
THE VILLAGE OF BLOOMINGDALE
DUPAGE COUNTY, ILLINOIS

FILED

JUN 27 2022

ORDINANCE

NUMBER 2022-11

Jean Kacynski
DuPage County Clerk

**AN ORDINANCE OF THE VILLAGE OF BLOOMINGDALE,
DUPAGE COUNTY, ILLINOIS, ADOPTING TAX
INCREMENT ALLOCATION FINANCING 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 14th day of March, 2022

ORDINANCE NO. 2022-11

AN ORDINANCE OF THE VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE STRATFORD SQUARE EAST TIF DISTRICT #7 REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interests of the citizens of the Village of Bloomingdale, DuPage County, Illinois (the “*Village*”), for the Village to adopt tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”); and

WHEREAS, pursuant to the TIF Act, the Village President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore approved a Tax Increment Financing District Redevelopment Plan and Program for the Stratford Square East TIF District #7 Redevelopment Project Area (the “*Plan*”) as required by the TIF Act by passage of an ordinance and have heretofore designated the Stratford Square East TIF District #7 Redevelopment Project Area (the “*Area*”) as required by the TIF Act by passage of an ordinance and have otherwise complied with all other conditions precedent required by the TIF Act.

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

Section 1. Tax Increment Adoption. The TIF Act is hereby adopted to pay redevelopment project costs, as defined in the TIF Act and as set forth in the Plan, within the Area, as legally described in *Exhibit A*, attached hereto and incorporated herein. The map of the Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. Pursuant to the TIF 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 TIF 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 which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area, shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts, in the manner required by law in the absence of the adoption of tax increment allocation financing.
- (b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area, shall be allocated to and when collected shall be paid to the municipal treasurer or to his or her designee, pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the “Village of Bloomingdale Stratford Square East TIF District #7 Tax Increment Redevelopment Project Area Special Tax Allocation Fund” of the Village, 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. 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 with this Ordinance 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.

[Remainder of Page Intentionally Left Blank; Roll Call to Follow]

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	6	0	0	

PASSED AND APPROVED by the Village of Bloomingdale Board of Trustees on the 14th day of March, 2022.



Franco A. Coladipietro
Village President

ATTEST:



Pamela S. Hager
Village Clerk

Exhibit A

Legal Description of the Stratford Square East TIF District #7 Redevelopment Project Area

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 40 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SCHICK ROAD AND THE NORTH EXTENSION OF THE WEST LINE OF THE EAST 50.54 FEET OF LOT 12 IN MERCHANTS PARK-STRATFORD SUBDIVISION RECORDED AS DOCUMENT NUMBER R80-78062; THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 29.59 FEET OF LOT 10 IN SAID MERCHANTS PARK SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF LOT 15 IN THE FIRST ADDITION TO MERCHANTS PARK-STRATFORD RECORDED AS DOCUMENT NUMBER R1982-014623; THENCE SOUTH ALONG THE LAST DESCRIBED LINE 67.33 FEET; THENCE EAST 51.63 FEET TO THE NORTH EXTENSION OF THE EAST LINE OF LOT 17 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF THE SOUTH 13.00 FEET OF LOT 16 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; ALSO BEING THE WEST LINE OF LOT 1 IN ANGELO'S SCHICK ROAD SUBDIVISION DOCUMENT #R2013-166929 THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO A POINT IN THE NORTH LINE OF LOT 3 (RING ROAD) IN STRATFORD SQUARE MALL FIRST SUBDIVISION RECORDED AS DOCUMENT #R2019-063660; THENCE EAST ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE NORTHEASTERLY MOST LINE OF LOT 4 IN SAID STRATFORD SQUARE MALL FIRST ADDITION; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 4 TO THE NORTHERLY MOST CORNER OF LOT 5 IN SAID STRATFORD SQUARE MALL FIRST ADDITION; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE NORTHEASTERLY AND SOUTHEASTERLY LINES OF SAID LOT 5 TO A NORTHEASTERLY LINE OF SAID LOT 3 (RING ROAD) THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED LINE TO THE SOUTH MOST CORNER OF LOT 2 IN SAID

