

Village of Bloomingdale, IL
Annual Tax Increment Finance Reports
For the Fiscal Year Ended April 30, 2017

TIF #2

**Ridge/Lake/
Springbrook**

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2017**

Name of Redevelopment Project Area (below): Ridge/Lake/Springbrook

Primary Use of Redevelopment Project Area*:

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

if "Combination/Mixed" List Component Types: Retail

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):
 Tax Increment Allocation Redevelopment Act X
 Industrial Jobs Recovery Law

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan including any project implemented and a description of the redevelopment activities.? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F		X
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, Analysis MUST be attached and labeled Attachment J	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, The audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 labeled Attachment L		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only, not actual agreements labeled Attachment M	X	

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))
Provide an analysis of the special tax allocation fund.

FY 2017

TIF NAME:

Ridge/Lake/Springbrook

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 854,090

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 165,182	\$ 1,920,006	66%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 4,758	\$ 17,205	1%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ 961,262	33%
Private Sources	\$ -	\$ -	0%
Other (Identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation by source

\$ 169,940

Cumulative Total Revenues/Cash Receipts

\$ 2,898,473 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 346,249

Distribution of Surplus

\$ -

Total Expenditures/Disbursements

\$ 346,249

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ (176,309)

FUND BALANCE, END OF REPORTING PERIOD*

\$ 677,781

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c))

FY 2017

TIF NAME: Ridge/Lake/Springbrook

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)**

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Attorney	4,166	
Other Legal Counsel	3,788	
Survey	695	
Audit	350	
		\$ 8,999
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Developer incentive - 170 E. Lake St.	305,000	
Street light pole replacements	32,250	
		\$ 337,250
6. Costs of construction.		
		\$ -

SECTION 3.2 A

PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 346,249

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2017

TIF NAME: Ridge/Lake/Springbrook

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

**Check here if no property was acquired by the Municipality within the
X Redevelopment Project Area.**

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F)

PAGE 1

FY 2017

TIF Name:

Ridge/Lake/Springbrook

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	4

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 4,220,954	\$ -	\$ 4,220,954
Public Investment Undertaken	\$ 2,182,613	\$ 47,450	\$ 2,230,063
Ratio of Private/Public Investment	1 14/15	0	1 25/28

***PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER**

Project 1*: Springbrook Shopping Center

Private Investment Undertaken (See Instructions)	\$ 3,400,954	\$ -	\$ 3,400,954
Public Investment Undertaken	\$ 1,826,953	\$ 47,450	\$ 1,874,403
Ratio of Private/Public Investment	1 56/65	0	1 79/97

Project 2*: 170 E Lake Street

Private Investment Undertaken (See Instructions)	\$ 820,000	\$ -	\$ 820,000
Public Investment Undertaken	\$ 310,803	\$ -	\$ 310,803
Ratio of Private/Public Investment	2 30/47	0	2 30/47

Project 3*: 132 E Lake Street

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 12,607	\$ -	\$ 12,607
Ratio of Private/Public Investment	0	0	0

Project 4*: Lake Street street light pole replacements

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 32,250	\$ -	\$ 32,250
Ratio of Private/Public Investment	0	0	0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. ***even though optional MUST be included as part of complete TIF report**

SECTION 6

FY 2017

TIF NAME: **Lake/Ridge/Springbrook**

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
1999	\$ 1,581,970	\$ 3,229,990

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

X Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Bloomington Park District	\$ -
Bloomington Public Library	\$ -
Bloomington Township & Road	\$ -
Bloomington Fire Protection District	\$ -
County of Dupage	\$ -
DuPage County Health Department	\$ -
Dupage County Forest Preserve District	\$ -
Dupage Water Commission	\$ -
Dupage Airport Authority	\$ -
School District #13	\$ -
School District #108	\$ -
College of DuPage District #502	\$ -
Village of Bloomington	\$ -

SECTION 7

Provide information about job creation and retention:

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X

LEGAL DESCRIPTION
BLOOMINGDALE

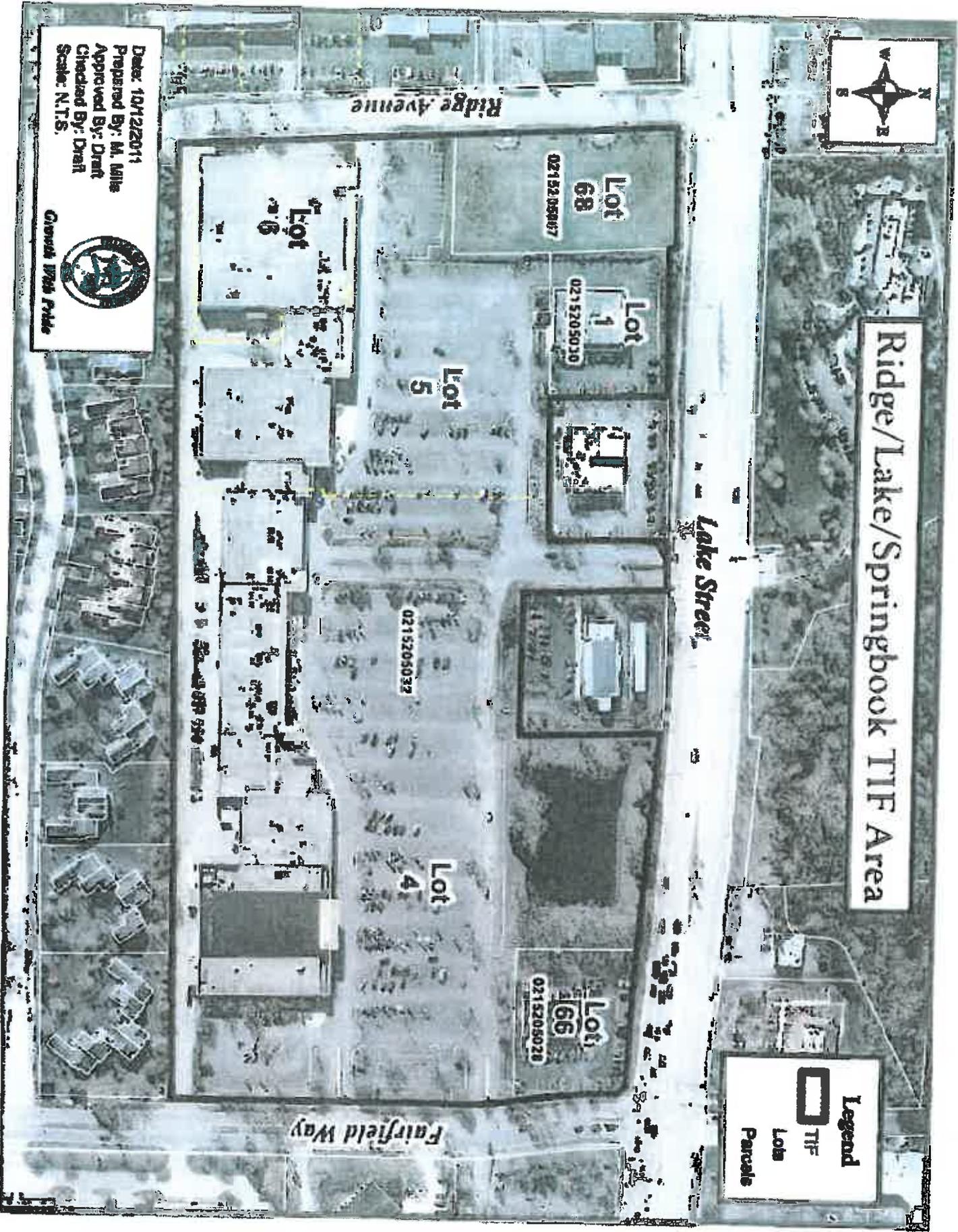
That part of Section 15, Township 40 North, Range 10, East of the Third Principal Meridian bounded and described as follows: beginning at the intersection of the West line extended North, of Ridge Street and a North line of Lake Street (U.S. Route 20); thence Easterly along said North line of Lake Street to the West line of Tract 1 in Ray MacDonald's County Clerk's Kowolasyk Assessment Plat (R78-065396) (said West line also being the West line of P.L.N. 02-15-200-004); thence South along said West line to another North line of Lake Street; thence East along said North line to the West line, Extended North, of Lot 2 in Springbrook Center Subdivision, thence South along said Extended line and the West line of said Lot 2 to the Southwest corner of said Lot 2; thence East along the South line of said Lot 2 to the Southeast corner of said Lot 2; thence North along the East line and the said East Extended North of said Lot 2 to the North line of Lake Street (U.S. Route 20); thence East along the said North line to the West line, Extended North of Lot 3 in Springbrook Center Subdivision aforesaid; thence South along said Extended line and the West line of said Lot 3 to the Southwest corner of said Lot 3; thence East along the South line of said Lot 3 to the Southwest corner of said Lot 3; thence North along the East line and said East line Extended North of said Lot 3 to the North line of Lake Street (U.S. Route 20); thence East along said North line to the West line, Extended South, of Lot 2 in Wagner's Subdivision; thence South along said Extended line to the Southwest corner of said Lot 2 in Wagner's Subdivision; thence East along the South line of said Wagner's Subdivision (also being the North line of Lake Street (U.S. Route 20)) to its intersection with Easterly line, Extended Northerly, of Fairfield Way; thence Southerly along said Extended line and the Easterly line of said Fairfield Way to its intersection with the South line, Extended Easterly, of Springbrook Center Subdivision aforesaid; thence West along said Extended line the South line and said South line Extended West of said Springbrook Center Subdivision to the West line of Ridge Street; thence North along said West line and said West Extended North of Ridge Street to the place of beginning, DuPage County, Illinois.



Ridge/Lake/Springbook TIF Area

Legend

- TIF
- Lots
- Parcels



Date: 10/12/2011
 Prepared By: M. Mills
 Approved By: Draft
 Checked By: Draft
 Scale: N.T.S.

City of Dallas
 Growth Data File



Growth with Pride

Village of Bloomingdale

Franco A. Coladipietro
Village President

Jane E. Michelotti
Village Clerk

Attachment B

October 23, 2017

RE: Village of Bloomingdale, DuPage County, IL
Certificate of Compliance
Tax Increment Financing District #2 – Ridge/Lake/Springbrook Redevelopment
Project Area
For Year Ended April 30, 2017

Dear Sirs:

I, Franco A. Coladipietro, the duly elected chief executive officer of the Village of Bloomingdale, County of DuPage, State of Illinois, do hereby certify that to the best of my knowledge, the Village of Bloomingdale has complied with all requirements pertaining to the Tax Increment Allocation Redevelopment Act during the municipal fiscal year ended April 30, 2017.

Sincerely,.....

A handwritten signature in black ink, appearing to be "FAC", written over a horizontal line.

Franco A. Coladipietro, Village President
Village of Bloomingdale

OTTOSEN BRITZ KELLY COOPER GILBERT & DINOLFO, LTD.

1804 North Naper Boulevard, Suite 350, Naperville, Illinois 60563
Phone 630.682.0085 Fax 630.682.0788 www.ottosenbritz.com

Michael Castaldo, Jr.
Attorney at Law

Direct Line 630.614.7640
mcastaldojr@ottosenbritz.com

OPINION OF LEGAL COUNSEL

Attachment C

October 23, 2017

Ms. Susana A. Mendoza
Office of the Comptroller – Chicago Operations
James R. Thompson Center
100 West Randolph Street
Suite 15-500
Chicago, Illinois 60601

Re: Village of Bloomingdale, County of DuPage, Illinois
Lake and Ridge Streets RPA TIF #2
Annual Increment Finance Report

Dear Ms. Mendoza:

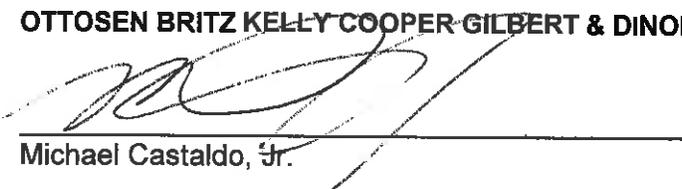
In connection with the Annual Tax Increment Finance Report (hereinafter referred to as "Annual Report") provided by the Village of Bloomingdale (hereinafter referred to as the "Village") pursuant to 65 ILCS 5/11-74.4-5(d) for the fiscal year ending April 30, 2017 (hereinafter referred to as the "Annual Report"), this correspondence shall confirm that I am the Village Attorney for the Village of Bloomingdale, DuPage County, Illinois and as such I am acting as tax increment finance counsel related to the above-referenced Tax Increment Financing District.

Based upon my review of the Annual Report, and in reliance upon representations made by officers and employees of the Village, it is my opinion that the Village, as of April 30, 2017, was in compliance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (hereinafter referred to as the "Act"). It should be noted that I make no express or implied opinion as to the sufficiency or completeness of the Annual Report.

This constitutes the "opinion of legal counsel" as required under the Act, and may not be cited or used in connection with anything other than submission with the Annual Report.

Very truly yours,

OTTOSEN BRITZ KELLY COOPER GILBERT & DINOLFO


Michael Castaldo, Jr.

MCJR:mb

July 18, 2016
Meeting Duly Noticed
According to Statute

**MINUTES OF A SPECIAL MEETING HELD CONCURRENTLY WITH A
STANDING COMMITTEE OF THE WHOLE OF THE VILLAGE PRESIDENT AND
BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON
JULY 18, 2016 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

CALL TO ORDER

The meeting was called to order by Village Clerk Michelotti at 7:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Von Huben, Hovde, Ackerman, Bolen, Bucaro, and Belmonte

ABSENT: None

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

For the record, there was no audience present.

APPROVAL OF AGENDA

Motion by Trustee Von Huben, seconded by Trustee Hovde, to approve the Agenda for the July 18, 2016 Special Meeting of the Village President and Board of Trustees held concurrently with the Standing Committee of the Whole Meeting. All Trustees present voted AYE.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Ackerman, seconded by Trustee Bucaro, to approve the Minutes of the July 11, 2016 Village Board and Standing Committee of the Whole Meeting.

AYES: Trustees Ackerman, Bucaro, Von Huben, and Hovde

NAYS: None

ABSTAIN: Trustees Bolen and Belmonte

MOTION DECLARED CARRIED

DISCUSSION ITEMS

COMMITTEE OF THE WHOLE

1. Liquor Ordinance – Class GR

Mr. Scalera stated that this is a new liquor license classification that was requested by Mariano's. He noted that high end grocers had in-store cafes and staff looked into this request not just being limited to Mariano's but open to other grocery stores as well, with 35,000 square feet or more. He noted they reviewed requirements in Elmhurst and Wheaton, where Mariano's had stores. He also stated that they would have only one (1) license listed in this classification at this time, but if others requested this classification, more could be added. Since there were no objections, Mr. Scalera stated this will be added to the next agenda for approval.

FINANCE & ADMINISTRATION - Trustee Bolen

1. Purchase Approval and Agreement - Storage Area Network and Core Switches

Mr. Scalera noted that Mark Garrison, IS Manager, was present to answer any questions. He stated that this was recommended by the IS System Assessment. Mr. Garrison fielded technical questions from the Board. Mr. Scalera also stated that this was under the budgeted amount.

Motion by Trustee Bolen, seconded by Trustee Hovde, to approve the purchase agreement with Current Technologies, 1423 Centre Circle, Downers Grove, IL 60515 for the purchase of hardware, software, licensing, installation and configuration for the Storage Area Network (SAN) and Core Switches in the amount of \$56,639.23, as outlined in their Quote #CTCQ16222-01 and as recommended by the Manager of IS in his memo dated July 11, 2016.

AYES: Trustees Bolen, Hovde, Von Huben, Ackerman, Bucaro, and Belmonte
 NAYS: None

MOTION DECLARED CARRIED

INTERGOVERNMENTAL AND COMMUNITY RELATIONS - Trustee Ackerman

1. Request for Temporary Land Use Permit in a Unified Shopping Center from Stratford Square Mall (Summerfest)

Mr. Scalera stated this was a request from Stratford Square Mall for a three-day summer festival. He noted that they were working with the Police and Fire Departments and were addressing concerns. Mr. Scalera noted that staff felt this was a good event for the community, the area is large enough to accommodate patrons, and proceeds from the event will go to not-for-profit organizations. Chief Giammarese stated he was working with them regarding liquor and the designated area, and he felt that he had sufficient staff. He also stated that if more Police were needed, he was confident they could adapt.

Motion by Trustee Ackerman, seconded by Trustee Von Huben, to approve a temporary land use permit to Stratford Square Mall to allow for a three (3) day summer festival from August 26, 2016 to August 28, 2016 with live music, carnival rides and food vendors, pursuant to the recommendation contained in the memorandum from the Village Administrator dated July 18, 2016.

AYES: Trustees Ackerman, Von Huben, Hovde, Bolen, Bucaro, and Belmonte
 NAYS: None

MOTION DECLARED CARRIED

2. Resolution – Intergovernmental Agreement with DuPage County for Sale of Property

Mr. Marchi stated this is the intergovernmental agreement just received from DuPage County for the disposal of the vacated Village property. He stated this would allow the developer to appraise and value the property. He noted it was best to combine the two properties in order to do this. The price to settle will be determined in the future with an ordinance, but the Resolution is needed in order to proceed.

Minutes of a Special Village Board and Standing Committee of the Whole Meeting
 July 18, 2016
 Page 3

Motion by Trustee Ackerman, seconded by Trustee Bolen, to adopt **RESOLUTION NO. 2016-R-27**: A RESOLUTION OF INTENT TO DISPOSE OF REAL PROPERTY OWNED BY THE VILLAGE OF BLOOMINGDALE KNOWN AS OLD GARY AVENUE RIGHT-OF-WAY SOUTH OF ARMY TRAIL ROAD IN CONJUNCTION WITH PROPERTY OWNED BY DUPAGE COUNTY PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND THE VILLAGE OF BLOOMINGDALE TO WORK COLLABORATIVELY FOR THE SALE OF SURPLUS PROPERTY TO AN ADJACENT LANDOWNER.

AYES: Trustees Ackerman, Bolen, Von Huben, Hovde, Bucaro, and Belmonte
 NAYS: None

MOTION DECLARED CARRIED

TRAFFIC & STREETS - Trustee Belmonte

1. Lake Street – Glen Ellyn Road to Maple Avenue – Street Light Pole Replacements

Mr. Scamera handed out an updated proposal from Meade Electric after Mr. Marchi met with them today. Mr. Marchi continued that initially the prototype took 2 hours to install, but felt the time would be reduced to 1½ hours, noting the first time is more difficult and it would take less time as they moved forward. He also noted that the poles will have side mounts with pedestrian level fixture and with an electrical box for future (festoon) lights. He stated once this is approved, they will order the 83 poles tomorrow noting there is 8-12 weeks lead time. He noted they are looking into grants in the future for this retrofit. He noted their target date for completion is before daylight savings time begins. Lastly, he stated that this was below the initial estimated cost for replacement.

Motion by Trustee Belmonte, seconded by Trustee Bucaro, in order to continue to expedite completing the work, staff recommends the Village continue proceeding with implementing this work on an emergency basis. Therefore staff recommends the Village Board waive the advertising of bids, and:

1) Accept the Lighting Quotation from Glenbard Electric, Inc., 333 Eisenhower Lane South, Lombard, IL 60148 dated July 5, 2016 in the total amount of \$314,239.66 for the purchase of the 83 aluminum fluted light poles, base shrouds and sets of breakaway couplings; and

2) Accept the Revised Quotation from Meade Electric Company, Inc., 9550 West 55th Street, Suite A, McCook, IL 60525, the Village's street light maintenance contractor, dated July 18, 2016 estimated unit price per pole of \$671.30, totaling \$55,717.90 to assemble and install 83 replacement street light poles on Lake Street between Glen Ellyn Road and Maple Avenue; and

3) Approve a contingency amount of \$20,000.00, to cover any unforeseen costs due to field conditions, adjustments, additional material, etc., and

4) Authorize Village Staff to execute the requisite purchase contracts, purchase approvals and any other necessary paperwork to complete said work.

AYES: Trustees Belmonte, Bucaro, Von Huben, Hovde, Ackerman, and Bolen
 NAYS: None

MOTION DECLARED CARRIED

Minutes of a Special Village Board and Standing Committee of the Whole Meeting
July 18, 2016
Page 4

OTHER BUSINESS

None

MEETING REMINDERS

Monday, July 25, 2016 – Village Board Meeting - **CANCELLED**
Monday, August 8, 2016 – Village Board Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera updated the Board stating that the street lights in Old Town were not up this week due to the fact that the pole brackets were not the correct size. He noted that he anticipated the new brackets will be received within the next week.

2. Assistant Administrator, B. E. Weber

Ms. Weber stated that Verizon was requesting two (2) cell site locations, one at Winston Tower and another free-standing tower on Glen Ellyn Road. They will get back to us at the location. She also noted that Sprint's contract expires next year and they are looking at conditions for renewal, current rates and standards and will get back to us.

The Mayor requested that Ms. Weber add something in the Residential e-news on the status of the light pole installation on Lake Street. Mr. Scalera stated that they were already working on it.

3. Village Attorney, M. Castaldo, Jr.

No report.

4. Director of Village Services, M. D. Marchi

The Mayor asked if Mr. Marchi knew the status of Mariano's build-out and the scope of work at former Ballydoyle's in Stratford Square Mall. Mr. Marchi stated he would look into it.

5. Human Resources Director, K. Argo

No report.

6. Finance Director, G. L. Szott

Mr. Szott stated that the 2016 audit field work has begun. Ultimately, he noted that the annual report for FY16 will be the first year with the new standard requirement, which is the unfunded liability of the Pension Fund being listed on the balance sheet. He stated this information was available on notes, but now the new requirement is to list it on the balance sheet. He noted this will have a negative impact and to please keep this in mind when the auditors present their report. He stated it will move numbers from one place to another to satisfy accounting people.

He also commented that correspondence was previously sent to the Board regarding the Police Pension tax levy going up \$200,000, 14% higher due to the tweaking of the mortality tables. He stated this will have a significant impact on the 2016 tax-levy. Our approach has been to take the annual required contribution of the Village and place it on the property tax levy. However, a 14% increase is significant and they will look at other resources to mitigate that.

Lastly, Mr. Szott fielded questions from the Board regarding the pension fund. Discussion ensued on the mortality table, accounting standards, actuarial standards, and access to more current data from the Social Security Administration.

Minutes of a Special Village Board and Standing Committee of the Whole Meeting
July 18, 2016
Page 5

7. Chief of Police, F. Giammarese

Chief Giammarese advised the Board that we are trying to sponsor an active shooter training exercise Village-wide nationally known as ALICE, which stands for Alert, Lockdown, Inform, Counter, and Evacuate. He stated this is more of a civilian course and important for people in our community to become involved with ALICE. He stated it is a two-day course in mid-September, and he hoped to involve staff and Board members in this training.

The Mayor commented that he was concerned for the safety of our Police Department, and Chief Giammarese stated that the Police are very aware and alert.

8. Community & Economic Development Coordinator, S. Gascoigne
Mr. Gascoigne was absent.

NOTE: Mr. Marchi responded to an earlier request from the Mayor. He noted that Mariano's permit paperwork for completion for build-out will be done this week. He also stated that the demolition and entry improvements permit will be issued this week at Stratford Square (by former Ballydolye).

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

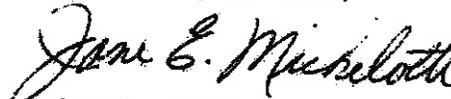
For the record, there was no public present.

ADJOURNMENT

Motion by Trustee Ackerman, seconded by Trustee Bucaro, to adjourn the meeting of July 18, 2016 at 7:32 p.m. All Trustees present voted AYE.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

jem

September 26, 2016
Meeting Duly Noticed
According to Statute

MINUTES OF A VILLAGE BOARD AND STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON SEPTEMBER 26, 2016 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY

CALL TO ORDER

The meeting was called to order by Village President Coladipietro at 7:04 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Von Huben, Hovde, Ackerman, Bolen, and Bucaro

ABSENT: None

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

Motion by Trustee Von Huben, seconded by Trustee Bucaro, to open the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

No one came forward.

Motion by Trustee Bolen, seconded by Trustee Bucaro, to close the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

APPROVAL OF AGENDA

Motion by Trustee Von Huben, seconded by Trustee Ackerman, to approve the Agenda of September 26, 2016 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Hovde, seconded by Trustee Belmonte, to approve the Minutes of the September 12, 2016 Village Board and Standing Committee of the Whole Meeting of the President and Board of Trustees. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

RECOGNITION/PRESENTATION

Friends of the Bloomingdale Park District – Power Point Presentation

Ms. Carrie Fullerton, Executive Director of the Bloomingdale Park District, addressed the Board and gave a presentation explaining the need for a referendum on the November 8 ballot for the Park District. She noted the three (3) priorities for this referendum were: 1) Improve Springfield Park ballfield to prevent widespread flooding as well as address the Springfield Park wetland; 2) Renovate the Johnston Recreation Center to include committed space for active older adult programming, improve early childhood/preschool space, and enhance security throughout.; and 3) Update recreation features at the Oasis Water Park.

