telephone** Totals				Invoice Transactions	2	$1,216.15
Account **5220 - Training, Dues & Publications**										
5284 - Amy Gullo	2020-00000253	Training, Dues & Publications	Paid by Check # 53490		03/04/2020	03/04/2020	03/04/2020		03/11/2020	22.60
5946 - Nona Chapman	2020-00000255	Community Programs Adult/Children Programs	Paid by Check # 53581		03/04/2020	03/04/2020	03/04/2020		03/11/2020	11.00
5737 - Quinn Stitt	2020-00000256	Training, Dues & Publications	Paid by Check # 53593		03/04/2020	03/04/2020	03/04/2020		03/11/2020	28.75
				Account **5220 - Training, Dues & Publications** Totals				Invoice Transactions	3	$62.35
Account **5225 - Supplies**										
32724 - Better Containers	233626	Supplies	Paid by Check # 53502		03/04/2020	03/04/2020	03/04/2020		03/11/2020	210.60
388 - Demco Educational Corporation	6771302	Supplies	Paid by Check # 53519		03/04/2020	03/04/2020	03/04/2020		03/11/2020	364.74

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Fund **205 - Library Fund**										
Department **40 - Library**										
Account **5225 - Supplies**										
492 - Fullmer Locksmith Service, Inc.	N23046	Supplies	Paid by Check # 53532		03/04/2020	03/04/2020	03/04/2020		03/11/2020	30.00
1498 - Home Depot Credit Services	7521475	Supplies	Paid by Check # 53543		03/04/2020	03/04/2020	03/04/2020		03/11/2020	81.63
30520 - Midwest Tape	98573871	Audio Visual	Paid by Check # 53573		03/04/2020	03/04/2020	03/04/2020		03/11/2020	231.78
5946 - Nona Chapman	2020-00000255	Community Programs Adult/Children Programs	Paid by Check # 53581		03/04/2020	03/04/2020	03/04/2020		03/11/2020	9.99
33183 - Office Depot	440313545001	Supplies	Paid by Check # 53585		03/04/2020	03/04/2020	03/04/2020		03/11/2020	444.31
828 - SYNCB / AMAZON	2020-00000257	Audio Visual	Paid by Check # 53612		03/04/2020	03/04/2020	03/04/2020		03/11/2020	630.02
34852 - The Flag Lady Corporation	26892	Supplies	Paid by Check # 53617		03/04/2020	03/04/2020	03/04/2020		03/11/2020	499.68
				Account **5225 - Supplies** Totals			Invoice Transactions	**9**		$2,502.75
Account **5235 - Postage & Printing**										
5946 - Nona Chapman	2020-00000255	Community Programs Adult/Children Programs	Paid by Check # 53581		03/04/2020	03/04/2020	03/04/2020		03/11/2020	13.48
				Account **5235 - Postage & Printing** Totals			Invoice Transactions	**1**		$13.48
Account **5245 - Books**										
531 - Baker & Taylor Entertainment, Inc.	2035102455	Books	Paid by Check # 53497		03/04/2020	03/04/2020	03/04/2020		03/11/2020	228.24
5679 - Children's Plus Inc	183232	Books	Paid by Check # 53510		03/04/2020	03/04/2020	03/04/2020		03/11/2020	1,625.14
123 - Gale / Cengage	69965227	Books	Paid by Check # 53533		03/04/2020	03/04/2020	03/04/2020		03/11/2020	249.44
398 - Ingram Library Services LLC	43935534	Books	Paid by Check # 53547		03/04/2020	03/04/2020	03/04/2020		03/11/2020	6,915.07
				Account **5245 - Books** Totals			Invoice Transactions	**4**		$9,017.89
Account **5250 - Audio Visual**										
1545 - Blackstone Publishing	1163350	Audio Visual	Paid by Check # 53503		03/04/2020	03/04/2020	03/04/2020		03/11/2020	185.63
30520 - Midwest Tape	98573871	Audio Visual	Paid by Check # 53573		03/04/2020	03/04/2020	03/04/2020		03/11/2020	1,825.76
828 - SYNCB / AMAZON	2020-00000257	Audio Visual	Paid by Check # 53612		03/04/2020	03/04/2020	03/04/2020		03/11/2020	651.57
				Account **5250 - Audio Visual** Totals			Invoice Transactions	**3**		$2,662.96
Account **5400 - Repairs & Maintenance**										
5582 - Impact Networking,LLC	1635218	Repairs & Maintenance	Paid by Check # 53546		03/04/2020	03/04/2020	03/04/2020		03/11/2020	4,654.50

Accounts Payable by G/L Distribution Report

Payment Date Range 02/27/20 - 03/11/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund **205 - Library Fund**										
Department **40 - Library**										
Account **5400 - Repairs & Maintenance**										
1839 - Robert R. Andreas & Sons	022420-22	Contract Maintenance	Paid by Check # 53597		03/04/2020	03/04/2020	03/04/2020		03/11/2020	3,990.00
				Account **5400 - Repairs & Maintenance** Totals				Invoice Transactions 2		$8,644.50
Account **5525 - Computer Support Databases**										
5886 - Adobe Inc	1128613185	Computer Support Databases	Paid by Check # 53478		12/31/2019	12/31/2019	12/31/2019		03/11/2020	1,259.64
20693 - PC Connection Sales Corp	57507354	Computer Support Databases	Paid by Check # 53590		03/04/2020	03/04/2020	03/04/2020		03/11/2020	803.00
				Account **5525 - Computer Support Databases** Totals				Invoice Transactions 2		$2,062.64
				Department **40 - Library** Totals				Invoice Transactions 30		$26,791.29
				Fund **205 - Library Fund** Totals				Invoice Transactions 30		$26,791.29
Fund **210 - Community Development Fund**										
Department **42 - CDBG**										
Account **5235 - Postage & Printing**										
2705 - Lawndale News	832992	Spanish Ad	Paid by Check # 53467		02/21/2020	02/21/2020	02/21/2020		02/28/2020	441.00
5576 - VS Printing Services, LLC	18037	Single Family Rehab Letter	Paid by Check # 53624		03/05/2020	03/05/2020	03/05/2020		03/11/2020	120.00
				Account **5235 - Postage & Printing** Totals				Invoice Transactions 2		$561.00
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	6.07
				Account **5405 - Copier Maintenance** Totals				Invoice Transactions 1		$6.07
				Department **42 - CDBG** Totals				Invoice Transactions 3		$567.07
				Fund **210 - Community Development Fund** Totals				Invoice Transactions 3		$567.07
Fund **215 - Motor Fuel Tax Fund**										
Account **5205 - Utilities**										
61 - ComEd	2020-00000216	february 2020 electric	Paid by Check # 53515		03/02/2020	03/02/2020	03/02/2020		03/11/2020	46.28
5801 - Direct Energy Business	2005600413021 85	february 2020 electric	Paid by Check # 53521		03/02/2020	03/02/2020	03/02/2020		03/11/2020	459.99
5801 - Direct Energy Business	2005600413021 84	february 2020 electric	Paid by Check # 53521		03/02/2020	03/02/2020	03/02/2020		03/11/2020	132.77
				Account **5205 - Utilities** Totals				Invoice Transactions 3		$639.04
Account **5400-03 - Repairs & Maintenance Traffic control**										
3047 - H & H Electric Company	34393	january 2020 street light maint	Paid by Check # 53538		03/02/2020	03/02/2020	03/02/2020		03/11/2020	14,630.00
				Account **5400-03 - Repairs & Maintenance Traffic control** Totals				Invoice Transactions 1		$14,630.00
				Fund **215 - Motor Fuel Tax Fund** Totals				Invoice Transactions 4		$15,269.04

Accounts Payable by G/L Distribution Report

Payment Date Range 02/27/20 - 03/11/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund **245 - Asset Forfeiture Fund**										
Department **20 - Police Department**										
Account **5191-15 - State Law Enforcement Expenses**										
5256 - Partners & Paws Veterinary Services	73063	K-9 Medical	Paid by Check # 53588		03/03/2020	03/03/2020	03/03/2020		03/11/2020	35.00
Account **5191-15 - State Law Enforcement Expenses** Totals								Invoice Transactions 1		$35.00
Account **5191-25 - State Communications / Comp**										
302 - Sprint	713752663-056	Jan. 22 - Feb. 21 2020	Paid by Check # 53608		03/03/2020	03/03/2020	03/03/2020		03/11/2020	199.96
Account **5191-25 - State Communications / Comp** Totals								Invoice Transactions 1		$199.96
Account **5192-20 - Federal Drug,Gang,Education / Awareness**										
4890 - Sprague Distributing Co.	7050	Newsletter distribution	Paid by Check # 53475		12/17/2019	12/17/2019	12/17/2019		03/05/2020	1,350.00
Account **5192-20 - Federal Drug,Gang,Education / Awareness** Totals								Invoice Transactions 1		$1,350.00
Account **5192-25 - Federal Contracting for Services**										
5218 - ACS	1361	Consulting Services	Paid by Check # 53477		03/03/2020	03/03/2020	03/03/2020		03/11/2020	3,750.00
5218 - ACS	1362	Consulting Services	Paid by Check # 53477		03/03/2020	03/03/2020	03/03/2020		03/11/2020	3,750.00
Account **5192-25 - Federal Contracting for Services** Totals								Invoice Transactions 2		$7,500.00
Account **5192-55 - Federal LE Equipment**										
2693 - ABC Automotive Electronics	C229683	Vehicle Repairs	Paid by Check # 53476		03/03/2020	03/03/2020	03/03/2020		03/11/2020	472.29
2693 - ABC Automotive Electronics	C229915	Vehicle Repairs	Paid by Check # 53476		03/03/2020	03/03/2020	03/03/2020		03/11/2020	472.29
2693 - ABC Automotive Electronics	C227510	Vehicle Repairs	Paid by Check # 53476		03/03/2020	03/03/2020	03/03/2020		03/11/2020	472.29
Account **5192-55 - Federal LE Equipment** Totals								Invoice Transactions 3		$1,416.87
Department **20 - Police Department** Totals								Invoice Transactions 8		$10,501.83
Fund **245 - Asset Forfeiture Fund** Totals								Invoice Transactions 8		$10,501.83
Fund **500 - Utilities Fund**										
Department **44 - Water & Sewer**										
Account **5215 - Telephone**										
4024 - AT & T	708788456902-2	Jan. 17 - Feb. 16 2020	Paid by Check # 53493		03/02/2020	03/02/2020	03/02/2020		03/11/2020	868.71
5317 - Verizon Connect NWF , INC	OSV000002026082	Monthly Service / Jan. 2020	Paid by Check # 53622		03/02/2020	03/02/2020	03/02/2020		03/11/2020	479.05
Account **5215 - Telephone** Totals								Invoice Transactions 2		$1,347.76
Account **5225 - Supplies**										
13 - Barge Terminal & Trucking	188519	stone	Paid by Check # 53498		03/02/2020	03/02/2020	03/02/2020		03/11/2020	1,841.60
391 - Tele-Tron Ace Hardware	88136	P.W. Supplies	Paid by Check # 53615		03/02/2020	03/02/2020	03/02/2020		03/11/2020	481.90
Account **5225 - Supplies** Totals								Invoice Transactions 2		$2,323.50

Accounts Payable by G/L Distribution Report

Payment Date Range 02/27/20 - 03/11/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund **500 - Utilities Fund**										
Department **44 - Water & Sewer**										
Account **5300 - Professional Services**										
4635 - Premier Specialties	13570	Pump Repair	Paid by Check # 53591		03/02/2020	03/02/2020	03/02/2020		03/11/2020	161.20
2789 - Roadsafe - Romeoville	RT223473	Arrow Board	Paid by Check # 53596		03/02/2020	03/02/2020	03/02/2020		03/11/2020	650.00
3372 - USIC Locating Services, Inc.	365805	january 2020 locating	Paid by Check # 53621		03/02/2020	03/02/2020	03/02/2020		03/11/2020	3,427.99
				Account **5300 - Professional Services** Totals				Invoice Transactions	3	$4,239.19
Account **5405 - Copier Maintenance**										
5166 - Konica Minolta Business Solutions USA., Inc.	9006481706	Konica Minolta copier maint.chgs	Paid by Check # 53466		02/24/2020	02/24/2020	02/24/2020		02/28/2020	.10
				Account **5405 - Copier Maintenance** Totals				Invoice Transactions	1	$0.10
Account **5800-41 - Capital Outlay Flood Mitigation Program**										
STEVE & KATHY CRAIG	2020-00000262	FLOOD MITIGATION PROGRAM	Paid by Check # 53642		03/02/2020	03/02/2020	03/02/2020		03/11/2020	3,500.00
				Account **5800-41 - Capital Outlay Flood Mitigation Program** Totals				Invoice Transactions	1	$3,500.00
				Department **44 - Water & Sewer** Totals				Invoice Transactions	9	$11,410.55
				Fund **500 - Utilities Fund** Totals				Invoice Transactions	9	$11,410.55
Fund **600 - Internal Service Fund**										
Account **5650 - Claims - General Liability**										
EDUARDO CORONADO	148778	Broken Windshield	Paid by Check # 53632		03/05/2020	03/05/2020	03/05/2020		03/11/2020	180.25
				Account **5650 - Claims - General Liability** Totals				Invoice Transactions	1	$180.25
				Fund **600 - Internal Service Fund** Totals				Invoice Transactions	1	$180.25
				Grand Totals				Invoice Transactions	306	$333,134.91

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

March 4, 2020

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

Re: Building and Local Improvement Permits

Gentlemen:

Attached is the financial report of Building and Local Improvement Permits issued by the City of Berwyn for the month of February 2020, along with a copy of Permit Statistics for this same period.

Respectfully,

Charles D. Lazzara
Building Director

Report Of Building Permits Issued By The City Of Berwyn

Wednesday, March 4, 2020

Between: ***2/1/2020*** ***And*** ***2/29/2020***

Name and Address			*Issued*	*Permit No.*		*Cost Of Improvements*	*Cost Of Permit*
Javier Solorzano & Anel Domingu	2521 S. Oak Park Avenue	A/C & FURNACE REPLACEMENT. BOILERS TO FORCED AIR. CHIMNEY LINER BEING INSTALLED ALL BEDROOMS REQUIRE A RETURN. A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER.	2/10/2020	Bldg-B	9447-0	$21,040.00	$620.00
HEPBURN GROUP LLC	3541 S. Clarence Avenue	INTERIOR REMODEL - 1ST FLOOR WILL CONSIST OF KITCHEN, EXISTING FULL BATHROOM, LIVING ROOM, DINING ROOM, AND 2 EXISTING BEDROOMS. ATTIC WILL CONSIST OF 1 NEW BEDROOM AND 1 NEW FULL BATHROOM. BASEMENT WILL BE FINISHED WITH NEW FULL BATHROOM, LAUNDRY ROOM.	2/11/2020	Bldg-B	9448-0	$45,000.00	$1,460.00
Rich Minsheg LLC	2105 S. Highland Avenue	REMODEL OF THE 2 UNIT - REMODEL 2 KITCHENS AND 2 BATHROOMS. BASEMENT WILL REMAIN WILL REMAIN UNFINISHED JUST DRY WALLING THE CEILING ONLY. BASEMENT WILL REMAIN STORAGE ONLY. R/R WINDOWS AND BRING TO EGRESS CODE WHERE REQUIRED. REPAIR DRYWALL AS NEEDED. BO	2/14/2020	Bldg-B	9450-0	$87,000.00	$2,070.00
Bret Pond & Sandra Florindo	3828 S. Maple Avenue	BUILD NEW DETACHED FRAME GARAGE WITH ELECTRICAL ON EXISTING CONCRETE	2/14/2020	Bldg-B	9451-0	$15,934.00	$350.00
Jaime Jaramillo	1809 S. Ridgeland Avenue	INTERIOR REMODELING AND 2ND FLOOR ADDITION. 1ST FLOOR WILL CONSIST OF KITCHEN, LIVING ROOM, DINING ROOM, 1 EXISTING BEDROOM - WILL CREATE AN OPEN CONCEPT BY REMOVING 1 BEDROOM AND STUDY, RELOCATE THE EXITING BATHROOM. 2ND FLOOR NEW ADDITION WITH 3 NEW BED	2/18/2020	Bldg-B	9452-0	$140,000.00	$4,825.00
Elevated Partners LLC	1339 S. Wenonah Avenue	REMODEL THE EXISTING 2 FLAT. DORMER ATTIC AND ADD FULL BATHROOM TO 2ND FLOOR. REMODEL THE 2 KITCHEN AND 3 EXISTING BATHROOMS. INSULATE AND DRYWALL THE ATTIC TO CREATE A NEW BEDROOM. REPAIR FRAMING WHERE NECESSARY, INSTALL EXTERIOR SIDING AND COPPING. INST	2/18/2020	Bldg-B	9453-0	$40,200.00	$665.00
Five F. Inc	6710 W. Cermak Road	RESTAURANT REMODEL OF KITCHEN, 2 BATHRROMS, BAR & DINING AREA.	2/18/2020	Bldg-B	9454-0	$25,000.00	$2,265.00
Tony Lee	1527 S. Wisconsin Avenue	KITCHEN REMODEL. EXISTING KITCHEN FIXTURES & CABINET LAYOUT TO REMAIN AT EXISTING LOCATIONS. BATH REMODEL- RPLACE EXISTING FIXTURES WITH NEW. REFINISH HARDWOOD FLOORS & PAINT ALL WALLS & CELIINGS. INSTALL NEW WINDOWS IN LIVING & DINING ROOM. INSTALL NEW A	2/24/2020	Bldg-B	9455-0	$38,078.00	$1,025.00
Oscar A. Chavez	2714 S. Kenilworth Avenue	REMOVE THE KITCHEN AND BATHROOM ON THE 1ST FLOOR. R/R CEILING IN THE KITCHEN AND DINING ROOM. ADD 2 NEW BEDROOMS TO THE BASEMENT BRING WINDOWS TO EGRESS CODE WHERE NEEDED.	2/25/2020	Bldg-B	9456-0	$31,000.00	$1,000.00

