
THE VILLAGE OF BLOOMINGDALE
DUPAGE COUNTY, ILLINOIS

ORDINANCE
NUMBER 2022-10

FILED
JUN 27 2022
Jan Kacygnant
DuPage County Clerk

**AN ORDINANCE OF THE VILLAGE OF BLOOMINGDALE,
DUPAGE COUNTY, ILLINOIS, DESIGNATING THE
PROPOSED STRATFORD SQUARE EAST TIF DISTRICT
#7 REDEVELOPMENT PROJECT AREA, A
REDEVELOPMENT PROJECT AREA PURSUANT TO THE
TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

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. 2022-10

AN ORDINANCE OF THE VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS, DESIGNATING THE PROPOSED STRATFORD SQUARE EAST TIF DISTRICT #7 REDEVELOPMENT PROJECT AREA, A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

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 implement 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*”), for a Redevelopment Plan and Program as set forth in the Stratford Square East TIF District #7 Tax Increment Financing Redevelopment Plan and Program (the “*Plan*”) within the municipal boundaries of the Village and within a proposed redevelopment project area (the “*Area*”), described in *Section 1* of this Ordinance; and

WHEREAS, the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Area designation hereinafter made, of a public hearing held on the 14th day of February, 2022, at the Village of Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois, and it is now necessary and desirable to designate the Area as a “redevelopment project area” pursuant to 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. Area Designated. The Area, as 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 TIF Act. 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. Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified. It is hereby expressly found and determined that the year the County Clerk of the County of DuPage, Illinois (the “*County Clerk*”), shall use for determining the total initial equalized assessed valuation of the Area is 2020. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Area, described in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

Section 3. Transmittal to County Clerk. The Village Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Area, and a list of the parcel tax identification numbers for each parcel property included in the Area.

Section 4. 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 5. 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.

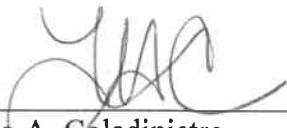
Section 6. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

[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

LEGAL DESCRIPTION FOR STRATFORD SQUARE MALL AREA TIF #7:

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 SQAURE MALL FIRST SUBDIVISON 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 STRAFTFORD 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 AVENUE 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

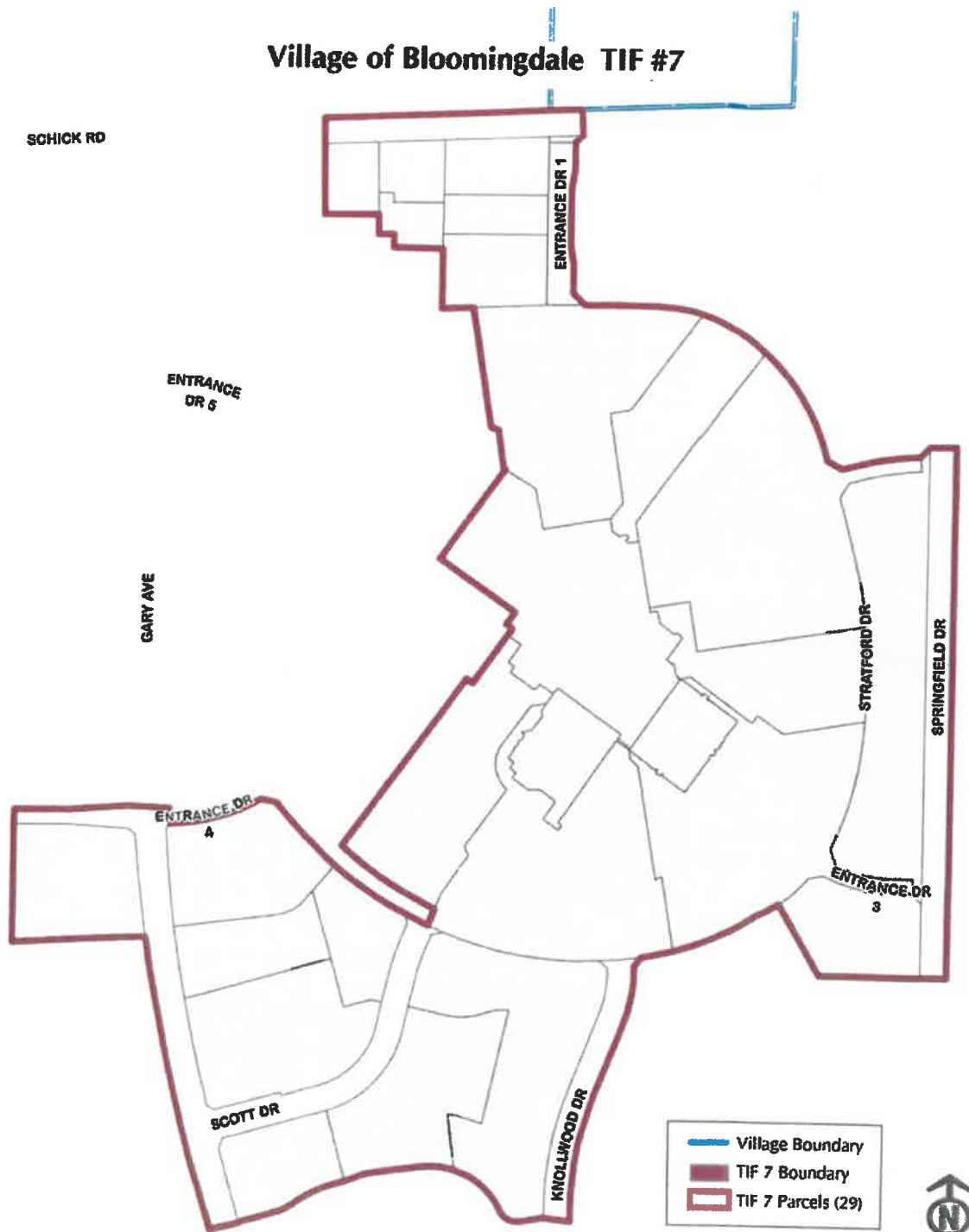


Exhibit C

Parcel Tax Identification Numbers

	PIN	2020 EAV
1	02-17-400-074	\$ 765,690
2	02-17-400-075	\$ 349,510
3	02-17-400-076	\$ 348,720
4	02-17-400-077	\$ 63,990
5	02-17-400-078	\$ 210
6	02-17-400-081	\$ 657,690
7	02-17-400-082	\$ 40,790
8	02-17-400-085	\$ 316,810
9	02-17-400-086	\$ 50
10	02-17-400-087	\$ 141,660
11	02-17-400-088	\$ 672,380
12	02-17-400-089	\$ 150,720
13	02-17-400-095	\$ 141,380
14	02-17-400-096	\$ 393,380
15	02-17-400-097	\$ 606,560
16	02-17-400-100	\$ 528,860
17	02-17-400-102	\$ 217,540
18	02-17-401-002	\$ 209,960
19	02-17-401-013	\$ 257,220
20	02-17-401-020	\$ 43,250
21	02-20-204-006	\$ 172,260
22	02-20-204-007	\$ 1,214,030
23	02-20-205-013	\$ 988,840
24	02-20-205-021	\$ 821,770
25	02-20-205-032	\$ 934,760
26	02-20-206-024	\$ 237,820
27	02-17-402-001	\$ 1,087,430
28	02-20-106-009	\$ 4,348,830
29	02-20-204-005	\$ 398,340