
THE VILLAGE OF BLOOMINGDALE

DUPAGE COUNTY, ILLINOIS

ORDINANCE

NUMBER 2020-21

**AN ORDINANCE
APPROVING AN AMENDMENT TO
THE STRATFORD SQUARE MALL TAX INCREMENT
FINANCE DISTRICT TO REMOVE CERTAIN
PARCELS FROM THE PROJECT AREA**

FRANCO A. COLADIPIETRO, Mayor

JANE E. MICHELOTTI, Village Clerk

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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 September 2020

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WHEREAS, the Village of Bloomingdale (hereinafter referred to as “Village”) is a home rule unit of local government with authority granted pursuant to the Illinois Constitution of 1970, to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, the Village is authorized, pursuant to the Tax Increment Allocation Redevelopment Act, as amended (the “TIF Act”) (65 ILCS 5/11-74.4-1, et seq.), to create certain qualified areas as tax increment financing districts in order to assist in the redevelopment of those designated areas;

WHEREAS, the Village approved Ordinance No. 2019-14, adopted March 25, 2019, approving a redevelopment plan and project for the Stratford Square Mall Tax Increment Finance District (the “Redevelopment Plan”), which sets forth a plan for the redevelopment and revitalization for properties constituting a significant portion of the Village’s commercial area (the “Project Area”);

WHEREAS, under its powers and in accordance with the requirements of the TIF Act, the Corporate Authorities, pursuant to Ordinance No.’s 2019-15 and 2019-16, respectfully, adopted on March 25, 2019, designated the Project Area as a “redevelopment project area” as that term is defined under the TIF Act and approved tax increment allocation financing for the purposes of implementing the Redevelopment Plan for the Project Area;

WHEREAS, the Corporate Authorities of the Village now desire to amend the Project Area by removing certain parcels of property, legally described in Exhibit A; and depicted on Exhibit B; both of which are attached hereto and made a part hereof, from the designated Project Area;

WHEREAS, after the removal of the specified parcels (the "Removed Parcels"), those parcels of real estate that remain within the Project Area will be referred to as the "Amended Area";

WHEREAS, pursuant to Section 11-74.4-5(a) of the TIF Act:

"Changes which do not (1) add additional parcel of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes."

WHEREAS, the removal of the Removed Parcels from the Project Area is a minor change to the Redevelopment Plan and does not require the convening of a joint review board or conducting a public hearing pursuant to the procedures of the TIF Act;

WHEREAS, the Amended Area includes only those contiguous parcels of real property and improvements thereon that will benefit from remaining within the Amended Area as provided by the TIF Act; and

WHEREAS, the Corporate Authorities of the Village of Bloomingdale are of the opinion that the aforementioned amendment to the Stratford Square Mall Tax Increment Financing District is in the best interest of the public safety, health and welfare of the residents of the Village of Bloomingdale.

NOW, THEREFORE, BE IT ORDAINED, in open meeting assembled, by the Village President and Board of Trustees of the Village of Bloomingdale, DuPage County, Illinois, pursuant to the Village's Home Rule Powers, as follows:

Section One - Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to the Ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

Section Two – Amendment

The Stratford Square Mall Tax Increment Financing District's Project Area is hereby amended by removing the parcels of real property described in Exhibit A; depicted in Exhibit B; and identified by their parcel numbers itemized in Exhibit C, all of which Exhibits are attached hereto and made a part hereof.

Section Three – Requirements

Pursuant to the TIF Act, the amendment made to the Project Area through this Ordinance shall be mailed to registered interest parties and taxing districts, and shall be published in a newspaper of general circulation, no later than ten (10) days following the passage of this ordinance.

Section Four - Codification

The title, chapter(s) and section(s) adopted by this Ordinance shall be numbered and placed in an appropriate title, chapter(s), and sections(s) sections when and during the codification of the Bloomingdale Municipal Code.

Section Five – Home Rule Preemption

This Ordinance represents an exercise of the home rule powers conferred upon the Village of Bloomingdale by the Constitution of the State of Illinois. This Ordinance is specifically intended to preempt state law pertaining to the extent permitted under the Constitution of the State of Illinois.

Section Six – Effective Date:

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

Section Seven - Publication

This Ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section Eight - Conflict Clause

That all ordinances or parts of ordinances in conflict with the terms of this Ordinance shall be repealed to the extent of said conflict.

Section Nine – Saving Clause

If any section, paragraph, clause or provision of this Ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of the remaining provisions of the Village’s Municipal Code, which are hereby declared to be separable.

Section Ten - Recording


This Ordinance shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of Bloomingdale.

[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	5	0	1	

PASSED AND APPROVED by the Village of Bloomingdale Board of Trustees on the 14th Day of September 2020.