Report Of Building Permits Issued By The City Of Berwyn

Wednesday, March 4, 2020

Between: ***2/1/2020*** ***And*** ***2/29/2020***

Name and Address			*Issued*	*Permit No.*		*Cost Of Improvements*	*Cost Of Permit*
IQ UNLIMITED, LLC	1433 S. Gunderson Avenue	2ND FL ADDITION-ALL NEW PLUMBING-HEATING-ELECTRICAL. 4 BEDROOM 3 BATH ALL ABOVE GROUND. BASEMENT LAUNDRY, NEW FURNACE WITH DUCT WORK. NEW WINDOWS, SIDING. NEW 1" WATER SERVICE. NEW DECK ON REAR OF HOUSE	2/27/2020	Bldg-B	9457-0	$100,000.00	$3,510.00
Merriment Homes	1216 S. Wesley Avenue	New Construction to include new 200 amp service & wiring. New Hvac, heating a/c, & new plumbing supply/waste lines & 1 1/2" water line. Bsmt to include family room, bathroom, 1 bedroom, laundry room & utility room. 1st fl to include 2 bedrooms, 2 bathroom	2/28/2020	Bldg-B	9458-0	$180,000.00	$4,040.00

26 ***Building Permits Issued During Period***

Totals ***$923,186.00*** ***$28,850.00***

Report Of Building Permits Issued By The City Of Berwyn

Wednesday, March 4, 2020

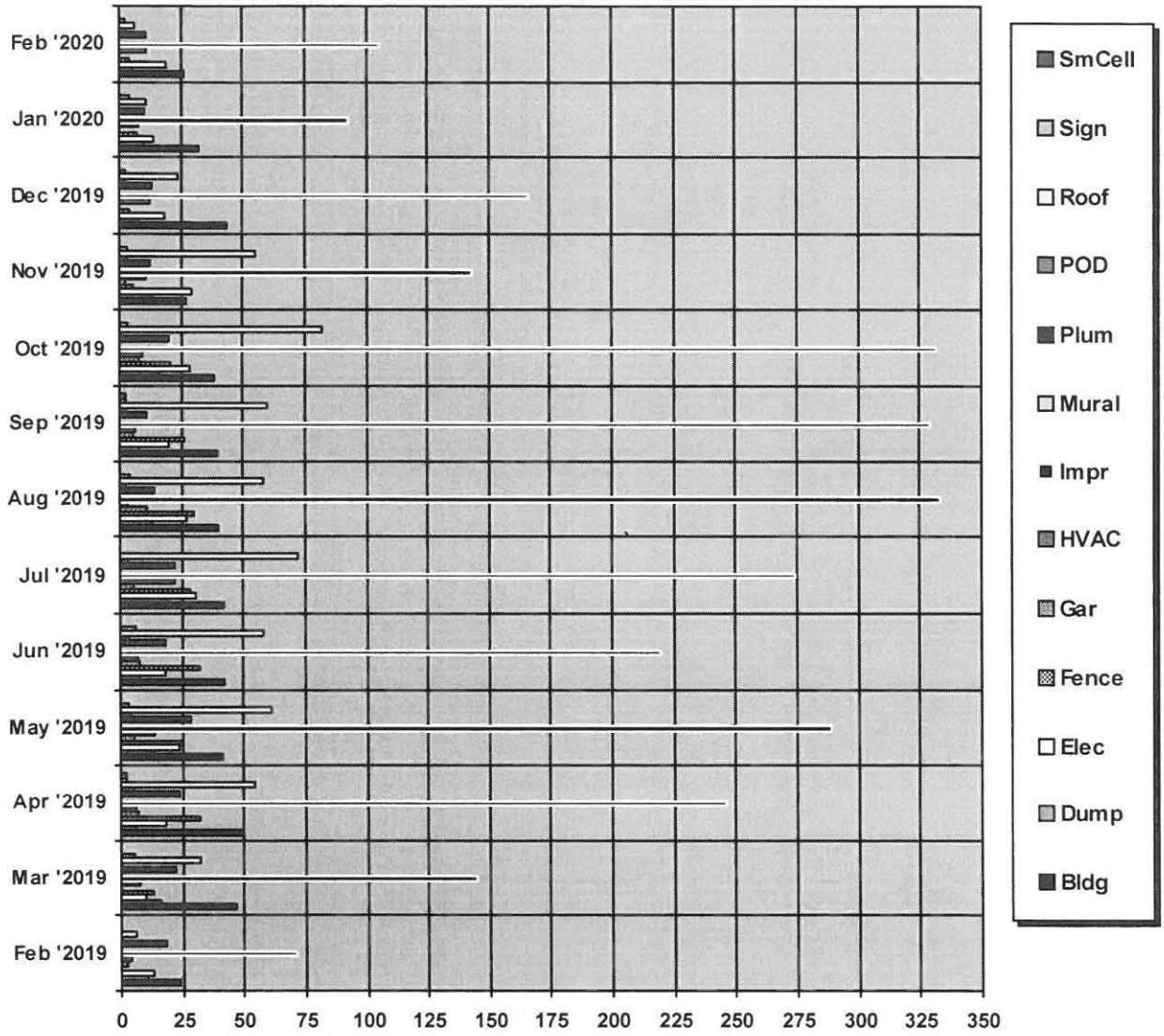
Between: 2/1/2020 And 2/29/2020

Name and Address			Issued	Permit No.		Cost Of Improvements	Cost Of Permit
Matt Construction Group Inc	1438 S. Kenilworth Avenue	PAYING FOR ADDITIONAL INSPECTION - CHLOROLOY INSPECTION, PRE-POUR GARAGE SLAB, PRE-POUR PRIVATE SIDEWALK AND PLUMBING UNDERGROUND DIVORCE.	2/11/2020	Bldg-B	8944-2	$0.00	$215.00
Saleem Mohhammed	3528 S. Kenilworth Avenue	2 PLUMBING UNDERGROUND PVS INPSECTION FEES AND GAS PRESSURE TEST FEE	2/28/2020	Bldg-B	9054-2	$0.00	$150.00
Blue Fin Homes LLC	1423 S. Clarence Avenue	PAYING FOR 2 PLOUMBING FINAL RE-INSPECTIONS---- FEES ONLY	2/18/2020	Bldg-B	9135-1	$0.00	$50.00
Black Gold Properties LP	2343 S. Scoville Avenue	PAYING PLUMBING FINAL RE INSPECTION	2/20/2020	Bldg-B	9174-1	$0.00	$50.00
Black Gold Properties LP	2343 S. Scoville Avenue	ELECTRICAL SERVICE FEE ONLY	2/25/2020	Bldg-B	9174-2	$0.00	$50.00
Black Gold Properties LP	2343 S. Scoville Avenue	PAYING FOR HVAC FINAL & PERMIT FINAL INSPECTIONS	2/28/2020	Bldg-B	9174-3	$0.00	$130.00
R&R Trategic Properties LLC	1516 S. Kenilworth Avenue	PAYING FOR ELECTRICLA RE-INSPECTION FEES	2/27/2020	Bldg-B	9184-2	$0.00	$100.00
Nancy L. Carrasco & Ricardo San	3242 S. Wesley Avenue	HVAC ROUGH RE-INSEPCTION FEE ONLY WITH B-9270-0	2/13/2020	Bldg-B	9270-1	$0.00	$65.00
Luis Treto	1532 S. Ridgeland Avenue	PAYING FOR STACK TEST, ELECTRIC SERVICE & GAS PRESSURE TEST FEES	2/25/2020	Bldg-B	9348-1	$0.00	$150.00
Miguel A. Arredondo	3506 S. Elmwood Avenue	PLUMBING UNDERGROUND REINSPECTION FEES ONLY	2/28/2020	Bldg-B	9420-1	$0.00	$100.00
Olivero Pedroza	2337 S. Harvey Avenue	PLUMBING ROUGH REINSPECTION AND CORRECTIONS - BASEMENT- FINISHING THE BASEMENT WITH FRAMING, INSULATION, REC ROOM, 11X7 2 BEDROOMS. ENCLOSING THE FURNACE. THERE IS AN EXISTING BATHROOM BUT WILL NOT BE REMODELING IT. OUTLETS IN THE BEDROOMS WILL BE BROUGHT	2/4/2020	Bldg-B	9441-1	$3,000.00	$150.00
Tawmy Avery	1510 S. Wenonah Avenue	DEMOLISH EXISTING FRAME GARAGE AND ERECT 14'X20', DETACHED FRAME GARAGE. HEIGH WILL E APPROX. 11'	2/4/2020	Bldg-B	9443-0	$17,934.00	$325.00
Vincent & Paul Sliwa	2306 S. Harvey Avenue	HOME REMODELING INTERIOR. 1ST FL- REMOVE PLASTER AND INSTALL NEW DRYWALL AND TRIM, FLOORS, DOORS & CABINETS PAINT ALL WALLS. INSTALL NEW LIGHT FIXTURES AND OUTLETS TO BE PERFORMED BY ELECTRICIAN. 2ND FL- INSTALL WALLS AND DRY WALL, TRIM CARPET, DOORS,	2/5/2020	Bldg-B	9444-0	$25,000.00	$1,035.00
1503 Kenilworth Inc	1503 S. Kenilworth Avenue	INTERIOR REMODEL, NEW ELECTRICAL, PLUMBING, HVAC, FRAMING DOORS, WINDOWS,FLOOR,DRYWALL, INSTULATION. NEW KITCHEN CABINETS, APPLIANCES. PAINTING NEW PORCH 8 X 18 NEW DECK 12 X18. 1ST FL KITCHEN, LIVING, EXISTING POWDER ROOM & MECH LAUNDRY. 2ND FL. 3 NEW BE	2/5/2020	Bldg-B	9445-0	$54,000.00	$1,560.00
DZD Group LLC	2307 S. Euclid Avenue	Interior remodel-1st fl kitchen, existing full bath, living room & dining room. 1 existing bedroom & removing 1 bedroom to make living room & dining room larger. 2nd fl addition- 3 new bedrooms, 2 baths. Bsmt will be finished w/ laundry, mechanical, offic	2/6/2020	Bldg-B	9446-0	$100,000.00	$2,890.00

Permits Issued

Wednesday, March 4, 2020 9:04 AM

For Period Beginning 2/1/2019 *And Ending* 2/29/2020



Permit Detail

2020	February	Bldg	26
		Dump	5
		Elec	19
		Fence	4
		HVAC	11
		Impr	106
		Plum	11
		POD	2
		Roof	6
		Sign	2
		SmCell	1
			193

2020	January	Bldg	32
		Dump	10
		Elec	14
		Fence	7
		HVAC	8
		Impr	93
		Plum	10
		POD	1
		Roof	11
		Sign	4
			190

Permit Detail

2019	December	Bldg	44
		Dump	8
		Elec	18
		Fence	4
		HVAC	12
		Impr	166
		Plum	13
		POD	2
		Roof	24
		Sign	2
		SmCell	1
			294
2019	November	Bldg	27
		Dump	13
		Elec	29
		Fence	5
		Gar	2
		HVAC	11
		Impr	143
		Plum	12
		POD	3
		Roof	55
		Sign	3
			303
2019	October	Bldg	38
		Dump	16
		Elec	28
		Fence	21
		Gar	8
		HVAC	9
		Impr	332
		Plum	20
		POD	1
		Roof	82
		Sign	3
			558
2019	September	Bldg	40
		Dump	8
		Elec	20
		Fence	26
		Gar	5
		HVAC	6
		Impr	329
		Plum	11
		POD	2
		Roof	60
		Sign	2
		SmCell	2
			511
2019	August	Bldg	40
		Dump	13
		Elec	27
		Fence	30
		Gar	11
		HVAC	3
		Impr	333
		Plum	14
		POD	2
		Roof	58
		Sign	4
		SmCell	1
			536
2019	July	Bldg	42
		Dump	19
		Elec	31
		Fence	28
		Gar	5
		HVAC	22
		Impr	274
		Plum	22
		POD	3
		Roof	72
		Sign	1
		SmCell	1
			520
2019	June	Bldg	42
		Dump	8
		Elec	18
		Fence	32
		Gar	8
		HVAC	7
		Impr	220
		Plum	18
		POD	3
		Roof	58
		Sign	6
			420
2019	May	Bldg	41
		Dump	13
		Elec	24
		Fence	25
		Gar	5
		HVAC	14
		Impr	289
		Mural	1
		Plum	28
		POD	4
		Roof	61
		Sign	3
		SmCell	1
			509
2019	April	Bldg	49
		Dump	6
		Elec	18
		Fence	32
		Gar	7
		HVAC	6
		Impr	246
		Plum	24
		POD	5
		Roof	54
		Sign	2
		SmCell	2
			451
2019	March	Bldg	47
		Dump	16
		Elec	10
		Fence	13
		Gar	1
		HVAC	8
		Impr	145
		Plum	22
		Roof	32
		Sign	5
		SmCell	1
			300
2019	February	Bldg	24
		Dump	11
		Elec	13
		Fence	1
		Gar	2
		HVAC	4
		Impr	71
		Plum	18
		POD	1
		Roof	6
		Sign	1
		SmCell	1
			153

Total Permits Issued ***4938***

Permits Issued By The Building Department

Wednesday, March 4, 2020

Between: 2/1/2020 *And* 2/29/2020

Building	*Permits Issued:*	*26*	*Cost of Improvements:*	*$923,186.00*
Dumpster	*Permits Issued:*	*5*	*Cost of Improvements:*	*$0.00*
Electrical	*Permits Issued:*	*19*	*Cost of Improvements:*	*$55,936.00*
Fence	*Permits Issued:*	*4*	*Cost of Improvements:*	*$10,064.00*
HVAC	*Permits Issued:*	*11*	*Cost of Improvements:*	*$60,722.63*
Local Improvement	*Permits Issued:*	*106*	*Cost of Improvements:*	*$1,252,168.02*
Plumbing	*Permits Issued:*	*11*	*Cost of Improvements:*	*$55,438.00*
POD	*Permits Issued:*	*2*	*Cost of Improvements:*	*$0.00*
Roofing	*Permits Issued:*	*6*	*Cost of Improvements:*	*$45,028.00*
Sign	*Permits Issued:*	*2*	*Cost of Improvements:*	*$7,200.00*
SMALL CELL	*Permits Issued:*	*1*	*Cost of Improvements:*	*$45,000.00*
	Total Permits:	*193*	*Total Improvements:*	*$2,454,742.65*

Fees Collected

Alley Open Fee	$50.00
Backfill Inspection	$65.00
Building Permit Fee	$11,795.00

Permits Issued By The Building Department

Wednesday, March 4, 2020

Between: ***2/1/2020*** ***And*** ***2/29/2020***

Permit Final	$3,770.00
Chimney Liner Rough	$350.00
Chimney Liner Final	$300.00
Gutter/Downspout Final Inspection	$50.00
Masonry Final Inspection	$75.00
Local Improvement Permit Fee	$12,165.00
Electrical Rough	$1,650.00
Electrical Permit Fees	$1,100.00
Preliminary Electric	$200.00
Electrical Underground	$200.00
Electrical Service	$650.00
Electrical Final	$3,350.00
Sign Permit Fees	$525.00
Footing Inspection	$400.00
Preliminary Framing	$345.00
Framing Rough	$1,740.00
Fence Permit Fee	$140.00
Foundation Inspection	$65.00
Plumbing Rough	$1,700.00
Plumbing Permit Fees	$975.00
Hydronic Deconversion	$100.00
Plumbing Final	$2,100.00
Preliminary Plumbing	$150.00
Plumbing Inspection Underground	$850.00
Plumbing Underground-Tap	$300.00
Plumbing Underground-Service	$300.00
Plumbing Underground-Divorce	$350.00
Plumbing Underground-PVC Installation	$250.00
Plumbing Underground-Bedding Inspection	$300.00
Plumbing Underground-Head Test	$300.00
Chloroloy Inspection	$50.00
Post Hole/Pier Inspection	$545.00
RPZ Test/DDCA Valve	$50.00
HVAC Above Ceiling	$140.00
HVAC Permit Fees	$780.00
HVAC Rough	$1,365.00
HVAC Final	$2,350.00
Insulation/Fire Stopping Inspection	$1,330.00
Water Meter Upgrade Fee	$1,125.00
Tap Fee	$3,210.00

Permits Issued By The Building Department

Wednesday, March 4, 2020

Between: ***2/1/2020*** ***And*** ***2/29/2020***

Demolition Fees	$25.00
Dumpster/POD	$600.00
Parkway Use	$100.00
Parkway Inspection	$275.00
Pre-Pour Inspection	$295.00
Slab Pre-Pour	$310.00
Stack Test	$650.00
Sidewalk Opening	$225.00
Pre-Pour Strt/Sdwk/Alley	$250.00
Street Opening	$300.00
Fine - Working Without Permit	$400.00
Roof Covering Permit Fees	$410.00
Roof Final Inspection	$900.00
Gas Pressure Test	$200.00
Preliminary Fire Department	$50.00
Final Fire Department	$50.00
Health Department	$50.00
Restoration Inspection	$300.00
Small Cell APPROVED Fee	$2,000.00
Miscellaneous Fees	$75.00

Total Fees Collected	$65,070.00

Report Of Building/Improvement Permits Issued By The City Of Berwyn

Wednesday, March 4, 2020

Between: 2/1/2020 *And* 2/29/2020

	Name and Address		*P.I.N. #*		*Census Class*	*Permit Issued*	*Permit #*	*Cost Of Improvements*	*Cost Of Permit*
Luis A. Mena	1930 S.	Clarence Avenue	16-19-418-025-0000	ELECTRICAL SERVICE RE-INSPECTION---------- COMPLIANCE VIOLATIONS -- DECONVERT BASEMENT KITCHEN - MUST CAPP ALL PIPES BACK AT THE SOURCE, SPOT TUCKPOINT, REPLACE MISSING VENT COVERS , REPLACE OUTLETS/SWITCH BOX COVERS, REPLACE BROKER OUTLETS, REPLACE BASEB	R	2/3/2020 Impr-L	80144-2	$0.00	$50.00
1									
Timothy Ness & Thomas Thom	1217 S.	East Avenue	16-19-204-008-0000	paying for plumbing final reinspection.	R	2/3/2020 Impr-L	85085-1	$0.00	$50.00
2									
Isela Ponce	2842 S.	Wenonah Avenue	16-30-310-029-0000	INSTALL 1 CONE EGRESS CASEMENT HOPPER WINDOW IN BASEMENT OPENING. BRING WINDOWS TO EGRESS CODE WHERE NEEDED.	R	2/3/2020 Impr-L	85588-0	$765.00	$90.00
3									
Sheila E. Anderson	1925 S.	Clarence Avenue	16-19-419-009-0000	INSTALLATION OF A 9.18 KW ROOF-MOUNTED SOLAR PHOTOVOLTAIC SYSTEM ON RESIDENCE---- MUST HAVE TAP CONNECTORS	R	2/3/2020 Impr-L	85597-0	$32,265.00	$555.00
4									
1229, LLC	1642 S.	Gunderson Avenue	16-19-405-040-0000	ATF - INSTALLING NEW EXIT AND EMERGENCY LIGHTS, SMOKES DET IN COMMON AREAS. NEW ELECTRICAL 200 AMP, 3 GANG METER SOCKET.	R	2/3/2020 Elec-L	85598-0	$2,200.00	$305.00
5									
Linda Knapton & Ronaldson Do	1616 S.	Home Avenue	16-19-303-036-0000	WATER HEATER REPLACEMENT. WATER HEATERS REQUIRE EXPANSION TANKS.	R	2/3/2020 Impr-L	85599-0	$2,545.00	$85.00
6									
Robert Carey	6503 W.	28th Place	16-30-413-040-0000	TEAR OFF AND RESHINGLE THE GARAGE.	R	2/3/2020 Roof-L	85600-0	$1,980.00	$40.00
7									
Robert Kociara	3627 S.	Elmwood Avenue	16-31-414-012-0000	REPLACING 4 WINDOWS IN THE KITCHEN	R	2/3/2020 Impr-L	85601-0	$2,380.00	$55.00
8									
MARTHA A. BOZIC [TRUST]	1641 S.	Kenilworth Avenue	16-19-306-016-0000	T/O ROOF ON GARAGE. INSTALL SIDING OVER THE EXISTING SIDING ON GARAGE. INSTALL 3 WINDOWS & R&R EXISTING SERVICE DOOR. INSTALL NEW VINYL SIDING ON BACK PORCH OVER EXISTING SIDING.	R	2/3/2020 Impr-L	85602-0	$9,800.00	$160.00
9									