Village Board and Standing Committee of the Whole Meeting
September 26, 2016
Page 2

She stated that, if passed, the referendum would have a temporary tax increase of \$5.40 per month, \$65.82 per year, on a home valued at \$246,500. She also commented that the Park District would contribute \$1 million to this project as well.

The Board questioned if the renovation at the Johnston Recreation Center would include an additional building and answered it would remain with the same footprint, utilizing existing space. Ms. Fullerton also noted that they would not compete against the Senior Township, but would partner with them. The Oasis would utilize its existing space as well. It was noted that the demographics indicate an increase in the number of children in the area.

Also present from the Park District were: Buzz Puccio, President; Michael Vogl, Treasurer; and Josh Hendricks, Director of Marketing & Communications. Mr. Vogl stated that Bloomingdale Park District has the second lowest tax rate of any park district in the area. Lastly, it was noted that this referendum will be on the November 8, 2016 ballot.

The Mayor thanked them and stated that while we cannot advocate the referendum, we can educate the public and provide information.

PRESENTATION OF ITEMS FROM CONSENT AGENDA

The Village Clerk read aloud the items to be placed on the Consent Agenda.

CONSENT AGENDA

Mayor & Committee of the Whole

1. To approve the Bloomingdale CHARACTER COUNTS! Coalition Proclamation - Proclaiming October 11, 2016 as CHARACTER COUNTS! DAY in the Village of Bloomingdale.

Finance and Administration

1. To accept the Village of Bloomingdale, Bloomingdale Police Pension Fund Actuarial Valuation Report for the Year Ending April 30, 2017 as prepared by Timothy W. Sharpe, Actuary.
2. To approve the purchase approval to the Bloomingdale School District #108 in the amount of \$45,350.59 representing the per capita tuition cost payment related to the 2015/16 school year.

Planning, Zoning and Environmental Concerns

1. Based on a petition submitted by the Summit Group and the Findings of Fact and Recommendations of the Planning and Zoning Commission, to approve relief relative to the installation of a new wall sign for the property commonly known as 280 Madsen Drive all in accordance with the exhibits and testimony presented and subject to the conditions as set forth in the Findings of Fact and Recommendations of the Planning and Zoning Commission; and to adopt Ordinance No. 2016-35: AN ORDINANCE APPROVING THE AMENDMENT OF ORDINANCE NO. 99-50, WHICH APPROVED AN ORDINANCE AMENDING DEVELOPMENT ORDINANCE 97-41 TO ALLOW ADDITIONAL WALL SIGNAGE FOR TENANT IDENTIFICATION (BLOOMINGDALE BUSINESS CENTER), AS IT RELATES TO SIGNAGE FOR THE SUMMIT GROUP - 280 MADSEN DRIVE and to waive the reading thereof and second consideration.

The Mayor asked if there were any items to be removed and there were none.

Motion by Trustee Von Huben, seconded by Trustee Bucaro, to establish and place the items on a Consent Agenda.

Village Board and Standing Committee of the Whole Meeting
September 26, 2016
Page 3

AYES: Trustees Von Huben, Bucaro, Belmonte, Hovde, Ackerman, and Bolen
NAYS: None

MOTION DECLARED CARRIED

Motion by Trustee Ackerman, seconded by Trustee Bolen, to approve Consent Agenda as presented.

AYES: Trustees Ackerman, Bolen, Belmonte, Von Huben, Hovde, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

DISCUSSION ITEMS

FINANCE & ADMINISTRATION - Trustee Bolen

1. Warrant #2 for the Month of September, 2016 - \$1,879,335.94

Motion by Trustee Bolen, seconded by Trustee Hovde, to approve Warrant #2 for the Month of September, 2016 in the amount of \$1,879,335.94, as presented.

AYES: Trustees Bolen, Hovde, Belmonte, Von Huben, Ackerman, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

2. Multi-Function Printer Purchases

Mr. Scalera noted that these printers had reached their life span and needed replacement. The Board questioned the difference between printers and multifunction printers, and Mr. Garrison answered that there was no difference as they all have multifunction, i.e., copy, scan, etc.

Motion by Trustee Bolen, seconded by Trustee Von Huben, to authorize the Village Administrator to enter into a purchase agreement with Imagetee of Naperville, IL for three (3) Samsung multi-function printers at a total cost of \$17,361.57 and a three (3) year term maintenance agreement at a yearly cost of \$5,983.04 per the September 22, 2016 memorandum from Mark Garrison, Manager of IS.

AYES: Trustees Bolen, Von Huben, Belmonte, Hovde, Ackerman, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

Removed from the Roll: Trustee Hovde recused himself from the dais at 7:30 p.m.

3. Redevelopment Agreement for 170 East Lake Street Reimbursement

Mr. Scalera stated that Hyde Near Properties had entered into an agreement in October 2015 for the redevelopment of this area. The full amount rather than partial was questioned and Mr. Scalera stated that in reviewing the expenses, they stopped once it was capped, and felt that the burden of proof had been met by Hyde Near Properties.

The Mayor thanked the Board for their support on this project, noting that this was a perfect example of TIF monies making an impact.

Motion by Trustee Bolen, seconded by Trustee Ackerman, to approve the reimbursement in the amount of \$305,000.00 to Hyde Near Properties for the approved expenses related to

Village Board and Standing Committee of the Whole Meeting
September 26, 2016
Page 4

the Redevelopment Agreement between the Village of Bloomingdale and Hyde Near Properties for the property located at 170 East Lake Street as detailed in the September 26, 2016 memorandum from Village Administrator Scalera.

AYES: Trustees Bolen, Ackerman, Belmonte, Von Huben, and Bucaro
NAYS: None
RECUSED: Trustee Hovde

MOTION DECLARED CARRIED

Added to the Roll: Trustee Hovde returned to the dais at 7:35 p.m.

OTHER BUSINESS

None

MEETING REMINDERS

Monday, October 10, 2016 – Village Board Meeting
Monday, October 17, 2016 – Standing Committee of the Whole Meeting
Monday, October 24, 2016 – Village Board Meeting
Monday, November 14, 2016 – Village Board Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera stated that he, the Mayor, and Mr. Gascoigne met with owners for a micro-brewery in Old Town. He noted that we will continue to work with them.

2. Assistant Administrator, B. E. Weber

Ms. Weber commented on the surplus items that are on Craig's List, with more forthcoming and with some being sold. She also commented that since it is getting darker in the evenings, the Farmer's Market will be closing at dusk.

The Mayor thanked Ms. Weber for all her work on the Farmer's Market. He noted that Ms. Weber looked into lighting as the evenings were getting darker earlier, and it was decided that closing at dusk worked best.

3. Village Attorney, M. Castaldo, Jr.

No report.

4. Director of Village Services, M. D. Marchi

Mr. Marchi was absent.

5. Human Resources Director, K. Argo

Ms. Argo was absent.

6. Finance Director, G. L. Szott

Mr. Szott clarified that the Warnimont property is in the Westgate TIF.

7. Chief of Police, F. Giammarese

No report.

8. Economic & Development Coordinator, S. Gascoigne

Mr. Gascoigne was absent.

Village Board and Standing Committee of the Whole Meeting
September 26, 2016
Page 5

For the record, Mr. Mark Garrison, IS Manager was also present.

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

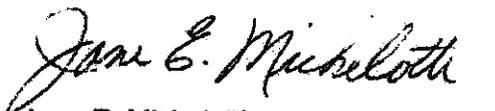
For the record, there was no public present.

ADJOURNMENT

Motion by Trustee Hovde, seconded by Trustee Bolen, to adjourn the Village Board and Standing Committee of the Whole Meeting of September 26, 2016 at 7:40 p.m. All Trustees present voted AYE.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

jem

April 24, 2017
Meeting Duly Noticed
According to Statute

MINUTES OF A VILLAGE BOARD AND STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON APRIL 24, 2017 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY

CALL TO ORDER

The meeting was called to order by Village President Coladipietro at 7:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Von Huben, Hovde, Ackerman, Bolen, and Bucaro
ABSENT: None

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

Motion by Trustee Ackerman, seconded by Trustee Bolen, to open the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Ms. Mary Jo Morley, 181 Royal Court, addressed the Board regarding her opposition to the Grandbrier Assisted Living facility. She stated this is a quiet, family oriented neighborhood and this facility will have their kitchen open 24 hours/day, with the noise, smell and trash this would generate. She even noted that there are 30+ senior living places within 10 miles of Bloomingdale. She was also concerned with the traffic light asking if it had been approved. It was pointed out that the traffic signal was part of the requirement, and if it was not approved, the developer could not move forward.

Motion by Trustee Hovde, seconded by Trustee Von Huben, to close the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

APPROVAL OF AGENDA

Motion by Trustee Bolen, seconded by Trustee Hovde, to Approve the Agenda of April 24, 2017 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Von Huben, seconded by Trustee Ackerman, to Approve the Minutes of the April 10, 2017 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Motion by Trustee Bolen, seconded by Trustee Belmonte, to Approve the Minutes of the April 17, 2017 Standing Committee of the Whole Meeting. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
 April 24, 2017
 Page 2

PRESENTATION OF ITEMS FROM CONSENT AGENDA

Removal from the Roll: Trustee Hovde recused himself at 7:06 p.m.

The Village Clerk read aloud the items to be placed on the Consent Agenda.

CONSENT AGENDA

Finance and Administration

1. To approve **ORDINANCE NO. 2017-15: AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND PURCHASE SALE AGREEMENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND HIDE NEAR PROPERTIES, LLC** and to waive the reading thereof and the second consideration.

Facilities Infrastructure

1. To approve a five (5) year contract for Mat Service to Aramark, 3795 N. Wilke Rd., Arlington Heights, IL 60004, in the total amount of \$24,242.40 for five years.

Traffic and Streets

1. To adopt **RESOLUTION NO. 2017-R-11: A RESOLUTION FOR IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE TO ENABLE FUNDING THE WORK FOR SPRINGFIELD DRIVE AND BUTTERFIELD DRIVE LAFO IMPROVEMENTS USING MOTOR FUEL TAX REVENUES.**
2. To award a purchase contract to Currie Motors, 9423 W. Lincoln Highway, Frankfort, IL 60423 in the amount of **\$26,925.00** to replace Vehicle #303 pursuant to bid pricing from the Suburban Purchasing Cooperative. The "aftermarket" equipment purchases, which are estimated to total **\$15,322.00**, will be procured pursuant to applicable provisions of the Village Purchasing Code.
3. To award a purchase contract to Currie Motors, 9423 W. Lincoln Highway, Frankfort, IL 60423 in the amount of **\$26,925.00** to replace Vehicle #491 pursuant to bid pricing from the Suburban Purchasing Cooperative. The "aftermarket" equipment purchases, which are estimated to total **\$13,013.00**, will be procured pursuant to applicable provisions of the Village Purchasing Code.
4. To adopt **RESOLUTION NO. 2017-R-12: A RESOLUTION CERTIFYING THAT LTT ENTERPRISES, LLC HAS FAILED TO COMPLETE AND THE VILLAGE HAS NOT APPROVED CERTAIN SUBDIVISION IMPROVEMENTS REQUIRED BY ORDINANCE NUMBERS 2014-44 AND 2014-46 COMMONLY KNOWN AS SPRINGFIELD PLACE SUBDIVISION AND TO APPROVE THE NECESSARY DOCUMENTS TO ENABLE STAFF TO DRAW THE REMAINING AMOUNT OF THE WEST SUBURBAN BANK LOC NO. 1960 SPRINGFIELD PLACE SUBDIVISION IMPROVEMENTS, IN THE EVENT THAT THE BANK DOES NOT EXTEND THE EXPIRY TO MAY 7, 2019.**

Intergovernmental and Community Relations

1. To adopt **RESOLUTION NO. 2017-R-13: A RESOLUTION AUTHORIZING AN "INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND THE VILLAGE OF BLOOMINGDALE FOR A MULTI-USE PATH ALONG CH 23/GARY AVENUE FROM THE GREAT WESTERN TRAIL TO ARMY TRAIL ROAD SECTION NO. 11-00237-11-BT" AND OTHER NECESSARY DOCUMENTATION TO GRANT TEMPORARY EASEMENT AND DEDICATE RIGHT-OF-WAY, SUBJECT TO REVIEW BY THE VILLAGE ATTORNEY.**
2. To adopt **RESOLUTION NO. 2017-R-14: A RESOLUTION AUTHORIZING THE DEDICATION OF VILLAGE PROPERTY TO THE COUNTY OF DUPAGE FOR PUBLIC RIGHT-OF-WAY AND**

Village Board and Standing Committee of the Whole Meeting
 April 24, 2017
 Page 3

GRANTING OF A TEMPORARY EASEMENT TO ENABLE CONSTRUCTION OF THE GARY AVENUE MULTI-USE PATH BY THE DUPAGE COUNTY DEPARTMENT OF TRANSPORTATION, SUBJECT TO REVIEW BY THE VILLAGE ATTORNEY.

Planning, Zoning and Environmental

1. To adopt **ORDINANCE NO. 2017-16: AN ORDINANCE GRANTING FINAL SITE PLAN APPROVAL AND AMENDMENT TO ORDINANCE NO. 89-25 AND ORDINANCE NO. 92-58 FOR THE PROPERTY COMMONLY REFERRED TO AS 269 SPRINGFIELD DRIVE, BLOOMINGDALE, ILLINOIS – PETITIONER, BLOOMINGDALE PARK DISTRICT** and to waive the reading thereof and the second consideration.
2. To adopt **ORDINANCE NO. 2017-17: AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO THE VILLAGE OF BLOOMINGDALE ZONING CODE FOR THE PROPERTY COMMONLY REFERRED TO AS 140 EAST LAKE STREET, BLOOMINGDALE, ILLINOIS – PETITIONER, URBAN AIR** and to waive the reading thereof and the second consideration.
3. To adopt **ORDINANCE NO. 2017-18: AN ORDINANCE GRANTING PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL, A SPECIAL USE AND CERTAIN EXCEPTIONS TO THE VILLAGE OF BLOOMINGDALE ZONING CODE AND AN AMENDMENT TO ORDINANCE NUMBER 76-85 FOR THE PROPERTY COMMONLY REFERRED TO AS 166 AND 178 W. LAKE STREET, BLOOMINGDALE, ILLINOIS – PETITIONER, GRANDBRIER** and to waive the reading thereof and the second consideration.

ACTION ON CONSENT AGENDA

The Mayor asked if any items needed to be pulled for discussion. There were none.

Motion by Trustee Bolen, seconded by Trustee Von Huben, to **establish and place items presented on Consent Agenda.**

AYES: Trustees Von Huben, Bolen, Belmonte, Ackerman, and Bucaro
 RECUSED: Trustee Hovde

MOTION DECLARED CARRIED

Motion by Trustee Von Huben, seconded by Trustee Bolen, to **approve items on Consent Agenda as presented.**

AYES: Trustees Von Huben, Bolen, Belmonte, Ackerman, and Bucaro
 RECUSED: Trustee Hovde

MOTION DECLARED CARRIED

Added to the Roll: Trustee Hovde returned to the dais at 7:14 p.m.

DISCUSSION ITEMS

FACILITIES INFRASTRUCTURE - Trustee Bucaro

1. Discussion of NPDES Phase II ILR40 Stormwater Permit

Mr. Marchi stated that the Village is required to have an annual meeting to allow public input on the stormwater plan. He stated this was placed on the agenda, in e-news, and posted on the website. Mr. Marchi commented that he would like another meeting in September, and each September thereafter to coincide with the Stormwater permit. The Mayor asked if any in the audience wished to address this and no one came forward.

Village Board and Standing Committee of the Whole Meeting
 April 24, 2017
 Page 4

TRAFFIC AND STREETS - Trustee Belmonte

1. FY18 Street Light Maintenance / Utility Locates and Traffic Signal / Pre-Emption System Maintenance Contracts – Request for Multi-Year Contract Extension

Mr. Marchi stated that Meade Electric has maintained a good working relationship with the Village and a 3-year extension is recommended. He noted that the numbers are estimates based on quantities, and time and material per case charge.

Motion by Trustee Belmonte, seconded by Trustee Hovde, to waive the advertising of bids, and:

1. Approve an extension to the Street Light Maintenance / Locates Contract with Meade Electric Company, Inc. of 9550 W. 55th Street, McCook, Illinois 60525, for a three-year period (FY18 – FY20) pursuant to its letter proposal dated March 12, 2017 which adjusts current unit prices; and authorize the following annual expenditures:

	FY18	FY19	FY20
Street Light Maintenance	\$63,996	\$64,956	\$65,931
Locates	\$21,336	\$21,655	\$21,980
Total	\$85,332	\$86,611	\$87,911

2. Approve an extension to the Traffic Signal / Pre-Emption System Maintenance Contract with Meade Electric Company, Inc. of 9550 W. 55th Street, McCook, Illinois 60525, for a three-year period (FY18 – FY20) pursuant to its letter proposal dated March 12, 2017 which adjusts current prices as indicated; and authorize the following annual expenditures, and not-to-exceed annual contract amounts:

	FY18	FY19	FY20
Traffic Signal / Pre-Emption System Maintenance	\$8,861	\$8,995	\$9,130
Maintenance Not Covered By Contract	\$2,193	\$2,226	\$2,260
Total	\$11,054	\$11,221	\$11,390

AYES: Trustees Belmonte, Hovde, Von Huben, Ackerman, Bolen, and Bucaro
 NAYS: None

MOTION DECLARED CARRIED

FINANCE & ADMINISTRATION - Trustee Bolen

1. Fiscal Year 2017/18 (FY18) Budget Adjustments and Approval

Mr. Scalera noted that the budget adjustments were made to include the water and sewer rate increase.

Motion by Trustee Bolen, seconded by Trustee Bucaro, to **Approve the FY18 Budget as presented.**

AYES: Trustees Bolen, Bucaro, Belmonte, Von Huben, Hovde, and Ackerman
 NAYS: None

MOTION DECLARED CARRIED

The Mayor expressed his thanks to staff for all their work since last September for a balanced budget in the General Revenue fund.

Village Board and Standing Committee of the Whole Meeting
April 24, 2017
Page 5

2. Warrant #2 for the Month of April, 2017 - \$1,660,472.14

Motion by Trustee Bolen, seconded by Trustee Von Huben, to **Approve Warrant #2 for the Month of April, 2017 in the amount of \$1,660,472.14, as presented.**

AYES: Trustees Bolen, Von Huben, Belmonte, Hovde, Ackerman, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

OTHER BUSINESS

None

MEETING REMINDERS

Monday, May 8, 2017 - Village Board Meeting
Monday, May 15, 2017 - Standing Committee of the Whole Meeting
Monday, May 22, 2017 - Village Board Meeting
Monday, June 19, 2017 - Standing Committee of the Whole Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera noted that he was working with the Police & Fire Departments and Golf Club on the July 3rd fireworks. He noted that the shoot zone was identified and they were working with property owners for parking.

He stated the Bike Event will be held this Saturday in conjunction with the Park District beginning at 10:00 a.m. at Circle Park.

Lastly, he and the Village Attorney were working with Wolfden Brewery on the purchase agreement. Some items were changed to give them first refusal for the D's Sweets parcel, for market value. He stated this will be brought back to the Board for approval along with some other minor changes. He also noted that the building has been assessed and the owners would like to save and restore the building.

2. Assistant Administrator, B. E. Weber
Ms. Weber was absent.

3. Village Attorney, M. Castaldo, Jr.
No report.

4. Director of Village Services, M. D. Marchi
No report.

5. Human Resources Director, K. Argo
Ms. Argo was absent.

6. Finance Director, G. L. Szott

Mr. Szott noted that there is a part-time financial clerk position opening due the retirement of an employee who has been here for several years (in the teens). He stated there have been 100 applications so far.

Village Board and Standing Committee of the Whole Meeting
April 24, 2017
Page 6

7. Chief of Police, F. Giammarese
Chief Giammarese was absent.

8. Community & Economic Development Coordinator, S. Gascoigne
No report.

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

Motion by Trustee Bolen, seconded by Trustee Von Huben, to open the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Ms. Carol Gehrich, 127 Villa Way, addressed the Board to ask what was being done with the Indian Lakes Golf Course. She questioned if there would be meetings regarding this and if the property had been sold. The Mayor answered that we do not have any information, but relayed second-hand information; there is a letter of intent signed between the owner and developer, and Indian Lakes had several community meetings. He stated Village will send out information to the community once we have it. Ms. Gehrich was concerned with all the proposed houses, where the water would go, and answered that it was a good question, and it would need to be addressed.

Ms. Siemianowski, 192 Cardinal, addressed the Board, and asked that the Village prohibit Indian Lakes Golf Course from being developed. The Mayor stated that the property owners have the right to petition a development hearing, as part of due process. He stated that nothing has been evaluated at this point.

Motion by Trustee Von Huben, seconded by Trustee Hovde, to close the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

RECESS TO EXECUTIVE SESSION

Motion by Trustee Ackerman, seconded by Trustee Von Huben, to recess to Executive Session for the purpose of Personnel - 5 ILCS 120/2(c)(1) at 7:37 p.m.

AYES: Trustees Ackerman, Von Huben, Belmonte, Hovde, Bolen, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

RECONVENE MEETING

The Mayor reconvened the Village Board meeting of April 24, 2017 at 7:44 p.m.

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Von Huben, Hovde, Ackerman, Bolen, and Bucaro

QUORUM PRESENT

RECESS TO EXECUTIVE SESSION

Motion by Trustee Hovde, seconded by Trustee Ackerman, to recess to Executive Session for the purpose of Pending Litigation - 5 ILCS 120/2(c)(11) at 7:45 p.m.

AYES: Trustees Hovde, Ackerman; Von Huben, Belmonte, Bolen, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
April 24, 2017
Page 7

RECONVENE MEETING

The Mayor reconvened the Village Board meeting of April 24, 2017 at 7:47 p.m.

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Von Huben, Hovde, Ackerman, Bolen, and Bucaro

QUORUM PRESENT

ADJOURNMENT

Motion by Trustee Bolen, seconded by Trustee Hovde, to adjourn the meeting of April 24, 2017 at 7:47 p.m. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

jem

91350020

BLOOMINGDALE TIF DISTRICT #2

Township: BLOOMINGDALE

Sprybrook

2015 Current Valuation: 3,229,990
 Initial Valuation: 1,581,970
 Revised Frozen Valuation: 1,240,980
 Difference: 1,989,010

Residential: -
 Farm: -
 Commercial: 1,240,980
 Industrial: -
 Total Real Estate: 1,240,980
 Railroad: -

Total: 1,240,980

TIF CODE VALUE	DISTRICT	RATE EXTENDED	TAXES EXTENDED	CODE	VALUE	RATE
	DU PAGE COUNTY	.1971	3,920.34	2207	1,989,010	8.6967
	FOREST PRESERVE	.1622	3,226.17			
	DU PAGE WATER COMMISSION	-	-			
	DU PAGE AIRPORT AUTHORITY	.0188	373.93			
	BLOOMINGDALE TOWNSHIP	.0911	1,811.99			
	BLOOMINGDALE TWP ROAD	.1180	2,347.03			
	VLG OF BLOOMINGDALE	.3049	6,064.49			
	BLOOMINGDALE LIBRARY	.3731	7,421.00			
	BLOOMINGDALE PARK	.4225	8,403.57			
	BLOOMINGDALE FIRE	.7475	14,867.85			
	GRADE SCHOOL DIST #13	3.3593	66,816.81			
	HIGH SCHOOL DIST #108	2.6236	52,183.67			
	JUNIOR COLLEGE #502	.2786	5,541.38			
	TOTAL		172,978.23			

VILLAGE OF BLOOMINGDALE

VENDOR NO. 113521

CHECK NO. 121749

ACCOUNT	PURCH. ORDER	INVOICE NUMBER	AMOUNT	DESCRIPTION
35010020000 61012		GS0921	305,000.00	INCENTIVE RA 10/26/15

113521 HYDE NEAR PROPERTIES LLC



Village of Bloomingdale
 201 S Bloomingdale Rd
 Bloomingdale, IL 60108-1487
 (630) 893-7000

JPMorgan Chase Bank, NA 2-1/710
 Chicago, Illinois 60603

CHECK DATE 09/27/16 CHECK NO. 121749

113521

AMOUNT \$***305,000.00*

NON NEGOTIABLE

TO THE ORDER OF HYDE NEAR PROPERTIES LLC
 159 WELLINGTON DRIVE
 BLOOMINGDALE IL 60108

Village of Bloomingdale
Purchase Approval

Attachment F

Payee: Hyde Near Properties, LLC

Address: 159 Wellington Drive

City, State, Zip: Bloomingdale, IL 60108

Phone: _____ Contact Person: _____

Requested by: *[Signature]*

Date: 9/21/16

Approved by: _____

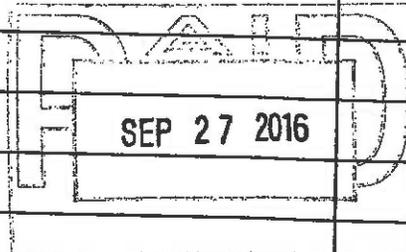
Date: _____

Department Head: _____

Date: _____

Village Administrator: *[Signature]*

Date: 9/21/16

Item(s) Description <small>(List items, prices & shipping charges, as necessary)</small>	Account No.	Qty.	Unit Price	Total
Development incentive to reimburse developer for eligible redevelopment costs related to 170 E. Lake St pursuant to a Redevelopment Agreement dated 10/20/15	35-01-002-0000-61012	2	\$	305,000. ⁰⁰
				
<i>OK</i> 9/21/16 additional documentation supporting developer's cost/expenses are available in the Village Administrator's or Finance Director's offices				

P.O. Total

Adjustment(s) to P.O.:

Date:

Amount:

Reason:

Adjusted by:

For Police department use: Uniform Account Information

Employee Name:

Uniform Account Balance Before This Purchase:

Last Date Purchased:

Uniform Account Balance After This Purchase:

Balance Verified by: APPROVED

Reason for Purchase:

[Signature]



Finance and Administration

A

Approved VB Attachment E
9/26/16
Village of Bloomingdale

Administration

201 S. Bloomingdale Road

Bloomington, IL 60108

Tel: 630-671-5611

MEMORANDUM

Date: September 26, 2016
To: Mayor Coladipietro & Board of Trustees
From: Pietro Scalera, Village Administrator
Subject: Redevelopment Agreement for 170 E. Lake Street

Background:

In 1999, the Village approved the Ridge & Lake Street - Springbrook Redevelopment Project Area Tax Increment Financing District (Springbrook TIF), and a Redevelopment Agreement between the Village and the ownership group of the Center was approved for purposes of redeveloping the struggling Center.

