
THE VILLAGE OF BLOOMINGDALE
DUPAGE COUNTY, ILLINOIS

ORDINANCE
NUMBER 2022-01

**AN ORDINANCE OF THE VILLAGE OF BLOOMINGDALE,
DUPAGE COUNTY, ILLINOIS, TO SET A DATE FOR, AND
TO APPROVE A PUBLIC NOTICE OF
A PUBLIC HEARING FOR THE STRATFORD SQUARE
EAST TIF DISTRICT #7
REDEVELOPMENT PROJECT AREA**

FRANCO A. COLADIPIETRO, Mayor

PAMELA S. HAGER, Village Clerk

VINCE ACKERMAN
WILLIAM BELMONTE
BILL BOLEN
FRANK BUCARO
PATRICK SHANNON
JUDI VON HUBEN

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 10th day of January, 2022

**AN ORDINANCE OF THE VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS,
TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF
A PUBLIC HEARING FOR THE STRATFORD SQUARE EAST TIF DISTRICT #7
REDEVELOPMENT PROJECT AREA**

WHEREAS, the Village of Bloomingdale (the “*Village*”) is a municipal corporation and political subdivision of the State of Illinois and as such is reviewing the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “*Act*”) for purposes of designating the Stratford Square East TIF District #7 Redevelopment Project Area; and

WHEREAS, pursuant to the Act, the Village is required to adopt an ordinance fixing the time and place for a public hearing on the proposed Stratford Square East TIF District #7 Tax Increment Financing Redevelopment Plan and Program; and

WHEREAS, the Village desires to adopt this Ordinance in order to comply with such requirements of the TIF Act.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bloomingdale, DuPage County, Illinois, as follows:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. It is necessary and in the best interests of the Village that a public hearing be held prior to the consideration of the adoption by the President and Board of Trustees of the Village (the “*Corporate Authorities*”) of an ordinance or ordinances approving the Stratford Square East TIF District #7 Redevelopment Plan and Program (the “*Plan and Program* ”), designating the Stratford Square East TIF District #7 Redevelopment Project Area (the “*Project Area*”) and adopting tax increment allocation financing, and accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Act.

Section 3. It is hereby determined that a public hearing (the "*Hearing*") on the proposed Stratford Square East TIF District #7 Redevelopment Plan and Program for the proposed Project

Area, as legally described in *Exhibit A*, attached hereto and made a part hereof this Ordinance, shall be held on the 14th day of February, 2022 at 7:00 p.m., at Village of Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois.

Section 4. Within a reasonable time after the adoption of this ordinance, the Redevelopment Plan and Program along with the name of the contact person at the Village shall be sent to the affected taxing Districts by certified mail.

Section 5. Notice of the Hearing is hereby authorized to be given by publication and mailing, said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in the *Daily Herald*, being a newspaper of general circulation within the taxing Districts in the Project Area, and notice by mailing to be given by depositing such notice in the United States mail by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Project Area and to each residential address located within the Project Area, not less than ten (10) days prior to the date set for the Hearing. In the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owner(s) of such property.

Section 6. Notice of the Hearing is hereby directed to be in substantially the following form:

NOTICE OF PUBLIC HEARING

VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS, PROPOSED APPROVAL OF THE STRATFORD SQUARE EAST TIF DISTRICT #7 REDEVELOPMENT PROJECT AND AREA

Notice is hereby given that on the 14th day of February, 2022 at 7:00 p.m., at Village of Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois, a public hearing (the "*Hearing*") will be held to consider the approval of the proposed Stratford Square East TIF District #7 Redevelopment Plan and Program (the "*Plan and Program*"), the designation of the Stratford Square East TIF District #7 Redevelopment Project Area (the "*Project Area*") and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described on Exhibit A and general described as follows:

Approximately 128 acres of land located in an area generally bounded on the north by Schick Road, on the east by Springfield Drive, on the south by Army Trail Road and on the west by Gary Avenue.