Report Of Building/Improvement Permits Issued By The City Of Berwyn

Wednesday, March 4, 2020

Between: ***2/1/2020*** ***And*** ***2/29/2020***

	Name and Address		*P.I.N. #*		*Census Class*	*Permit Issued*	*Permit #*	*Cost Of Improvements*	*Cost Of Permit*
	Olivero Pedroza	2337 S. Harvey Avenue	16-29-111-016-0000	PLUMBING ROUGH REINSPECTION AND CORRECTIONS - BASEMENT- FINISHING THE BASEMENT WITH FRAMING, INSULATION, REC ROOM, 11X7 2 BEDROOMS. ENCLOSING THE FURNACE. THERE IS AN EXISTING BATHROOM BUT WILL NOT BE REMODELING IT. OUTLETS IN THE BEDROOMS WILL BE BROUGHT	R	2/4/2020 Bldg-B	9441-1	$3,000.00	$150.00
10									
	Tawmy Avery	1510 S. Wenonah Avenue	16-19-126-016-0000	DEMOLISH EXISTING FRAME GARAGE AND ERECT 14'X20', DETACHED FRAME GARAGE. HEIGH WILL E APPROX. 11'	R	2/4/2020 Bldg-B	9443-0	$17,934.00	$325.00
11									
	J Development LLC	6410 W. Fairfield Avenue	16-31-220-040-0000	PLUMB. UG PVC INSTALLATION, PLUMB. UG PVC BEDDING, PLUMB. UG PVC HEAD TEST, FRAMING ROUGH REINSPECTION------ FEES ONLY.	R	2/4/2020 Impr-L	84166-1	$0.00	$215.00
12									
	Stephen A. & Patricia L. Kirshe	2507 S. Ridgeland Avenue	16-29-124-004-0000	A/C REPLACE 2.5 TON- FURNACE REPLACE 80% EFF 90K BTU'S A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER.	R	2/4/2020 HVAC-L	85603-0	$8,995.00	$190.00
13									
	Fernando & Ana M. Izaguirre	1811 S. Gunderson Avenue	16-19-414-005-0000	REPLACE EXISTING MILL BANK METER BOX FOR THREE MILL BANK 200AMP METER BOX. FURNISH AND INSTALL 20 SPACE 100 AMP SEIMENS MAIN BREAKER PANEL FOR PUBLIC COMMON AREAS. RELOCATE COMMON AREA CIRCUITS TO NEW LOAD CENTER.	R	2/4/2020 Elec-L	85604-0	$11,500.00	$125.00
14									
	6700 W 26th Street	6700 W. 26th Street 0	99-99-999-000-0619	DEPOT DISTRICT - SOIL BORE 40 DIFFERENT AREAS.		2/4/2020 Impr-L	85605-0	$61,050.00	$0.00
15									
	Iliana Cespedes Benitez	3444 S. Lombard Avenue	16-32-133-051-0000	GRIND AND TUCKPOINT THE SOUTH, NORTH AND WEST SIDE OF THE BUILDING/ REMOVE FRONT FACE BRICK ON THE HOUSE, INSTALL NEW BRICK TIES, THEN CALL FOR INSPECTION, AND THEN INSTALL NEW FACE BRICK. R/R 13 WINDOWS ON THE 1ST FLOOR, KITCHEN, BATHROOM, 2 BEDROOMS AND	R	2/4/2020 Impr-L	85606-0	$6,500.00	$290.00
16									

Report Of Building/Improvement Permits Issued By The City Of Berwyn

Wednesday, March 4, 2020

Between: 2/1/2020 *And* 2/29/2020

Name and Address		*P.I.N. #*		*Census Class*	*Permit Issued*	*Permit #*	*Cost Of Improvements*	*Cost Of Permit*
Kris A. Ingmanson & Carol L. I	3106 S. Grove Avenue	16-31-106-021-0000	REMOVE ALUM SIDING, INSTALL TYVEK TO CODE AND INSTALL NEW VINYL SIDING ON THE HOUSE	R	2/4/2020 Impr-L	85607-0	$16,220.00	$315.00
17								
Cerberus SFR Holdings LP	1340 S. Wesley Avenue	16-19-209-038-0000	POD CONTAINER	R	2/4/2020 POD-L	85608-0	$0.00	$50.00
18								
1229, LLC	1642 S. Gunderson Avenue	16-19-405-040-0000	PAYING FOR 2 ELECTRICAL INSPECTION FROM ATF WORK THAT WAS DONE IN 2013	R	2/4/2020 Elec-L	85609-0	$0.00	$100.00
19								
Vincent & Paul Sliwa	2306 S. Harvey Avenue	16-29-110-023-0000	HOME REMODELING INTERIOR. 1ST FL-REMOVE PLASTER AND INSTALL NEW DRYWALL AND TRIM, FLOORS, DOORS & CABINETS PAINT ALL WALLS. INSTALL NEW LIGHT FIXTURES AND OUTLETS TO BE PERFORMED BY ELECTRICIAN. 2ND FL-INSTALL WALLS AND DRY WALL, TRIM CARPET, DOORS,	R	2/5/2020 Bldg-B	9444-0	$25,000.00	$1,035.00
20								
1503 Kenilworth Inc	1503 S. Kenilworth Avenue	16-19-130-002-0000	INTERIOR REMODEL, NEW ELECTRICAL, PLUMBING, HVAC, FRAMING DOORS, WINDOWS,FLOOR,DRYWALL, INSTULATION. NEW KITCHEN CABINETS, APPLIANCES. PAINTING NEW PORCH 8 X 18 NEW DECK 12 X18. 1ST FL KITCHEN, LIVING, EXISTING POWDER ROOM & MECH LAUNDRY. 2ND FL. 3 NEW BE	R	2/5/2020 Bldg-B	9445-0	$54,000.00	$1,560.00
21								
Jesus & Mayra Santiago	1332 S. Clinton Avenue	16-19-112-039-0000	PAYING FOR ELECTRIC REINSPECTION	R	2/5/2020 Impr-L	85356-1	$0.00	$50.00
22								
BRANDON POLAY	3144 S. Harvey Avenue	16-32-108-015-0000	FRAMING ROUGH INSPECTION, INSUALTION INSPECTION------ FEES ONLY WILL BE PART OF PERMIT L-85459-0	R	2/5/2020 Impr-L	85459-1	$0.00	$100.00
23								
Andre & Vilma Martinez	6514 W. Sinclair Avenue	16-31-227-012-0000	T/O & RE ROOF REPLACE GUTTERS. DOWNSPOUTS MUST DISBURSE ONTO PRIVATE PROPERTY.	R	2/5/2020 Impr-L	85610-0	$22,555.00	$395.00
24								
Raymundo & Tomasa Galarza	6944 W. 29th Street	16-30-317-036-0000	UPGRADE EKLECTRIC SERVICES TO CODE, REMOVE BOX FROM BASEMENT, REPAIR/REPLACE BASEMENT BOTH EXHAUST FAN, REPLACE EXISTING GFCI SUMP PUMP WITH SIMPLEX OUTLET	R	2/5/2020 Elec-L	85611-0	$4,800.00	$120.00
25								
Tajudeen O Ogbara Jr	1521 S. Elmwood Avenue	16-19-231-009-0000	interior demo	R	2/5/2020 Impr-L	85612-0	$0.00	$0.00
26								

Report Of Building/Improvement Permits Issued By The City Of Berwyn

Wednesday, March 4, 2020

Between: *2/1/2020* *And* *2/29/2020*

	Name and Address		*P.I.N. #*		*Census Class*	*Permit Issued*	*Permit #*	*Cost Of Improvements*	*Cost Of Permit*
	Unity Lutheran Church	3101 S. Euclid Avenue	16-31-201-001-0000	REMOVE OLD ROOF DOWN TO WOOD FECK, INSTALL TPO PER CODE AND 1" INSULATION PER CODE.	C	2/5/2020 Roof-L	85613-0	$14,000.00	$0.00
27	*Michael Cervantes Jr. & Veroni*	3712 S. Highland Avenue	16-32-317-034-0000	REMOVE 2 WINDOWS IN ONE BEDROOM MAKE IT UP TO CITY CODE. REMOVE ONE BASEMENT WINDOW AND MAKE IT EGRESS. ALSO R/R 14 OTHER WINDOWS BRING WINDOWS TO EGRESS CODE WHERE NEEDED.	R	2/5/2020 Impr-L	85614-0	$5,000.00	$135.00
28	*Fernando Veramontes*	2424 S. Gunderson Avenue	16-30-221-028-0000	ATF BSMT BATHROOM ADDED. DECONVERT BSMT KITCHEN	R	2/5/2020 Impr-L	85615-0	$3,000.00	$565.00
29	*Gabriel Dominguez*	1646 S. Harvey Avenue	16-20-302-037-0000	CLOSING OFF BACK REAR ENTRANCE DOOR AND STAIRWAY OF THE HOUSE. DOOR WILL BE CLOSED OFF, FRAMED, INSULATED, DRYWALLED AND HAVE SIDING INSTALED.	R	2/5/2020 Impr-L	85616-0	$300.00	$90.00
30	*DZD Group LLC*	2307 S. Euclid Avenue	16-30-209-003-0000	Interior remodel-1st fl kitchen, existing full bath, living room & dining room. 1 existing bedroom & removing 1 bedroom to make living room & dining room larger. 2nd fl addition- 3 new bedrooms, 2 baths. Bsmt will be finished w/ laundry, mechanical, offic	R	2/6/2020 Bldg-B	9446-0	$100,000.00	$2,640.00
31	*Gustavo Dias*	3811 S. Elmwood Avenue	16-31-424-125-0000	PAYING FOR CHIMNEY LINER ROUGH INSPECTION	R	2/6/2020 HVAC-I	83745-1	$0.00	$50.00
32	*Cibrook LTD*	2442 S. Highland Avenue	16-29-117-035-0000	PAYING FOR ELECTRIC ROUGH REINSPECTION	R	2/6/2020 Impr-L	84901-2	$0.00	$50.00
33	*Mark L. Breen & Sara A. Steve*	1520 S. Euclid Avenue	16-19-224-031-0000	BUILDING NEW BACK DECK, REFLOORING & REPAIRING FRONT PORCH IF NEEDED	R	2/6/2020 Impr-L	85617-0	$17,100.00	$430.00
34	*Hector Garcia*	2228 S. Ridgeland Avenue	16-30-207-028-0000	INTERIOR DEMO KITCHEN & BATH	R	2/6/2020 Impr-L	85618-0	$2,500.00	$55.00
35	*Sonia Rivera*	6530 W. Fairfield Avenue	16-31-219-008-0000	R & R EXISTING FRONT DOOR- SAME SIZE NO CHANGES. REPLACE WINDOWS IN DINING & LIVING ROOM & IN FRONT OF HOME NEXT TO FRONT DOOR	R	2/6/2020 Impr-L	85619-0	$2,000.00	$40.00
36									

Report Of Building/Improvement Permits Issued By The City Of Berwyn

Wednesday, March 4, 2020

Between: ***2/1/2020*** ***And*** ***2/29/2020***

Name and Address		*P.I.N. #*		*Census Class*	*Permit Issued*	*Permit #*	*Cost Of Improvements*	*Cost Of Permit*
Luis Valdovinos	2311 S. Euclid Avenue	16-30-209-005-0000	INSTALLATION OF ROOFTOP SOLAR PANELS---- MUST HAVE TAP CONNECTROS	R	2/7/2020 Impr-L	85620-0	$8,113.00	$195.00
37								
Elizabeth Ann Seltzer	2710 S. Euclid Avenue	16-30-406-023-0000	INSTALLATION OF SOLAR PANELS--- MUST HAVE TAP CONNECTROS	R	2/7/2020 Impr-L	85621-0	$11,590.00	$240.00
38								
Tais Tafolla	1819 S. Clinton Avenue	16-19-313-008-0000	TEAR OFF AND RE ROOF THE HOUSE AND GARAGE	R	2/7/2020 Impr-L	85622-0	$4,600.00	$150.00
39								
Kris A. Ingmanson & Carol L. I	3106 S. Grove Avenue	16-31-106-021-0000	DEMO AND REBUILD FRONT PORCH.	R	2/7/2020 Impr-L	85623-0	$3,500.00	$220.00
40								
Berwyn Properties, LLC	7115-25 W. 36th Street	16-31-300-023-0000	UNIT 7123 - REMOVE SURFACE MOUNTED ELECTRICAL IN KITCHEN ONLY, ROUGH/TRIM KITCHEN ELECTRICAL, NEW KITCHEN CABINETS/COUNTERS. UNIT 7119 1/2 - REMOVE SURFACE MOUNTED ELECTRICAL, ROUGH/TRIM KITCHEN ELECTRICAL, NEW KITCHEN CABINETS/COUN	R	2/7/2020 Impr-L	85624-0	$7,000.00	$240.00
41								
Anthony Z. & Emily L. Louange	3137 S. Clinton Avenue	16-31-105-028-0000	R/R FURNACE AND CHIMNEY LINER.	R	2/7/2020 HVAC-L	85625-0	$4,200.00	$215.00
42								
Jose Padilla	3815 S. East Avenue	16-31-423-098-0000	REPLACING KITCHEN CABINETS AND COUNTER TOPS, BACKSPLASH AND KITCHEN WINDOW	R	2/7/2020 Impr-L	85626-0	$2,000.00	$190.00
43								
Mark Mrsnik	3239 S. Ridgeland Avenue	16-32-111-019-0000	BUILDING TO BE REPIPED AND REWIRED. INCLUDINGNEW DEVICES. UPGRADING TO A 200AMP SERVICE. COPNDUIT, WIRE, FITTINGS, SWITCHES, RECEPTABLES, FINISH PLATES. REPLACE WITH DRYWALL & INSULATION WHERE NEEDED	R	2/7/2020 Elec-L	85627-0	$5,000.00	$185.00
44								
Kenneth E. & Ellen M. Nagel	3022 S. Clarence Avenue	16-30-417-025-0000	EMERGENCY SEWER REPAIR ON PRIVATE PROPERTY	R	2/7/2020 Plum-L	85628-0	$4,200.00	$135.00
45								
George Piper	6900-02 W. Windsor Avenue	16-31-125-008-0000	PRELIMINARY INSPECTION TO DETERMINE STRUCURE	C	2/7/2020 Impr-L	85629-0	$0.00	$140.00
46								

Report Of Building/Improvement Permits Issued By The City Of Berwyn

Wednesday, March 4, 2020

Between: ***2/1/2020*** ***And*** ***2/29/2020***

Name and Address		*P.I.N. #*		*Census Class*	*Permit Issued*	*Permit #*	*Cost Of Improvements*	*Cost Of Permit*
Javier Solorzano & Anel Domin	2521 S. Oak Park Avenue	16-30-224-008-0000	A/C & FURNACE REPLACEMENT. BOILERS TO FORCED AIR. CHIMNEY LINER BEING INSTALLED ALL BEDROOMS REQUIRE A RETURN. A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER.	R	2/10/2020 Bldg-B	9447-0	$21,040.00	$620.00
47								
1942 Lombard LLC	1940 S. Lombard Avenue	16-20-324-034-0000	3 PORCH FINAL REINSPECTION.	C	2/10/2020 Impr-L	84321-1	$0.00	$140.00
48								
Abraham Pulido	1608 S. Scoville Avenue	16-19-404-023-0000	PLUMBING RE-INSPECTION FEE ONLY	R	2/10/2020 Elec-L	85227-1	$0.00	$50.00
49								
A & H Contreras & Phillip Apari	1916 S. Harvey Avenue	16-20-323-024-0000	REPLACING BRICKS ON THE TOP OF TH EHOUSE ON THE NORTH AND SOUTH WALLS. PATCH ROOF IN SOME AREAS. 1ST LAYER ON ROOF, ONLY PARCHING. REPLACING BRICKS ON THE TOP BY TUCKPOINTING. THE TOP ROOF TILE WILL BE REMOVED. THE BRICKS WILL BE REPLACED USING MORTAR.	R	2/10/2020 Impr-L	85630-0	$800.00	$115.00
50								
Stephen A. & Patricia L. Kirshe	2507 S. Ridgeland Avenue	16-29-124-004-0000	FURNACE & A/C REPLACEMENT. INSTALLING NEW CHIMNEY LINER. A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER.	R	2/10/2020 Impr-L	85631-0	$8,995.00	$290.00
51								
JAIME & CRISTELA NIETO	2517 S. East Avenue	16-30-228-007-0000	REMOVE AND REPLACE SIDING FROM THE HOUSE AND GARAGE, REPAIR WOODEN STAIRS ANY WOOD SSTEPS THAT ARE DAMAGED, CAPPING AS NEEDED FOR ALL WINDOWS ON THE HOUSE	R	2/10/2020 Impr-L	85632-0	$2,000.00	$90.00
52								
Equity Pro LLC	6420 W. 32nd Street	16-31-214-012-0000	SEWER REPAIR IN ALLEY	R	2/10/2020 Plum-L	85633-0	$6,500.00	$315.00
53								
Daniel & Kim Leali	6826 W. 29th Place	16-30-319-010-0000	KITCHEN RENOVATION. REMOVE AND REPLACE CABINETS, COUNTER TOPS, APPLIANCES. UPGRADE ELECTRIC AS PER CODE, NEW CABINET LAYOUT SAME AS EXISTING	R	2/10/2020 Impr-L	85634-0	$15,900.00	$600.00
54								
FHLM	3530 S. Harvey Avenue	16-32-302-022-0000	TEAR OFF AND RESHINGLE THE HOUSE ROOF.	R	2/10/2020 Roof-L	85635-0	$6,000.00	$140.00
55								