On October 22, 2015 the Village Board approved a Redevelopment Agreement (exhibit A) between the Village of Bloomingdale and Hyde Near Properties (Developer) for the parcel located at 170 E. Lake Street within the Springbrook TIF District. The agreement intended to encourage regeneration of the parcel located at Lake Street and Fairfield Way included an incentive up to \$305,000 based on the public assistance requested by the developer. The Developer stated that but for the assistance needed to help balance the extraordinary costs of demolishing the existing building, raising the elevation of the property to address chronic flooding following storm events, and the construction of a new three unit center he would not be able to move forward. Village staff arrived at the incentive amount by calculating the cost of redeveloping the site based on the square footage of the proposed use and the extraordinary costs permitted under the TIF. The Village Board agreed that the incentive was needed to support the development of this property and spur further development along Lake Street.

Analysis:

A TIF can be used to fund a variety of public and private improvements and other investments that are essential to a successful redevelopment program, including:

- Area-wide public infrastructure improvements such as road and sidewalk repairs, utility upgrades, water and sewer projects.
- Acquisition, clearance and other land assembly and site preparation activities.
- Rehabilitation of older, deteriorating or obsolescent buildings.
- Correction or mitigation of environmental problems and concerns.
- Job training, workforce readiness and other related educational programs.
- Incentives to retain or attract private development.

The Developer submitted a Request for Reimbursement (exhibit B) per terms of the Redevelopment Agreement with supporting documentation confirming permitted expenses on July 15, 2016. A review of the documentation was completed by staff to verify expenses eligible under the TIF were met. The following table provides a summary of the acceptable costs incurred by the developer. Not included in the table below are any building permit fees, masonry, electrical, and build-out costs for the site and/or individual units:

Eligible Categories	Eligible Costs	Requested Reimbursement Amount
Site Acquisition	\$446,000.00	\$0.00
Excavation	\$37,250.00	\$37,250.00
Grading	\$33,592.46	\$30,071.96
Flat Concrete	\$75,265.00	\$63,668.04
Concrete	\$8,253.36	\$0.00
Paving	\$25,000.00	\$25,000.00
Water & Sewer	\$216,200.00	\$131,200.00
Landscaping	\$17,810.00	\$17,810.00
Total	\$859,370.82	\$305,000.00

Based on staff's review and the Developer meeting the goals intended by the Agreement staff recommends approval of the reimbursement request of the agreement incentive amount to Hyde Near Properties. The center is now open and occupied by three national tenants (Starbucks, Chipotle, and T-Mobile) which has contributed to the streetscape of Lake Street and also helped renew interest in other vacant spaces along Lake Street.

Recommendation:

If the Village board concurs with staff's recommendation a motion to approve reimbursement in the amount of \$305,000 to Hyde Near Properties for approved expenses related to the Redevelopment Agreement between the Village of Bloomingdale and Hyde Near Properties for the property located at 170 E. Lake Street.

July 15, 2016

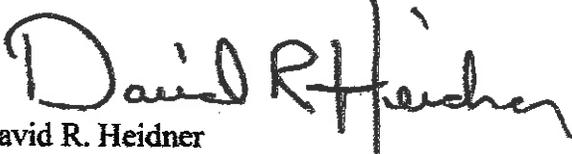
Pietro Scalera
Village Administrator
Village of Bloomingdale
201 S. Bloomingdale Road
Bloomingdale, Illinois 60108

Dear Mr. Scalera:

In accordance with the Redevelopment Agreement (the "Agreement") dated October 25, 2015 between the Village of Bloomingdale (the "Village") and Hyde Near Properties, LLC (the "Developer") and, specifically Section Three, 3.3 – Incentives of the Agreement, we hereby submit the following documentation to evidence our request for reimbursement of certain eligible redevelopment project costs.

Should you need additional information please let me know.

Sincerely,


David R. Heidner

SWORN STATEMENT

State of Illinois

I, DAVID R. HEIDNER, being duly sworn, state the following:

The attached is appropriate supporting documentation, including, as applicable and without limitation, verified bills or statements of suppliers, contractors, professionals, lien waivers, contractor affidavits, confirmed wire transfer and cancelled checks, used in the work performed and materials used in the redevelopment of 170 E. Lake Street, Bloomingdale, IL 60108.

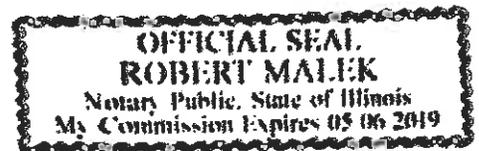
I make this statement as the Developer of the property and can represent that the property is free of claims of construction liens, or the possibility of construction liens, except as specifically set forth in this statement, in any, and except for claims of construction liens by laborers that may be provided under Illinois law.

David R. Heidner

Subscribed and sworn to before me this 16th day of July.

Notary Public, Dupage County, Illinois
My Commission Expires: 05/06/2019

Robert Malek



Szott, Gary

From: Scalera, Peter
Sent: Tuesday, January 17, 2017 8:40 AM
To: Szott, Gary
Subject: RE: Lake Street Light Pole Replacement Project

Gary:

The replacement of the poles are an eligible expense under the TIFS and as such the cost of the replacements poles should be charged to each TIF according to the map provided by the Engineering Division. Thank you!

Peter

Pietro Scalera, ICMA - CM
Village Administrator
Village of Bloomingdale
201 S. Bloomingdale Road
Bloomingdale, Illinois 60108
(P) 630-671-5600
scalerap@vil.bloomington.il.us

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 Please consider the environment before printing this e-mail

From: Szott, Gary
Sent: Friday, January 13, 2017 5:55 PM
To: Scalera, Peter
Subject: Lake Street Light Pole Replacement Project

Peter,

The Village will be completing the Lake Street street light pole replacement project shortly. This project replaced 83 street light poles along the Lake St corridor and has a cost of approximately \$389,260. 100% of the cost is currently scheduled to be paid from the General Fund. There has been discussion and questions as to whether or not this type of expense is TIF eligible and whether some portion of the project should be paid for from the benefitting TIF Districts. Based on a map obtained from the Engineering division that identifies the exact location of each of the 83 light poles, a breakdown of the project costs by TIF District follows:

Westgate TIF – 2 poles = \$9,380
Springbrook TIF – 7 poles = \$32,829
East Lake Street TIF – 43 poles = \$201,665
Non TIF District area (General Fund) – 31 poles = \$145,386

There are sufficient monies in the Westgate and Springbrook TIFs to immediately pay for the proportionate costs. The East Lake Street TIF does not currently have sufficient monies to pay for its proportionate costs. Any costs allocated to the East Lake Street TIF would require reimbursement to the General Fund at some time in the future from future property tax increment. Please advise as to whether or not the project costs are TIF eligible and if the costs should be allocated as noted above.

Thank you.

Gary

Gary L. Szott
Village of Bloomingdale
Finance Director/Treasurer
201 S. Bloomingdale Rd
Bloomingdale, IL 60108
(p) 630/671-5631
(f) 630/893-5136

**2016 ANNUAL JOINT REVIEW BOARD MEETING
VILLAGE OF BLOOMINGDALE TAX INCREMENT FINANCING DISTRICTS –
LAKE/RIDGE/SPRINGBROOK REDEVELOPMENT PROJECT AREA
WESTGATE REDEVELOPMENT PROJECT AREA
LAKE AND ROSEDALE REDEVELOPMENT PROJECT AREA
EAST LAKE STREET REDEVELOPMENT PROJECT AREA
NOVEMBER 30, 2016**

I. PROOF OF POSTING:

The meeting was duly noticed according to State Law.

II. CALL TO ORDER:

The meeting was called to order by Gary Szott at 9:03 a.m.

III. ROLL CALL:

Present:

June Fergus, Bloomingdale Park District
Tim Jarzemsky, Bloomingdale Public Library
John Reiniche, Bloomingdale School District #13
Gary L. Szott, Village of Bloomingdale

Also Present:

Pietro Scalera, Village Administrator

No public members were in attendance.

**IV. APPROVAL OF 2015 ANNUAL JOINT REVIEW BOARD MEETING MINUTES
OF DECEMBER 1, 2015**

Motion by Tim Jarzemsky, duly seconded by June Fergus, to accept the 2015 Annual Joint Review Board Meeting Minutes of December 1, 2015, as presented.

AYES - Tim Jarzemsky, June Fergus and Gary Szott
NAYS - None
ABSTAIN - John Reiniche

MOTION DECLARED CARRIED

V. REVIEW OF ANNUAL TIF REPORT AND STATUS OF DISTRICT:

Mr. Gary Szott advised that the TIF District reports are required and prepared according to State Statute and he would provide a summary of each of the four TIF Districts and respond to any questions.

LAKE AND RIDGE STREETS – TIF #2

Mr. Szott described the location of the Lake/Ridge/Springbrook Redevelopment Project Area, TIF #2. As of April 30, 2016, the ending fund balance of the TIF was approximately \$854,000. Approximately \$184,000 of increment was received during the year. The expenses for the year were approximately \$15,000. The Village Board made a commitment during FY16 to a developer as incentive for the property at 170 East Lake Street in the amount of \$305,000. The developer, Hyde Near Properties, has since completed the work and a Starbucks and Chipotle are currently the tenants. The developer provided proof of his expenses and was paid the lump sum in September, 2016. Mr. Szott described the extraordinary costs involved with the development which provided additional benefits for the entire area. Attachment F contains the details of the increment. Documentation of the Board action that took place during the TIF is contained within the report. The TIF was created in 1999 and has a twenty-three year life and is expected to expire in 2022. The Village does plan to continue to invest in that area. Lake and Ridge Streets is TIF #2 as TIF #1 was closed FY09. TIF #1 was created for the statutory time period and the incentive was paid to the developer. Surplus was distributed at that time and the growth put back on the tax roles.

Mr. Reiniche questioned if there are dollars left at the end of the TIF will they be distributed to the tax holders or will there be a need to consider appeals in the future and return the surplus to tax rolls. Mr. Szott stated that if the TIF has dollars left, the Board would declare a surplus and the surplus would be distributed to the Districts. He discussed what may occur if there are appeals made but that was not done for TIF #1 and no issues took place concerning appeals. Mr. Reiniche explained his experiences with the closing of TIF's. Mr. Szott stated that the expected approach would be to distribute any surplus and then close the TIF. There may be a possibility that a new TIF may be created for the area but unknown until 2022.

Questions were raised concerning the old Connie's building. Mr. Scalera replied that the Village continues to work with the shopping center owner and has brought to him possible different uses but unfortunately the owner has not been able to finalize any contracts. The Village continues to work with him and hopefully, if need be, the fund has money to provide an incentive to a future developer. The Village's goal is to get the Connie's building back online.

WESTGATE – TIF #3

Mr. Szott stated that the Westgate TIF #3 was created in 2003. He described the location of the TIF area. The area consists of a single family residential area known as Rosedale Estates at Lake Street and Rosedale Avenue; the Alden Bloomingdale Horizon Independent Senior Living at the southeast corner of Lake and Rosedale Avenue and various other vacant parcels. The Bloomingdale Bank and Trust is not included in this TIF. The TIF fund balance was approximately \$213,000 as of April 30, 2016. There was approximately \$397,000 in increment received during the year of which approximately \$341,000 went to pay the principal and interest on three promissory notes that had been issued. Two notes were issued for the residential development and one note for Alden Bloomingdale Horizon Assisted Living. The debt service schedules are included in the report. The term of the notes is based on the increment produced on an annual basis. They are limited obligation notes. The Village is obligated to use the increment to pay off the promissory notes on the properties but if no increment is produced the Village has no obligation or responsibility to pay. The per capita income payments are coming from the residential properties. Both School District's 13 and 108 receive a per capita payment this year. The School Districts have intergovernmental agreements for tuition cost reimbursement from the housing development for students living in that area. In response to a question by Mr. Jarzemsky, Mr. Szott responded that the notes are amortized over the TIF. The Alden Horizon note will be retired by the end of the TIF. The two notes for the Rosedale Estates may not be. In response to Ms. Fergus, the increment is associated with each parcel. Some parcels such as the Brodie property does not have any incentives at this time. There is no commitment from the Village to pay anything. So any increment from those parcels is creating the fund balance of \$212,000. The Village could use that money for streetscape enhancements if it benefits the TIF and complies with Statute. The TIF will expire in 2026. Mr. Jarzemsky asked that since the EAV is trending up, would that lead to higher increment. Mr. Szott responded that the increment has been stable for a number of years.

LAKE AND ROSEDALE – TIF #4

Mr. Szott explained that this TIF consists of the Bloomingdale Bank and Trust property located at the northeast corner of Rosedale Avenue and Lake Street. The Lake and Rosedale TIF #4 was created in 2006. As of April 30, 2016, there is deficit of \$176 in the fund balance. Approximately \$30,000 dollars in increment was received in the year and the majority of the increment went towards the payment of the note that was issued with auditing and legal fees payments made from the increment as well. The Bloomingdale Bank and Trust is a branch of the Schaumburg Bank and Trust and has a charter under Wintrust. The developer owns the property and has a limited obligation note. It is a twenty-three (23) TIF. A couple of years ago, the developer appealed the taxes which decreased the increment which effectively extended the life of the note. Discussion took place concerning the appeal and the note. The original valuation was frozen at \$139,000. The 2010 valuation of the property was \$880,000. With the appeal the value was dropped to \$417,818. It will take longer to pay off the note. The TIF will expire in 2029.

VI. EAST LAKE STREET – TIF #5

Mr. Szott stated that the East Lake Street TIF was created in March, 2015. This report represents the first fiscal year that the TIF was in existence. As of April 30, 2016, the fund balance was at a negative \$900,756. The fund balance is comprised of two numbers. The Village purchased the small strip center next to the old Shell Gas Station on Lake Street for approximately \$800,000. The Village had startup money to create the TIF and get it into place. The Village's General Fund advanced those monies to get the TIF started and as future increment comes in, the Village will recapture the money and it will go back to the Village's General Fund. No interest will be charged. In response to a question, Government Temps USA, LLC was the consultant hired to assist in creating the TIF. Mr. Szott described the TIF boundaries. The Memory Care facility and the LockUp storage facility did not have any incentives provided. The property that the Village purchased and the Old Shell Gas Station have discussions taking place with a potential developer. As a part of the discussion, the Village does expect that an incentive would be committed which would come out of future tax increment. The documentation provided on what activity is occurring within the TIF is provided in the report. In response to Ms. Fergus, Mr. Szott responded that for FY17, \$1,700 has been received in increment and for FY18, \$70,000 could be possible. Once the Memory Care facility becomes active in 2017, the increment will increase and help but not until FY20 will significant amounts of increment be received. Mr. Szott stated that discussions are taking place with developers on the Lake Street old Marathon building now. The Memory Care facility is anticipated to be completed and open in January or February, 2017. In response to questions, the Memory Care is a rehab facility but mostly on-site living. Mr. Scalera stated that the former Shell Station in front of the LockUp Storage facility is going to be a Lucky Dogs and plans have been received. The remediation work has been completed on the Marathon site. The developer is working with the Village to see if any other remediation needs to be done and may ask for help. The northeast corner of Lakeview and Lake Street property was recently purchased. There has been a lot of activity but little commitment of public money at this time.

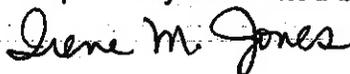
VII. OTHER BUSINESS:

Mr. Reiniche thanked the Village for the updates.

VIII. ADJOURNMENT:

On a motion made by June Fergus, duly seconded by Tim Jarzemsky, the 2016 Annual Joint Review Board Meeting of November 30, 2016 adjourned at 9:50 a.m.

Respectfully submitted by:



Irene M. Jones
Deputy Village Clerk

imj

Village of Bloomingdale, Illinois Springbrook Tax Increment Financing Redevelopment Project Area

Report on Compliance With Public Act 85-1142

Year Ended April 30, 2017



Supplementary Information

Independent Auditor's Report on Supplementary Information

The Honorable Village President
Members of the Board of Trustees
Village of Bloomingdale, Illinois

We have audited the basic financial statements of the Village of Bloomingdale, Illinois, for the year ended April 30, 2017, and have issued our report thereon, dated October 23, 2017, which expressed an unmodified opinion on those financial statements. The financial statements are the responsibility of the Village of Bloomingdale, Illinois' management. Our responsibility is to express opinions on the basic financial statements based on our audit.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements of the Village of Bloomingdale, Illinois. The Schedule of Revenues, Expenditures and Changes in Fund Balances for the Springbrook TIF Note Fund and Springbrook TIF Redevelopment Project Fund is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and derives from and relates directly to the underlying and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied to the audit of the basic financial statements and certain other procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements, or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

BKD, LLP

Oakbrook Terrace, Illinois
October 23, 2017

Village of Bloomingdale, Illinois
Springbrook TIF Note and Redevelopment Project Funds
Schedule of Revenues, Expenditures and Changes in Fund Balances
Year Ended April 30, 2017

	Springbrook TIF Note	Springbrook TIF Redevelopment Project	Total
Revenues			
Property Taxes	\$ 165,182	\$	\$ 165,182
Investment Income	4,758		4,758
Total Revenues	<u>169,940</u>		<u>169,940</u>
Expenditures			
Current			
Economic Development Division			
Purchased Services:			
Attorney & Counsel		4,166	4,166
Other Legal Assistance		3,788	3,788
Audit		350	350
Professional services		305,695	305,695
Total Purchased Services		<u>313,999</u>	<u>313,999</u>
Public Services			
Capital Improvements Division			
Maintenance:			
Street Lights		32,250	32,250
Total Expenditures		<u>346,249</u>	<u>346,249</u>
Excess (Deficiency) of Revenues Over Expenditures			
	<u>169,940</u>	<u>(346,249)</u>	<u>(176,309)</u>
Other Financing Sources (Uses)			
Transfers In		1,024,030	1,024,030
Transfers Out	(1,024,030)		(1,024,030)
Total Other Financing Sources (Uses)	<u>(1,024,030)</u>	<u>1,024,030</u>	<u></u>
Net Change in Fund Balances	(854,090)	677,781	(176,309)
Fund Balances			
May 1	<u>854,090</u>		<u>854,090</u>
April 30	<u>\$</u>	<u>\$ 677,781</u>	<u>\$ 677,781</u>

Village of Bloomingdale, Illinois
Springbrook TIF Note and Redevelopment Project Funds
Notes to Schedule of Revenues, Expenditures and Changes in Fund Balances
April 30, 2017

Summary of Significant Accounting Policies

The accompanying Schedule of Revenues, Expenditures and Changes in Fund Balances for the Springbrook TIF Note Fund and Springbrook TIF Redevelopment Project Fund is intended to present the change in fund balance of only that fund of the Village. It does not purport to, and does not, present fairly the net position of the Village as of April 30, 2017, or the changes in its net position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when the liability is incurred, as under accrual accounting. General capital asset acquisitions are reported as expenditures in governmental funds.

Interfund Transactions

Other Financing Sources (Uses) activity during the year consisted of \$346,249 to provide funding for current period expenditures, and \$677,781 related to the closing of the Springbrook TIF Note Fund. This Fund was closed as a result of the expiration of the Note, or obligation to pay, that was issued in 2003. With the expiration of the Note, the debt service fund is no longer necessary. Any increment to be received in future years will be recorded in the Springbrook TIF Redevelopment Project Fund.

Independent Auditor's Report

SCHEDULE L

Independent Auditor's Report on Compliance

The Honorable Village President
Members of the Board of Trustees
Village of Bloomingdale, Illinois

We have audited the basic financial statements of the Village of Bloomingdale, Illinois, for the year ended April 30, 2017, and have issued our report thereon, dated October 23, 2017.

We have also audited the Village's compliance with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the Springbrook TIF Redevelopment Project Area. The management of the Village of Bloomingdale, Illinois is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Village complied in all material respects with the requirements referred to above. An audit includes examining, on a test basis, evidence about the Village of Bloomingdale, Illinois' compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Village of Bloomingdale, Illinois complied, in all material respects, with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the Springbrook TIF Redevelopment Project Area.

BKD, LLP

Oakbrook Terrace, Illinois
October 23, 2017

TIF #3

Westgate

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2017**

Name of Redevelopment Project Area (below):	Westgate
Primary Use of Redevelopment Project Area*:	
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
If "Combination/Mixed" List Component Types:	Residential
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	X
Industrial Jobs Recovery Law	<u> </u>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan including any project implemented and a description of the redevelopment activities.? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F		X
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, Analysis MUST be attached and labeled Attachment J	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, The audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 labeled Attachment L		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only, not actual agreements labeled Attachment M		X

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))
Provide an analysis of the special tax allocation fund.

FY 2017

TIF NAME:

Westgate

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 212,942

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 461,251	\$ 3,952,972	58%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 1,658	\$ 18,574	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 2,870,712	42%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation by source \$ 462,909

Cumulative Total Revenues/Cash Receipts \$ 6,842,258 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 474,674

Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 474,674

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (11,765)

FUND BALANCE, END OF REPORTING PERIOD* \$ 201,177

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c))

FY 2017

TIF NAME: Westgate

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (e)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Attorney	390	
Audit	350	
		\$ 740
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Street light pole replacements	9,214	
		\$ 9,214
6. Costs of construction.		
		\$ -

SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 474,674

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FY 2017

TIF NAME:

Westgate

FUND BALANCE BY SOURCE

\$ 201,177

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Series 2003B TIF Redevelopment Note principal	\$ 1,470,000	\$ 1,156,741
Series 2003B TIF Redevelopment Note interest	\$ 2,282,175	\$ 702,720
Series 2006 TIF Redevelopment Note principal	\$ 1,400,712	\$ 988,504
Series 2006 TIF Redevelopment Note interest	\$ 2,080,057	\$ 600,516
Series 2007 TIF Redevelopment Note principal	\$ 750,000	\$ 453,777
Series 2007 TIF Redevelopment Note interest	\$ 1,068,750	\$ 306,300

Total Amount Designated for Obligations

\$ 9,051,694	\$ 4,208,557
--------------	--------------

2. Description of Project Costs to be Paid

Administration (9 yrs * \$7,500/yr)		\$ 67,500
Audit (10 yrs * \$350/yr)		\$ 3,500

Total Amount Designated for Project Costs

\$ 71,000

TOTAL AMOUNT DESIGNATED

\$ 4,279,557

SURPLUS/(DEFICIT)

\$ (4,078,381)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2017

TIF NAME: Westgate

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

**Check here if no property was acquired by the Municipality within the
X Redevelopment Project Area.**

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F)

FY 2017

TIF Name:

Westgate

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	4

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 27,754,149	\$ -	\$ 27,754,149
Public Investment Undertaken	\$ 3,569,957	\$ 395,835	\$ 3,965,792
Ratio of Private/Public Investment	7 24/31	0	7

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: Westgate RPA

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 8,865	\$ 7,850	\$ 16,715
Ratio of Private/Public Investment	0	0	0

Project 2*: Rosedale Estates

Private Investment Undertaken (See Instructions)	\$ 12,460,515	\$ -	\$ 12,460,515
Public Investment Undertaken	\$ 2,800,685	\$ 287,984	\$ 3,088,669
Ratio of Private/Public Investment	4 22/49	0	4 1/29

Project 3*: Bloomingdale Alden Horizon

Private Investment Undertaken (See Instructions)	\$ 15,293,634	\$ -	\$ 15,293,634
Public Investment Undertaken	\$ 751,193	\$ 100,001	\$ 851,194
Ratio of Private/Public Investment	20 14/39	0	17 59/61

Project 4*: Lake Street street light pole replacements

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 9,214	\$ -	\$ 9,214
Ratio of Private/Public Investment	0	0	0

Project 5*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. ***even though optional MUST be included as part of complete TIF report**

SECTION 6

FY 2017

TIF NAME: **Westgate**

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area
Year redevelopment

project area was designated	Base EAV	Reporting Fiscal Year EAV
2002	\$ 1,029,570	\$ 6,332,140

List all overlapping tax districts in the redevelopment project area.
 If overlapping taxing district received a surplus, list the surplus.