Franco A. Coladipietro
Village President

ATTEST:



Jane E. Michelotti
Village Clerk

EXHIBIT A

Legal Description of area to be removed from TIF

P.I.N.S 02-17-401-002, 02-17-401-020, AND 02-17-401-013

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 SOUTH RIGHT OF WAY LINE OF SCHICK ROAD AND THE WEST LINE OF THE EAST 50.54 FEET OF LOT 12 IN MERCHANTS PARK-STRATFORD SUBDIVISION RECORDED AS DOCUMENT NUMBER R1980-78026, THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 29.59 FEET OF LOT 10 IN SAID MERCHANTS PARK-STRATFORD 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 NORTH ALONG SAID EAST LINE OF THE FIRST ADDITION TO MERCHANTS PARK-STRATFORD TO THE SOUTH RIGHT OF WAY LINE OF SCHICK ROAD; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING

P.I.N.S 02-17-400-095, 02-17-400-096, AND 02-17-400-097

LOT 1, 2, & 3 IN ANGELOS' SCHICK ROAD SUBDIVISION BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 17 TOWNSHIP 40 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2013 AS DOCUMENT NUMBER R2013-166929.

P.I.N.S 02-17-400-102, 02-17-400-074, 02-17-400-075, 02-17-400-076, 02-17-400-077, 02-17-400-078, 02-17-400-100, 02-17-400-081, 02-17-400-082, AND 02-17-400-088

PARCELS 5, 6, 8, 7, 13, 15, & 16 OF STRATFORD ASSESSMENT PLAT NUMBER 9 IN THE SOUTHEAST QUARTER OF SECTION 17, AND THE NORTHEAST QUARTER OF SECTION 20 ALL IN TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 1984 AS DOCUMENT NUMBER R1984-95983

P.I.N.S 20-17-204-006 AND 20-17-204-007

LOTS 1 & 3 IN DUPAGE HEALTH SERVICES, INC. RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 20 ALL IN TOWNSHIP 40 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED PER DOCUMENT NUMBER R1993-81604

P.I.N. 2-20-205-013

LOT 1 IN STRATFORD DEVELOPMENT PARCEL NUMBER IV – NORTH BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1983 AS DOCUMENT NUMBER R1983-48984

P.I.N. 02-20-206-024

LOT 1 IN SUMMIT RESUBDIVISION OF PART OF LOT 9 OF STRATFORD ASSESSMENT PLAT NUMBER 3 IN THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 40 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1994 AS DOCUMENT NUMBER R1994-010990

P.I.N. 02-20-205-021 AND 02-20-205-032

LOT 1, 2, 3, 4, 5 AND 6 IN ASA PLAZA VENTURE BEING A SUBDIVISION OF STRATFORD DEVELOPMENT PARCEL IV NORTH 3A BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1985 AS DOCUMENT NUMBER R1985-01245

P.I.N. 02-17-400-086

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN ANGELOS' SCHICK ROAD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2013 AS DOCUMENT NUMBER R2013-166929; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 20.03 FEET TO THE NORTH LINE OF PARCEL 16 ALSO BEING THE NORTH LINE OF STRATFORD DRIVE IN STRATFORD ASSESSMENT PLAT NUMBER 9 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R1984-95983; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF SAID STRATFORD DRIVE ALSO BEING THE WEST LINE OF BLOOMINGDALE WALK TOWNHOME – COLLECTION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2006-150513; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE TO THE NORTHWEST CORNER OF SAID BLOOMINGDALE WALK TOWNHOME – COLLECTION ALSO BEING THE SOUTH LINE OF SCHICK ROAD, THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE POINT OF BEGINNING.

P.I.N. 02-17-400-085

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 20 OF TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE WEST LINE OF SPRINGFIELD DRIVE, NORTHEASTERLY OF THE NORTHEASTERLY LINE THAT BEARS S 45° E 46.11 FEET IN SUMMIT RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1994 AS DOCUMENT R94-010990; NORTHEASTERLY, EASTERLY AND SOUTHERLY OF PARCELS 8 AND 10 IN STRATFORD ASSESSMENT PLAT 9 ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 1984 AS DOCUMENT R84-95983; AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINE THAT BEARS N 45° E

46.68 FEET IN BLOOMINGDALE TOWNHOME – COLLECTION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R2006-150513, ALL IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 02-17-400-107 & 02-17-400-100