Report Of Building/Improvement Permits Issued By The City Of Berwyn

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Between: 2/1/2020 *And* 2/29/2020

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Christian Carrera	2102 S. Harvey Avenue	16-20-331-013-0000	2 UNIT REMODEL- REMODEL 2 KITCHENS AND THE 2 EXISTING BATHROOMS. R/R DRYWALL THROUGHOUT THE HOUSE. BRING PLUMBING AND ELECTRIC TO CODE. FINISH BASEMENT WITH OPEN RECREATIONALSPACE. NO BEDROOM NO BATHROOM. WINDOWS TO EGRESS CODE ON 1ST FLOOR R/R A/C UNIT	R	2/10/2020 Impr-L	85636-0	$13,000.00	$1,240.00
56								
Otto Linwood III	1545 S. Cuyler Avenue	16-20-124-017-0000	INSTALL 30' OF DOG EARED-RED CEDAR- OF 5' HIGH. TAKE DOWN AND HAUL AWAY THE EXISTING CHAIN LINK FENCE		2/10/2020 Fence-L	85637-0	$890.00	$135.00
57								
Matt Construction Group Inc	1438 S. Kenilworth Avenue	16-19-121-032-0000	PAYING FOR ADDITIONAL INSPECTION - CHLOROLOY INSPECTION, PRE-POUR GARAGE SLAB, PRE-POUR PRIVATE SIDEWALK AND PLUMBING UNDERGROUND DIVORCE.	R	2/11/2020 Bldg-B	8944-2	$0.00	$215.00
58								
HEPBURN GROUP LLC	3541 S. Clarence Avenue	16-31-403-026-0000	INTERIOR REMODEL - 1ST FLOOR WILL CONSIST OF KITCHEN, EXISTING FULL BATHROOM, LIVING ROOM, DINING ROOM, AND 2 EXISTING BEDROOMS. ATTIC WILL CONSIST OF 1 NEW BEDROOM AND 1 NEW FULL BATHROOM. BASEMENT WILL BE FINISHED WITH NEW FULL BATHROOM, LAUNDRY ROOM.	R	2/11/2020 Bldg-B	9448-0	$45,000.00	$1,460.00
59								
Robert J. & Carol A. Russell	3141 Grove Avenue	16-31-107-038-0000	PAYING FOR ADDITIONAL FRAMING INSPECTION FOR THE FLOOR.	R	2/11/2020 Impr-L	82611-1	$0.00	$65.00
60								
Patrick Cantore	3804 S. Harvey Avenue	16-32-326-042-0000	4 INTERIOR FOUNDATION CRACK REPAIRS	R	2/11/2020 Impr-L	85638-0	$1,802.00	$40.00
61								
HEPBURN GROUP LLC	3541 S. Clarence Avenue	16-31-403-026-0000	INTERIOR DEMO TO THE STUDS AND CLEAN OUT PROPERTY.	R	2/11/2020 Impr-L	85639-0	$1,500.00	$40.00
62								
Mary Ellen Mitchanis	2113 S. Maple Avenue	16-19-325-006-0000	REPLACING THE FRONT ALUMINUM DOOR CANOPY FRONT	R	2/11/2020 Impr-L	85640-0	$1,270.00	$40.00
63								
Juan Jose Medina	3617 S. Euclid Avenue	16-31-401-022-0000	PAYING FOR HVAC FINAL & PERMIT FINAL REINSPECTION FEES	R	2/12/2020 Impr-L	84229-1	$0.00	$130.00
64								
Ginger Passarelli	3547 S. Wesley Avenue	16-31-402-013-0000	WATER HEATER REPLACEMENT	R	2/12/2020 Impr-L	85641-0	$1,756.00	$85.00
65								

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	Name and Address	*P.I.N. #*		*Census Class*	*Permit Issued*	*Permit #*	*Cost Of Improvements*	*Cost Of Permit*
	LAUTHA & ALAN LARA SOLIS 6411 W. Sinclair Avenue	16-31-226-029-0000	DUMPSTER	R	2/12/2020 Dump-L	85642-0	$0.00	$50.00
66	*Daina Rudaitis & As Pats, LLC* 1800 S. Euclid Avenue	16-19-408-041-0000	REPLACE KITCHEN CABINETS AND COUNTERTOPS, RETILE BATHROOM FLOOR AND SHOWER, REFINISH HARDWOOD FLOORS, PAINT ENTIRE UNIT.----- UNIT 2 EAST	R	2/12/2020 Impr-L	85643-0	$6,000.00	$365.00
67	*Jaqueline R. Escamilla* 3142 S. Harvey Avenue	16-32-108-014-0000	REMOVE AND REPLACE 1 WINDOW ON STAIRWAY, SAME SIZE, SAME KIND. SCRAPE AND PAINT THE WALLS IN THE BASEMENT.---- NO EGRESS REQUIRED----	R	2/12/2020 Impr-L	85644-0	$1,600.00	$40.00
68	*Raul Rico & Raul Rico Ortiz* 2420 S. Highland Avenue	16-29-117-026-0000	REMOVE AND REPLACE 18 WINDOWS. WINDOWS TO BE UP TO EGRESS CODE. 7 WINDOWS IN THE BASEMENT, 11 ON THE 1ST FLOOR. SCRAPE AND PAINT GARAGE DOOR AND SOFFIT, SCRAPE AN DPAINT STAIRWAY TO THE BASEMENT. SCRAPE AND PAINT GARAGE OVERHEAD DOOR, SOFFIT AND FASCIA, P	R	2/12/2020 Impr-L	85645-0	$11,620.00	$240.00
69	*US BANK N.A.* 2213 S. Elmwood Avenue	16-30-207-010-0000	INTERIOR REMODELING, PAINTING ENITRE HOUSE, REPLACE ALL PLUMBING FIXTURES, REPLACING FURNACE,. REPLACING BASEBOARDS AND CABINETS. KITCHEN REMODEL- CABINETS AND COUNTERTOP. REMODEL BATHROOM BY REPLACING FIXTURE AND TILE ONLY. DUMPSTER TO REMOVE DEBRIS AS	R	2/12/2020 Impr-L	85646-0	$450,000.00	$1,395.00
70	*Yellowstone Group LLC* 3615 S. Highland Avenue	16-32-310-005-0000	DUMPSTER PERMIT FOR DEBRIS. ---- DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.	R	2/12/2020 Dump-L	85647-0	$0.00	$50.00
71	*Jeffrey A. & Angelique Arias* 1301 S. Euclid Avenue	16-19-209-001-0000	REINSTALL FIXTURES	R	2/12/2020 Plum-L	85648-0	$6,000.00	$150.00
72	*J PASS LLC* 3309 S. Wesley Avenue	16-31-223-005-0000	INSTALL 1" WATER SERVICE	R	2/12/2020 Plum-L	85649-0	$8,000.00	$380.00
73	*Nancy L. Carrasco & Ricardo S* 3242 S. Wesley Avenue	16-31-216-022-0000	HVAC ROUGH RE-INSEPCTION FEE ONLY WITH B-9270-0	R	2/13/2020 Bldg-B	9270-1	$0.00	$65.00
74								

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Joseph Maffey & Kimberly Slui	6835 W. 30th Place	16-30-324-020-0000	TEAR OFF AND RESHINGLE THE HOUSE. NO POWER VENTS ICE AND WATER SHIELD TO CODE	R	2/13/2020 Roof-L	85650-0	$6,900.00	$155.00
75								
Frank & Linda Szarfinski	3303 S. Grove Avenue #308	16-31-127-058-1022	R & R EXISTING FURNACE		2/13/2020 HVAC-L	85651-0	$3,600.00	$115.00
76								
LUIS PANCHI	3736 S. Clarence Avenue	16-31-417-036-0000	REPLACING EXISTING SHINGLES ON THE HOUSE, ICE AND WATER SHIELD, AND FELT PAPER	R	2/13/2020 Roof-L	85652-0	$3,300.00	$125.00
77								
Rich Minsheg LLC	2105 S. Highland Avenue	16-20-331-003-0000	REMODEL OF THE 2 UNIT - REMODEL 2 KITCHENS AND 2 BATHROOMS. BASEMENT WILL REMAIN WILL REMAIN UNFINISHED JUST DRY WALLING THE CEILING ONLY. BASEMENT WILL REMAIN STORAGE ONLY. R/R WINDOWS AND BRING TO EGRESS CODE WHERE REQUIRED. REPAIR DRYWALL AS NEEDED. BO	R	2/14/2020 Bldg-B	9450-0	$87,000.00	$2,710.00
78								
Bret Pond & Sandra Florindo	3828 S. Maple Avenue	16-31-324-033-0000	BUILD NEW DETACHED FRAME GARAGE WITH ELECTRICAL ON EXISTING CONCRETE	R	2/14/2020 Bldg-B	9451-0	$15,934.00	$350.00
79								
1221 South Harlem LLC	1221 S. Harlem Avenue	16-19-100-041-1001	INSTALLING NEW SIGN	C	2/14/2020 Sign-L	85653-0	$3,000.00	$175.00
80								
Abby L. Cheesman And Benja	3419 S. Grove Avenue	16-31-135-003-0000	INSTALL 161' TRADITIONAL 5' HIGH FENCE. WILL REPLACE CHAIN LINK FENCE FOR WOOD FENCE. NEIGHBORS PERMISSION ATTACHED ALONG WITH THE JULIE DIG #	R	2/14/2020 Fence-L	85654-0	$7,674.00	$135.00
81								
Steven Carreno	2645 S. Euclid Avenue	16-30-401-023-0000	PRELIMINARY ELECTRICAL INSPECTION TO DETERMINE WHAT HAS TO BE BROUGHT UP TO CODE.	R	2/14/2020 Elec-L	85655-0	$0.00	$50.00
82								
Jose & Mirna Mejia	1533 S. Scoville Avenue	16-19-229-014-0000	INSTALLATION OF 27 ROOF MOUNTED SOLAR PANELS ON A SINGLE FAMILY HOME. 8.640KW--- MUST HAVE TAP CONNECTORS	R	2/14/2020 Impr-L	85656-0	$19,008.00	$360.00
83								
Maricela Gonzalez	3602 S. Scoville Avenue	16-31-411-012-0000	INSTALLATION OF 18 ROOF MOUNTED SOLAR PANELS ON A SINGLE FAMILY HOME. 5.760KW	R	2/14/2020 Impr-L	85657-0	$12,672.00	$255.00
84								
Gerardo & Adriana Vargas	3406 S. Lombard Avenue	16-32-133-061-0000	ROOF TOP INSTALLATION OF PV SOLAR SYSTEM. 2.560KW AND 8 PANELS	R	2/14/2020 Impr-L	85658-0	$5,632.00	$150.00
85								

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P. Rivera & L. Molina	2426 S. Highland Avenue	16-29-117-028-0000	INSTALLATION OF A ROOF TOP PV SOLAR SYSTEM. 7.360KW AND 23 PANEL-- MUST HAVE TAP CONNECTORS	R	2/14/2020 Impr-L	85659-0	$16,192.00	$315.00
86								
DAVID C. LINARES & OLGA M	1942 S. Oak Park Avenue	16-19-323-029-0000	2 PRONG TO 3 PRONGS. CHANGE OUTSIDE METER SOCKET AND RISER TO 3 GANG 200 AMP METER, 15 CLOSET LIGHTS, GFIS IN THE KITCHEN, BATHROOM, GARAGE. EMERGENCY LIGHTS FRONT AND BACK HALLWAY. 10 CAN LIN LIVING ROOM, DINING ROOM AND 2ND FLOOR.	R	2/14/2020 Elec-L	85660-0	$5,700.00	$140.00
87								
1900 Cuyler LLc	1900 S. Cuyler Avenue	16-20-321-016-0000	ATF BUILDING PERMIT FOR BASEMENT REMODEL, DRYWALL ADDED AND 6 CAN LIGHTS. 2ND FLOOR BATHROOM INSTALL GFCI.	R	2/14/2020 Impr-L	85661-0	$1,500.00	$190.00
88								
Blue Fin Homes LLC	1423 S. Clarence Avenue	16-19-219-010-0000	PAYING FOR 2 PLOUMBING FINAL RE-INSPECTIONS---- FEES ONLY	R	2/18/2020 Bldg-B	9135-1	$0.00	$100.00
89								
Jaime Jaramillo	1809 S. Ridgeland Avenue	16-20-308-004-0000	INTERIOR REMODELING AND 2ND FLOOR ADDITION. 1ST FLOOR WILL CONSIST OF KITCHEN, LIVING ROOM, DINING ROOM, 1 EXISTING BEDROOM - WILL CREATE AN OPEN CONCEPT BY REMOVING 1 BEDROOM AND STUDY, RELOCATE THE EXITING BATHROOM. 2ND FLOOR NEW ADDITION WITH 3 NEW BED	R	2/18/2020 Bldg-B	9452-0	$140,000.00	$4,855.00
90								
Elevated Partners LLC	1339 S. Wenonah Avenue	16-19-111-045-0000	REMODEL THE EXISTING 2 FLAT. DORMER ATTIC AND ADD FULL BATHROOM TO 2ND FLOOR. REMODEL THE 2 KITCHEN AND 3 EXISTING BATHROOMS. INSULATE AND DRYWALL THE ATTIC TO CREATE A NEW BEDROOM. REPAIR FRAMING WHERE NECESSARY, INSTALL EXTERIOR SIDING AND COPPING. INST	R	2/18/2020 Bldg-B	9453-0	$40,200.00	$1,190.00
91								
Five F. Inc	6710 W. Cermak Road	16-19-425-031-0000	RESTAURANT REMODEL OF KITCHEN, 2 BATHRROMS, BAR & DINING AREA.	C	2/18/2020 Bldg-B	9454-0	$25,000.00	$2,065.00
92								
Omar Garcia & Christine M. Cz	2631 S. Grove Avenue	16-30-306-016-0000	PAYING FOR PLUMBING ROUGH REINSPECTION	R	2/18/2020 Impr-L	82754-4	$0.00	$50.00
93								
April A. Moore	1501 S. Ridgeland Avenue	16-20-123-001-0000	STACK TEST INSPECTION FEE ONLY	R	2/18/2020 Impr-L	84169-1	$0.00	$50.00
94								

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Daniel R. Dugo	2406 S. Cuyler Avenue	16-29-116-021-0000	REPLACING GUTTERS ON HOME	R	2/18/2020 Impr-L	85662-0	$1,700.00	$90.00
95								
Victor Tietz	1215 S. Elmwood Avenue	16-19-207-047-0000	REPLACING 2 FURNACES 70 BTU'S/ 80% EFF.	R	2/18/2020 HVAC-L	85663-0	$7,500.00	$230.00
96								
Victor E. & Gladys E. Irizarry	2531 S. Harvey Avenue	16-29-127-013-0000	REPLACING 1 WINDOW IN LIVING ROOM, EXISTING OPENING	R	2/18/2020 Impr-L	85664-0	$1,161.00	$40.00
97								
Jaime Vega And Maria O. Nav	6415 W. 28th Place	16-30-413-053-0000	PLUMBING. INSTALLING BATHROOM SHOWER/FAUCET AND VANITY FAUCET	R	2/18/2020 Impr-L	85665-0	$1,200.00	$90.00
98								
Luis F. Daniel Zavala	3711 S. Ridgeland Avenue	16-32-316-005-0000	SEWER REPAIR	R	2/18/2020 Impr-L	85666-0	$4,500.00	$310.00
99								
Oscar R Garcia	1822 S. Clarence Avenue	16-19-410-030-0000	REPLACING SIDING ON BACK OF BUILDING (2 UNIT)	R	2/18/2020 Impr-L	85667-0	$3,500.00	$70.00
100								
Ryan & Roberta Hoogmoed	3104 S. Euclid Avenue	16-31-200-016-0000	REPLACE BROKEN FENCE POSTS AND REPLACE GATE BY GARAGE - AFFIDAVIT ON FILE	R	2/18/2020 Fence-L	85668-0	$1,100.00	$135.00
101								
Hugo Olivares	2501 S. Clarence Avenue	16-30-227-001-0000	HVAC ROUFG REINSPECTION FEE ONLY	R	2/19/2020 HVAC-L	85538-1	$0.00	$65.00
102								
Fernando Bosque & Chad T He	6445 W. 26th Street	16-30-230-032-0000	DUMSPETER PERMIT FOR DEBRIS AND FURNITURE AT THE PROPERTY DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.	R	2/19/2020 Dump-L	85669-0	$0.00	$50.00
103								
City of Berwyn	6700 W. 26th Street SCA	99-99-999-111-0711	INSTALL 1 SMALL CELL FACILITY AT EACH OF THE FOLLOWING ADDRESS - 1536 SCOVILLE AND 7181 CERMAK.		2/19/2020 SmCell-L	85670-0	$45,000.00	$2,000.00
104								
Juvenal Mendoza	1424 S. Euclid Avenue	16-19-216-023-0000	T/O SHINGLES DOWN TO WOOD DECK. INSTALL 15LB FELT, INSTALLING ICE AND WATER SHIELDTO COMPLY WITH CITY CODES. INSTALL LIFETIME ARCHITECTURAL SHINGLES AND SIDING.	R	2/19/2020 Impr-L	85671-0	$6,290.00	$190.00
105								
Black Gold Properties LP	2343 S. Scoville Avenue	16-30-213-015-0000	PAYING PLUMBING FINAL RE INSPECTION	R	2/20/2020 Bldg-B	9174-1	$0.00	$50.00
106								
FNMA	1419 S. Wesley Avenue	16-19-218-009-0000	PAYING FOR POST HOLE/PIER INSPECTION-ADDED ON L-84208-0	R	2/20/2020 Impr-L	84208-1	$0.00	$65.00
107								