_____ Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Bloomington Park District	\$ -
Bloomington Public Library	\$ -
Bloomington Township & Road	\$ -
Bloomington Fire Protection District	\$ -
County of Dupage	\$ -
DuPage County Health Department	\$ -
Dupage County Forest Preserve District	\$ -
Dupage Water Commission	\$ -
Dupage Airport Authority	\$ -
School District #13	\$ -
School District #108	\$ -
College of DuPage District #502	\$ -
Village of Bloomington	\$ -

SECTION 7

Provide information about job creation and retention:

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

Optional Documents	Enclosed
Legal description of redevelopment project area	x
Map of District	x

**LEGAL DESCRIPTION
FOR
VILLAGE OF BLOOMINGDALE
WEST LAKE STREET GATEWAY TAX INCREMENT FINANCING DISTRICT**

That part of Northwest corner of said Northwest ¼ of Section 15, Township 40 North, Range 10 East of the Third Principal Meridian in the Village of Bloomington, DuPage County, Illinois further described as follows:

Commencing at the Northwest corner of said Northwest ¼ of Section 15, thence east along the North line of said Northwest ¼ of Section 15 a distance of 413.04-feet, to the intersection of said North line of Northwest ¼ of Section 15 and the west line of the Rosedale Road right-of-way line for the point of beginning;

thence continuing East along the North line of said Northwest ¼ of Section 15 to the point of intersection with the Northwest corner of Lot 125 in Branigar's Lake Woods, a Subdivision of part of Sections 10 and 15, Township 40 North, Range 10 East of the Third Principal Meridian, recorded in DuPage County, Illinois Recorder's Office as Document 800526;

thence Southwesterly along the West line of said Lot 125 and continuing southwesterly along the West line of Lot 119 to the Southwest corner of said Lot 119 in Branigar's Lake Woods, a Subdivision of part of Sections 10 and 15, Township 40 North, Range 10 East of the Third Principal Meridian, recorded in DuPage County, Illinois Recorder's Office as Document 800526;

thence continuing Southwesterly along the West line of Lot 3 in Ray W. MacDonald County Clerk's Kroll Assessment Plat of part of the Northwest corner of said Northwest ¼ of Section 15, Township 40 North, Range 10 East of the Third Principal Meridian recorded in the DuPage County, Illinois Recorder's Office as Document R1976-001263, to the Southwest corner of said Lot 3;

thence, Southeasterly along the South line of said Lot 3, also being the Northerly line of Lot 2 in Ray W. MacDonald County Clerk's Kroll Assessment Plat of part of the Northwest corner of said Northwest ¼ of Section 15, Township 40 North, Range 10 East of the Third Principal Meridian recorded in the DuPage County, Illinois Recorder's Office as Document R1976-001263, to the Northeast corner of said Lot 2;

thence, Southwesterly along the East line of said Lot 2 to the Southeast corner of said Lot 2 being the point of intersection of said Lot 2 with the Lake Street right-of-way;

thence, Southwesterly across the Lake Street and Maple Avenue rights-of-way to the Northeast corner of Lot 28 in Branigar's Lake Woods, a Subdivision of part of Sections 10 and 15, Township 40 North, Range 10 East of the Third Principal Meridian, recorded in DuPage County, Illinois Recorder's Office as Document 800526;

thence, Southwesterly along the East line of said Lot 28 a distance of 122.6-feet to the Southeast corner of said Lot 28;

thence, continuing Southwesterly along the South line of said Lot 28 a distance of 172.46-feet to the Southwest corner of said Lot 28;

thence, Southwesterly along the South line of Lot 29 in Branigar's Lake Woods, being a Subdivision of part of Sections 10 and 15, Township 40 North, Range 10 East of the Third Principal Meridian, recorded in DuPage County, Illinois Recorder's Office as Document 800526, a distance of 185.00-feet to the Southwest corner of said Lot 29;

thence, Southwesterly along the East line of Lot 38 in Branigar's Lake Woods, being a subdivision of part of Sections 10 and 15, Township 40 North, Range 10 East of the Third Principal Meridian, recorded in DuPage County, Illinois Recorder's Office as Document 800526, a distance of 255.93-feet to the Southeast corner of said Lot 38;

thence, Northwesterly along the South lines of Lots 38, 37, 36, and 35 and Lot 'C' in Branigar's Lake Woods, a Subdivision of part of Sections 10 and 15, Township 40 North, Range 10 East of the Third Principal Meridian, recorded in DuPage County, Illinois Recorder's Office as Document 800526, a distance 380.23-feet to the Southwest corner of said Lot 'C';

thence, North along the West line of Lot 'C' aforesaid, also being the East line of Outlet 'A' in Royal Court Villas, a Subdivision of part of the West ¼ of the Northwest ¼ of Section 15, Township 40 North, Range 10 East of the Third Principal Meridian, to the Northeast of corner of said Outlet A;

thence, Westerly along the North line of said Outlet 'A' a distance of 102.37-feet to an angle point on the North line of Outlet 'A' in Royal Court Villas, a Subdivision of part of the West ¼ of the Northwest ¼ of Section 15, Township 40 North, Range 10 East of the Third Principal Meridian;

thence, Northwesterly along the North line of said Outlet 'A' a distance of 491.97-feet to the Northwest corner of said Outlet 'A' in Royal Court Villas, a Subdivision of part of the West ¼ of the Northwest ¼ of Section 15, Township 40 North, Range 10 East of the Third Principal Meridian recorded at the DuPage County, Illinois Recorder's Office as Document R1996-182337;

thence, North along the East line of Northeast ¼ of Section 16, said line also being the east line of Lot 1 of Kauffman's Assessment Plat of part of the East ½ of the Northeast ¼ of Section 16, Township 40 North, Range 10 East of the Third Principal Meridian recorded at the DuPage County, Illinois Recorder's Office as Document 877288; a distance of 339-feet to the Northeast corner of said Lot 1;

thence, continuing North along the East line of the Northeast ¼ of Section 16 across the Lake Street right-of-way to a point of intersection of said East line of the Northeast ¼ of Section 16 with the North line of said Lake Street right-of-way;

thence, Southeasterly along the North line of the Lake Street right-of-way a distance of 533.49-feet to a point of intersection with the West line of the Rosedale Road right-of-way;

thence, Northeasterly on the West line of said Rosedale Road right-of-way, a distance of 151.63-feet to an angle point on the West line of said Rosedale right-of-way;

thence, Northwesterly continuing on the West line of said Rosedale Road right-of-way, a distance of 537.41-feet to the point of beginning.

Excepting from the previously described tract of land the following parcels:

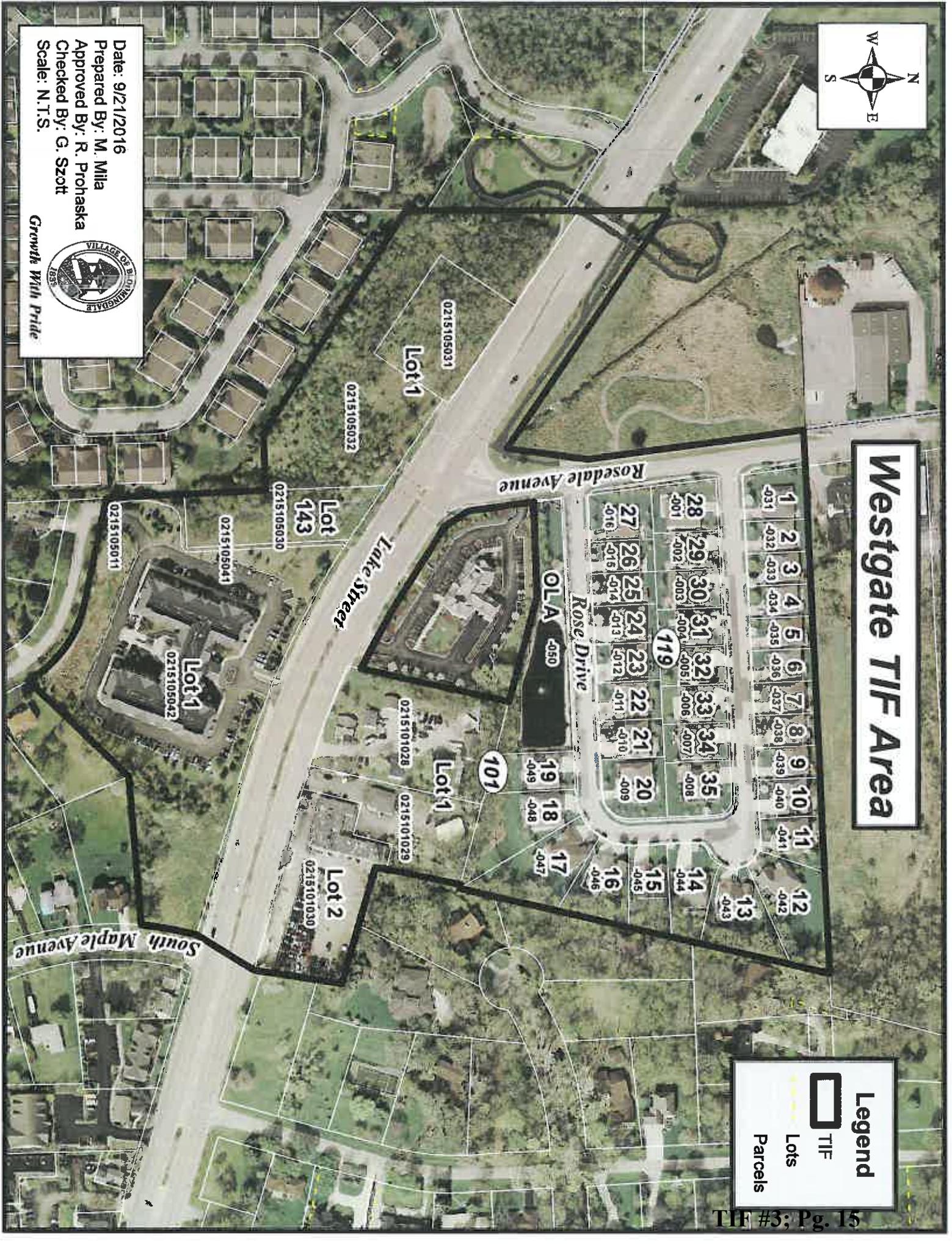
Lots 1 and 2 in Huff's Division, a Subdivision of part of the West ½ of the Northwest ¼ of Section 15, Township 40 North, Range 10 East of the Third Principal Meridian recorded at the DuPage County, Illinois Recorder's Office as Document 907359.



Westgate TIF Area

Legend

- TIF
- Lots
- Parcels



Date: 9/21/2016
 Prepared By: M. Mila
 Approved By: R. Prohaska
 Checked By: G. Szott
 Scale: N.T.S.



Growth With Pride



Growth with Pride

Village of Bloomingdale

Franco A. Coladipietro
Village President

Jane E. Michelotti
Village Clerk

Attachment B

October 23, 2017

RE: Village of Bloomingdale, DuPage County, IL
Certificate of Compliance
Tax Increment Financing District #3 – Westgate Redevelopment Project Area
For Year Ended April 30, 2017

Dear Sirs:

I, Franco A. Coladipietro, the duly elected chief executive officer of the Village of Bloomingdale, County of DuPage, State of Illinois, do hereby certify that to the best of my knowledge, the Village of Bloomingdale has complied with all requirements pertaining to the Tax Increment Allocation Redevelopment Act during the municipal fiscal year ended April 30, 2017.

Sincerely,

A handwritten signature in black ink, appearing to be "Franco A. Coladipietro".

Franco A. Coladipietro, Village President
Village of Bloomingdale

OTTOSEN BRITZ KELLY COOPER GILBERT & DiNOLFO, LTD.

1804 North Naper Boulevard, Suite 350, Naperville, Illinois 60563
Phone 630.682.0085 Fax 630.682.0788 www.ottosenbritz.com

Michael Castaldo, Jr.
Attorney at Law

Direct Line 630.614.7640
mcastaldojr@ottosenbritz.com

Attachment C

OPINION OF LEGAL COUNSEL

October 23, 2017

Ms. Susana A. Mendoza
Office of the Comptroller – Chicago Operations
James R. Thompson Center
100 West Randolph Street
Suite 15-500
Chicago, Illinois 60601

Re: Village of Bloomingdale, County of DuPage, Illinois
Westgate Redevelopment Project Area TIF #3
Annual Increment Finance Report

Dear Ms. Mendoza:

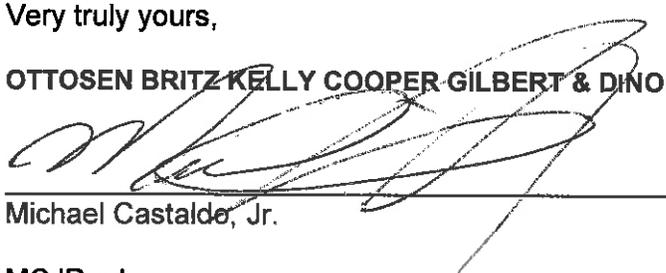
In connection with the Annual Tax Increment Finance Report (hereinafter referred to as "Annual Report") provided by the Village of Bloomingdale (hereinafter referred to as the "Village") pursuant to 65 ILCS 5/11-74.4-5(d) for the fiscal year ending April 30, 2017 (hereinafter referred to as the "Annual Report"), this correspondence shall confirm that I am the Village Attorney for the Village of Bloomingdale, DuPage County, Illinois and as such I am acting as tax increment finance counsel related to the above-referenced Tax Increment Financing District.

Based upon my review of the Annual Report, and in reliance upon representations made by officers and employees of the Village, it is my opinion that the Village, as of April 30, 2017, was in compliance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (hereinafter referred to as the "Act"). It should be noted that I make no express or implied opinion as to the sufficiency or completeness of the Annual Report.

This constitutes the "opinion of legal counsel" as required under the Act, and may not be cited or used in connection with anything other than submission with the Annual Report.

Very truly yours,

OTTOSEN BRITZ KELLY COOPER GILBERT & DiNOLFO, LTD.



Michael Castaldo, Jr.

MCJR:mb

July 18, 2016
Meeting Duly Noticed
According to Statute

**MINUTES OF A SPECIAL MEETING HELD CONCURRENTLY WITH A
STANDING COMMITTEE OF THE WHOLE OF THE VILLAGE PRESIDENT AND
BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON
JULY 18, 2016 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

CALL TO ORDER

The meeting was called to order by Village Clerk Michelotti at 7:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Von Huben, Hovde, Ackerman, Bolen, Bucaro, and Belmonte
ABSENT: None

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

For the record, there was no audience present.

APPROVAL OF AGENDA

Motion by Trustee Von Huben, seconded by Trustee Hovde, to approve the Agenda for the July 18, 2016 Special Meeting of the Village President and Board of Trustees held Concurrently with the Standing Committee of the Whole Meeting. All Trustees present voted AYE.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Ackerman, seconded by Trustee Bucaro, to approve the Minutes of the July 11, 2016 Village Board and Standing Committee of the Whole Meeting.

AYES: Trustees Ackerman, Bucaro, Von Huben, and Hovde
NAYS: None
ABSTAIN: Trustees Bolen and Belmonte

MOTION DECLARED CARRIED

DISCUSSION ITEMS

COMMITTEE OF THE WHOLE

1. Liquor Ordinance – Class GR

Mr. Scalera stated that this is a new liquor license classification that was requested by Mariano's. He noted that high end grocers had in-store cafes and staff looked into this request not just being limited to Mariano's but open to other grocery stores as well, with 35,000 square feet or more. He noted they reviewed requirements in Elmhurst and Wheaton, where Mariano's had stores. He also stated that they would have only one (1) license listed in this classification at this time, but if others requested this classification, more could be added. Since there were no objections, Mr. Scalera stated this will be added to the next agenda for approval.

FINANCE & ADMINISTRATION - Trustee Bolen

1. Purchase Approval and Agreement - Storage Area Network and Core Switches

Mr. Scalera noted that Mark Garrison, IS Manager, was present to answer any questions. He stated that this was recommended by the IS System Assessment. Mr. Garrison fielded technical questions from the Board. Mr. Scalera also stated that this was under the budgeted amount.

Motion by Trustee Bolen, seconded by Trustee Hovde, to approve the purchase agreement with Current Technologies, 1423 Centre Circle, Downers Grove, IL 60515 for the purchase of hardware, software, licensing, installation and configuration for the Storage Area Network (SAN) and Core Switches in the amount of \$56,639.23, as outlined in their Quote #CTCQ16222-01 and as recommended by the Manager of IS in his memo dated July 11, 2016.

AYES: Trustees Bolen, Hovde, Von Huben, Ackerman, Bucaro, and Belmonte
 NAYS: None

MOTION DECLARED CARRIED

INTERGOVERNMENTAL AND COMMUNITY RELATIONS - Trustee Ackerman

1. Request for Temporary Land Use Permit in a Unified Shopping Center from Stratford Square Mall (Summerfest)

Mr. Scalera stated this was a request from Stratford Square Mall for a three-day summer festival. He noted that they were working with the Police and Fire Departments and were addressing concerns. Mr. Scalera noted that staff felt this was a good event for the community, the area is large enough to accommodate patrons, and proceeds from the event will go to not-for-profit organizations. Chief Giammarese stated he was working with them regarding liquor and the designated area, and he felt that he had sufficient staff. He also stated that if more Police were needed, he was confident they could adapt.

Motion by Trustee Ackerman, seconded by Trustee Von Huben, to approve a temporary land use permit to Stratford Square Mall to allow for a three (3) day summer festival from August 26, 2016 to August 28, 2016 with live music, carnival rides and food vendors, pursuant to the recommendation contained in the memorandum from the Village Administrator dated July 18, 2016.

AYES: Trustees Ackerman, Von Huben, Hovde, Bolen, Bucaro, and Belmonte
 NAYS: None

MOTION DECLARED CARRIED

2. Resolution – Intergovernmental Agreement with DuPage County for Sale of Property

Mr. Marchi stated this is the intergovernmental agreement just received from DuPage County for the disposal of the vacated Village property. He stated this would allow the developer to appraise and value the property. He noted it was best to combine the two properties in order to do this. The price to settle will be determined in the future with an ordinance, but the Resolution is needed in order to proceed.

Minutes of a Special Village Board and Standing Committee of the Whole Meeting
 July 18, 2016
 Page 3

Motion by Trustee Ackerman, seconded by Trustee Bolen, to adopt **RESOLUTION NO. 2016-R-27: A RESOLUTION OF INTENT TO DISPOSE OF REAL PROPERTY OWNED BY THE VILLAGE OF BLOOMINGDALE KNOWN AS OLD GARY AVENUE RIGHT-OF-WAY SOUTH OF ARMY TRAIL ROAD IN CONJUNCTION WITH PROPERTY OWNED BY DUPAGE COUNTY PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND THE VILLAGE OF BLOOMINGDALE TO WORK COLLABORATIVELY FOR THE SALE OF SURPLUS PROPERTY TO AN ADJACENT LANDOWNER.**

AYES: Trustees Ackerman, Bolen, Von Huben, Hovde, Bucaro, and Belmonte
 NAYS: None

MOTION DECLARED CARRIED

TRAFFIC & STREETS - Trustee Belmonte

1. Lake Street – Glen Ellyn Road to Maple Avenue – Street Light Pole Replacements

Mr. Scalera handed out an updated proposal from Meade Electric after Mr. Marchi met with them today. Mr. Marchi continued that initially the prototype took 2 hours to install, but felt the time would be reduced to 1½ hours, noting the first time is more difficult and it would take less time as they moved forward. He also noted that the poles will have side mounts with pedestrian level fixture and with an electrical box for future (festoon) lights. He stated once this is approved, they will order the 83 poles tomorrow noting there is 8-12 weeks lead time. He noted they are looking into grants in the future for this retrofit. He noted their target date for completion is before daylight savings time begins. Lastly, he stated that this was below the initial estimated cost for replacement.

Motion by Trustee Belmonte, seconded by Trustee Bucaro, in order to continue to expedite completing the work, staff recommends the Village continue proceeding with implementing this work on an emergency basis. Therefore staff recommends the Village Board waive the advertising of bids, and:

1) Accept the Lighting Quotation from Glenbard Electric, Inc., 333 Eisenhower Lane South, Lombard, IL 60148 dated July 5, 2016 in the total amount of \$314,239.66 for the purchase of the 83 aluminum fluted light poles, base shrouds and sets of breakaway couplings; and

2) Accept the Revised Quotation from Meade Electric Company, Inc., 9550 West 55th Street, Suite A, McCook, IL 60525, the Village's street light maintenance contractor, dated July 18, 2016 estimated unit price per pole of \$671.30, totaling \$55,717.90 to assemble and install 83 replacement street light poles on Lake Street between Glen Ellyn Road and Maple Avenue; and

3) Approve a contingency amount of \$20,000.00, to cover any unforeseen costs due to field conditions, adjustments, additional material, etc., and

4) Authorize Village Staff to execute the requisite purchase contracts, purchase approvals and any other necessary paperwork to complete said work.

AYES: Trustees Belmonte, Bucaro, Von Huben, Hovde, Ackerman, and Bolen
 NAYS: None

MOTION DECLARED CARRIED

Minutes of a Special Village Board and Standing Committee of the Whole Meeting
July 18, 2016
Page 4

OTHER BUSINESS

None

MEETING REMINDERS

Monday, July 25, 2016 – Village Board Meeting - CANCELLED
Monday, August 8, 2016 – Village Board Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera updated the Board stating that the street lights in Old Town were not up this week due to the fact that the pole brackets were not the correct size. He noted that he anticipated the new brackets will be received within the next week.

2. Assistant Administrator, B. E. Weber

Ms. Weber stated that Verizon was requesting two (2) cell site locations, one at Winston Tower and another free-standing tower on Glen Ellyn Road. They will get back to us at the location. She also noted that Sprint's contract expires next year and they are looking at conditions for renewal, current rates and standards and will get back to us.

The Mayor requested that Ms. Weber add something in the Residential e-news on the status of the light pole installation on Lake Street. Mr. Scalera stated that they were already working on it.

3. Village Attorney, M. Castaldo, Jr.
No report.

4. Director of Village Services, M. D. Marchi

The Mayor asked if Mr. Marchi knew the status of Mariano's build-out and the scope of work at former Ballydoyle's in Stratford Square Mall. Mr. Marchi stated he would look into it.

5. Human Resources Director, K. Argo
No report.

6. Finance Director, G. L. Szott

Mr. Szott stated that the 2016 audit field work has begun. Ultimately, he noted that the annual report for FY16 will be the first year with the new standard requirement, which is the unfunded liability of the Pension Fund being listed on the balance sheet. He stated this information was available on notes, but now the new requirement is to list it on the balance sheet. He noted this will have a negative impact and to please keep this in mind when the auditors present their report. He stated it will move numbers from one place to another to satisfy accounting people.

He also commented that correspondence was previously sent to the Board regarding the Police Pension tax levy going up \$200,000, 14% higher due to the tweaking of the mortality tables. He stated this will have a significant impact on the 2016 tax levy. Our approach has been to take the annual required contribution of the Village and place it on the property tax levy. However, a 14% increase is significant and they will look at other resources to mitigate that.