The Plan and Program objectives are to reduce or eliminate blighting conditions, to enhance the real estate and sales tax base of the Village and other affected taxing Districts by encouraging private investment in commercial development within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the "Tax Increment Allocation Redevelopment Act," effective January 10, 1977, as amended (the "*Act*"). The Village may issue obligations to finance project costs in accordance with the Redevelopment Plan, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, approval of the Plan and Program, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area will be considered. The Plan and Program is on file and available for public inspection at the office of the Village Clerk at Village Hall, Village of Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois.

Pursuant to the proposed Plan and Program, the Village proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Plan and Program proposes to provide assistance by paying or reimbursing costs related to site assembly, analysis, professional services and administrative activities, public improvements and facilities, including new streets, water, sewer, street lighting, and landscaping improvements, capital costs incurred

by a taxing District as a direct result of a redevelopment project and the payment of financing and interest costs, pursuant to one or more redevelopment agreements.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing Districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Plan and Program, designation of the Project Area, and adoption of tax increment allocation financing therefore.

The Hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

For additional information about the proposed Plan and Program and to file comments or suggestions prior to the hearing contact the Director of Economic Development, Village of Bloomingdale, Village of Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois 60108 630.893.7000.

By Order of the Village President and Board of Trustees of the Village of Bloomingdale this 13th day of December, 2021.

Village Clerk

Section 7. The above notice is hereby directed to be given by mail, not less than forty-five (45) days prior to the date set for the Hearing, to all taxing Districts of which taxable property is included in the proposed Project Area and to the Illinois Department of Commerce and Economic Opportunity (“DCEO”). Notice shall include an invitation to each taxing District and DCEO to submit written comments to the Village, in care of the Village Clerk of the Village of Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois, concerning the subject matter of the Hearing prior to the date of the Hearing.

Section 8. It is hereby ordered that a Joint Review Board (the “Board”) shall be convened on the 10th of January, 2022 at 10:00 a.m., at Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois which is not sooner than fourteen (14) days nor later than twenty-eight (28) days following the notice to be given to all taxing Districts, as provided in Section 7

above, to review the public record, planning documents and the proposed ordinances approving the Plan and Program. The Joint Review Board shall consist of a representative selected by the community college District, local elementary school District and high school District or local community unit school District, the park District, the library District, the township, the fire protection District, and the county that has authority to directly levy taxes on the property in the proposed Project Area, a representative selected by the Village, and a public member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

Section 9. The document entitled *the Stratford Square East TIF District #7 Tax Increment Financing District Redevelopment Plan and Program* has been available for inspection and review commencing the 3rd day of December, 2021, which is more than 10 days prior to the adoption of this Ordinance at the office of the Village Clerk at Village of Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois, during regular office hours.

Section 10. Notice of the establishment of an interested parties' registry which entitles all registrants to receive information on activities related to the proposed designation of a redevelopment project area and the preparation of a Redevelopment Plan and Program is hereby authorized.

Section 11. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

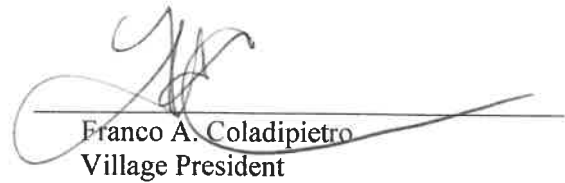
Section 12. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 13. This Ordinance shall be in full force and effect immediately upon its passage.

DECIDED pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Vince Ackerman	X			
William Belmonte	X			
Bill Bolen	X			
Frank Bucaro			X	
Patrick Shannon	X			
Judi Von Huben	X			
Franco A. Coladipietro (only if necessary)				
TOTAL	5	0	1	

PASSED AND APPROVED by the Village of Bloomingdale Board of Trustees on the 10th day of January, 2022.


Franco A. Coladipietro
Village President

ATTEST:


Pamela S. Hager
Village Clerk