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Wendy Estada-Kopp, Hector &	3333 S. Kenilworth Avenue	16-31-126-017-0000	REPAIR KITCHEN LINE UNDER CONCRETE FLOOR-PER JT OK TO ISSUE	R	2/20/2020 Plum-L	85672-0	$3,600.00	$220.00
108								
Alfonsa Valencia & Karnia Rom	3122 S. Clinton Avenue	16-31-104-022-0000	R & R EXISTING FURNACE- EMERGENCY	R	2/20/2020 HVAC-L	85673-0	$3,500.00	$115.00
109								
Shari Vass	3726 S. Euclid Avenue	16-31-415-030-0000	R/R 4 WINDOWS - 1 IN BEDROOM, 1 KITCHEN, 1 BATHROOM AND 1 IN THE UNFINISHED BASEMENT --- WINDOWS TO EGRESS CODE WHERE REQUIRED.	R	2/20/2020 Impr-L	85674-0	$2,420.00	$105.00
110								
MARIA ARIAS	2108 S. Elmwood Avenue	16-19-430-012-0000	TUCKPOINTING AS NEED AT THE FRONT OF THE PROPERTY	R	2/20/2020 Impr-L	85675-0	$500.00	$40.00
111								
TRACY L. ROBERSON	1216 S. Ridgeland Avenue	16-19-207-028-0000	INSTALLING 2 GATES ONE AT THE FRONT OF THE PROPERTY 5FT AND THE SECOND ONE TOWARDS THE ALLEY 6FT. WILL BE USING THEIR OWN POSTS NO NEIGHBOR PERMISSION REQUIRED. POSTS ARE ALREADY EXISTING.	R	2/20/2020 Impr-L	85676-0	$350.00	$50.00
112								
Abby L. Cheesman And Benja	3419 S. Grove Avenue	16-31-135-003-0000	INSTALLING STAINLESS STEEL CHIMNEY LINER	R	2/20/2020 Impr-L	85677-0	$2,480.00	$155.00
113								
James Matza & Patty Martinez	6410 W. 26th Place	16-30-405-025-0000	PAYING FOR PERMIT FINAL REINSPECTION	R	2/21/2020 Impr-L	83759-2	$0.00	$50.00
114								
Marion A. Meyia & Sonia A. Pa	1828 S. Oak Park Avenue	16-19-315-033-0000	TUCKPOINTING AS NEEDED ON TOP PORTION OF THE PROPERTY AND TUCKPOINTING AS NEEDED AROUND THE WINDOWS.	R	2/21/2020 Impr-L	85678-0	$200.00	$40.00
115								
Yadira Mazon	3731 S. Cuyler Avenue	16-32-317-051-0000	INSTALL 1 EGRESS WINDOW-1ST FLOOR BEDROOM	R	2/21/2020 Impr-L	85679-0	$8,103.00	$195.00
116								
ABC Turnkey Properties LLC	3600 S. Wisconsin Avenue	16-31-309-015-0000	INSTALLING NEW 1" WATER SERVICE	R	2/21/2020 Plum-L	85680-0	$9,500.00	$1,710.00
117								
Stephen A. & Patricia L. Kirshe	2507 S. Ridgeland Avenue	16-29-124-004-0000	remove twin breaker and repair electrical panel.	R	2/21/2020 Elec-L	85681-0	$1,600.00	$90.00
118								
Saundra R. Bergman	7024 W. 26th Parkway	16-30-301-006-0000	TUCKPOINTING FRONT PORCH & CAULK JOINTS WHERE STEPS MEET WING WALLS	R	2/21/2020 Impr-L	85682-0	$330.00	$40.00
119								

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Ronald and Margaret Jones	2646 S. Harvey Avenue	16-29-302-036-0000	R/ FURNACE AND A/C UNIT. AIR SEAL W/2 PART FOAM WEATERSTRIP/SWEEP ON EXTERIOR DOOR, CELLULOSE OPEN BLOW KNEE WALL, INSULATION ON EXTERIOR WALLS, REPLACE SPACE HEATER.	R	2/21/2020 HVAC-L	85683-0	$7,432.63	$245.00
120								
BAM 1917 LLC	1917-23 s. Grove Avenue	16-19-323-008-0000	REPLACING WINDOWS IN UNITS 24,32,33,3,28,,39 BRING WINDOWS TO EGRESS CODE WHERE NEEDED.	C	2/21/2020 Impr-L	85684-0	$10,748.00	$225.00
121								
EPG Chicago JV II LLC	2304 S. Kenilworth Avenue	16-30-106-018-0000	INTERIOR DEMO TO THE STUDS.	R	2/21/2020 Impr-L	85685-0	$1,000.00	$40.00
122								
Ivan Aguayo	1603 S. Ridgeland Avenue	16-20-300-040-0000	REPLACE METER BOX AND RISER, RUN GROUND TO WATER MAIN AND GROUND ROD	R	2/21/2020 Elec-L	85686-0	$1,800.00	$125.00
123								
Arlene J. Barry	6515 W. 33rd Street	16-31-219-030-0000	INSTALL NEW 100 AMP SERVICE. NEW RISER , METER SOCKET TO EXISTING PANEL. ALL NEW GROUNDING	R	2/21/2020 Elec-L	85687-0	$100.00	$125.00
124								
Domingo Carrasquillo	3732 S. Elmwood Avenue	16-31-419-064-0000	INSTALL EGRES WINDOW IN BASEMENT. REMOVING GLASS BLOCK WINDOW & SOME BRICK TO FIT	R	2/21/2020 Impr-L	85688-0	$1,542.00	$90.00
125								
Polo Sandoval & Myra Galvez	3611 S. Clarence Avenue	16-31-410-064-0000	EGRESS WINDOWS BEING INSTALLED IN 1ST FL BEDROOMS 1 & 2. ATF FURNACE & HOT WATER TANK REPLACEMENT	R	2/21/2020 Impr-L	85689-0	$600.00	$220.00
126								
Tony Lee	1527 S. Wisconsin Avenue	16-19-126-012-0000	KITCHEN REMODEL. EXISTING KITCHEN FIXTURES & CABINET LAYOUT TO REMAIN AT EXISTING LOCATIONS. BATH REMODEL-RPLACE EXISTING FIXTURES WITH NEW. REFINISH HARDWOOD FLOORS & PAINT ALL WALLS & CELIINGS. INSTALL NEW WINDOWS IN LIVING & DINING ROOM. INSTALL NEW A	R	2/24/2020 Bldg-B	9455-0	$38,078.00	$1,025.00
127								
Lidio pasillas	1923 S. Wenonah Avenue	16-19-319-009-0000	ELECTRICLA FINAL RE-INSPECTION FEE ONLY	R	2/24/2020 Impr-L	83320-1	$0.00	$50.00
128								
Ian M. Taylor & Kimberly B Tay	1402 S. Euclid Avenue	16-19-216-014-0000	REMOVAL AND REPLACEMENT OF 8 WINDOWS AND ALSO REPLACEMENT OF 2 ENTRY DOORS AND 2 STORM DOORS. NO EGRESS WINDOWS.	R	2/24/2020 Impr-L	85690-0	$14,224.00	$285.00
129								

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	Don & Barbara Sherpan	1809 S. Highland Avenue	16-20-310-004-0000	BOILER REPLACEMENT 80% EFF 190K BTU'S, USING EXISTING CHIMNEY LINER--- EMERGENCY NO HEAT---	R	2/24/2020 HVAC-L	85691-0	$8,335.00	$200.00
130									
	Jim Woodrow	2634 S. East Avenue	16-30-403-031-0000	REMODEL KITCHEN AND BATHROOM ON THE 1ST FLOOR - UPDATE ELECTRICAL SERVICE, REFINISHE HARDWOOD FLOORS AND RELOCATE KITCHEN RADIATOR.	R	2/24/2020 Impr-L	85692-0	$78,800.00	$1,595.00
131									
	Revel Properties, LLC	1211 S. Maple Avenue	16-19-101-009-0000	INTERIOR DEMO.	R	2/24/2020 Impr-L	85693-0	$3,000.00	$55.00
132									
	Joaquin Calderon	2111 S. Harlem Avenue	16-19-324-042-0000	INSTALL NEW SOFFIT & FASCIA	R	2/24/2020 Impr-L	85694-0	$2,950.00	$55.00
133									
	Adelante Community Health Ce	6840 W. Ogden Avenue	16-31-314-012-0000	REPLACE DUPLEX REC WITH GFCI REC.	C	2/24/2020 Elec-L	85695-0	$590.00	$90.00
134									
	MICHAEL GAY	2313 S. Clinton Avenue	16-30-106-006-0000	FURNACE REPLACEMENT 70 BTU'S, 96%	R	2/24/2020 Impr-L	85696-0	$7,366.00	$115.00
135									
	Momcilo Ryan	3537 S. Kenilworth Avenue	16-31-306-017-0000	KITCHEN REMODEL WITH NEW APPLIANCES. R/R KITCHEN CABINETS, R/R VYNIL FLOOR TILES, SAND, STAIN, VARNISH HARD WOOD FLOORS, NEW KITCHEN COUNTERTOPS, R/R PANTRY DOOR.	R	2/24/2020 Impr-L	85697-0	$23,995.00	$620.00
136									
	Florina Pineda & Juan Carlos U	1447 S. Gunderson Avenue	16-19-222-021-0000	UPGRADE SERVICE TO 100 AMP, INSTALL EXHAUST FAN IN BASEMENT BATHROOM, REPLACE 2 GFCI IN KITCHEN AND INSTALL COVERS IN 2 EXISTING CLOSETS FIXTURES.	R	2/24/2020 Elec-L	85698-0	$5,200.00	$200.00
137									
	Kenneth Sourwine, Jr.	3810 S. East Avenue	16-31-422-085-0000	INSTALL DISCONNECT FOR GARAGE, INSTALL GFI'S IN GARAGE (2)	R	2/24/2020 Elec-L	85699-0	$305.00	$90.00
138									
	Gabriel Collazo	1638 S. Wisconsin Avenue	16-19-301-033-0000	T/O & RE SHNGLE ROOF ON HOUSE	R	2/24/2020 Roof-L	85700-0	$12,848.00	$250.00
139									
	Ed Vazquez	6940 W. Windsor Avenue	99-99-999-000-0713	INSTALL AN EM FIXTURE IN BATHROOM & EM SIGN ABOVE THE DOOR		2/24/2020 Elec-L	85701-0	$500.00	$140.00
140									
	Ediberto Barjas	3837 S. Elmwood Avenue	16-31-424-115-0000	DEMO BASEMENT-REMOVE DRYWALL INENTIRE BSMT TO INCLUDE BATHROOMS & KITCHEN CABINETS AREAS. DEMO TO THE STUDS NO STRUCTURAL.	R	2/24/2020 Impr-L	85702-0	$3,000.00	$40.00
141									

Report Of Building/Improvement Permits Issued By The City Of Berwyn

Wednesday, March 4, 2020

Between: 2/1/2020 *And* 2/29/2020

	Name and Address		*P.I.N. #*		*Census Class*	*Permit Issued*	*Permit #*	*Cost Of Improvements*	*Cost Of Permit*
	Leticia Gutierrez	3145 S. Home Avenue	16-31-104-013-0000	PAYING FOR PRELIMINARY ELECTRIC & PLUMBING INSPECTIONS	R	2/24/2020 Impr-L	85703-0	$0.00	$100.00
142	*Black Gold Properties LP*	2343 S. Scoville Avenue	16-30-213-015-0000	ELECTRICAL SERVICE FEE ONLY	R	2/25/2020 Bldg-B	9174-2	$0.00	$50.00
143	*Luis Treto*	1532 S. Ridgeland Avenue	16-19-231-031-0000	PAYING FOR STACK TEST, ELECTRIC SERVICE & GAS PRESSURE TEST FEES	R	2/25/2020 Bldg-B	9348-1	$0.00	$150.00
144	*Oscar A. Chavez*	2714 S. Kenilworth Avenue	16-30-312-033-0000	REMOVE THE KITCHEN AND BATHROOM ON THE 1ST FLOOR. R/R CEILING IN THE KITCHEN AND DINING ROOM. ADD 2 NEW BEDROOMS TO THE BASEMENT BRING WINDOWS TO EGRESS CODE WHERE NEEDED.	R	2/25/2020 Bldg-B	9456-0	$31,000.00	$1,000.00
145	*ACCESS WEST COOK I, LLC*	1431 S. Harvey Avenue	16-20-118-013-0000	ELECTRICAL REINSPECTIONS	R	2/25/2020 Elec-L	81339-1	$0.00	$100.00
146	*David, Olga, & Miguel Linares*	3523 S. Cuyler Avenue	16-32-301-010-0000	R & R UP TO 6-8 FT OF SEWER TILE & INSTALL 6" CLEAN OUT STATION OUTSIDE	R	2/25/2020 Plum-L	85704-0	$2,550.00	$105.00
147	*Robert Pierce*	6733 W. Roosevelt Road	99-99-999-000-0729	INSTALLING 2 BANNERS 18" X 60" WITH 4 BANNER POLES. ALSO WOODEN COFFEE SIGN 28" X 8"		2/25/2020 Sign-L	85705-0	$4,200.00	$500.00
148	*Robert & Catheen M. Hobson*	2617 S. Clinton Avenue	16-30-304-013-0000	SECONF FLOOR BATHROOM- CONVERT TUB TO SHOWER. ALL OTHER FIXTURES TO REMAIN. ADDING ONE CAN LIGHT AND FAN LIGHT COMBO	R	2/25/2020 Impr-L	85706-0	$14,300.00	$335.00
149	*Eric Hofmeister*	1326 S. Home Avenue	16-19-111-034-0000	UPDATE ELECTRICAL 7 OUTLETS TO BE GFCI	R	2/25/2020 Elec-L	85707-0	$300.00	$90.00
150	*Marie Martino & Jaime Zurheid*	1636 S. Wisconsin Avenue	16-19-301-032-0000	DEMO MASTER BATH ON 1ST FLOOR	R	2/25/2020 Impr-L	85708-0	$1,828.00	$40.00
151	*6700 W 26th Street*	6700 W. 26th Street 0	99-99-999-000-0619	ALLEY BETWEEN HARLEM AND MAPLE AVE AND NORTH OF OGDEN - WORK WILL BE DONE ON 2 EXISTING POLES - POLES WILL HAVE NEW CAPACITOR BANKS INSTALLED AS WELL AS A NEW CONTROL BOX. ONE POLE WILL HAVE NEW WIRE INSTALLED TO THE OTHER POLE.		2/25/2020 Impr-L	85709-0	$50,907.02	$0.00
152									

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	Name and Address		*P.I.N. #*		*Census Class*	*Permit Issued*	*Permit #*	*Cost Of Improvements*	*Cost Of Permit*
	Ronald F. Crawford	3817 S. Wisconsin Avenue	16-31-326-007-0000	INSTALL AN EGRESS WINDOW IN BASEMENT TO CODE.	R	2/25/2020 Impr-L	85710-0	$1,099.00	$40.00
153									
	Melissa Santos & Peter Jones	3240 S. Cuyler Avenue	16-32-111-063-0000	R/R FURNACE, A/C UNIT AND CHIMNEY LINER TO CODE A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER.	R	2/25/2020 HVAC-L	85711-0	$7,160.00	$290.00
154									
	Ivan & Jonathan Coss	3524 S. Gunderson Avenue	16-31-405-038-0000	ATF - REPLACE FENCE ON THE NORTH SIDE OF THE PROPERTY, ALLOWING FENCE TO RUN 7FT BETWEEN THE HOUSE (HAS PERMISSION FROM THE NEIGHBOR AT 3520 GUNDERSON) - ALSO CUT FENCE DOWN TO 5FT + 1" OF OPEN LATTICE ON THE NORTH LOT LINE.	R	2/25/2020 Fence-L	85712-0	$400.00	$135.00
155									
	A & M Sullivan / Eileen Barron	3125-31 S. Harlem Avenue	16-31-100-010-0000	RE CEMENT COOPING APP 25 FT	C	2/25/2020 Impr-L	85713-0	$50.00	$0.00
156									
	Edgar Avila	1916 S. Grove Avenue	16-19-322-020-0000	PLUMBING ROUGH RE-INSPECTION FEE ONLY. ADDING SUPER T PLUMBING TO ORIGINAL PLUMBING	R	2/26/2020 Impr-L	85366-1	$0.00	$50.00
157									
	Gustavo A. Castro & Lillian Cas	1840 S. Wenonah Avenue	16-19-310-039-0000	REPLACE SIDING ON GARAGE	R	2/26/2020 Impr-L	85714-0	$3,500.00	$0.00
158									
	Ascension Hernandez & Kathle	6917 W. 29th Street	16-30-312-077-0000	INSTALLATION OF A FLUSH ROOF MOUNTED SOLAR PHOTOVOLTATIC, SYSTEM SIZE 5.760 KW---- MUST HAVE TAP CONNECTORS	R	2/26/2020 Impr-L	85715-0	$28,272.00	$495.00
159									
	Cibrook Ltd	1331 S. Oak Park Avenue	16-19-208-012-0000	SEWER REPAIR IN THE PARKWAY	R	2/26/2020 Plum-L	85716-0	$5,500.00	$225.00
160									
	Lake Manawa-Walgreens	6800 W. Ogden Avenue	16-31-315-008-0000	REPLACE EXISTING LIGHTING WITH NEW LED LIGHTING USING EXISTING CIRCUITING & WIRING	C	2/26/2020 Elec-L	85717-0	$13,766.00	$270.00
161									
	Jose Luis Bravo Zumba	2828 S. Highland Avenue	16-29-317-032-0000	COMPLIANCE-all electric to code house & garage.bsmt powder room must have an exhaust fan system to code. Bsmt requires permanenet heat source.Bsmt shower stall bring to code. Egress window installed to code in bsmt rec room. A/C CONDENSERS MUST BE LOCATE	R	2/26/2020 Impr-L	85718-0	$7,000.00	$410.00
162									