STRATFORD SQUARE MALL FIRST ADDITION AND THE SOUTHEASTERLY MOST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG THE LAST DESCRIBED LINE TO THE SOUTH MOST CORNER OF SAID LOT 3 (RING ROAD); THENCE NORTHERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 (RING ROAD) AND THE SOUTHERLY LINE OF ENTRANCE DRIVE 4 IN SAID LOT 3(RING ROAD) TO THE SOUTHWEST CORNER OF SAID ENTRANCE DRIVE 4; THENCE NORTH ALONG THE WEST LINE OF SAID ENTRANCE DRIVE 4 TO THE SOUTHWEST MOST CORNER OF LOT 2 IN WILLIAM GENDELL SUBDIVISION PER DOCUMENT #R1995-049526; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 2 IN SAID WILLIAM GENDELL SUBDIVISION TO ITS INTERSECTION WITH THE EAST EXTENSION OF THE NORTH LINE OF CAMDEN DRIVE HERETHEREFORE DEDICATED BY ASSEMENT PLAT OF LOT 8 IN THE STRATFORD PROMENADE RESUBDIVISION RECORDED AS DOCUMENT #R99-78855; THENCE WEST ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE NORTH EXTENSION OF THE WEST LINE OF LOT 3 IN SAMUEL SHINERS SUBDIVISION RECORDED AS DOCUMENT #R96-97382; THENCE SOUTH AND EAST ALONG THE WEST LINE AND ITS NORTHERLY EXTENSION AND THE SOUTH LINE OF LOT 3 IN SAID SAMUEL SHINERS SUBDIVISION TO THE WEST RIGHT OF WAY LINE OF GARY AVENUE; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF GARY AVENIE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN STRATFORD DEVELOPMENT PARCEL NO IV-NORTH AS PER DOCUMENT NUMBER R1983-048984; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE AND THE SOUTH LINE OF LOTS 2, 1, 6, 4, AND THE EASTERLY EXTENSION OF LOT 4 IN ASA PLAZA VENTURE RECORDED AS DOCUMENT NUMBER R1985-001245 TO THE WESTERLY LINE OF LOT 2 IN SUMMIT RESUBDIVISION RECORDED AS DOCUMENT NUMBER R94-010990; THENCE NORTHEASTERLY AND EASTERLY ALONG THE WESTERLY LINE AND NORTHERLY LINE OF SAID LOT 2 IN SUMMIT RESUBDIVISION TO THE WESTERN MOST CORNER OF LOT 1 IN SAID SUMMIT RESUBDIVISION THEN SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHWESTERLY AND SOUTH LINE AND THE EAST EXTENSION OF THE SOUTH LINE OF SAID LOT 1 TO THE EAST RIGHT OF WAY OF SPRINGFIELD WHEATON ROAD; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH A LINE THAT IS PERPENDICULAR WITH THE SOUTHEAST MOST CORNER OF LOT 29, SAID CORNER BEING ON THE WEST RIGHT

OF WAY LINE OF SPRINGFIELD WHEATON ROAD IN BLOOMINGDALE WALK-TOWNHOME COLLECTION RECORDED AS DOCUMENT NUMBER R2006-150513; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE SOUTHERLY, SOUTHWESTERLY AND WESTERLY LINES OF LOT 30 AND 29 IN SAID BLOOMINGTON WALK TOWNHOME COLLECTION TO THE SOUTH LINE OF SAID SCHICK ROAD ALSO BEING THE NORTHWEST CORNER OF SAID LOT 30, THENCE NORTH PERPENDICULAR TO THE SOUTH RIGHT OF WAY LINE SAID OF SCHICK ROAD TO THE NORTH RIGHT OF WAY LINE OF SCHICK ROAD; THENCE WEST ALONG THE NORTH RIGHT OF WAY OF SCHICK ROAD TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Exhibit B

Map of the Stratford Square East TIF District #7 Redevelopment Project Area