Lastly, Mr. Szott fielded questions from the Board regarding the pension fund. Discussion ensued on the mortality table, accounting standards, actuarial standards, and access to more current data from the Social Security Administration.

Minutes of a Special Village Board and Standing Committee of the Whole Meeting
July 18, 2016
Page 5

7. Chief of Police, F. Giammarese

Chief Giammarese advised the Board that we are trying to sponsor an active shooter training exercise Village-wide nationally known as ALICE, which stands for Alert, Lockdown, Inform, Counter, and Evacuate. He stated this is more of a civilian course and important for people in our community to become involved with ALICE. He stated it is a two-day course in mid-September, and he hoped to involve staff and Board members in this training.

The Mayor commented that he was concerned for the safety of our Police Department, and Chief Giammarese stated that the Police are very aware and alert.

8. Community & Economic Development Coordinator, S. Gascoigne
Mr. Gascoigne was absent.

NOTE: Mr. Marchi responded to an earlier request from the Mayor. He noted that Mariano's permit paperwork for completion for build-out will be done this week. He also stated that the demolition and entry improvements permit will be issued this week at Stratford Square (by former Ballydolye).

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

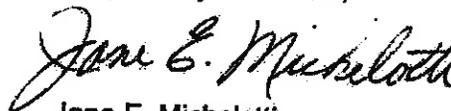
For the record, there was no public present.

ADJOURNMENT

Motion by Trustee Ackerman, seconded by Trustee Bucaro, to adjourn the meeting of July 18, 2016 at 7:32 p.m. All Trustees present voted AYE.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

jem

September 26, 2016
Meeting Duly Noticed
According to Statute

**MINUTES OF A VILLAGE BOARD AND STANDING COMMITTEE OF THE WHOLE MEETING OF
THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE
HELD ON SEPTEMBER 26, 2016 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

CALL TO ORDER

The meeting was called to order by Village President Coladipietro at 7:04 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Von Huben, Hovde, Ackerman, Bolen,
and Bucaro
ABSENT: None

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

Motion by Trustee Von Huben, seconded by Trustee Bucaro, to open the floor to the public. All Trustees present voted AYE.

MOTION DECLARED CARRIED

No one came forward.

Motion by Trustee Bolen, seconded by Trustee Bucaro, to close the floor to the public. All Trustees present voted AYE.

MOTION DECLARED CARRIED

APPROVAL OF AGENDA

Motion by Trustee Von Huben, seconded by Trustee Ackerman, to approve the Agenda of September 26, 2016 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted AYE.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Hovde, seconded by Trustee Belmonte, to approve the Minutes of the September 12, 2016 Village Board and Standing Committee of the Whole Meeting of the President and Board of Trustees. All Trustees present voted AYE.

MOTION DECLARED CARRIED

RECOGNITION/PRESENTATION

Friends of the Bloomingdale Park District – Power Point Presentation

Ms. Carrie Fullerton, Executive Director of the Bloomingdale Park District, addressed the Board and gave a presentation explaining the need for a referendum on the November 8 ballot for the Park District. She noted the three (3) priorities for this referendum were: 1) Improve Springfield Park ballfield to prevent widespread flooding as well as address the Springfield Park wetland; 2) Renovate the Johnston Recreation Center to include committed space for active older adult programming, improve early childhood/preschool space, and enhance security throughout.; and 3) Update recreation features at the Oasis Water Park.

Village Board and Standing Committee of the Whole Meeting
September 26, 2016
Page 2

She stated that, if passed, the referendum would have a temporary tax increase of \$5.40 per month, \$65.82 per year, on a home valued at \$246,500. She also commented that the Park District would contribute \$1 million to this project as well.

The Board questioned if the renovation at the Johnston Recreation Center would include an additional building and answered it would remain with the same footprint, utilizing existing space. Ms. Fullerton also noted that they would not compete against the Senior Township, but would partner with them. The Oasis would utilize its existing space as well. It was noted that the demographics indicate an increase in the number of children in the area.

Also present from the Park District were: Buzz Puccio, President; Michael Vogl, Treasurer; and Josh Hendricks, Director of Marketing & Communications. Mr. Vogl stated that Bloomingdale Park District has the second lowest tax rate of any park district in the area. Lastly, it was noted that this referendum will be on the November 8, 2016 ballot.

The Mayor thanked them and stated that while we cannot advocate the referendum, we can educate the public and provide information.

PRESENTATION OF ITEMS FROM CONSENT AGENDA

The Village Clerk read aloud the items to be placed on the Consent Agenda.

CONSENT AGENDA

Mayor & Committee of the Whole

1. To approve the Bloomingdale CHARACTER COUNTS! Coalition Proclamation - Proclaiming October 11, 2016 as CHARACTER COUNTS! DAY in the Village of Bloomingdale.

Finance and Administration

1. To accept the Village of Bloomingdale, Bloomingdale Police Pension Fund Actuarial Valuation Report for the Year Ending April 30, 2017 as prepared by Timothy W. Sharpe, Actuary.
2. To approve the purchase approval to the Bloomingdale School District #108 in the amount of \$45,350.59 representing the per capita tuition cost payment related to the 2015/16 school year.

Planning, Zoning and Environmental Concerns

1. Based on a petition submitted by the Summit Group and the Findings of Fact and Recommendations of the Planning and Zoning Commission, to approve relief relative to the installation of a new wall sign for the property commonly known as 280 Madsen Drive all in accordance with the exhibits and testimony presented and subject to the conditions as set forth in the Findings of Fact and Recommendations of the Planning and Zoning Commission; and to adopt Ordinance No. 2016-35: AN ORDINANCE APPROVING THE AMENDMENT OF ORDINANCE NO. 99-50, WHICH APPROVED AN ORDINANCE AMENDING DEVELOPMENT ORDINANCE 97-41 TO ALLOW ADDITIONAL WALL SIGNAGE FOR TENANT IDENTIFICATION (BLOOMINGDALE BUSINESS CENTER), AS IT RELATES TO SIGNAGE FOR THE SUMMIT GROUP – 280 MADSEN DRIVE and to waive the reading thereof and second consideration.

The Mayor asked if there were any items to be removed and there were none.

Motion by Trustee Von Huben, seconded by Trustee Bucaro, to establish and place the items on a Consent Agenda.

Village Board and Standing Committee of the Whole Meeting
September 26, 2016
Page 3

AYES: Trustees Von Huben, Bucaro, Belmonte, Hovde, Ackerman, and Bolen
NAYS: None

MOTION DECLARED CARRIED

Motion by Trustee Ackerman, seconded by Trustee Bolen, to approve Consent Agenda as presented.

AYES: Trustees Ackerman, Bolen, Belmonte, Von Huben, Hovde, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

DISCUSSION ITEMS

FINANCE & ADMINISTRATION - Trustee Bolen

1. Warrant #2 for the Month of September, 2016 - \$1,879,335.94

Motion by Trustee Bolen, seconded by Trustee Hovde, to approve Warrant #2 for the Month of September, 2016 in the amount of \$1,879,335.94, as presented.

AYES: Trustees Bolen, Hovde, Belmonte, Von Huben, Ackerman, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

2. Multi-Function Printer Purchases

Mr. Scalera noted that these printers had reached their life span and needed replacement. The Board questioned the difference between printers and multifunction printers, and Mr. Garrison answered that there was no difference as they all have multifunction, i.e., copy, scan, etc.

Motion by Trustee Bolen, seconded by Trustee Von Huben, to authorize the Village Administrator to enter into a purchase agreement with Imagetee of Naperville, IL for three (3) Samsung multi-function printers at a total cost of \$17,361.57 and a three (3) year term maintenance agreement at a yearly cost of \$5,983.04 per the September 22, 2016 memorandum from Mark Garrison, Manager of IS.

AYES: Trustees Bolen, Von Huben, Belmonte, Hovde, Ackerman, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

Removed from the Roll: Trustee Hovde recused himself from the dais at 7:30 p.m.

3. Redevelopment Agreement for 170 East Lake Street Reimbursement

Mr. Scalera stated that Hyde Near Properties had entered into an agreement in October 2015 for the redevelopment of this area. The full amount rather than partial was questioned and Mr. Scalera stated that in reviewing the expenses, they stopped once it was capped, and felt that the burden of proof had been met by Hyde Near Properties.

The Mayor thanked the Board for their support on this project, noting that this was a perfect example of TIF monies making an impact.

Motion by Trustee Bolen, seconded by Trustee Ackerman, to approve the reimbursement in the amount of \$305,000.00 to Hyde Near Properties for the approved expenses related to

Village Board and Standing Committee of the Whole Meeting
September 26, 2016
Page 4

the Redevelopment Agreement between the Village of Bloomingdale and Hyde Near Properties for the property located at 170 East Lake Street as detailed in the September 26, 2016 memorandum from Village Administrator Scalera.

AYES: Trustees Bolen, Ackerman, Belmonte, Von Huben, and Bucaro
NAYS: None
RECUSED: Trustee Hovde

MOTION DECLARED CARRIED

Added to the Roll: Trustee Hovde returned to the dais at 7:35 p.m.

OTHER BUSINESS

None

MEETING REMINDERS

Monday, October 10, 2016 – Village Board Meeting
Monday, October 17, 2016 – Standing Committee of the Whole Meeting
Monday, October 24, 2016 – Village Board Meeting
Monday, November 14, 2016 – Village Board Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera stated that he, the Mayor, and Mr. Gascoigne met with owners for a micro-brewery in Old Town. He noted that we will continue to work with them.

2. Assistant Administrator, B. E. Weber

Ms. Weber commented on the surplus items that are on Craig's List, with more forthcoming and with some being sold. She also commented that since it is getting darker in the evenings, the Farmer's Market will be closing at dusk.

The Mayor thanked Ms. Weber for all her work on the Farmer's Market. He noted that Ms. Weber looked into lighting as the evenings were getting darker earlier, and it was decided that closing at dusk worked best.

3. Village Attorney, M. Castaldo, Jr.

No report.

4. Director of Village Services, M. D. Marchi

Mr. Marchi was absent.

5. Human Resources Director, K. Argo

Ms. Argo was absent.

6. Finance Director, G. L. Szott

Mr. Szott clarified that the Warnimont property is in the Westgate TIF.

7. Chief of Police, F. Giammarese

No report.

8. Economic & Development Coordinator, S. Gascoigne

Mr. Gascoigne was absent.

Village Board and Standing Committee of the Whole Meeting
September 26, 2016
Page 5

For the record, Mr. Mark Garrison, IS Manager was also present.

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

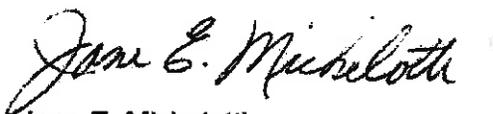
For the record, there was no public present.

ADJOURNMENT

Motion by Trustee Hovde, seconded by Trustee Bolen, to adjourn the Village Board and Standing Committee of the Whole Meeting of September 26, 2016 at 7:40 p.m. All Trustees present voted AYE.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

jem

October 10, 2016
Meeting Duly Noticed
According to Statute

MINUTES OF A VILLAGE BOARD AND STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON OCTOBER 10, 2016 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY

CALL TO ORDER

The meeting was called to order by Village President Coladipietro at 5:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Von Huben, Hovde, Belmonte, Bolen, Bucaro, and Ackerman
ABSENT: None

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

Motion by Trustee Bolen, seconded by Trustee Hovde, to open the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

No one came forward.

Motion by Trustee Bolen, seconded by Trustee Hovde, to close the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

APPROVAL OF AGENDA

Motion by Trustee Von Huben, seconded by Trustee Bolen, to approve the agenda of October 10, 2016, as presented. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

PROCLAMATION

The Village Clerk read aloud the Proclamation declaring October, 2016 as Filipino American History Month in Bloomingdale, in recognition of the historic contributions by Filipino Americans. After, the Mayor added that it was nice to celebrate the Filipinos in America on Columbus Day, showing the diversity of our country.

APPROVAL OF MINUTES

Motion by Trustee Von Huben, seconded by Trustee Hovde, to approve the Minutes of the September 19, 2016 Standing Committee of the Whole Meeting.

AYES: Trustees Von Huben, Hovde, Belmonte, Ackerman, and Bucaro
NAYS: None
ABSTAIN: Trustee Bolen

MOTION DECLARED CARRIED

Motion by Trustee Ackerman, seconded by Trustee Bolen, to approve the Minutes of the September 26, 2016 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
 October 10, 2016
 Page 2

DISCUSSION ITEMS

PLANNING, ZONING AND ENVIRONMENTAL CONCERNS - Trustee Hovde

1. **Anyways Pub and Restaurant – 304 W. Army Trail Road – Findings of Fact and Ordinance**

Mr. Gascoigne stated that this was a straight forward request. He explained that this is the former site of Lone Star Steakhouse and there was an existing patio. He noted that Code allows for 24 seats and Anyways Pub was requesting 88 seats. They were also requesting exception to the Code because it was adjacent to residential property, which is across the street on Army Trail Road. The Planning & Zoning Commission had no objection to either request. The applicant was present to answer any questions. There were none.

Motion by Trustee Hovde, seconded by Trustee Bucaro, relative to a petition submitted by Anyways Bloomingdale, LLC, to accept the Findings of Fact and Recommendations of the Planning and Zoning Commission dated September 20, 2016 in accordance with the exhibits and testimony presented and subject to the conditions as set forth in said Findings for 304 W. Army Trail Road; and to adopt **ORDINANCE NO. 2016-36: AN ORDINANCE APPROVING THE ADMENDMENT OF ORDINANCE NO. 94-52, WHICH GRANTED SITE PLAN APPROVAL FOR CONSTRUCTION OF A 5,430 SQUARE FOOT SIT-DOWN RESTAURANT WITH OUTDOOR PATIO AND FOR ISSUANCE OF A SPECIAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH FOOD SALES, ON AN OUTLOT IN THE BLOOMINGDALE COURT SHOPPING CENTER (LONE STAR STEAKHOUSE AND SALOON), TO AUTHORIZE A SPECIAL USE TO CONSTRUCT A COVERED OUTDOOR PATIO, THAT EXCEEDS THE 24 SEATS PERMITTED FOR APPROVAL UNDER ADMINISTRATIVE REVIEW** and to waive the reading thereof and second consideration.

AYES: Trustees Hovde, Bucaro, Von Huben, Belmonte, Ackerman, and Bolen
 NAYS: None

MOTION DECLARED CARRIED

2. **Gateway Plaza (Old Sears Repair Center) 348-354 West Army Trail Road – Findings of Fact and Ordinance**

Mr. Gascoigne stated that normally this would have been at the Standing Committee of the Whole meeting, but because of the caseload next week, and since there were no objections by the P&Z Commission, this and the previous item were added to this agenda. The applicant was present. He noted this is the former Fretter property and Aspen Dental had previously been before the Board. The applicant was requesting some facade and signage changes for McAllister's Deli and a drive-through which would mainly be for pick-ups with no menu board nor stacking of vehicles, exceptions for the cleaners for the drive-through as well as laundry capacity increase, and the number of parking spaces. Code stated that the cleaners were allowed 30 pounds capacity and they requested 120 pounds, due to the fact that they were environmentally "green" which allowed for the higher capacity. Mr. Gascoigne stated that staff added language to the Code that if this dry cleaner would change in the future, it would need to go through the approval process again to make sure that the new cleaners would be environmentally "green" for the higher capacity.

Village Board and Standing Committee of the Whole Meeting
 October 10, 2016
 Page 3

The number of parking space exception to the Code was parking for 120 spaces in lieu of 185 spaces required. Because of the drive-through, it was stated that the lower number was sufficient. It was noted that no other restaurants would be allowed at the plaza (because of the reduction of parking spaces) other than McAllister's and Sporty's.

Trustee Hovde clarified that this was part of the property owned by the County and the Village. He thanked Mr. Gascoigne for a good presentation.

Motion by Trustee Hovde, seconded by Trustee Bolen, relative to a petition submitted by GW Bloomingdale, LLC, to accept the Findings of Fact and Recommendations of the Planning and Zoning Commission dated September 20, 2016 in accordance with the exhibits and testimony presented and subject to the conditions as set forth in said Findings for 348-354 West Army Trail Road and to adopt **ORDINANCE NO. 2016-37: AN ORDINANCE AMENDING ORDINANCE NO. 82-34, WHICH APPROVED A REZONING OF THE PROPERTY AT THE SOUTHEAST AND SOUTHWEST CORNERS OF ARMY TRAIL ROAD AND GARY AVENUE ON APPLICATION OF EMRO LAND COMPANY TO B-3, PLANNED DEVELOPMENT, TO ALLOW FOR FINAL SITE PLAN APPROVAL, EXCEPTIONS TO THE PLANNED DEVELOPMENT AND SPECIAL USES FOR DRIVE-THRUS ASSOCIATED WITH A RESTAURANT AND A DRY CLEANER (GATEWAY PLAZA – 438-454 W. ARMY TRAIL ROAD)** and to waive the reading thereof and second consideration.

AYES: Trustees Hovde, Bolen, Von Huben, Belmonte, Ackerman, and Bucaro
 NAYS: None

MOTION DECLARED CARRIED

Removal from the Roll: Trustee Hovde recused himself from the dais at 5:20 p.m.

3. Springfield Pointe – Unit 2 – DB Walnut Grove, LLC – Ordinance

Mr. Gascoigne stated that this was Phase 2 of the Springfield Pointe subdivision. Phase 1 had already moved forward. The plats of dedication were part of the ordinance for Lot 5 and Lot 6 and we were provided with almost all of the ownership paperwork, but there are some outstanding pieces needed to finalize the plat so it can be recorded. They cannot move forward until the streets are dedicated. Mr. Marchi added that the developer is waiting on this in order to proceed. It was questioned if this really needed to be done, and stated this and other items like the surety bond were contingent upon approval. The Mayor thanked Mr. Marchi for his oversight on this.

Motion by Trustee Von Huben, seconded by Trustee Bolen, to adopt **ORDINANCE NO. 2016-38: AN ORDINANCE APPROVING A PLAT OF SUBDIVISION FOR SPRINGFIELD POINTE (PARCELS 2 AND 4 IN STRATFORD COMMONS) – SPRINGFIELD POINTE – UNIT 2** and to waive the reading thereof and second consideration.

AYES: Trustees Von Huben, Bolen, Belmonte, Ackerman, and Bucaro
 NAYS: None
 RECUSED: Trustee Hovde

MOTION DECLARED CARRIED

Added to the Roll: Trustee Hovde returned to the dais at 5:25 p.m.

Village Board and Standing Committee of the Whole Meeting
 October 10, 2016
 Page 4

FACILITIES & INFRASTRUCTURE - Trustee Bucaro

1. Ordinance Authorizing Disposal of Generator and Generator Replacement

Mr. Marchi stated that they were purchasing one (1) replacement generator, but disposing of two (2).

Motion by Trustee Bucaro, seconded by Trustee Bolen, to waive the advertising of competitive bids and approve the purchase of a 2016 Doosan G125WCU-T4i portable generator in the amount of \$48,577.00 from McAllister Equipment Company, 150 East North Avenue, Villa Park, IL 60181 pursuant to the 2015 NJPA Joint Purchase Contract #052015-CEC and to approve **ORDINANCE NO. 2016-39: AN ORDINANCE AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF BLOOMINGDALE BY AN "ON-LINE" AUCTION SERVICE (1995 Sauber 1599-GT Generator (Unit #395) and the 1984 Empire 450DJW-8E Generator),** and to waive the reading thereof and second consideration.

AYES: Trustees Bucaro, Bolen, Von Huben, Hovde, Belmonte, and Ackerman
 NAYS: None

MOTION DECLARED CARRIED

2. Ordinance – Sale or Disposal of Surplus Property - Skidsteer

Motion by Trustee Bucaro, seconded by Trustee Von Huben, to approve **ORDINANCE NO. 2016-40: AN ORDINANCE AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF BLOOMINGDALE BY AN "ON-LINE" AUCTION SERVICE AND THE REPEAL OF ORDINANCE 2016-08, "AN ORDINANCE AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF BLOOMINGDALE BY AN "ON-LINE" AUCTION SERVICE (SKIDSTEER),** and to waive the reading thereof and second consideration.

AYES: Trustees Bucaro, Von Huben, Hovde, Belmonte, Ackerman, and Bolen
 NAYS: None

MOTION DECLARED CARRIED

FINANCE & ADMINISTRATION - Trustee Bolen

1. Warrant #1 for the Month of October, 2016 - \$904,234.22

Motion by Trustee Bolen, seconded by Trustee Ackerman, to approve Warrant #1 for the Month of October, 2016 in the amount of \$904,234.22, as presented.

AYES: Trustees Bolen, Ackerman, Von Huben, Hovde, Belmonte, and Bucaro
 ABSENT: None
 ABSTAIN: None

MOTION DECLARED CARRIED

2. Per Capita Tuition Cost Reimbursement – School District #13

Mr. Scalera noted that this was similar to the agreement with District 108 under the TIF.

Motion by Trustee Bolen, seconded by Trustee Bucaro, to approve the Purchase Approval to Bloomingdale School District #13 in the amount of \$26,286.52 representing the per capita tuition cost payment related to the 2015/16 school year.

Village Board and Standing Committee of the Whole Meeting
October 10, 2016
Page 5

AYES: Trustees Bolen, Bucaro, Von Huben, Hovde, Belmonte, and Ackerman
NAYS: None

MOTION DECLARED CARRIED

OTHER BUSINESS

None

MEETING REMINDERS

Monday, October 17, 2016 – Standing Committee of the Whole Meeting
Monday, October 24, 2016 – Village Board Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera
No report.

2. Assistant Administrator, B. E. Weber
Ms. Weber commented on the Character Counts celebration at 6:30 p.m. in Old Town tomorrow (Tuesday, October 11, 2016). She also noted the paper shredding is this Saturday in the Farmer's Market parking lot from 9:00 a.m. to 1:00 p.m.

3. Village Attorney, M. Castaldo, Jr.
No report.

4. Director of Village Services, M. D. Marchi
No report.

5. Human Resources Director, K. Argo
Ms. Argo was absent.

6. Finance Director, G. L. Szott
No report.

7. Chief of Police, F. Giammarese
No report.

8. Economic & Development Coordinator, S. Gascoigne
No report.

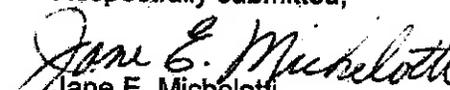
COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

For the record, there was no public present.

Motion by Trustee Hovde, seconded by Trustee Bolen, to adjourn the Village Board Meeting of October 10, 2016 at 5:30 p.m. All Trustees present voted AYE.

MOTION DECLARED CARRIED - MEETING ADJOURNED

Respectfully submitted,


Jane E. Michelotti
Village Clerk

jem

April 24, 2017
Meeting Duly Noticed
According to Statute

MINUTES OF A VILLAGE BOARD AND STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON APRIL 24, 2017 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY

CALL TO ORDER

The meeting was called to order by Village President Coladipietro at 7:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Von Huben, Hovde, Ackerman, Bolen, and Bucaro

ABSENT: None

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

Motion by Trustee Ackerman, seconded by Trustee Bolen, to open the floor to the public. All Trustees present voted AYE.

MOTION DECLARED CARRIED

Ms. Mary Jo Morley, 181 Royal Court, addressed the Board regarding her opposition to the Grandbrier Assisted Living facility. She stated this is a quiet, family oriented neighborhood and this facility will have their kitchen open 24 hours/day, with the noise, smell and trash this would generate. She even noted that there are 30+ senior living places within 10 miles of Bloomingdale. She was also concerned with the traffic light asking if it had been approved. It was pointed out that the traffic signal was part of the requirement, and if it was not approved, the developer could not move forward.

Motion by Trustee Hovde, seconded by Trustee Von Huben, to close the floor to the public. All Trustees present voted AYE.

MOTION DECLARED CARRIED

APPROVAL OF AGENDA

Motion by Trustee Bolen, seconded by Trustee Hovde, to Approve the Agenda of April 24, 2017 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted AYE.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Von Huben, seconded by Trustee Ackerman, to Approve the Minutes of the April 10, 2017 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted AYE.

MOTION DECLARED CARRIED

Motion by Trustee Bolen, seconded by Trustee Belmonte, to Approve the Minutes of the April 17, 2017 Standing Committee of the Whole Meeting. All Trustees present voted AYE.

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
 April 24, 2017
 Page 2

PRESENTATION OF ITEMS FROM CONSENT AGENDA

Removal from the Roll: Trustee Hovde recused himself at 7:06 p.m.