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Name and Address		*P.I.N. #*		*Census Class*	*Permit Issued*	*Permit #*	*Cost Of Improvements*	*Cost Of Permit*
Morgan Gagne & Tamera Gagn	3510 S. Gunderson Avenue	16-31-405-034-0000	PAYING FOR PRELIMINARY PLUMBING & ELECTRICAL INSPECTIONS	R	2/26/2020 Impr-L	85719-0	$0.00	$100.00
163								
Branislava & Sava Matevich	3729 S. Cuyler Avenue	16-32-317-052-0000	DUMPSTER PERMIT FOR CLEAN OUT IN THE GARAGE. DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.	R	2/26/2020 Dump-L	85720-0	$0.00	$50.00
164								
MSP Home Solutions	3029 S. Clarence Avenue	16-30-418-013-0000	REMODELING OF SINGLE FAMILY HOME WITH NEW ELECTRIC AND PLUMBING TO CODE. REPAINT WALLS, REFINISH KITCHEN, UPDATE ENTIRE HOME, FINISHING THE FLOORS, REMODELING BATHROOM. BRINGING ELECTRIC IN GARAGE TO CODE. BRING WINDOWS TO EGRESS CODE WHERE NEEDED.	R	2/26/2020 Impr-L	85721-0	$25,000.00	$1,010.00
165								
R&R Trategic Properties LLC	1516 S. Kenilworth Avenue	16-19-129-028-0000	PAYING FOR ELECTRICLA RE-INSPECTION FEES	R	2/27/2020 Bldg-B	9184-2	$0.00	$150.00
166								
IQ UNLIMITED, LLC	1433 S. Gunderson Avenue	16-19-222-015-0000	2ND FL ADDITION-ALL NEW PLUMBING-HEATING-ELECTRICAL. 4 BEDROOM 3 BATH ALL ABOVE GROUND. BASEMENT LAUNDRY, NEW FURNACE WITH DUCT WORK. NEW WINDOWS, SIDING. NEW 1" WATER SERVICE. NEW DECK ON REAR OF HOUSE	R	2/27/2020 Bldg-B	9457-0	$100,000.00	$3,510.00
167								
Isidro Barriga	1923 S. Kenilworth Avenue	16-19-322-009-0000	PAYING FOR PLUMBING UNDERGROUND INSPECTIONS---- FEE ONLY	R	2/27/2020 Impr-L	81631-1	$0.00	$100.00
168								
Alyson T Ramsey & Katelyn St	6508 W. Sinclair Avenue	16-31-227-014-0000	INSTALL GFI OUTLETS, LIGHT FIXTURES. ROMEX TO CONDUIT. RELOCATE SERVICE CONNECTION. REPLACE TWO PRONG RECEPTACLES.	R	2/27/2020 Elec-L	85722-0	$2,575.00	$155.00
169								
Gerardo Loza	2844 S. Cuyler Avenue	16-29-316-040-0000	125' INTERIOR DRAIN TILE, 15' YARD DRAIN, 4" TRENCH DRAIN, EXTERIOR SEWER BACK UP SYSTEM, SINGLE SAFE SYSTEM, ELECTRICAL OUTLETS WITH DEDICATED CIRCUIT FOR PUMPS.	R	2/27/2020 Impr-L	85723-0	$23,575.00	$620.00
170								
Sandra L. Hayes	3243 S. Wenonah Avenue	16-31-111-027-0000	REPLACING 2 KITCHEN WINDOWS, 1 LIVING ROOM WINDOW AND 2 SCREEN DOORS-- NO EGRESS REQUIRED	R	2/27/2020 Impr-L	85724-0	$4,000.00	$70.00
171								

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	Name and Address		*P.I.N. #*		*Census Class*	*Permit Issued*	*Permit #*	*Cost Of Improvements*	*Cost Of Permit*
	Maria L Azurdia	1315 S. Oak Park Avenue	16-19-208-005-0000	REPLACING WOOD ON THE EXISTING FRONT PORCH. NO STRUCTURAL CHANGES. FRONT PORCH WILL REMAIN THE SAME.	R	2/27/2020 Impr-L	85725-0	$800.00	$90.00
172									
	Christopher & Leah Joy Cybuls	3716 S. East Avenue	16-31-417-042-0000	INSTALL A CHIMNEY LINER OF ALUMINUM CONNECT TO WATER HEATER, INSTALL A NEW CHIMNEY CAP	R	2/27/2020 Impr-L	85726-0	$700.00	$140.00
173									
	Patricia Arndt	3837 S. Kenilworth Avenue	16-31-330-016-0000	BATHROOM REMODEL-REMOVE TUB/SHOWER & CONVERT TO SHOWER. INSTALL NEW BCI ACRYLIC WALL SYSTEM,. INSTALL NEW SHOWER DOOR	R	2/27/2020 Impr-L	85727-0	$10,800.00	$275.00
174									
	Illinois White Pelican, LLC	6305 W. Roosevelt Road A	99-99-999-000-0441	COMPLETE TEAR OFF OF EXISTING ROOF, INSTALL NEW ROOF. APPROXIMATELY 68 SQ'S.		2/27/2020 Impr-L	85728-0	$64,000.00	$1,045.00
175									
	EPG Chicago JV II LLC	2304 S. Kenilworth Avenue	16-30-106-018-0000	PRELIMINARY ELECTRICAL AND PRELIMINARY PLUMBING INSPECTION TO VERIFY WHAT HAS TO BE BROUGHT UP TO CODE	R	2/27/2020 Impr-L	85729-0	$0.00	$100.00
176									
	Anna Rodriguez	1648 S. Harvey Avenue	16-20-302-038-0000	PODS FOR STORAGE-- DUMPSTERS/PODS REQUIRE A FLASHING BARRICADE ON THE SIDE OF INCOMMING TRAFFIC.	R	2/27/2020 POD-L	85730-0	$0.00	$50.00
177									
	Saleem Mohhammed	3528 S. Kenilworth Avenue	16-31-305-020-0000	2 PLUMBING UNDERGROUND PVS INPSECTION FEES AND GAS PRESSURE TEST FEE	R	2/28/2020 Bldg-B	9054-2	$0.00	$150.00
178									
	Black Gold Properties LP	2343 S. Scoville Avenue	16-30-213-015-0000	PAYING FOR HVAC FINAL & PERMIT FINAL INSPECTIONS	R	2/28/2020 Bldg-B	9174-3	$0.00	$130.00
179									
	Miguel A. Arredondo	3506 S. Elmwood Avenue	16-31-408-021-0000	PLUMBING UNDERGROUND REINSPECTION FEES ONLY	R	2/28/2020 Bldg-B	9420-1	$0.00	$100.00
180									
	Merriment Homes	1216 S. Wesley Avenue	16-19-201-027-0000	New Construction to include new 200 amp service & wiring. New Hvac, heating a/c, & new plumbing supply/waste lines & 1 1/2" water line. Bsmt to include family room, bathroom, 1 bedroom, laundry room & utility room. 1st fl to include 2 bedrooms, 2 bathroom		2/28/2020 Bldg-B	9458-0	$180,000.00	$4,240.00
181									

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Jorge Diaz & Jessica Diaz-Alva	2625 S. Oak Park Avenue	16-30-400-012-0000	PAYING FOR ELECTRICAL FINAL INSPECTIONS	R	2/28/2020 Impr-L	83618-1	$0.00	$50.00
182								
Joan Mitchanis	3648 S. Euclid Avenue	16-31-400-049-0000	REPLACE REAR WINDOW AWNING	R	2/28/2020 Impr-L	85731-0	$1,198.00	$40.00
183								
DAVID C. LINARES & OLGA M	1942 S. Oak Park Avenue	16-19-323-029-0000	INSTALL 40 WINDOWS- 8 CASEMENT IN BEDROOM	R	2/28/2020 Impr-L	85732-0	$14,600.00	$285.00
184								
Jennifer N. Joseph Morris	1512 S. East Avenue	16-19-227-022-0000	SEWER REPAIR IN PARKWAY	R	2/28/2020 Plum-L	85733-0	$0.00	$90.00
185								
Anne Marie Dooley Trust	2532 S. Ridgeland Avenue	16-30-231-028-0000	SEWER REPAIR IN FRONT PARKWAY	R	2/28/2020 Plum-L	85734-0	$4,500.00	$135.00
186								
BLACK GOLD PROPERTIES L	1627 S. East Avenue	16-19-404-012-0000	DUMPSTER	R	2/28/2020 Dump-L	85735-0	$0.00	$50.00
187								
Jesus & Mayra Santiago	1332 S. Clinton Avenue	16-19-112-039-0000	INSTALLATION OF 100,000 BTU'S 80%. GOODMAN UP FLOW FURNACE (HEAT ONLY) IN FIRST FLOOR AND ATTIC. BASEMENT- INSTALLATION OF 40,000 BTU'S 95% GOODMAN UP FLOW FURNACE (HEAT ONLY). NEW FURNACE	R	2/28/2020 HVAC-L	85736-0	$10,000.00	$115.00
188								
Apex National Real Estate, LLC	2432 S. Grove Avenue	16-30-111-035-0000	INTERIOR DEMO TO STUDS. NO STUCTURAL. DUMSPETER PERMIT FOR GARBAGE AND DEBRIS	R	2/28/2020 Impr-L	85737-0	$0.00	$50.00
189								
Edgar Garcia	3541 S. Gunderson Avenue	16-31-408-016-0000	BASEMENT- REMOVING KITCHEN, REMOVING PANELS, INSTALLING R-19 TO R-25 INSULATION, 5/8 DRYWALL AND MOLDING, REPLACING 6 WINDOWS AND 2 EXTERIOR DOORS BRING WINDOWS TO EGRESS CODE WHERE NEEDED.	R	2/28/2020 Impr-L	85738-0	$13,100.00	$450.00
190								
Peter A. Barrera & Eva B. Barr	1923 S. Wesley Avenue	16-19-418-009-0000	INSTALL BATH FITTER LINER & WALL SYSTEM. INSTALL MOEN POSITEMP VALVE. INSTALL ACCESSORIES & HARDWARE	R	2/28/2020 Plum-L	85739-0	$5,088.00	$200.00
191								
John Benda	2739 S. Ridgeland Avenue	16-29-308-015-0000	REPLACING 10 TOTAL WINDOWS. BRING WINDOWS TO EGRESS CODE WHERE NEEDED.	R	2/28/2020 Impr-L	85740-0	$8,950.00	$195.00
192								

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Leticia Gutierrez	3145 S. Home Avenue	16-31-104-013-0000	FINISH BASEMENT WALLS. FRAME MECHANICAL ROOM WIT LOUVRED DOOR. INSTALL 30" BI FOLD DOOR FOR WATERMAIN & GAS SHUT OFF CLOSET. INSTALL 24" LOUVRED DOOR FOR MECHANICAL ROOM. INSTALL BINUL LAMINATE FLOORING. WATER HEATERS REQUIRE EXPANSION TANKS.	R	2/28/2020 Impr-L	85741-0	$6,500.00	$410.00

193

193	*Building and Local Improvement Permits Issued During Period*	*Totals . . . . .*	*$2,454,742.65*	*$65,070.00*

Robert J. Lovero
Mayor

Collections and
Licensing

K-4

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

March 5, 2020

Honorable Mayor Robert J. Lovero
And Members of the City Council
Berwyn City Hall
Berwyn, Illinois 60402

Dear Mayor and Council Members:

Attached please find a list of business licenses, which were issued, by the Collection and Licensing Department for the month of January & February 2020. Included are storefronts & phone use only businesses. I am also providing a list of businesses that have applied for a license with a current status of Application Review/Pending as well as businesses waiting for inspections with a status of Inspections Pending.

Respectfully,

Jeannette Rendon

Jeannette Rendon
For Benjamin Daish
Finance Director

BERWYN BUSINESSES - LICENSED IN JANUARY & FEBRUARY, 2020 (STOREFRONTS)

Address	Business Name	Owner	Phone #
3245 S. Grove Avenue #103	Denise Pedroza Sandoval LCPC	Denise Pedroza Sandoval	(708) 955-1522
6940 W. Windsor Avenue	Upper Echcelon Barber Parlor	David Gonzalez	(773) 960-4766
3245 S. Grove Avenue #208	Hispanic American Immigration Services	Erika Wehedeking-Lopez	(708) 303-8504
3245 S Grove Avenue #203	Aries Health Center	Melissa Huerta	(708) 200-5070
2821 S. Harlem Avenue	Business Development & Marketing	Eduardo Gonzalez	(708) 466-1423
6918 W. Cermak Road	Senior Assistance Services	Christian Gianotti	(312) 757-4400
3841 S. Ridgeland Avenue	ZMF Inc	Bevin Mehrbach	(773) 706-6314

Business Directory By Category For:

Thursday, March 05, 2020

Inspections Pending

Business Name	Address	Last Update	Phone	ID #
All Meal Prep			**(312) 313-2011**	**18637**
6908 W. Windsor Avenue	Berwyn IL 60402	5/29/2019		
Bay Equity Home Loans				**18967**
6619 W. Cermak Road	Berwyn IL 60402	11/4/2019		
Berwyn Auto			**(708) 788-3300**	**18083**
6317 W. Ogden Avenue	Berwyn IL 60402	9/12/2018		
Berwyn Soles			**(708) 317-5221**	**18561**
6310 W. Cermak Road	Berwyn IL 60402	4/17/2019		
Chem - Wise Ecological Pest Management			**(708) 777-1910**	**18387**
1327 S. Harlem Avenue	Berwyn IL 60402	12/18/2018		
Community Nutrition Network & Snr. Svc's	***Suite 202***		**(312) 207-5290**	**15197**
3239 S. Grove Avenue	Berwyn IL 60402	6/21/2018		
Cricket Wireless			**(708) 317-4547**	**19004**
6946 W. Cermak Road	Berwyn IL 60402	12/2/2019		
Devon Porter d.b.a. Wizzardblade Cuts				**18144**
6247 W. Roosevelt Road	Berwyn IL 60402	8/6/2018		
Fabiola Camargo	***d.b.a. Bellisima Fashion Boutique***			**18622**
6835 W. Cermak Road	Berwyn IL 60402	5/16/2019		
Fernando Fuentes D.B.A. Roberto's Place				**13011**
3244 S. OakPark Avenue	Berwyn IL 60402	2/1/2012		
Illinois Mobile Solutions d.b.a.Metro PCS				**17272**
6320 W. 26 th Street	Berwyn IL 60402	4/20/2017		
Imagine Design and Imprint				**16568**
2707 S. Ridgeland Avenue	Berwyn IL 60402	2/21/2020		
K ' Natural Inc.			**(708) 788-7900**	**12533**
6610 W. Cermak Road	Berwyn IL 60402	6/9/2011		
Key Smart Mortgage Company			**(708) 613-0040**	**18688**
6847 W. Cermak Road	Berwyn IL 60402	7/11/2019		
La Borra de Café				**19036**
6801 W, Stanley Avenue	Berwyn IL 60402	12/20/2019		
La Michoacana Classica				**17330**
1600 S. Scoville Avenue	Berwyn IL 60402	5/17/2017		
La Nueva Tropicana 1 Corp.				**18062**
6239 W. Cermak Road	Berwyn IL 60402	6/20/2018		
Le Perfum				**18349**
6226 W. Cermak Road	Berwyn IL 60402	11/28/2018		
Liberty Tax Service			**(708) 749-0250**	**15867**
3108 S. Oak Park Avenue	Berwyn IL 60402	1/26/2015		
Luis Garcia d.b.a. Fairytale Boutique				**18618**
6322 W. Cermak Road	Berwyn IL 60402	7/15/2019		

Inspections Pending

Business Name	Address	Last Update	Phone	ID #
Moreno Shoe Repair			**(708) 484-7763**	**18966**
3142 S. Oak Park Avenue	Berwyn IL 60402	11/4/2019		
Munoz Medical Center LLC			**(708) 484-2600**	**12702**
3100 S. Oak Park Avenue	Berwyn IL 60402	8/22/2011		
Pav Realtors			**(708) 795-7100**	**10965**
6308 W. Cermak Road	Berwyn IL 60402	4/1/2011		
Pennan Properties			**(708) 406-7550**	**18700**
2721 S. Ridgeland Avenue	Berwyn IL 60402	7/19/2019		
Reyna Salamanca	***d.b.a. Salamanca Alterations***		**(708) 631-7554**	**18463**
6616 W. Cermak Road Suite	Berwyn IL 60402	2/22/2019		
Roy Amatore and Associates	***Suite B***		**(708) 800-4876**	**18082**
6405 W. 34th Street	Berwyn IL 60402	7/11/2018		
Senior Assistance Services			**(312) 757-4400**	**19129**
6918 W. Cermak Road	Berwyn IL 60402	2/20/2020		
Taqueria El Palenque Inc.				**13049**
1547 S. Oak Park Avenue	Berwyn IL 60402	2/23/2012		
The Math Spot LLC.			**(708) 484-6284**	**14625**
6834- A W. Bus_Street	Berwyn IL 60402	4/22/2013		
The Snack Shack				**18210**
3435 S. Harlem Avenue	Berwyn IL 60402	9/12/2018		
Turano Fleet Maintenance Facility			**(708) 788-9220**	**16750**
1431 S. Harlem Avenue	Berwyn IL 60402	5/25/2016		
Victory Law Office P.C.			**(312) 600-7000**	**18141**
6732 W. Cermak Road	Berwyn IL 60402	8/6/2018		
Warmance Inc.			**(708) 749-9772**	**17488**
6911 W. 30th Steet	Berwyn IL 60402	8/4/2017		
ZMF Headphones			**(603) 667-1672**	**19102**
3841 S. Ridgeland Avenue	Berwyn IL 60402	2/10/2020		

Total Businesses 34

Robert J. Lovero
Mayor

Collections and
Licensing

K-5

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

March 5, 2020

Honorable Mayor Robert J. Lovero
And Members of the City Council
Berwyn City Hall
Berwyn, Illinois 60402

Dear Mayor and Council Members:

The Local Ordinance Fines, which were collected by the City of Berwyn (Building/Neighborhood Affairs) and recorded by the Collection department in January & February 2020, amounted to $30,743.00
Report copies are in their respective files and balancing copies are referred to the Finance Department on a daily basis or as received and recorded.

I, the undersigned, hereby acknowledge the sum of $30,743.00 as herein above mentioned.