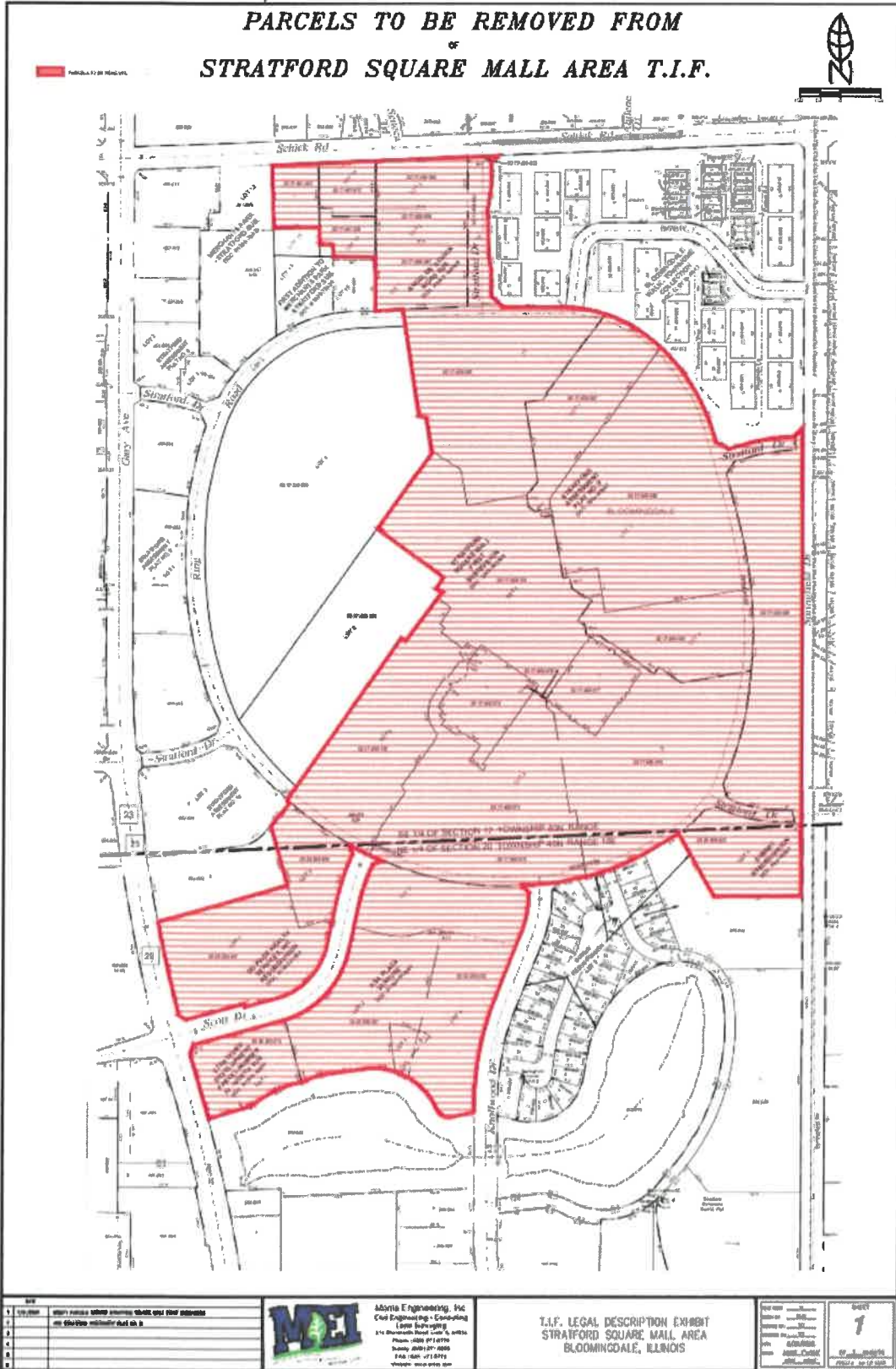
LOTS 1 & 2 IN STRATFORD SQUARE MALL FIRST SUBDIVISION PART OF THE SOUTHEAST 1/4 OF SECTION 17 AND PART OF THE NORTHEAST 1/4 OF SECTION 20 BOTH IN TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 2019 AS DOCUMENT NUMBER R2019-063660 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 02-17-400-087, 02-17-400-088, & 02-17-400-089

LOTS 1,2, & 3 OF STRATFORD ASSESSMENT PLAT NUMBER 10 OF PARCEL 10 IN JAY C. BENNETT SR. STRATFORD ASSESSMENT PLAT NUMBER 9 ALL IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1990 AS DOCUMENT NUMBER R1990-176572.

EXHIBIT B

Map of Area with Parcels to be Removed
PARCELS TO BE REMOVED FROM
 OF
STRATFORD SQUARE MALL AREA T.I.F.



1	DATE	DESCRIPTION
2		
3		
4		
5		



M&E Engineering, Inc.
 Civil Engineering - Consulting
 LEASE ENGINEERING
 1740 Devonshire Road, Suite 200, Bloomingdale, IL 60010
 Phone: (815) 971-1870
 Fax: (815) 971-1870
 Website: www.m-e.com

T.I.F. LEGAL DESCRIPTION EXHIBIT
 STRATFORD SQUARE MALL AREA
 BLOOMINGDALE, ILLINOIS

DATE	
BY	

EXHIBIT C

Parcel Numbers of area to be removed from TIF

P.I.N.S 02-17-401-002, 02-17-401-020, AND 02-17-401-013

P.I.N.S 02-17-400-095, 02-17-400-096, AND 02-17-400-097

P.I.N.S 02-17-400-102, 02-17-400-074, 02-17-400-075, 02-17-400-076, 02-17-400-077, 02-17-400-078, 02-17-400-100, 02-17-400-081, 02-17-400-082, AND 02-17-400-088

P.I.N.S 20-17-204-006 AND 20-17-204-007

P.I.N. 2-20-205-013

P.I.N. 02-20-206-024

P.I.N. 02-20-205-021 AND 02-20-205-032

P.I.N. 02-17-400-086

P.I.N. 02-17-400-085

P.I.N. 02-17-400-107 & 02-17-400-100

P.I.N. 02-17-400-087, 02-17-400-088, & 02-17-400-089