The Village Clerk read aloud the items to be placed on the Consent Agenda.

CONSENT AGENDA

Finance and Administration

1. To approve **ORDINANCE NO. 2017-15: AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND PURCHASE SALE AGREEMENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND HIDE NEAR PROPERTIES, LLC** and to waive the reading thereof and the second consideration.

Facilities Infrastructure

1. To approve a five (5) year contract for Mat Service to Aramark, 3795 N. Wilke Rd., Arlington Heights, IL 60004, in the total amount of \$24,242.40 for five years.

Traffic and Streets

1. To adopt **RESOLUTION NO. 2017-R-11: A RESOLUTION FOR IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE TO ENABLE FUNDING THE WORK FOR SPRINGFIELD DRIVE AND BUTTERFIELD DRIVE LAFO IMPROVEMENTS USING MOTOR FUEL TAX REVENUES.**
2. To award a purchase contract to Currie Motors, 9423 W. Lincoln Highway, Frankfort, IL 60423 in the amount of **\$26,925.00** to replace Vehicle #303 pursuant to bid pricing from the Suburban Purchasing Cooperative. The "aftermarket" equipment purchases, which are estimated to total **\$15,322.00**, will be procured pursuant to applicable provisions of the Village Purchasing Code.
3. To award a purchase contract to Currie Motors, 9423 W. Lincoln Highway, Frankfort, IL 60423 in the amount of **\$26,925.00** to replace Vehicle #491 pursuant to bid pricing from the Suburban Purchasing Cooperative. The "aftermarket" equipment purchases, which are estimated to total **\$13,013.00**, will be procured pursuant to applicable provisions of the Village Purchasing Code.
4. To adopt **RESOLUTION NO. 2017-R-12: A RESOLUTION CERTIFYING THAT LTT ENTERPRISES, LLC HAS FAILED TO COMPLETE AND THE VILLAGE HAS NOT APPROVED CERTAIN SUBDIVISION IMPROVEMENTS REQUIRED BY ORDINANCE NUMBERS 2014-44 AND 2014-46 COMMONLY KNOWN AS SPRINGFIELD PLACE SUBDIVISION AND TO APPROVE THE NECESSARY DOCUMENTS TO ENABLE STAFF TO DRAW THE REMAINING AMOUNT OF THE WEST SUBURBAN BANK LOC NO. 1960 SPRINGFIELD PLACE SUBDIVISION IMPROVEMENTS, IN THE EVENT THAT THE BANK DOES NOT EXTEND THE EXPIRY TO MAY 7, 2019.**

Intergovernmental and Community Relations

1. To adopt **RESOLUTION NO. 2017-R-13: A RESOLUTION AUTHORIZING AN "INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND THE VILLAGE OF BLOOMINGDALE FOR A MULTI-USE PATH ALONG CH 23/GARY AVENUE FROM THE GREAT WESTERN TRAIL TO ARMY TRAIL ROAD SECTION NO. 11-00237-11-BT" AND OTHER NECESSARY DOCUMENTATION TO GRANT TEMPORARY EASEMENT AND DEDICATE RIGHT-OF-WAY, SUBJECT TO REVIEW BY THE VILLAGE ATTORNEY.**
2. To adopt **RESOLUTION NO. 2017-R-14: A RESOLUTION AUTHORIZING THE DEDICATION OF VILLAGE PROPERTY TO THE COUNTY OF DUPAGE FOR PUBLIC RIGHT-OF-WAY AND**

Village Board and Standing Committee of the Whole Meeting
April 24, 2017
Page 3

GRANTING OF A TEMPORARY EASEMENT TO ENABLE CONSTRUCTION OF THE GARY AVENUE MULTI-USE PATH BY THE DUPAGE COUNTY DEPARTMENT OF TRANSPORTATION, SUBJECT TO REVIEW BY THE VILLAGE ATTORNEY.

Planning, Zoning and Environmental

1. To adopt **ORDINANCE NO. 2017-16: AN ORDINANCE GRANTING FINAL SITE PLAN APPROVAL AND AMENDMENT TO ORDINANCE NO. 89-25 AND ORDINANCE NO. 92-58 FOR THE PROPERTY COMMONLY REFERRED TO AS 269 SPRINGFIELD DRIVE, BLOOMINGDALE, ILLINOIS – PETITIONER, BLOOMINGDALE PARK DISTRICT** and to waive the reading thereof and the second consideration.
2. To adopt **ORDINANCE NO. 2017-17: AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO THE VILLAGE OF BLOOMINGDALE ZONING CODE FOR THE PROPERTY COMMONLY REFERRED TO AS 140 EAST LAKE STREET, BLOOMINGDALE, ILLINOIS – PETITIONER, URBAN AIR** and to waive the reading thereof and the second consideration.
3. To adopt **ORDINANCE NO. 2017-18: AN ORDINANCE GRANTING PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL, A SPECIAL USE AND CERTAIN EXCEPTIONS TO THE VILLAGE OF BLOOMINGDALE ZONING CODE AND AN AMENDMENT TO ORDINANCE NUMBER 76-85 FOR THE PROPERTY COMMONLY REFERRED TO AS 166 AND 178 W. LAKE STREET, BLOOMINGDALE, ILLINOIS – PETITIONER, GRANDBRIER** and to waive the reading thereof and the second consideration.

ACTION ON CONSENT AGENDA

The Mayor asked if any items needed to be pulled for discussion. There were none.

Motion by Trustee Bolen, seconded by Trustee Von Huben, to **establish and place items presented on Consent Agenda.**

AYES: Trustees Von Huben, Bolen, Belmonte, Ackerman, and Bucaro
RECUSED: Trustee Hovde

MOTION DECLARED CARRIED

Motion by Trustee Von Huben, seconded by Trustee Bolen, to **approve items on Consent Agenda as presented.**

AYES: Trustees Von Huben, Bolen, Belmonte, Ackerman, and Bucaro
RECUSED: Trustee Hovde

MOTION DECLARED CARRIED

Added to the Roll: Trustee Hovde returned to the dais at 7:14 p.m.

DISCUSSION ITEMS

FACILITIES INFRASTRUCTURE - Trustee Bucaro

1. Discussion of NPDES Phase II ILR40 Stormwater Permit

Mr. Marchi stated that the Village is required to have an annual meeting to allow public input on the stormwater plan. He stated this was placed on the agenda, in e-news, and posted on the website. Mr. Marchi commented that he would like another meeting in September, and each September thereafter to coincide with the Stormwater permit. The Mayor asked if any in the audience wished to address this and no one came forward.

Village Board and Standing Committee of the Whole Meeting
 April 24, 2017
 Page 4

TRAFFIC AND STREETS - Trustee Belmonte

1. FY18 Street Light Maintenance / Utility Locates and Traffic Signal / Pre-Emption System Maintenance Contracts – Request for Multi-Year Contract Extension

Mr. Marchi stated that Meade Electric has maintained a good working relationship with the Village and a 3-year extension is recommended. He noted that the numbers are estimates based on quantities, and time and material per case charge.

Motion by Trustee Belmonte, seconded by Trustee Hovde, to waive the advertising of bids, and:

1. Approve an extension to the Street Light Maintenance / Locates Contract with Meade Electric Company, Inc. of 9550 W. 55th Street, McCook, Illinois 60525, for a three-year period (FY18 – FY20) pursuant to its letter proposal dated March 12, 2017 which adjusts current unit prices; and authorize the following annual expenditures:

	FY18	FY19	FY20
Street Light Maintenance	\$63,996	\$64,956	\$65,931
Locates	\$21,336	\$21,655	\$21,980
Total	\$85,332	\$86,611	\$87,911

2. Approve an extension to the Traffic Signal / Pre-Emption System Maintenance Contract with Meade Electric Company, Inc. of 9550 W. 55th Street, McCook, Illinois 60525, for a three-year period (FY18 – FY20) pursuant to its letter proposal dated March 12, 2017 which adjusts current prices as indicated; and authorize the following annual expenditures, and not-to-exceed annual contract amounts:

	FY18	FY19	FY20
Traffic Signal / Pre-Emption System Maintenance	\$8,861	\$8,995	\$9,130
Maintenance Not Covered By Contract	\$2,193	\$2,226	\$2,260
Total	\$11,054	\$11,221	\$11,390

AYES: Trustees Belmonte, Hovde, Von Huben, Ackerman, Bolen, and Bucaro
 NAYS: None

MOTION DECLARED CARRIED

FINANCE & ADMINISTRATION - Trustee Bolen

1. Fiscal Year 2017/18 (FY18) Budget Adjustments and Approval

Mr. Scalera noted that the budget adjustments were made to include the water and sewer rate increase.

Motion by Trustee Bolen, seconded by Trustee Bucaro, to **Approve the FY18 Budget as presented.**

AYES: Trustees Bolen, Bucaro, Belmonte, Von Huben, Hovde, and Ackerman
 NAYS: None

MOTION DECLARED CARRIED

The Mayor expressed his thanks to staff for all their work since last September for a balanced budget in the General Revenue fund.

Village Board and Standing Committee of the Whole Meeting
 April 24, 2017
 Page 5

2. Warrant #2 for the Month of April, 2017 - \$1,660,472.14

Motion by Trustee Bolen, seconded by Trustee Von Huben, to **Approve Warrant #2 for the Month of April, 2017 in the amount of \$1,660,472.14, as presented.**

AYES: Trustees Bolen, Von Huben, Belmonte, Hovde, Ackerman, and Bucaro
 NAYS: None

MOTION DECLARED CARRIED

OTHER BUSINESS

None

MEETING REMINDERS

Monday, May 8, 2017 - Village Board Meeting
 Monday, May 15, 2017 - Standing Committee of the Whole Meeting
 Monday, May 22, 2017 - Village Board Meeting
 Monday, June 19, 2017 - Standing Committee of the Whole Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera noted that he was working with the Police & Fire Departments and Golf Club on the July 3rd fireworks. He noted that the shoot zone was identified and they were working with property owners for parking.

He stated the Bike Event will be held this Saturday in conjunction with the Park District beginning at 10:00 a.m. at Circle Park.

Lastly, he and the Village Attorney were working with Wolfden Brewery on the purchase agreement. Some items were changed to give them first refusal for the D's Sweets parcel, for market value. He stated this will be brought back to the Board for approval along with some other minor changes. He also noted that the building has been assessed and the owners would like to save and restore the building.

2. Assistant Administrator, B. E. Weber
 Ms. Weber was absent.

3. Village Attorney, M. Castaldo, Jr.
 No report.

4. Director of Village Services, M. D. Marchi
 No report.

5. Human Resources Director, K. Argo
 Ms. Argo was absent.

6. Finance Director, G. L. Szott

Mr. Szott noted that there is a part-time financial clerk position opening due the retirement of an employee who has been here for several years (in the teens). He stated there have been 100 applications so far.

Village Board and Standing Committee of the Whole Meeting
April 24, 2017
Page 6

7. Chief of Police, F. Giammarese
Chief Giammarese was absent.

8. Community & Economic Development Coordinator, S. Gascoigne
No report.

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

Motion by Trustee Bolen, seconded by Trustee Von Huben, to open the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Ms. Carol Gehrich, 127 Villa Way, addressed the Board to ask what was being done with the Indian Lakes Golf Course. She questioned if there would be meetings regarding this and if the property had been sold. The Mayor answered that we do not have any information, but relayed second-hand information; there is a letter of intent signed between the owner and developer, and Indian Lakes had several community meetings. He stated Village will send out information to the community once we have it. Ms. Gehrich was concerned with all the proposed houses, where the water would go, and answered that it was a good question, and it would need to be addressed.

Ms. Siemianowski, 192 Cardinal, addressed the Board, and asked that the Village prohibit Indian Lakes Golf Course from being developed. The Mayor stated that the property owners have the right to petition a development hearing, as part of due process. He stated that nothing has been evaluated at this point.

Motion by Trustee Von Huben, seconded by Trustee Hovde, to close the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

RECESS TO EXECUTIVE SESSION

Motion by Trustee Ackerman, seconded by Trustee Von Huben, to recess to Executive Session for the purpose of Personnel - 5 ILCS 120/2(c)(1) at 7:37 p.m.

AYES: Trustees Ackerman, Von Huben, Belmonte, Hovde, Bolen, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

RECONVENE MEETING

The Mayor reconvened the Village Board meeting of April 24, 2017 at 7:44 p.m.

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Von Huben, Hovde, Ackerman, Bolen, and Bucaro

QUORUM PRESENT

RECESS TO EXECUTIVE SESSION

Motion by Trustee Hovde, seconded by Trustee Ackerman, to recess to Executive Session for the purpose of Pending Litigation - 5 ILCS 120/2(c)(11) at 7:45 p.m.

AYES: Trustees Hovde, Ackerman, Von Huben, Belmonte, Bolen, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
April 24, 2017
Page 7

RECONVENE MEETING

The Mayor reconvened the Village Board meeting of April 24, 2017 at 7:47 p.m.

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Von Huben, Hovde, Ackerman, Bolen, and Bucaro

QUORUM PRESENT

ADJOURNMENT

Motion by Trustee Bolen, seconded by Trustee Hovde, to adjourn the meeting of April 24, 2017 at 7:47 p.m. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

jem

THE VILLAGE OF BLOOMINGDALE
DUPAGE COUNTY, ILLINOIS

ORDINANCE
NUMBER 2017 - 18

**AN ORDINANCE GRANTING
PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL,
A SPECIAL USE AND CERTAIN EXCEPTIONS
TO THE VILLAGE OF BLOOMINGDALE ZONING CODE AND
AN AMENDMENT TO ORDINANCE NUMBER 76-85
FOR THE PROPERTY COMMONLY REFERRED TO AS
166 AND 178 W. LAKE STREET, BLOOMINGDALE, ILLINOIS
PETITIONER, GRANDBRIER OF BLOOMINGDALE**

Franco A. Coladipietro, Mayor

Jane E. Michelotti, Village Clerk

Vince Ackerman
William Belmonte
Bill Bolen
Frank Bucaro
Michael D. Hovde
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 24th day of April, 2017

ORDINANCE 2017- 18**AN ORDINANCE GRANTING
PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL,
A SPECIAL USE AND CERTAIN EXCEPTIONS
TO THE VILLAGE OF BLOOMINGDALE ZONING CODE AND
AN AMENDMENT TO ORDINANCE NUMBER 76-85
FOR THE PROPERTY COMMONLY REFERRED TO AS
166 AND 178 W. LAKE STREET, BLOOMINGDALE, ILLINOIS
PETITIONER, GRANDBRIER OF BLOOMINGDALE**

WHEREAS, the Village of Bloomingdale, DuPage County, Illinois (hereinafter referred to as the "Village") is a home rule unit of local government under Article VII, Section 6 of the 1970 Illinois Constitution and, except as limited by such Section, it may exercise any power and perform any function pertaining to its government and affairs;

WHEREAS, the Village is authorized by the Illinois Municipal Code, *65 ILCS 5/11-13-5*, to vary its zoning regulations where there are practical difficulties or particular hardship in observing those regulations for the use, construction or alteration of buildings or structures or the use of land;

WHEREAS, Petitioner has requested a special use and certain exceptions to the Village of Bloomingdale Zoning Code and an amendment to Ordinance Number 76-85 for the property commonly referred to as 166 and 178 W. Lake Street, Bloomingdale, Illinois (hereinafter referred to as the "Subject Property");

WHEREAS, the Petitioner pursuant to the Village of Bloomingdale Zoning Code is required to obtain a Special Use to operate a geriatric facility, which the Village interprets as a similar use to an assisted living or memory care facility as fully described in the Planning Commission's Findings of Fact, which is attached hereto and made a part hereof as "Exhibit A";

WHEREAS, the Petitioner is proposing to consolidate the lots making up the Subject Property into a 4.12 acre site to construct a three-story, approximately 95,000 square foot assisted living and memory care facility, containing 102 units. ;

WHEREAS, the Village Planning and Zoning Commission (hereinafter referred to as the "Commission") conducted a public hearing identified as PC Case No. 2017-103 to consider the Petitioners' request and to hear testimony on the proposal, and as a result of said hearing the Commission has issued a recommendation approving the Petitioner's request as it pertains to this matter, all pursuant to proper notice and in compliance with the laws of the State of Illinois and Ordinances of the Village;

WHEREAS, the Commission found the request to be reasonable in that the requested zoning relief is appropriate under the standards adopted by the Village's Zoning Regulations applicable to the Petitioner's Application;

WHEREAS, the Commission made positive findings of fact dated February 21, 2017 in support of said Application;

WHEREAS, the Commission recommended approval of the Petitioners' request by the Board of Trustees of the Village; and

WHEREAS, the Board of Trustees hereby finds that the granting of the requested approvals will have no detrimental impact on the health, safety or welfare of the public in general and further finds that the Petitioners have demonstrated practical difficulties or particular hardships in the application of the Zoning Regulations of the Village Code.

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 its home rule powers as follows:

Section One - Recitals

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

Section Two - Adoption of Findings and Recommendations

The Board of Trustees hereby adopts the Findings and Recommendations of the Commission as if fully set forth herein, as Exhibit "A", which is attached hereto and made a part hereof.

Section Three - Description of Property

The property subject to the requested relief is fully described in Exhibit A, which is attached hereto and made a part hereof.

**Section Four – Preliminary Subdivision and Site Plan Approval,
Granting of Special Use and Certain Exceptions**

The corporate authorities of the Village of Bloomingdale hereby grant subdivision and preliminary site plan approval and the special use and certain exceptions to the Village of Bloomingdale Zoning Code as requested by the Petitioner and fully described in Exhibit A which adopted herein by reference.

**Section Five – Subdivision and Preliminary Site Plan Approval,
Grant of Special Use and Certain Exceptions**

Approvals contained herein are subject to Petitioner's submittal of final plans and approval of said plans by the Planning and Zoning Commission and Village Board of Trustees.

Section Six – Conditions to Approval of Special Use and Certain Exceptions

Approval of the Application granted by this Ordinance is further subject to the following conditions and the Petitioner's compliance therewith:

- a. The approval of the exceptions to the Village Zoning Code are conditioned on the Petitioners' construction of the structure in accordance with the plans, specifications and testimony presented to the Planning Commission,
- b. The approval of the exceptions to the Village Zoning Code are subject to all applicable permit, license, codes and ordinances of the Village of Bloomingdale,
- c. Ordinance 76-85 shall remain in full force and effect as specifically amended hereby to repeal the special use allowing for outside storage,
- d. The Petitioner shall comply with the all of the recommendations of the Engineering Division in their memorandum dated February 2, 2017,
- e. The Petitioner shall comply with the recommendations of the Fire Protection District,
- f. The applicant shall work with the neighbors prior to final submittals, to verify the final location of the 8'-0", solid privacy fence along the south property line to maximize privacy for the neighbors,
- g. Prior to final approvals, the applicant shall secure an agreement establishing access between the subject property and Alden to the east,
- h. Any existing landscaping or hardscaping currently existing on the Villa's property, shall remain intact,
- i. Prior to final submittals, the applicant will meet with the neighbor's and landscape architect onsite, to strategically determine placement of landscaping to create the most visual protection for the residential units, _____

- j. Prior to final submittals, the applicant will meet with the neighbor's and arborist onsite, to determine which existing plant material will be removed and which will remain,
- k. All fencing and landscaping being proposed, will be installed and maintained by the applicant,
- l. Prior to final approvals, the applicant will have a resolution regarding the use of a trash compactor, versus that of a trash enclosure, which shall be identified on their final plans, and
- m. The applicant shall comply with the recommendation of KLOA, Inc., in regards to the installation of the four-way traffic signal.

Section Seven - Compliance and Conformity with Plans and Specifications

The relief and approvals granted pursuant to Section Four of this Ordinance shall be further contingent upon the substantial conformance with the plans, specifications and documents, which were submitted to the Commission and to the Board of Trustees, and which, are incorporated into and made a part of this Ordinance by reference, and shall govern except where they are inconsistent with the specific terms of this Ordinance. The Approved Plans are attached hereto and made a part hereof as Exhibit C.

Section Eight - Amendment to Ordinance 76-85

Ordinance 76-85 is hereby amended to repeal the required use of "outdoor storage" and to allow for a geriatric facility.

Section Nine - Conditions to Zoning Relief and Conflict Clause

The Subject Property is subject to all terms and conditions of applicable ordinances and regulations of the Village, including, without limitation, zoning ordinances, building codes,

subdivision regulations and regulations concerning the construction and design of antennas and satellite stations; provided, however, the specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent that there may be any conflict. The grant of this special use is limited to the specific business operation described herein.

Section Ten - Penalty

Any person violating the terms and conditions of this Ordinance shall, following prior notice thereof by the Village to such offending person and such opportunity to correct such violation(s) as the Village may determine appropriate, be subject to a penalty not exceeding \$1,000.00, with each and every day that such violation of this Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other actions they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees of the Village.

Section Eleven - Effective Date

This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law; provided, however, this Ordinance shall not take effect until the Consent (a copy of which is attached hereto and made a part hereof as Exhibit B) is executed by the Petitioner and by the owner, thereby memorializing its agreement to be bound by the terms and conditions contained within this Ordinance. Such execution shall take place within forty-five (45) days after the passage and approval of this Ordinance or within such extension of time as may be granted by the Board of Trustees by motion prior to the expiration of said forty-five

day (45) period. If the Consent is not executed within forty-five (45) days after passage and approval of this Ordinance or within an extension of time granted during said forty-five (45) day period, this Ordinance shall be void and of no force or effect, and the request for relief identified herein shall be deemed abandoned.

Section Twelve - Recording

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

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DECIDED pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Vince Ackerman	X			X
William Belmonte	X			X
Bill Bolen	X			X
Frank Bucaro	X			X
Michael D. Hovde - RECUSED			RECUSED	
Judi Von Huben	X			X
Franco A. Coladipietro (only if necessary)				X
TOTAL	5	0	1	6

PASSED AND APPROVED by the Village of Bloomingdale Board of Trustees on the
24th day of April, 2017.



Franco A. Coladipietro, Village President

ATTEST:



Jane E. Michelotti, Village Clerk

Exhibit A
Findings of Fact



Village of Bloomingdale
Planning and Zoning Commission
 201 S. Bloomingdale Road
 Bloomingdale, IL 60108
 Tel: 630-671-5894
 Fax: 630-893-1696

MEMORANDUM

To: President Coladipetro & Board of Trustees

From: Len Jaster, Vice Chairman
 Bloomingdale Planning and Zoning Commission

Date: February 21, 2017

Subject: Planning and Zoning Commission's Findings of Fact and Recommendations
 Grandbrier of Bloomingdale ("Petitioner")
 Amendment to Ordinance No. 76-85, Preliminary Subdivision and Site Plan Approval,
 Special Uses for a Planned Development and a Geriatric Facility, with Exceptions, and
 Revisions to the Old Town Boundaries
 166-178 W. Lake Street
 PC Case No. 2017-103

I. PROJECT SUMMARY AND REQUESTED RELIEF

The Petitioner is proposing to consolidate 166 and 178 W. Lake Street into a site with 4.12 acres and construct the Grandbrier Assisted Living of Bloomingdale facility. As the Village Code does not have a specific use identified as "assisted living" or "memory care" it has interpreted the use to be similar and compatible to a geriatric facility, which requires a special use permit approval in the B-1, and by extension, B-2 and B-3 Districts.

The facility is a three-story, 95,000 square foot structure, containing 102 units. Of the 102 units proposed, 80 will be Assisted Living and 22 will be for Memory Care. The breakdown of the units includes 32 studios, 62 one-bedroom and 8 two-bedroom units. The memory care facility is arranged in a loop that forms a central landscaped courtyard, allowing secure access to the outdoors for residents. There will be a parking area for visitors and temporary service personnel on the north side of the site. Staff parking is located at the southeast portion of the site. There will be 65 parking spaces, including three (3) accessible spaces.

1. Amendment of Ordinance No. 76-85 which rezoned the property and granted a special use approval for outside storage;
2. A special use to allow the Project that is similar and compatible to a nursing home or geriatric center;
3. Approval of preliminary site plan;
4. Amendment of the boundaries of the Old Town Preservation District to exclude the property commonly identified as 166 West Lake Street from the District;
5. A preliminary plat of consolidation;
6. A special use to allow a planned development;

7. Exceptions to the Village Code ("Code") to allow:
- (a) A pavement setback of 3'-10" from Lake Street, in lieu of the 30 feet required;
 - (b) A front building setback of 28'-10", in lieu of the 75 feet required;
 - (c) Exposed downspouts;
 - (d) A reduction in the required front perimeter yard to 16'-11", in lieu of the 30 feet required;
 - (e) a structure height of 39'-2" in lieu of the 35 feet allowed.