Jeannette Rendon
For Benjamin Daish
Finance Director

ACCOUNT NUMBER	AMOUNT
00212	$30,743.00
Through 13105	
	amount totaled due to
	number of transactions
TOTAL	$30,743.00

Receipts by Payment Code Report

Payment Date Range 01/01/20 - 02/29/20
Detail Listing

Payment Code	Default Bank Account	Number of Transactions	Total Amount Collected
Payment Category **Building - Building department receipts**			
020 - Local Ordinance	General Cash	120	30,743.00

Payment Date	*Receipt Number*	*Batch Number*	*Project*	*Transaction Narrative*	*Quantity*	*U/M*	*Amount*
01/02/2020	2020-00000212	2020-01000002		jr 1638 home ave			150.00
01/02/2020	2020-00000239	2020-01000001		MS 6835 W CERMAK			250.00
01/03/2020	2020-00000426	2020-01000007		SG 3601 S HARLEM			150.00
01/03/2020	2020-00000588	2020-01000007		SG 3432 S RIDGELAND AVE.			50.00
01/03/2020	2020-00000616	2020-01000007		3824 BERWYN			80.00
01/06/2020	2020-00000668	2020-01000013		SG 8845 PLEASANT AVE.			100.00
01/06/2020	2020-00000669	2020-01000013		SG 8845 PLEASANE AVE.			100.00
01/06/2020	2020-00001001	2020-01000013		SG 2212 S SCOVILLE			50.00
01/06/2020	2020-00001009	2020-01000014		MS 2618 RIDGELAND			150.00
01/06/2020	2020-00001165	2020-01000014		JR 6831 34TH ST			100.00
01/07/2020	2020-00001602	2020-01000021		2331 HIGHLAND AP			800.00
01/07/2020	2020-00001841	2020-01000025		3540 elmwood ab			100.00
01/08/2020	2020-00001864	2020-01000033		MS 1805 HIGHLAND			50.00
01/08/2020	2020-00001893	2020-01000033		sg 1616 s ridgeland ave.			150.00
01/08/2020	2020-00002030	2020-01000036		ms			600.00
01/10/2020	2020-00002638	2020-01000046		ms 1828 oak park			150.00
01/10/2020	2020-00002639	2020-01000046		ms 1336 kenilworth			200.00
01/10/2020	2020-00002640	2020-01000046		ms 6340 ogden			100.00
01/10/2020	2020-00002641	2020-01000046		ms 2402 Ridgeland			100.00
01/10/2020	2020-00002642	2020-01000046		ms 3621 harvey			100.00
01/10/2020	2020-00002643	2020-01000046		ms 1500 Euclid			200.00
01/10/2020	2020-00002644	2020-01000046		ms 1345 grove			100.00
01/10/2020	2020-00002645	2020-01000046		ms 1229 wenonah			150.00
01/10/2020	2020-00002647	2020-01000046		ms 3123 cuyler			150.00
01/10/2020	2020-00002767	2020-01000043		JR 2806 LOMBARD AVE			10.00
01/10/2020	2020-00002824	2020-01000044		1914 HIGHLAND AP			100.00
01/13/2020	2020-00002852	2020-01000052		SG 1941 S hARVEY			100.00
01/13/2020	2020-00003385	2020-01000051		aB 2516 GUNDERSON			200.00
01/13/2020	2020-00003433	2020-01000052		MS 3532 WENONAH			50.00
01/14/2020	2020-00003954	2020-01000062		ab 3519 kenilworth			150.00
01/15/2020	2020-00004054	2020-01000069		Ab 3539 gunderson			40.00
01/15/2020	2020-00004139	2020-01000069		SG 1110S WACKER			150.00
01/15/2020	2020-00004374	2020-01000069		sg 3552 Euclid			100.00
01/16/2020	2020-00004721	2020-01000077		MS 3214 CUYLER			200.00
01/16/2020	2020-00004805	2020-01000077		3530 harvey ap			800.00
01/16/2020	2020-00005097	2020-01000077		ms 2736 cuyler			50.00
01/17/2020	2020-00005392	2020-01000085		ab 2312 hioghland			250.00

Receipts by Payment Code Report

Payment Date Range 01/01/20 - 02/29/20
Detail Listing

Payment Code	Default Bank Account	Number of Transactions	Total Amount Collected
Payment Category **Building - Building department receipts**			
020 - Local Ordinance	General Cash	120	30,743.00

Payment Date	*Receipt Number*	*Batch Number*	*Project*	*Transaction Narrative*	*Quantity*	*U/M*	*Amount*
01/21/2020	2020-00005640	2020-01000092		MS 1304 CLINTON			600.00
01/23/2020	2020-00006032	2020-01000105		MS 2216 KENILWORTH			50.00
01/24/2020	2020-00006084	2020-01000111		ms 2447 east			100.00
01/24/2020	2020-00006086	2020-01000111		ms 6213 Roosevelt			100.00
01/24/2020	2020-00006088	2020-01000111		ms 2332 Highland			100.00
01/24/2020	2020-00006090	2020-01000111		ms 3609 Oak Park			100.00
01/24/2020	2020-00006091	2020-01000111		ms 3049 Harlem			100.00
01/24/2020	2020-00006092	2020-01000111		ms 1846 lombard			100.00
01/24/2020	2020-00006093	2020-01000111		ms 7001 w 34st			200.00
01/24/2020	2020-00006134	2020-01000109		MS 1914 HIGHLAND			100.00
01/24/2020	2020-00006139	2020-01000109		MS 2213 ELMWOOD			2,400.00
01/24/2020	2020-00006143	2020-01000109		SG 2212 S RIDGELAND			20.00
01/28/2020	2020-00006414	2020-01000116		sg 1328 s clinton ave			100.00
01/29/2020	2020-00006510	2020-01000121		1608 scoville			150.00
01/29/2020	2020-00006510	2020-01000121		Ab 1800 wesley			200.00
01/29/2020	2020-00006510	2020-01000121		6327 cermak			50.00
01/29/2020	2020-00006512	2020-01000121		3147 elmwood			200.00
01/29/2020	2020-00006512	2020-01000121		1843 gunderson			400.00
01/29/2020	2020-00006512	2020-01000121		3217 scoville			100.00
01/29/2020	2020-00006512	2020-01000121		3607 scoville			50.00
01/29/2020	2020-00006512	2020-01000121		3112 grove			50.00
01/29/2020	2020-00006512	2020-01000121		3643 clinton			250.00
01/29/2020	2020-00006512	2020-01000121		6810 31			250.00
01/29/2020	2020-00006512	2020-01000121		Ab 6237 cermak			200.00
01/29/2020	2020-00006512	2020-01000121		Ab campbell			100.00
01/29/2020	2020-00006577	2020-01000119		aB 6935 26TH			100.00
01/30/2020	2020-00006727	2020-01000125		sg 3127 s Highland			50.00
01/30/2020	2020-00006738	2020-01000125		aB 1903 EUCLID			150.00
01/30/2020	2020-00006739	2020-01000125		aB 6933 STANLEY			250.00
01/30/2020	2020-00006749	2020-01000125		MS 1829 ELMWOOD			550.00
01/30/2020	2020-00006765	2020-01000124		ms 3430 grove			100.00
01/31/2020	2020-00006820	2020-01000130					4,000.00
02/03/2020	2020-00006844	2020-02000133		6426 PERSHING RD AP			800.00
02/03/2020	2020-00006859	2020-02000133		sg 1304 highland ave			250.00
02/03/2020	2020-00006908	2020-02000135		ms			300.00
02/04/2020	2020-00006986	2020-02000137		MS 3512 ELMWOOD			300.00
02/04/2020	2020-00006993	2020-02000136		sg 3118-20 S Oak Park			150.00

Receipts by Payment Code Report

Payment Date Range 01/01/20 - 02/29/20
Detail Listing

Payment Code	Default Bank Account	Number of Transactions	Total Amount Collected
Payment Category **Building - Building department receipts**			
020 - Local Ordinance	General Cash	120	30,743.00

Payment Date	*Receipt Number*	*Batch Number*	*Project*	*Transaction Narrative*	*Quantity*	*U/M*	*Amount*
02/04/2020	2020-00007084	2020-02000137		sg 1921 scoville			100.00
02/04/2020	2020-00007285	2020-02000142		sg			100.00
02/05/2020	2020-00007679	2020-02000141		MS 3732 Harvey			200.00
02/07/2020	2020-00007888	2020-02000153		MS 6721 ROOSEVELT RD (BOARD-UP)			410.00
02/07/2020	2020-00008251	2020-02000154		MS 1626 OAK PARK (BOARD UP)			351.00
02/10/2020	2020-00008624	2020-02000162		ms 1415 harlem			100.00
02/10/2020	2020-00008671	2020-02000162		sg 3712 s grove ave			1,150.00
02/10/2020	2020-00008706	2020-02000162		Ab 3126 oak park			800.00
02/11/2020	2020-00008757	2020-02000167		SG 1941 S hARVEY			100.00
02/12/2020	2020-00009403	2020-02000176		ms 6411 sinclair			450.00
02/12/2020	2020-00009494	2020-02000175		Ab 3615 highland			150.00
02/13/2020	2020-00009520	2020-02000178		Ab 1848 oak park			100.00
02/13/2020	2020-00009521	2020-02000178		Ab 3606 wisconsin			100.00
02/13/2020	2020-00009529	2020-02000178		SG 6935 W 26TH ST.			50.00
02/13/2020	2020-00009686	2020-02000178		ms 1332 clinton			100.00
02/13/2020	2020-00009820	2020-02000178		aB 1519 EAST			200.00
02/14/2020	2020-00010167	2020-02000190		sg 6243 w 26th street			150.00
02/14/2020	2020-00010199	2020-02000190		MS 1533 CUYLER AVE			800.00
02/19/2020	2020-00011068	2020-02000208		1908 cuyler			50.00
02/19/2020	2020-00011069	2020-02000208		3200 east ave			100.00
02/19/2020	2020-00011072	2020-02000208		3717 cuyler ave			100.00
02/19/2020	2020-00011073	2020-02000208		3845 gunderson ave			150.00
02/19/2020	2020-00011075	2020-02000208		2840 harvey ave			150.00
02/19/2020	2020-00011076	2020-02000208		3405 cuyler ave			300.00
02/19/2020	2020-00011077	2020-02000208		3300 oak park ave			150.00
02/19/2020	2020-00011175	2020-02000202		MS 1342 WISCONSIN AVE (BOARD-UP)			1,532.00
02/20/2020	2020-00012011	2020-02000214		SG 2532 S Grove			50.00
02/20/2020	2020-00012197	2020-02000214		sg			50.00
02/24/2020	2020-00012396	2020-02000228		Ab 3414 clarence			50.00
02/25/2020	2020-00012714	2020-02000236		sg 1445 s clinton			50.00
02/26/2020	2020-00012823	2020-02000242		ms local ordinance			500.00
02/26/2020	2020-00012848	2020-02000242		MS 1313 CLINTON			100.00
02/26/2020	2020-00012850	2020-02000242		MS 3219 HARLEM			400.00
02/26/2020	2020-00012851	2020-02000242		MS 3824 CUYLER			200.00
02/26/2020	2020-00012852	2020-02000242		MS 3439 HARVEY			100.00
02/26/2020	2020-00012853	2020-02000242		MS 1511 EUCLID			100.00
02/26/2020	2020-00012854	2020-02000242		MS 2701 HARVEY			100.00

Receipts by Payment Code Report

Payment Date Range 01/01/20 - 02/29/20
Detail Listing

Payment Code	Default Bank Account	Number of Transactions	Total Amount Collected
Payment Category **Building - Building department receipts**			
020 - Local Ordinance	General Cash	120	30,743.00

Payment Date	*Receipt Number*	*Batch Number*	*Project*	*Transaction Narrative*	*Quantity*	*U/M*	*Amount*
02/26/2020	2020-00012856	2020-02000242		MS 2741 RIDGELAND			100.00
02/26/2020	2020-00012857	2020-02000242		MS 2338 EUCLID			150.00
02/26/2020	2020-00012858	2020-02000242		MS 1530 WESLEY			250.00
02/26/2020	2020-00012859	2020-02000242		MS 6211 26TH ST			250.00
02/26/2020	2020-00012860	2020-02000242		MS 2829 RIDGELAND			250.00
02/26/2020	2020-00012890	2020-02000240		MS 2216 KENILWORTH			50.00
02/27/2020	2020-00012969	2020-02000243		sg 3527 S Grove ave			100.00
02/28/2020	2020-00013042	2020-02000250		ms			450.00
02/28/2020	2020-00013105	2020-02000248		sg 1603 ridgeland			100.00
							$30,743.00

Payment Category **Building - Building department receipts** Totals	120	$30,743.00
Grand Totals	120	$30,743.00

Robert J. Lovero
Mayor

Collections and
Licensing

K-6

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

March 5, 2020

Honorable Mayor Robert J. Lovero
And Members of the City Council
Berwyn City Hall
Berwyn, Illinois 60402

Dear Mayor and Council Members:

The Compliance Tickets, which were collected by the Records Division of the Police Department and recorded by the Collections Department in January & February 2020 amounted to $12,845.00

A report copy for each month is attached and ticket copies are on file in the Records Division of the Berwyn Police Department.

I, the undersigned, hereby acknowledge
The total sum of $12,845.00 as herein above
mentioned.

Jeannette Rendon
For Benjamin Daish
Finance Director

ACCOUNT NUNMBER	AMOUNT
00392	$12,845.00
Through 13041	
	Amount totaled due to
	Number of transaction
TOTAL	$12,845.00

Receipts by Payment Code Report

Payment Date Range 01/01/20 - 02/29/20
Detail Listing

Payment Code	Default Bank Account	Number of Transactions	Total Amount Collected

Receipts by Payment Code Report

Payment Date Range 01/01/20 - 02/29/20
Detail Listing

Payment Code	Default Bank Account	Number of Transactions	Total Amount Collected
Payment Category **Police - Police department receipts**			
455 - Compliance Violation	General Cash	38	12,845.00

Payment Date	*Receipt Number*	*Batch Number*	*Project*	*Transaction Narrative*	*Quantity*	*U/M*	*Amount*
01/03/2020	2020-00000392	2020-01000011		pd			560.00
01/03/2020	2020-00000395	2020-01000011		pd			460.00
01/03/2020	2020-00000397	2020-01000011		pd			200.00
01/08/2020	2020-00002035	2020-01000036		ms			250.00
01/08/2020	2020-00002036	2020-01000036		ms			520.00
01/08/2020	2020-00002177	2020-01000036		ms			760.00
01/10/2020	2020-00002626	2020-01000046		ms			240.00
01/10/2020	2020-00002627	2020-01000046		ms			440.00
01/17/2020	2020-00005324	2020-01000088					600.00
01/17/2020	2020-00005325	2020-01000088					560.00
01/17/2020	2020-00005326	2020-01000088					640.00
01/17/2020	2020-00005328	2020-01000088					240.00
01/17/2020	2020-00005333	2020-01000088					40.00
01/22/2020	2020-00005762	2020-01000099		ms			420.00
01/24/2020	2020-00006096	2020-01000111		ms			200.00
01/24/2020	2020-00006097	2020-01000111		ms			640.00
01/24/2020	2020-00006106	2020-01000111		MS			20.00
01/29/2020	2020-00006516	2020-01000121					240.00
01/29/2020	2020-00006519	2020-01000121					560.00
02/03/2020	2020-00006904	2020-02000135		ms			200.00
02/03/2020	2020-00006905	2020-02000135		ms			160.00
02/05/2020	2020-00007565	2020-02000149		ms			450.00
02/05/2020	2020-00007566	2020-02000149		ms			570.00
02/07/2020	2020-00008030	2020-02000158		ms			320.00
02/07/2020	2020-00008032	2020-02000158		ms			280.00
02/07/2020	2020-00008559	2020-02000158					610.00
02/13/2020	2020-00009664	2020-02000182		pd			280.00
02/13/2020	2020-00009665	2020-02000182					240.00
02/13/2020	2020-00009668	2020-02000182					50.00
02/19/2020	2020-00011064	2020-02000208		pd			410.00
02/19/2020	2020-00011065	2020-02000208		pd			360.00
02/19/2020	2020-00011066	2020-02000208					40.00
02/19/2020	2020-00011067	2020-02000208		pd			300.00
02/21/2020	2020-00012316	2020-02000223		pd			345.00
02/26/2020	2020-00012828	2020-02000242		ms			40.00
02/26/2020	2020-00012829	2020-02000242		ms			200.00
02/26/2020	2020-00012846	2020-02000242		MS			160.00
02/28/2020	2020-00013041	2020-02000250		ms			240.00

Receipts by Payment Code Report

Payment Date Range 01/01/20 - 02/29/20
Detail Listing

Payment Code	Default Bank Account	Number of Transactions	Total Amount Collected
Payment Category **Police - Police department receipts**			
			$12,845.00
Payment Category **Police - Police department receipts** Totals		38	$12,845.00
Grand Totals		38	$12,845.00

Robert J. Lovero
Mayor

Collections and
Licensing

K-7

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

March 5, 2020

Honorable Mayor Robert J. Lovero
And Members of the City Council
Berwyn City Hall
Berwyn, Illinois 60402

Dear Mayor and Council Members:

The adjudication fines collected in accordance with Local Ordinance Tickets, by the Police Department and recorded by the Collection department during January & February 2020 amounted to $4,230.00

Ticket copies are on file with the Parking Division located in the City of Berwyn's Police Department.

I, the undersigned, hereby acknowledge the total sum of $4,230.00 as herein above mentioned.

Jeannette Rendon
For Benjamin Daish
Finance Director

ACCOUNT NUNMBER	AMOUNT
02031	$4,230.00
Through 12845	
	Amount totaled due to
	Number of transaction
TOTAL	$4,230.00

Receipts by Payment Code Report

Payment Date Range 01/01/20 - 02/29/20
Detail Listing

Payment Code	Default Bank Account	Number of Transactions	Total Amount Collected
Payment Category **Police - Police department receipts**			
450 - Adjudication Court Fines	General Cash	15	4,230.00

Payment Date	*Receipt Number*	*Batch Number*	*Project*	*Transaction Narrative*	*Quantity*	*U/M*	*Amount*
01/08/2020	2020-00002031	2020-01000036		ms			50.00
01/10/2020	2020-00002633	2020-01000046		ms			150.00
01/17/2020	2020-00005329	2020-01000088					150.00
01/17/2020	2020-00005333	2020-01000088					725.00
01/22/2020	2020-00005760	2020-01000099		ms			175.00
01/24/2020	2020-00006105	2020-01000111		MS			250.00
01/24/2020	2020-00006106	2020-01000111		MS			100.00
01/29/2020	2020-00006505	2020-01000121					200.00
01/29/2020	2020-00006508	2020-01000121					15.00
02/13/2020	2020-00009667	2020-02000182					20.00
02/19/2020	2020-00011083	2020-02000208					195.00
02/21/2020	2020-00012317	2020-02000223					1,150.00
02/26/2020	2020-00012822	2020-02000242		ms			300.00
02/26/2020	2020-00012824	2020-02000242		ms			550.00
02/26/2020	2020-00012845	2020-02000242		MS			200.00
							$4,230.00

Payment Category **Police - Police department receipts** Totals	15	$4,230.00
Grand Totals	15	$4,230.00

Robert J. Lovero
Mayor

Collections and
Licensing

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

March 5, 2020

Honorable Mayor Robert J. Lovero
And Members of the City Council
Berwyn City Hall
Berwyn, Illinois 60402

Dear Mayor and Council Members:

The parking violation tickets, (P) tickets, which were collected by the parking violation fine clerk and the Collection department during January & February 2020 amounted to $261,186.02

A copy of these ticket numbers and amounts are attached and tickets are on file in the parking fine Collector's Office.

I, the undersigned, hereby acknowledge the total sum of $261,186.02 as herein above mentioned.