II. PLANNING AND ZONING COMMISSION DELIBERATION AND FINDINGS:

Please refer to the revised staff report dated February 9, 2017 for a full discussion of the issues addressed at the public hearing. The Planning and Zoning Commission ("Commission") also considered the Engineering and Fire Protection District reports and the exhibits and testimony of the Petitioner. Following is a summary of issues reviewed by the Commission and their findings for each:

- A. Site Plan – The Commission acknowledged the merit of the project and was complimentary of the applicant for their receptiveness to recommended changes from both the residents and the Commission. The Commission and the residents had no objections to the requested exceptions for the setbacks, due to the fact that the requests were a direct result of shifting the building to the north, to increase the buffer between the proposed facility and the residential units to the south of the subject property. While the applicant did agree to install an 8'-0" fence and increase the landscaping along the south property line, the Commission felt it was necessary that the prior to submittals for final approvals, the petitioner meet with the residents onsite, to determine the appropriate location of the fence, as well as the size, quantities and locations of the proposed landscaping. This was required to confirm that all of these items were strategically placed and planted to maximize privacy to the neighbors and create the most visual protection from the proposed uses. In addition, the Commission required that during these discussions, and prior to final submittals, the petitioner work with the residents onsite, to determine which existing plant material should be removed and which should remain in place.
- B. Traffic – The petitioner has agreed to install a four-way, full-access, signalized intersection at the east portion of the property, directly across from Rosedale Avenue, as part of the project. As a result of the intersection and pursuant to Ordinance 2005-03, which approved the Alden development, the two property owners shall be required to construct a full, shared access between the two properties to access the signalized intersection that will be constructed and installed by the applicant. The Commission agreed that prior to any submittals for final approvals the applicant shall be required to secure an agreement with Alden, which should outline the details for the installation of the shared access. Both the installation of the shared access and the completed signalized intersection should be completed prior to the issuance of any Certificate of Occupancies for the subject property.
- Additionally, the western most curb cut is a one-way drive, which is restricted to exit only. This exit and drive aisle are to be utilized by service vehicles only, and as such signs that identify "No Entrance – Service Vehicles Only", or a similar type sign, should be installed at the eastern entrance point of this drive aisle.
- C. Architecture – The Commission found that the proposed building style and materials, were generally appropriate given that they were consistent with the facilities surroundings and other assisted living/memory care units in the area. The facility would contain prairie style elements,

especially fenestration, a hip roof, hardie-plank siding with contrasting trim board, cedar shake accents, cast stone elements, and gable end accents and would have a prominent covered entry. The Commission also saw no issue with the request to allow an exception for the exposed downspouts being proposed.

- D. Parking and Parking Lot Access – The Petitioner provided parking calculations and has confirmed that the new site will contain 65 parking spaces, which includes 3 handicap spaces. The Commission expressed no concerns with this, based on the petitioner's testimony.
- E. Mechanical Equipment: Roof Mounted, Building Mounted, and Ground Mounted, Including Transformers – The applicant is proposing to install all mechanical equipment in the recessed portions of the hip roof at several locations. The units would be difficult to view from the street. Additionally the elevations identify HVAC equipment on the top of the one-story component of the structure. While the drawings contain discrepancies regarding the height of the equipment and the height of the screening, the petitioner did confirm during the public hearing that all screening will be tall enough to screen the tallest piece of mechanical equipment, as required by code.
- F. Landscaping and Tree Preservation – The Commission agreed that the petitioner should work with the residents, to settle on a style and location for an 8'-0" solid fence along the southern property line, as well as increasing the proposed landscaping along the same lot line. All additional landscaping, as well as the fence, regardless of location, shall be paid for, installed by and maintained by, the applicant. Additionally, the petitioner acknowledged that hardscape and landscaping existed on the subject property, that was put in place to beautify the backyards of certain residents within the Villas. As a result the petitioner confirmed that while the features may be on the subject property, they would be willing to leave any existing hardscape or landscaping, that had been installed by the residents. The petitioner agreed to provide a tree preservation plan at final approvals, and agreed to meet any requirements as a result of their findings.
- G. Signage – The applicant is proposing a free-standing monument identification sign off of Lake Street. The sign would include a cultured stone base and side supports and cast stone sills. The proposed sign would meet the height, size and setback requirements of the code.
- H. Trash enclosure – A masonry trash enclosure is identified at the rear, or south portion of the property, just outside the commercial kitchen. While a standard trash enclosure was proposed, the Commission suggested considering the use of a trash compactor to reduce the frequency of pick-ups, as well as minimizing the opportunity for trash to end up all over the subject property or the properties of the adjacent residences. The applicant confirmed that they would look into this and have a decision as part of their final submittals.

III. RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION – No. 2017-103:

Moved by Commissioner King, seconded by Commissioner Flood to recommend in favor of the following zoning permission or relief in connection with a Petition to construct an approximately 95,000 square foot assisted living and memory care facility on the 4.166-acre site, with a surface parking lot for 65 vehicles, on the properties commonly known as 166-178 W. Lake Street. ("Subject Property"):

1. Amendment of Ordinance No. 78-85 which rezoned the property and granted a special use approval for outside storage;

**Planning and Zoning Commission Finding of Fact and Recommendation, PC Case No. 2017-103
Grandbrier of Bloomington – 166-179 W. Lake Street**

4

2. A special use to allow the Project that is similar and compatible to a nursing home or geriatric center;
3. Approval of preliminary site plan;
4. A preliminary plat of consolidation;
5. Amendment of the boundaries of the Old Town Preservation District to exclude the property commonly identified as 166 West Lake Street from the District;
6. A special use to allow a planned development;
7. Exceptions to the Village Code ("Code") to allow:
 - a. A pavement setback of 3'-10" from Lake Street, in lieu of the 30 feet required;
 - b. A front building setback of 28'-10", in lieu of the 75 feet required;
 - c. Exposed downspouts;
 - d. A reduction in the required front perimeter yard to 16'-11", in lieu of the 30 feet required;
 - e. a structure height of 39'-2" in lieu of the 35 feet allowed;

The Petitioner shall agree to the following requirements or provide the following additional information in compliance with the Planning and Zoning Commission recommendation:

1. Ordinance 76-55 shall remain in full force and effect as specifically amended hereby to repeal the special use allowing for outside storage;
2. The Petitioner shall comply with the all of the recommendations of the Engineering Division in their memorandum dated February 2, 2017;
3. The Petitioner shall comply with the recommendations of the Fire Protection District;
4. The applicant shall work with the neighbors prior to final submittals, to verify the final location of the 8'-0", solid privacy fence along the south property line to maximize privacy for the neighbors.
5. Prior to final approvals, the applicant shall secure an agreement establishing access between the subject property and Aiden to the east.
6. Any existing landscaping or hardscaping currently existing on the Villa's property, shall remain intact.
7. Prior to final submittals, the applicant will meet with the neighbor's and landscape architect onsite, to strategically determine placement of landscaping to create the most visual protection for the residential units.
8. Prior to final submittals, the applicant will meet with the neighbor's and arborist onsite, to determine which existing plant material will be removed and which will remain.
9. All fencing and landscaping being proposed, will be installed and maintained by the applicant.
10. Prior to final approvals, the applicant will have a resolution regarding the use of a trash compactor, versus that of a trash enclosure, which shall be identified on their final plans.
11. The applicant shall comply with the recommendation of KLOA, Inc., in regards to the installation of the four-way traffic signal.

The Roll Call Vote for #2017-103:

The Roll Call Vote:

Ayes: Commissioners King, Flood, Shannon, Coleman and Vice Chairman Jaster
Nays: None
Absent: Commissioner Smith and Chairman Brice

Other Considerations: None
Minority Report: None

Planning and Zoning Commission Finding of Fact and Recommendation, PC Cases No. 2017-103
Grandbrier of Bloomingdale – 166-178 W. Lake Street

Respectfully submitted,

Leonard Jaster
Vice Chairman
Planning and Zoning Commission
February 21, 2017

IV. Procedural Requirements:

Date of Hearing: February 21, 2017

**Date Petition Filed
with Village Clerk:** January 20, 2017

Supporting Data: See staff report

Other Data Required By Planning and Zoning Commission:

Yes Statement of compliance and evidence demonstrating that the proposed amendment will conform to the standards established for zoning amendments.

Affidavits:

Y Publication
Y Disclosure

Y Compliance
Y Posting

Notice:

Y Notice sent to the persons to whom the current real estate tax bills are sent, if any, as shown on the record of the local real estate tax assessor for all lots lying within 250 feet of the property lines of the lot for which amendment is sought (Copy of list attached).

Y Publication of a notice of the time, place and purpose of the public hearing on the proposed amendment by the Village Clerk in a newspaper of general circulation within the Village of Bloomingdale not more than 30 days nor less than 15 days in advance of such hearing (Copy of notice attached). Date of Publication: February 3, 2017

Y Posting by the applicant, for a period of not less than 10 days prior to the public hearing, of the notice as furnished by the Village Clerk.

The notice shall be posted on the property for which the amendment is sought as follows:

**Planning and Zoning Commission Finding of Fact and Recommendation, PG Case No. 2017-103
Grandbrier of Bloomingdale - 166-178 W. Lake Street**

6

Unimproved Lot: Not more than 15 feet from the front lot line and not less than four feet above and not more than six feet above the ground and placed in a manner so as not be obscured from the street.

Improved Lot: On the front entrance door of the improvement thereon, or placed in a similar manner as for an unimproved lot.

Written Protest:

- No Written protest received which is signed and acknowledged by the owners of 20% of the frontage proposed to be altered.
- No Written protest received which is signed and acknowledged by the owners of 20% of the frontage directly opposite the frontage proposed to be altered.
- No Written protest received which is signed and acknowledged by the owners of 20% of the frontage immediately adjoining or across the alley from the frontage proposed to be altered.
- No Copy of the written protest served by the protestor(s) on the applicant for the proposed amendment.
- No Copy of the written protest served by the protestor(s) on the attorney for the applicant for the proposed amendment.

Public Testimony at the Hearing - Yes

Mary Jo Morely appreciated the effort of the petitioner, but stated concerns with the residents ability to pay and the marketability of the units. She also expressed concerns with the increased traffic on Lake as well as many of the operational practices intended for the facility, including 24-hour meal service, parking issues with employees and staffing levels. Following her testimony, the petitioner responded and the concerns and provided sample costs of other similar developments in the area and the cost was very similar. They also responded to the concerns regarding the 24-hour kitchen as well as how the parking and employee shift changes would occur. The Commission was satisfied with the response provided by the petitioner.

Robert Crumbley indicated that he felt much better with the current plan. He indicated that he was encouraged by the petitioner's willingness to work with the residents and their responsiveness. While he still had some concerns regarding grading and buffering, he was confident that based on the Petitioner's responsiveness to date, they could reach a common ground.

Dale Fester stated that the petitioner has been very cooperative and was happy with the progress. He questioned the plans for fencing the proposed detention area. The petitioner summarized their plans for fencing the area, but indicated that this was the first that they had received any comments regarding this and as such, they were open to discussing with the residents if they had other wishes or concerns.

Mickey Butitta, owned property across the street in Roselle and was concerned about how the four-way intersection and any property improvement would impact the waterflow from the north side

*Planning and Zoning Commission Finding of Fact and Recommendation, PC Case No. 2017-103
Grandbrier of Bloomingtondale - 166-176 W. Lake Street*

7

of Lake, to the south side. More specifically, how it would impact the wetland on the north side of the property. The Assistant Village Engineer summarized the stormwater/drainage improvements that had taken place as a result of the Lake Street widening and indicated that engineering would be closely reviewed as part of the permit process, but regardless the improvements should have no effect on the concerns Ms. Buttitia had.

Hearing/Meeting:

Yes Public Hearing/meeting on the proposed amendment. Date(s) of hearing/meeting or continuation thereof: February 21, 2017.
Date Hearing/Meeting Closed for this portion of the amendments: February 21, 2017.

V. Findings of Fact and Recommendations – Statutory Requirements

Yes A concurring vote of a majority of Planning and Zoning Commission members present (with a minimum of four concurring votes) recommending granting or denying an application for the proposed amendment was had at the meeting held on the following date:
February 21, 2017

Yes Report to the Village Board containing the number of Planning and Zoning Commission members present and the names of those voting for or against the motion.

Yes Written findings of fact and recommendations submitted to the Village President and Board of Trustees by the Planning and Zoning Commission within 45 days after the close of the hearing on the proposed amendment.

Attachment "A" - List of Petitioner's Exhibits and Submittals for #2017-103:

No.	Item	Prepared By	Date
1	Project Narrative	WJW Architects	1/19/2017
2	Rendering	WJW Architects	1/19/2017
3	Material Sample	WJW Architects	N/A
4	Preliminary Roadway Geometrics (2 sheets)	KLOA	12/07/2016
5	Preliminary SWM Report	Eriksson Engineering Associates	1/19/2017
6	Landscape Material Photos	Lafin Design Group	N/A
7	Lighting Specifications	Architectural Area Lighting	N/A
8	Plat of Survey	R.A. Allen and Associates, Ltd.	1/6/2015
9	Proposed Site Plan w/ Aerial View (A1.0)	WJW Architects	1/19/2017
10	Site Plan (A1.1)	WJW Architects	1/19/2017
11	Trash Enclosure/Fence/Signage Detail (A1.2)		
12	First Floor Plan (A1.3)	WJW Architects	1/19/2017
13	Typical Floor Plans (A1.4)	WJW Architects	1/19/2017
14	Mechanical Screening Plan (A1.5)	WJW Architects	1/19/2017
15	North/West Elevations (A1.6)	WJW Architects	1/19/2017
16	South/East Elevations (A1.7)	WJW Architects	1/19/2017

**Planning and Zoning Commission Finding of Fact and Recommendation, PC Case No. 2017-103
Grandbrier of Bloomingdale – 166-178 W. Lake Street**

8

17	Site Section (A1.6)	W.J.W Architects	1/19/2017
18	Preliminary Geometry Plan (C-101)	Eriksson Engineering Associates	1/19/2017
19	Preliminary Grading Plan (C-102)	Eriksson Engineering Associates	1/19/2017
20	Preliminary Utility Plan (C-103)	Eriksson Engineering Associates	1/19/2017
21	Auto Turn Exhibit – Fire Truck (EX-1)	Eriksson Engineering Associates	1/19/2017
22	Auto Turn Exhibit – WB-50 Truck (EX-2)	Eriksson Engineering Associates	1/19/2017
23	Landscape Plan	Laffin Design Group	1/19/2017
24	Site Lighting Plan	Larson Engineering, Inc.	1/19/2017

Attachments "B"

1. Staff Report from Community and Economic Development Coordinator dated February 9, 2017.
2. Letter from Bloomingdale Fire Protection District dated January 27, 2017.
3. Staff report from the Assistant Village Engineer dated February 2, 2017.

Exhibit B

Consent

The undersigned, Larry Pusateri, as the Petitioner for and on behalf of Greenbrier Senior Living, LLC., Jeffery Warnimont and Marilyn J. Warnimont, owners of the Subject Property at 178 W. Lake Street and R and D Olson Limited Partnership, owner of the Subject Property at 166 W. Lake Street, described in the foregoing Ordinance 2017- 18 ("Ordinance"), having read a copy of the Ordinance, do hereby accept, concur, and agree to develop, use and maintain the Subject Property in accordance with the terms and conditions stated in the Ordinance, to the extent that the Owner has use and control over the Subject Property as of the date of the approval of the Ordinance. Subject to the provisions of Section 6 of this Ordinance, this consent shall be binding upon all parties in interest and all successors and assigns to the Subject Property.

DATED this 24th day of May, 2017.

Larry Pusateri – Greenbrier Senior Living, LLC.

By: [Signature]

Its: _____

SUBSCRIBED AND SWORN to before me this 24th day of May, 2017.

[Signature]

Notary Public

(SEAL)

Jeffery Warnimont

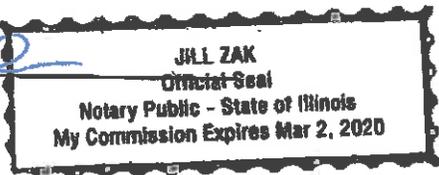
By: [Signature]
Its: _____



SUBSCRIBED AND SWORN to before me this 25th day of May, 2017.

[Signature]
Notary Public

(SEAL)

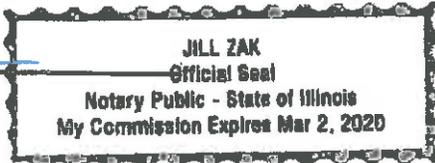


Marilyn J. Warnimont

By: Jeff Warnimont POA
Its: _____

SUBSCRIBED AND SWORN to before me
this 25th day of May, 2017.

Jill Zak
Notary Public
(SEAL)



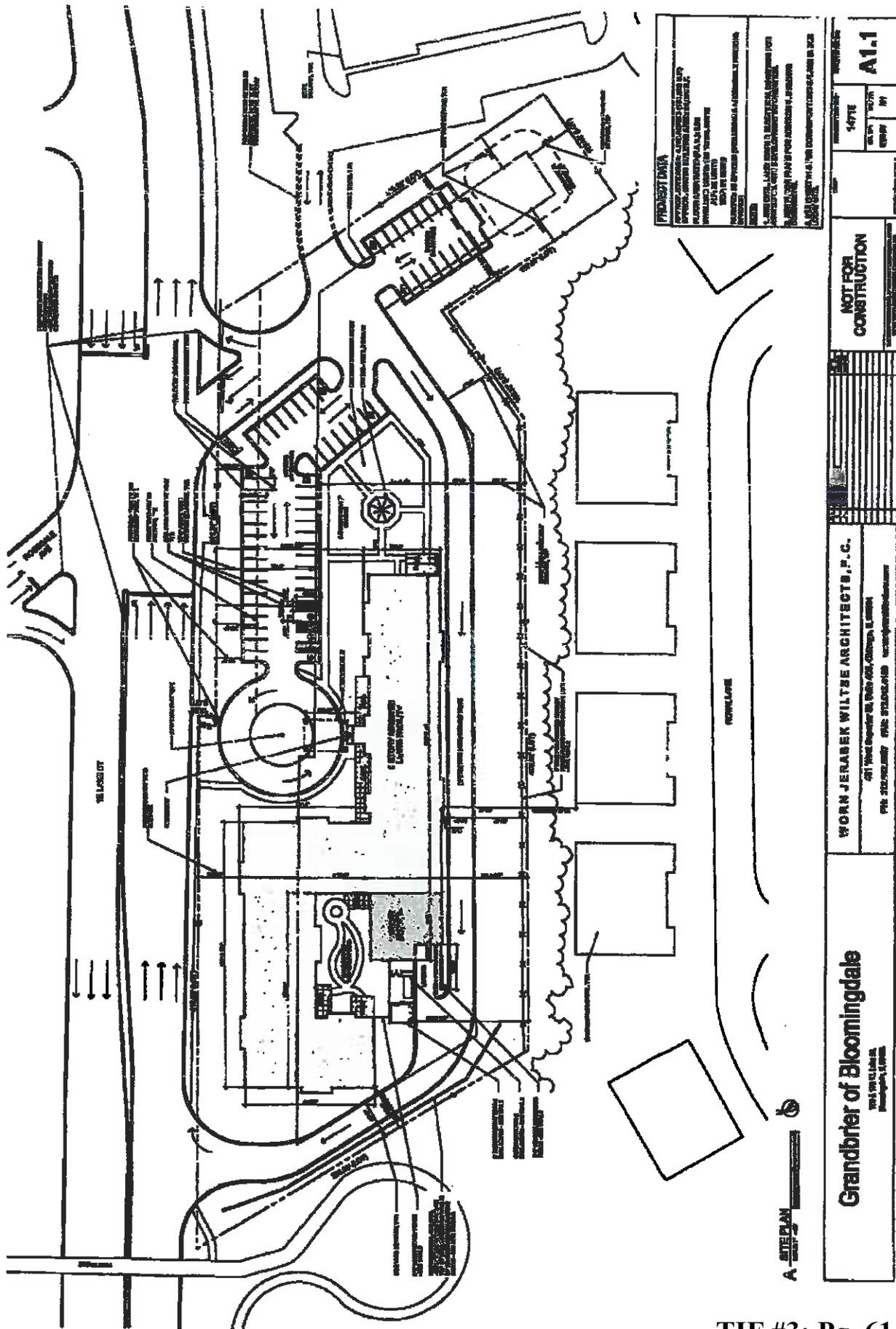
R and D Olson Limited Partnership
By: [Signature]
Its: _____

SUBSCRIBED AND SWORN to before me
this 25th day of May, 2017.

Jill Zak
Notary Public
(SEAL)



Exhibit C
Approved Plans



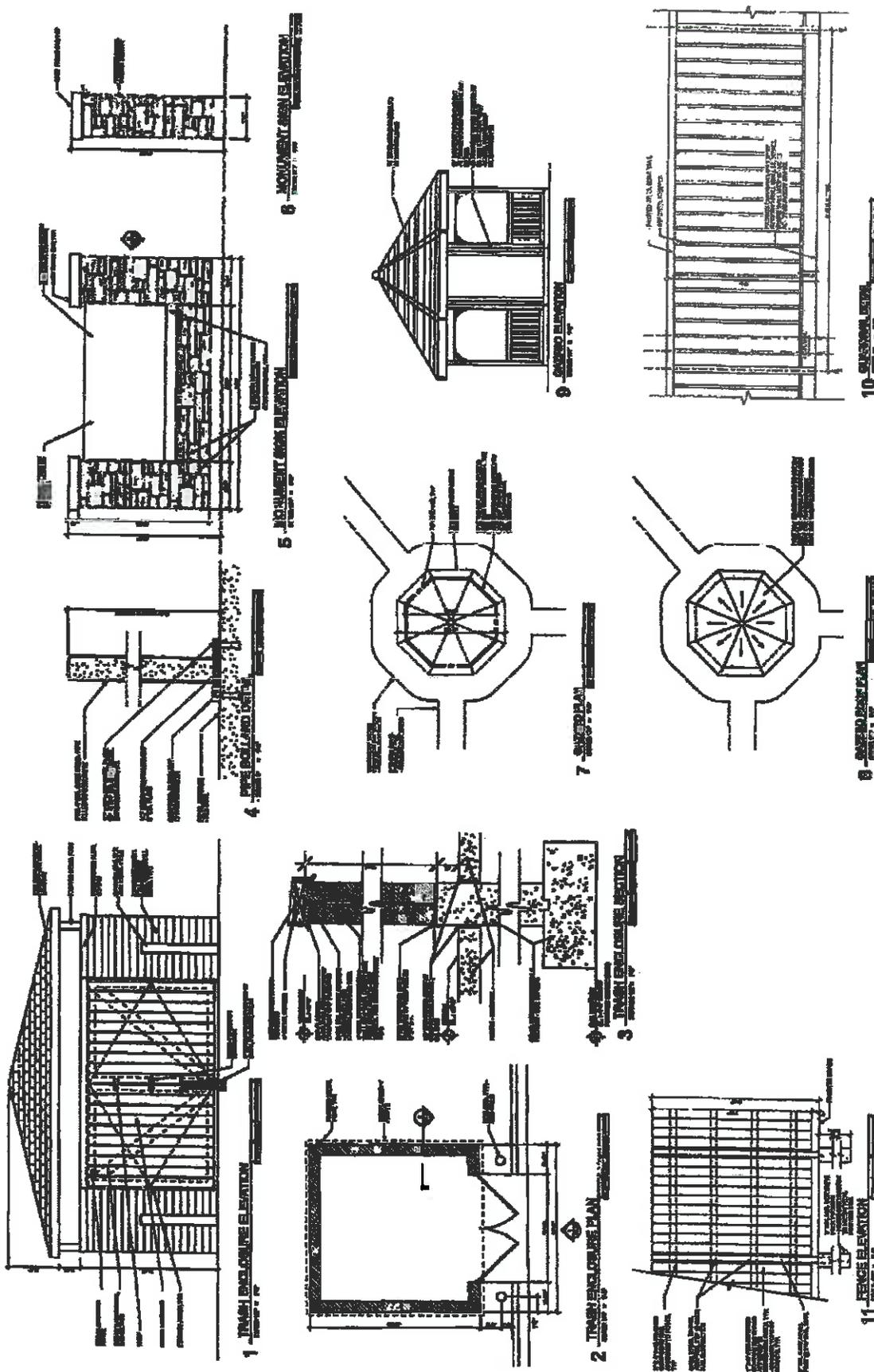
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 SHEET NO. A1.1
 DATE 05/11/05
 DRAWN BY [Name]
 CHECKED BY [Name]
 APPROVED BY [Name]