Jeannette Rendon
For Benjamin Daish
Finance Director

ACCOUNT NUNMBER	AMOUNT
00384	$261,186.02
Through 13043	
	Amount totaled due to
	Number of transaction
TOTAL	$261,186.02

Receipts by Payment Code Report

Payment Date Range 01/01/20 - 02/29/20
Detail Listing

Payment Code	Default Bank Account	Number of Transactions	Total Amount Collected
Payment Category **Police - Police department receipts**			
438 - Parking Tickets	General Cash	33	261,186.02

Payment Date	*Receipt Number*	*Batch Number*	*Project*	*Transaction Narrative*	*Quantity*	*U/M*	*Amount*
01/03/2020	2020-00000384	2020-01000011		parking			5,955.00
01/03/2020	2020-00000386	2020-01000011		parking			13,830.00
01/03/2020	2020-00000388	2020-01000011		parking			4,730.00
01/08/2020	2020-00002031	2020-01000036		ms			7,300.00
01/08/2020	2020-00002033	2020-01000036		ms			6,150.00
01/10/2020	2020-00002631	2020-01000046		ms			5,425.00
01/10/2020	2020-00002633	2020-01000046		ms			13,450.00
01/10/2020	2020-00002637	2020-01000046		ms			7,700.00
01/17/2020	2020-00005329	2020-01000088					5,775.00
01/17/2020	2020-00005331	2020-01000088		Ab			13,755.00
01/17/2020	2020-00005333	2020-01000088					11,240.00
01/17/2020	2020-00005468	2020-01000088		ab marcia cc showed extra penny			0.01
01/22/2020	2020-00005760	2020-01000099		ms			5,840.00
01/24/2020	2020-00006105	2020-01000111		ms			15,980.00
01/24/2020	2020-00006106	2020-01000111		MS			5,540.00
01/29/2020	2020-00006505	2020-01000121					9,070.00
01/29/2020	2020-00006507	2020-01000121					6,050.00
01/29/2020	2020-00006508	2020-01000121					12,495.00
02/03/2020	2020-00006906	2020-02000135		ms			4,445.00
02/03/2020	2020-00006907	2020-02000135		ms			5,080.00
02/03/2020	2020-00006909	2020-02000135		ms			4,850.00
02/05/2020	2020-00007568	2020-02000149		ms			4,575.00
02/07/2020	2020-00008033	2020-02000158		ms			8,590.00
02/13/2020	2020-00009667	2020-02000182		parking			5,700.00
02/13/2020	2020-00009668	2020-02000182		parking			8,070.00
02/19/2020	2020-00011082	2020-02000208		parking			7,450.00
02/19/2020	2020-00011083	2020-02000208		parking			5,150.00
02/19/2020	2020-00011085	2020-02000208		parking			8,045.01
02/21/2020	2020-00012317	2020-02000223		parking			6,505.00
02/26/2020	2020-00012822	2020-02000242		ms			12,665.00
02/26/2020	2020-00012824	2020-02000242		ms			13,280.00
02/26/2020	2020-00012845	2020-02000242		MS			12,171.00
02/28/2020	2020-00013043	2020-02000250		ms			4,325.00
							$261,186.02

Payment Category **Police - Police department receipts** Totals	33	$261,186.02
Grand Totals	33	$261,186.02

Robert J. Lovero
Mayor

Collections and
Licensing

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

March 5, 2020

Honorable Mayor Robert J. Lovero
And Members of the City Council
Berwyn City Hall
Berwyn, Illinois 60402

Dear Mayor and Council Members:

The Seizure and Impound Fees collected by the Records Division of the Berwyn Police Department and recorded by the Collection department during January & February 2020, amounted to $16,500.00.

The Police Department Records Division has report copies on file.

I, the undersigned, hereby acknowledge
the total sum of $16,500.00 as herein above
mentioned.

Jeannette Rendon JR
For Benjamin Daish
Finance Director

ACCOUNT NUNMBER	AMOUNT
00392	$16,500.00
Through 12846	
	Amount totaled due to
	Number of transaction
TOTAL	$16,500.00

Receipts by Payment Code Report

Payment Date Range 01/01/20 - 02/29/20
Detail Listing

Payment Code	Default Bank Account	Number of Transactions	Total Amount Collected
Payment Category **Police - Police department receipts**			
437 - Impounds	General Cash	21	16,500.00

Payment Date	*Receipt Number*	*Batch Number*	*Project*	*Transaction Narrative*	*Quantity*	*U/M*	*Amount*
01/03/2020	2020-00000392	2020-01000011					1,000.00
01/03/2020	2020-00000397	2020-01000011					1,000.00
01/08/2020	2020-00002035	2020-01000036		ms			500.00
01/08/2020	2020-00002036	2020-01000036		ms			1,500.00
01/10/2020	2020-00002626	2020-01000046		ms			500.00
01/17/2020	2020-00005325	2020-01000088					500.00
01/17/2020	2020-00005326	2020-01000088					1,000.00
01/22/2020	2020-00005762	2020-01000099		ms			1,000.00
01/24/2020	2020-00006096	2020-01000111		ms			500.00
01/24/2020	2020-00006097	2020-01000111		ms			1,000.00
01/29/2020	2020-00006519	2020-01000121					500.00
02/03/2020	2020-00006905	2020-02000135		ms			500.00
02/05/2020	2020-00007565	2020-02000149		ms			1,000.00
02/05/2020	2020-00007566	2020-02000149		ms			1,500.00
02/07/2020	2020-00008030	2020-02000158		ms			500.00
02/13/2020	2020-00009664	2020-02000182					1,000.00
02/19/2020	2020-00011064	2020-02000208					500.00
02/21/2020	2020-00012316	2020-02000223					1,000.00
02/26/2020	2020-00012828	2020-02000242		ms			500.00
02/26/2020	2020-00012829	2020-02000242		ms			500.00
02/26/2020	2020-00012846	2020-02000242		MS			500.00
							$16,500.00

Payment Category **Police - Police department receipts** Totals	21	$16,500.00
Grand Totals	21	$16,500.00

Robert J. Lovero
Mayor

Collections and
Licensing

K-1C

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

March 5, 2020

Honorable Mayor Robert J. Lovero
And Members of the City Council
Berwyn City Hall
Berwyn, Illinois 60402

Dear Mayor and Council Members:

The Court Fines collected by the Municipal Department, Circuit Court of Cook County, Illinois, District 4, recorded by the Collection department totaling $8,888.60
A copy of the report is on file at the City of Berwyn Police Department.

I, the undersigned, hereby acknowledge
the total sum of $8,888.60 as herein
above mentioned.

Jeannette Rendon
For Benjamin Daish
Finance Director

Amount: $8,888.60
Applied: January & February 2020

Receipts by Payment Code Report

Payment Date Range 01/01/20 - 02/29/20
Detail Listing

Payment Code	Default Bank Account	Number of Transactions	Total Amount Collected
Payment Category **Police - Police department receipts**			
440 - Cook County Court - Dorothy Brwn	General Cash	2	8,888.60

Payment Date	*Receipt Number*	*Batch Number*	*Project*	*Transaction Narrative*	*Quantity*	*U/M*	*Amount*
01/10/2020	2020-00002654	2020-01000043		COURT FINES			3,865.36
02/03/2020	2020-00006960	2020-02000133		SG 100-20-4320			5,023.24
							$8,888.60

Payment Category **Police - Police department receipts** Totals	2	$8,888.60
Grand Totals	2	$8,888.60

K-11

CITY OF BERWYN EVENT APPLICATION

Please provide information about your planned event:

Date of Event: July 2-5, 2019 Time: Start July 2 - 4p End outside music ends at midnight + at 10pm - July 5 July 3 - 5 - 1p

Allowed Event Times
Block Parties 8AM to 9PM
All Other Events 8AM to 11PM

Type: Block Party ☐ Parade ☐ Open Air Event ☐ Use of Public Way ☐

Description of Event: FitzGerald's American Music Festival

Location of Event: FitzGerald's, 6615 Roosevelt

(Please print)

Name of Applicant: Donnie Biggins

Address: 6615 W. Roosevelt Daytime Phone: 708-788-2118

E-mail Address: info@fitzgeraldsnightclub.com Alt. Phone: _____

Do you plan to use:
(Please mark all that apply)

Live or Recorded Music ☒	Sound Equip. / Amplifiers ☒	Bounce Houses or Inflatables ☐
	Food Vendors ☐	Commercial Food Prep. Equipment ☐
Crafter / Vendors ☐	Alcohol Sales ☐	Portable Toilets and Sanitation ☐

Will you require any of the following City services? Yes ☒ No ☐

* Please contact the Police Dept. for fee schedule if requesting Police Detail or Security.

** These City services supplied only if available on the day of the event and subject to personnel availability

Street Closure ☒	Rolling Street Closure ☐	Alley Closure ☐	Parade Route Closure ☐
Barricades ☐	*Police Detail/ Security ☐	Traffic Control ☐	
**Fire Truck ☐	**McGruff ☐	**K-9 Unit ☐	**Police Explorers Unit ☐

Clarence Ave from the alley to driveway of Berwyn Town Hall - about 60 ft. for parking tent

City Council Approval IS REQUIRED for your event. (City Council meets the 2nd & 4th Tuesday of every month)

- **Submit this application to the Clerk's Office 8 weeks prior to the event date.**
- A Certificate of Insurance is required for Parades, Outdoor Events, Use of Public Way, as well as for all food and beverage sales.
- A Food License is required from the Berwyn Public Health Department for ALL food sales.
- A City of Berwyn Temporary Liquor License is required for ALL alcoholic beverage sales.
- A route map must be submitted with this application for all parades / demonstrations.
- USE OF PUBLIC WAY: Provide a list of intersections/corner locations and all dates being requested for use of public way. Location and Date availability is subject to approval. Use of public way is limited to one group per day, one group per location, and on a First Come—First Serve basis.
- **The City reserves the right to regulate, restrict and limit use of the public way at all times.**

FitzGerald's
6615 W. Roosevelt
(708) 788-2118

Feb. 21, 2020

To: Mayor and City Council

RE: 2020 Outdoor event request for FitzGerald's American Music Festival

FitzGerald's asks permission to hold its **39th Annual American Music Festival** featuring live music from July 2-5, 2019, in the Club, SideBar and Festival Tent. Music in the tent will end by midnight July 2-4 and at 10 pm July 5.

We are also asking to close Clarence Ave. from the alley to the driveway of the Berwyn Town Mall — approximately 60 feet for parking and a picnic tent.

Any questions please call 708-788-2118, Ext. 0.

Thanks, Mary

Mayor
Robert J. Lovero

5th Ward Alderman
Cesar Santoy

K-12

March 10, 2020

The Honorable Robert J. Lovero
Members of the City Council

RE: Handicap Parking Application #1311

Ladies and Gentlemen:

After careful review, I concur with the staff recommendation and respectfully submit the attached application for a **DENIAL** of a handicap **SPACE.**

Address	Applicant Name	Application #
1939 S. Harvey Ave.	Carlos Herrera-Ramirez	1311

Thank you very much,

Cesar Santoy
5th Ward Alderman

CS/sla

Enc: Handicap Application

Application Number 1311

Berwyn Police Department

6401 West 31st. Street
Berwyn, Illinois 60402
708-795-5600
Fax 708-795-5627
Emergency Call 911

Handicapped - Parking / Zone Request Form

To : Mayor Robert J. Lovero
From: Berwyn Police Department Community Service Division
Date : 1/30/2020
Officer: T Young#183

Applicant Name: Carlos Herrera-Ramirez

Address: 1939 S Harvey Ave 2nd fl Berwyn Il 60402

Telephone:

Nature of Disability:

Information

	Yes	No		Yes	No
Doctor's Note/ Affidavit:	x		Interviewed:	x	
Owner's Support Letter	x		Handicapped Plate		x
Garage:	x		Handicapped Placard	x	
Driveway:		x	Wheelchair:		
Off Street:		x	Walker / Cane:		
On Street:	x		Oxygen:		

		Yes	No
Meets Police Dept Requirements	Space	x	
	Zone		x

Report # 20-00880

5th Ward Alderman: CESAR SANTOY

Staff Recommendation

Approved Denied X

Incident#: 20-00880

OFFICIAL SWORN POLICE REPORT

Berwyn Police Department

6401 W 31st Street Berwyn, IL 60402 (708) 795-5600

STATION COMPLAINT UCR/Offense Code				INCIDENT #
9041 (Applicant File)				20-00880
REPORT TYPE	RELATED CAD #	DESCRIPTION		
Incident Report	C20-004417	Applicant File		
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)			
	1939 S HARVEY AV Berwyn, IL 60402			
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE	STATUS CODE	STATUS DATE
	01/30/2020 08:46	01/30/2020 08:46		

INVOLVED ENTITIES

NAME				DOB	AGE
HERRERA-RAMIREZ, CARLOS A					70
ADDRESS		FBI #	IR #		
SEX	RACE	HGT	WGT	HAIR	PHONE
M		5' 10"	200	Brown	Home
EYES	SID #	DL #	DL State	ALT PHONE	
Brown			IL	Home	
CLOTHING		Handcuff Double Locked	Prints Taken	Criminal History	
Employer					

UCR		TYPE	RELATED EVENT #	Count
9041 Applicant File, 1		Reporting Party		1
STATUTE				

DRAFT

INVOLVED VEHICLES

VEH/PLATE #	STATE	TYPE	INVOLVEMENT	VIN #
	IL	Sedan, 4-door	Involved	1N4AL11D42C213074
YEAR	MAKE	MODEL	COLOR	OWNER
2002	Nissan	Altima	White	
COMMENTS				

Towed	Towed By	Tow Number	Impounded	Hold

NARRATIVES

PRIMARY NARRATIVE

Carlos Herrera-Ramirez is requesting a handicap parking sign in front of his residence located at 1939 Harvey. He drives a white 2002 Nissan Altima Il Berwyn VT# 11770, and has a valid Il handicap placard# DG86388. He resides in a multi unit building with a 2 car garage that he has no access to. There is 1 handicap space located at 1938 Harvey. The block is mostly multi unit buildings.

Carlos meets the requirements for handicap parking according to the City of Berwyn ordinance 484.05

OFFICIAL SWORN POLICE REPORT

Berwyn Police Department

6401 W 31st Street Berwyn, IL 60402 (708) 795-5600

Incident#: 20-00880

STATION COMPLAINT UCR/Offense Code				INCIDENT #
9041 (Applicant File)				20-00880
REPORT TYPE	**RELATED CAD #**		**DESCRIPTION**	
Incident Report	C20-004417		Applicant File	
DOT #	**LOCATION OF OFFENSE (HOUSE NO., STREET NAME)**			
	1939 S HARVEY AV Berwyn, IL 60402			
HOW RECEIVED	**WHEN REPORTED**	**TIME OF OCCURRENCE**	**STATUS CODE**	**STATUS DATE**
	01/30/2020 08:46	01/30/2020 08:46		

REPORTING OFFICER	Unit #	SUPERVISOR	Unit #
YOUNG, TERRY	183		

DRAFT

Handicapped Space/Zone
Police Department Site Inspection

Application # 1305

Police Department Designee C.S.O. Terry Young #183

Comments: Resides in a multi unit building with 2 car garage. 1 handicap sign located at 1938 Harvey. Area mostly multi unit buildings.

Date: 1/30/2020

Police Report # 20-00880

Handicapped Space/Zone
Public Works Site Inspection

Application # 1305

Public Works Director or Designee Dan Schiller

Comments: There are no obstructions to installation of a reserved space at this location. There is a 2 car garage on the property.

Meets Public Works Criteria:

Parking Space	Yes		No	X
Parking Zone	Yes		No	X

Date: 1/29/2020

Police Report # 20-00880

Handicapped Space/Zone
Traffic Engineer Site Inspection

Application # 1305

Traffic Engineer or Designee Nicole Campbell

Comments: Family owned building with 8 vehicles and garage.

Meets Traffic Criteria for:

Parking Space	Yes	0	No	X
Parking Zone	Yes	0	No	X

Date: 1/28/2020 Police Report # 20-00880

Rec'd by City Clerk: 1/31/2020
To Alderman: 1/31/2020
To Council: 3/11/2020
Determination: DENY
Notice to Applicant:
Paid:
Sign #:

Comments:

The City of Berwyn
Mayor Robert J. Lovero

Margaret Paul
City Clerk

OBR #1311

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

Affidavit For Handicapped Parking Sign or Drop Off Zone

You must have a permanent Handicap State Plate or Handicap Placard to park any vehicle in a designated Handicap Parking space

☒ **INITIAL** ☐ **RENEWAL**

CARLOS A. HERRERA RAMIREZ — (Name of Handicapped Applicant)
(Date of Birth)
1939 HARVEY AVE — (Berwyn Address)

(Name of caregiver, or guardian if minor)
(Date of Birth)
(Telephone /Cell Phone Number)

Are you the homeowner? Yes / (No)
Is there a Driveway/Carport on the property? Yes / (No)
Is there a garage on the property? (Yes) / No
If so, what is the garage currently being used for? OWNER USE

****

Vehicle Information

NISSAN ALTIMA — (Vehicle make and model)
2002 WHITE — (Year / Color)

(Illinois License Plate Number)
11770 — (Current City Vehicle Sticker Number)

I am the OWNER of the vehicle (Yes) / No
I am the DRIVER of the vehicle (Yes) / No

DG86388 6/2023 — (Illinois Permanent Handicap Placard Number) With Expiration Date

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 of Applicant or Legal Guardian
11/14/2015 — Date

Return the completed form to the City Clerk's Office at Berwyn City Hall
6700 West 26th Street, Berwyn, Illinois

The City of Berwyn
Mayor Robert J. Lovero

Margaret Paul
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

Physician Form (A)

This form must be filled out in its entirety and signed by your physician.

Physician must state, by printing below, the nature of the patient's handicap

Does the patient utilize any of the following? :

Walker Wheel Chair Cane Oxygen

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/Stamp)

12/16/2019
(Date)

(Print Physician's Name)

708-780-9777
(Address and Telephone Number)

Return the completed form to the City Clerk's Office at Berwyn City Hall
6700 West 26th Street, Berwyn, Illinois

The City of Berwyn
Mayor Robert J. Lovero

Margaret Paul
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

Form B

Owner Consent For Handicap Sign

Placement/Drop-off Zone

I Carlos Francisco Herrera, owner/manager of the property at 1939 Harvey Ave, state as follows:

1) That Carlos A. Herrera Ramirez is a tenant at the above listed property.

2) That Carlos A. Herrera Ramirez has no access to any parking on the premises.

3) That if Carlos A. Herrera Ramirez is granted a handicapped sign or drop-off zone by the City of Berwyn, I have no objection to the placement of signs in front of this address.

4) I agree to notify the City of Berwyn if Carlos A. Herrera Ramirez no longer resides on the premises.

X _____

Signature/Date

Name: Carlos Francisco Herrera
Address: _____
Phone#: _____