NOT FOR CONSTRUCTION

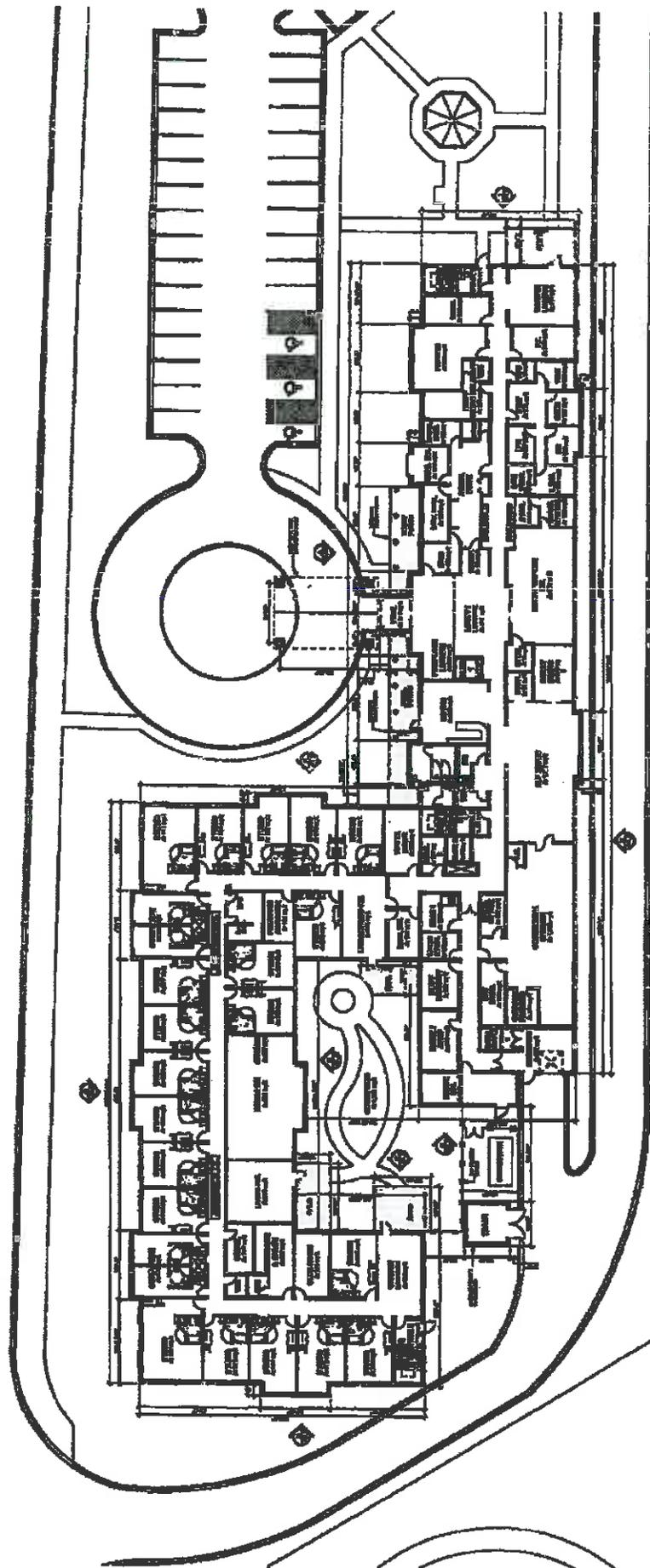
WORN JERABEK WILTSE ARCHITECTS, P.C.
 401 West Superior St. Suite 400, Chicago, IL 60610
 PH: 312.467.1100 FAX: 312.467.1101

Grandbrier of Bloomingdale
 100 West Lake Street
 Bloomington, IL 61701

A. STEEDMAN



Grandbler of Bloomingdale <small>1918 WESTLAKE BLOOMINGDALE, ILLINOIS</small>	WORP JERABEK WILTSE ARCHITECTS, P.C. <small>451 Middleburg, Oakville, Ohio 44130 PH: 216.283.1200 FAX: 216.283.1201</small>		NOT FOR CONSTRUCTION	A1.2
	<small>DATE</small>	<small>REVISION</small>		

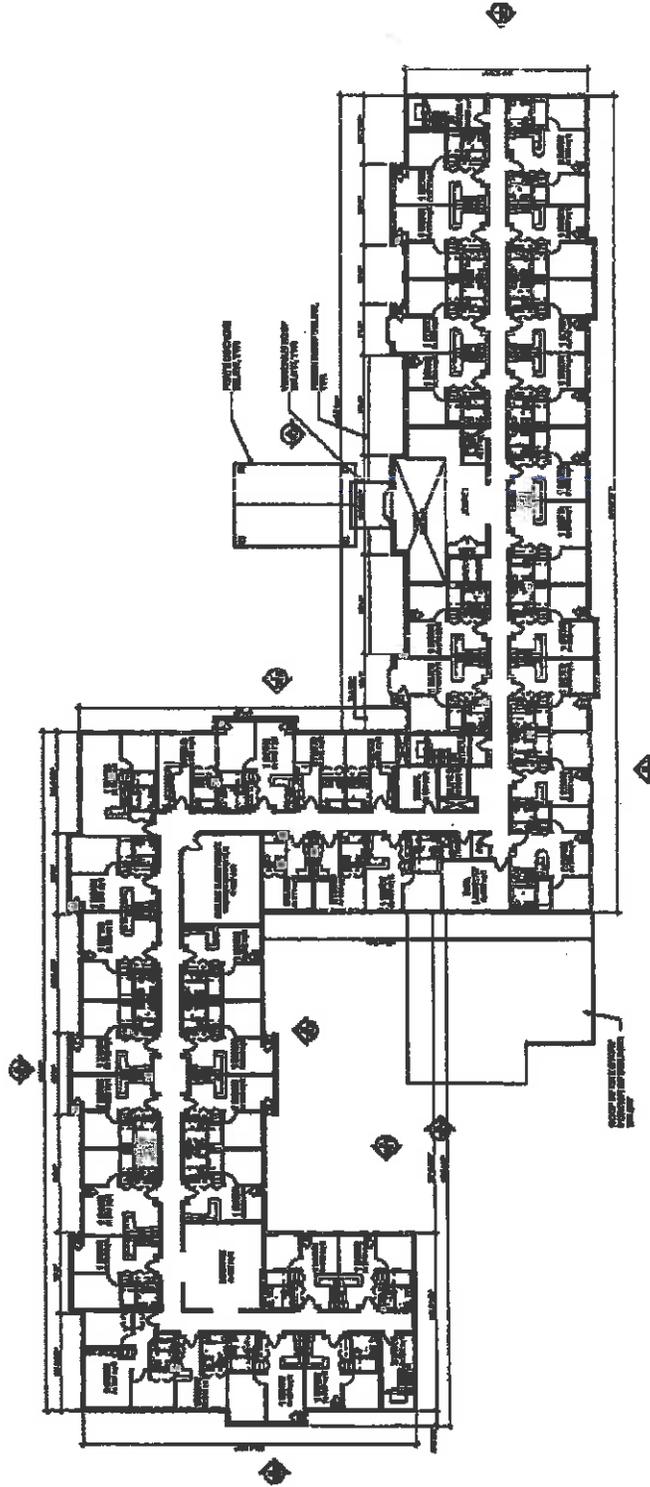


AREA TO BE CONSIDERED	
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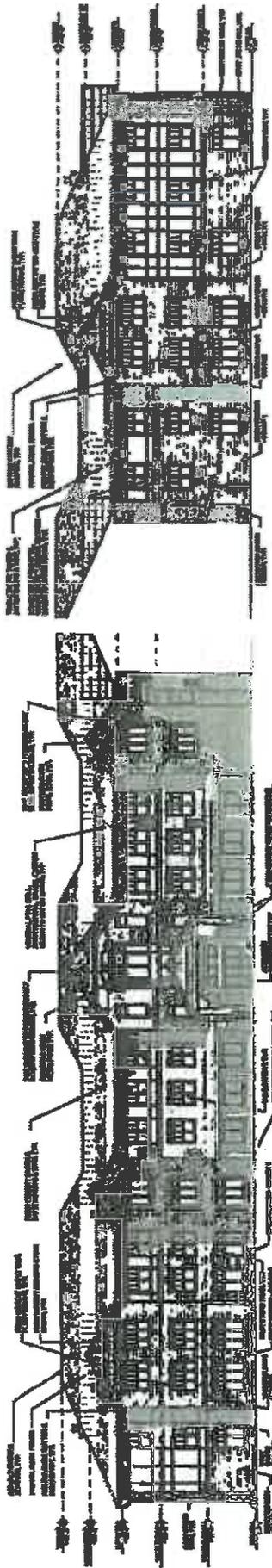
A - 1ST FLOOR PLAN

<p>Grandbrier of Bloomingdale WILSONVILLE, INDIANA, ILLINOIS</p>	<p>WORK JURANEK WITJSE ARCHITECTS, P.C. 401 West Superior St., Suite 400, Chicago, IL 60601 PH: 312.467.0000 FAX: 312.467.0001</p>	<p>NOT FOR CONSTRUCTION</p>	<p>DATE: 10/13/10</p>	<p>SCALE: 1/8" = 1'-0"</p>
			<p>PROJECT NO: A1-3</p>	<p>DATE: 10/13/10</p>



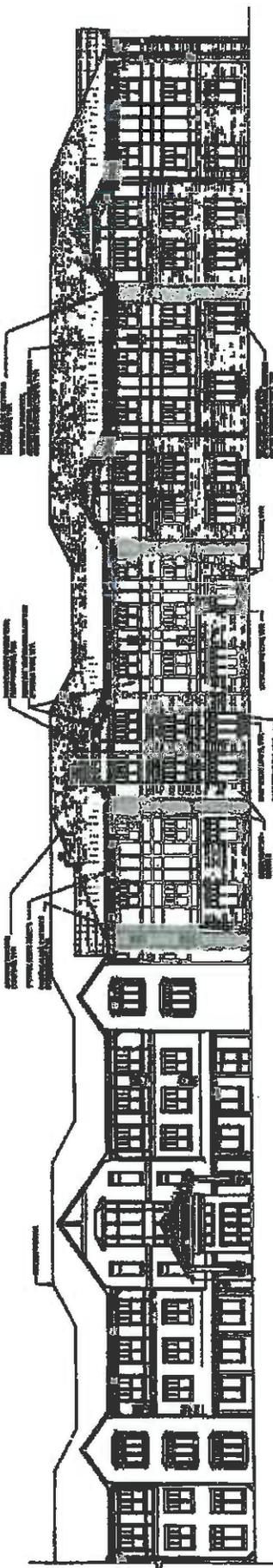
A. FIRST FLOOR PLAN (ROOMS 2-2)

Grandbyer of Bloomingdale <small>200 WEST LEXINGTON BLOOMINGDALE, IL 60110</small>	WORN JERABEK WILTS ARCHITECTS, P.C. <small>407 WEST WASHINGTON ST. SUITE 400 CHICAGO, IL 60601 PH: 312.467.0007 FAX: 312.467.0008 www.wornjerk.com</small>		NOT FOR CONSTRUCTION	A1.4					
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A NORTH ELEVATION - MAIN ENTRANCE

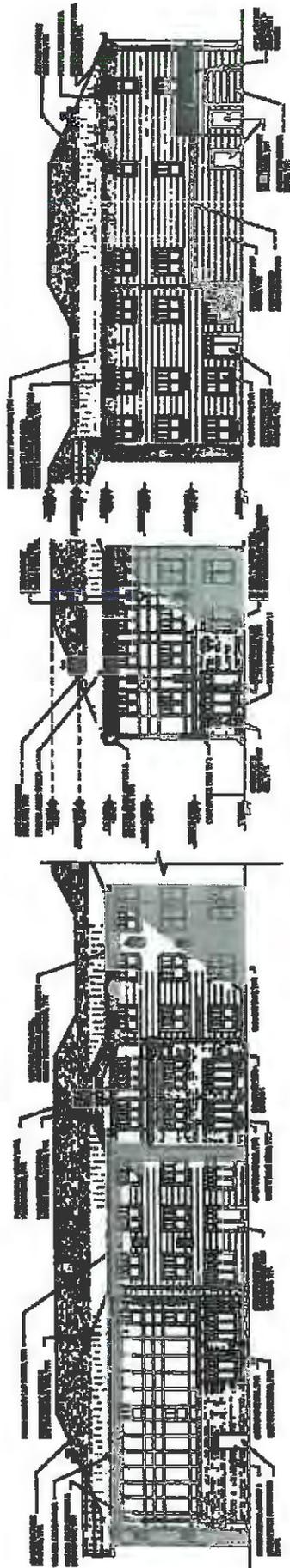
B EAST ELEVATION - ALF AND INF



C NORTH ELEVATION - ALF AND INF

D WEST ELEVATION - ALF AND INF

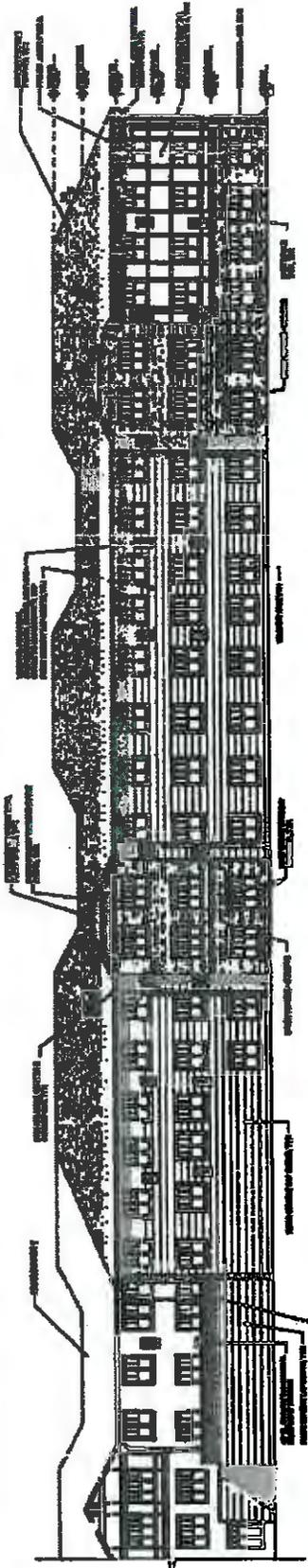
<p>Grandbrier of Bloomingdale 1000 WEST 100th ST BLOOMINGDALE, IL 61810</p>	<p>WORN JERABEK WILTZ ARCHITECTS, P.C. 400 East Superior St., Suite 400, Chicago, IL 60611 TEL: 312.467.1000 FAX: 312.467.1001 www.wornjerk.com</p>		<p>NOT FOR CONSTRUCTION</p>	<p>DATE: 10/15/14</p>	<p>PROJECT: 14714</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>NO. OF SHEETS: 16</p>	<p>A 1 of 6</p>
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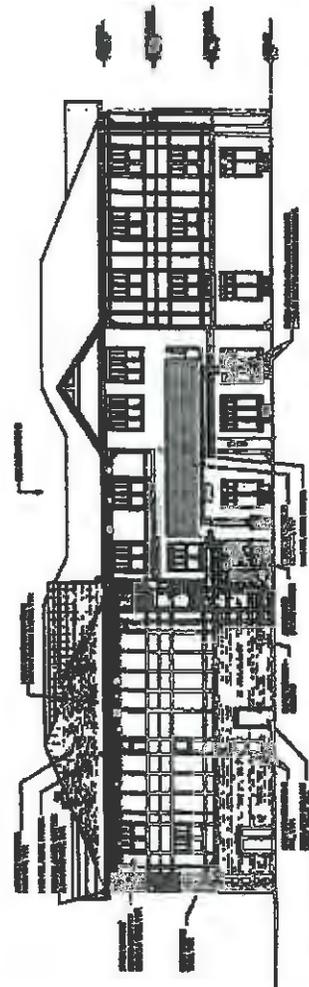
E - SOUTH ELEVATION - ALP AND MCF COLLECTIVE

F - EAST ELEVATION - ALP AND MCF COLLECTIVE

G - WEST ELEVATION - ALP AND MCF COLLECTIVE



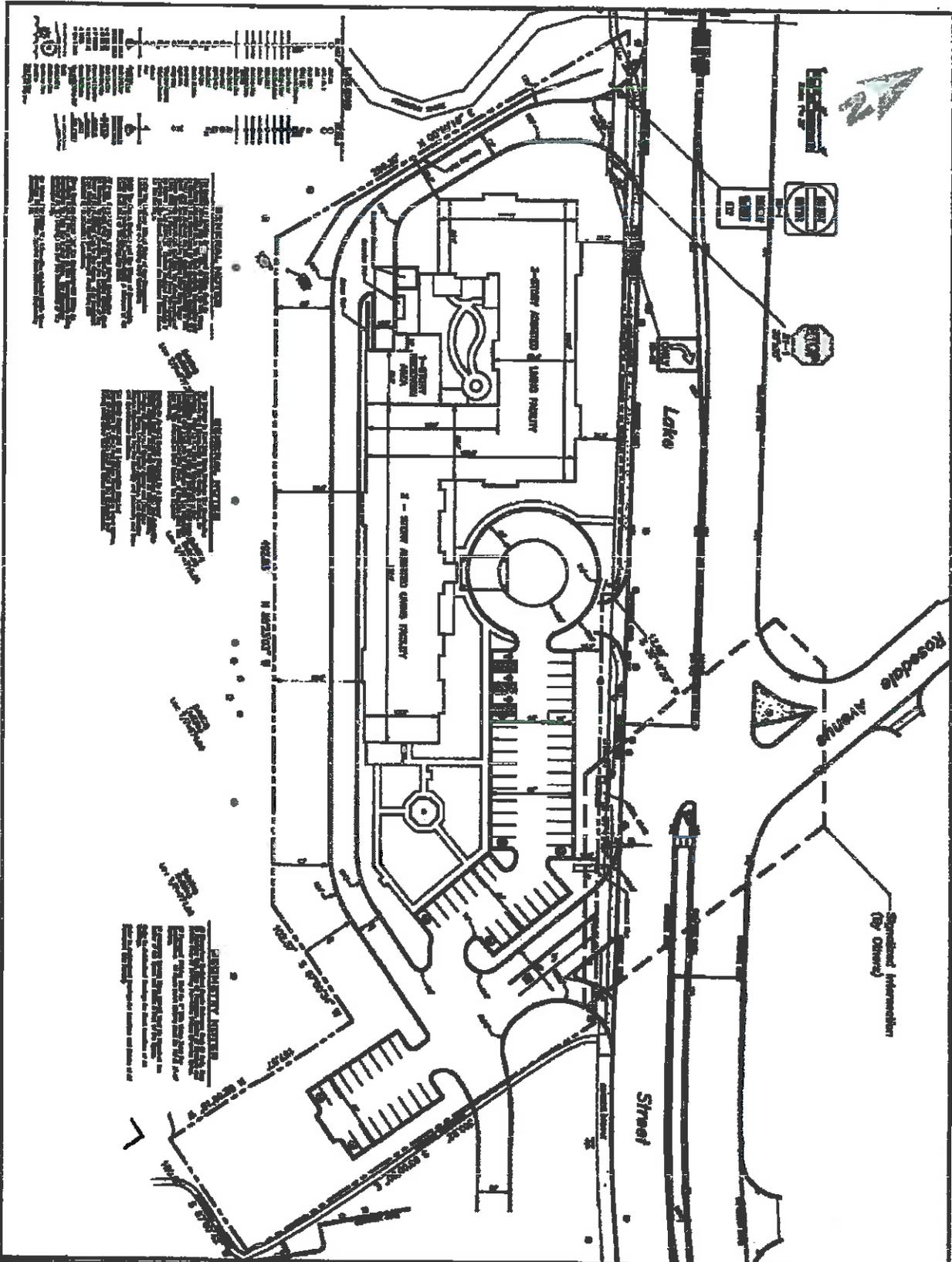
H - NORTH ELEVATION - ALP



I - EAST ELEVATION - ALP

<p>Grandbrier of Bloomingdale <small>100 West Loop Suite 1000 Houston, TX 77027</small></p>	<p>WORN JERABEK WILTBE ARCHITECTS, P.C. <small>47 Westheimer Rd., Suite 100, Houston, TX 77027 P.O. BOX 1000000 FOR DELIVERY INFORMATION</small></p>		<p>NOT FOR CONSTRUCTION</p>	<p>PROJECT NO.</p>
	<p>DATE: 10/17/13</p>			<p>A1.7</p>

10-1 - 2/10/09 - 10:00 AM - 10:00 AM - 10:00 AM



RELIABILITY GEOMETRY PLAN

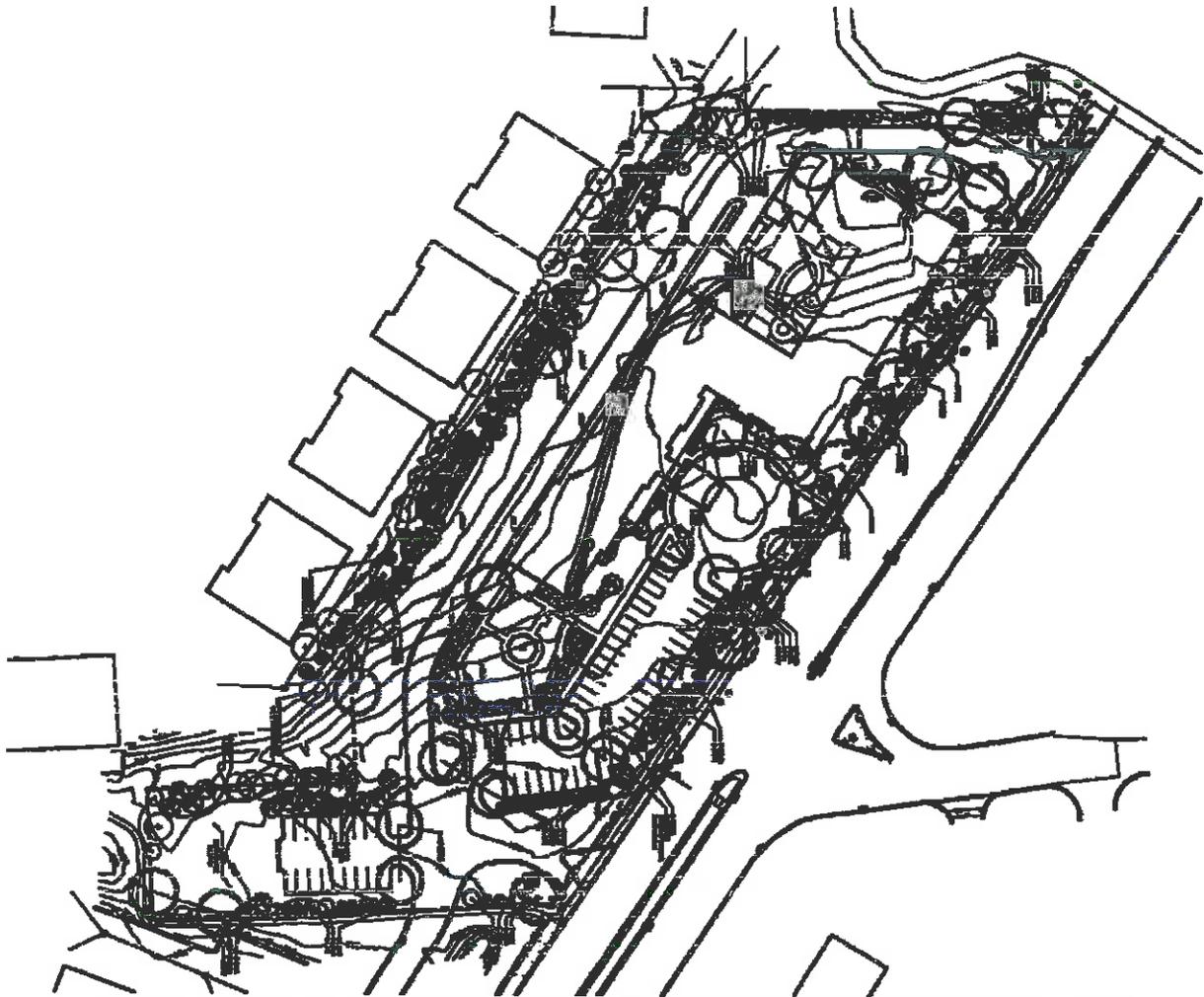
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10	REVISION			

GRANDBRIER
ASSISTED LIVING OF BLOOMINGDALE
 LAKE STREET / ROSEDALE AVENUE
 BLOOMINGDALE, IL

ERICSON ENGINEERING ARCHITECTURAL LANDSCAPE ARCHITECTURE

1000 N. LAKE STREET
 BLOOMINGDALE, IL 60010
 TEL: 815.233.1100
 FAX: 815.233.1101
 WWW.ERICSONENGINEERING.COM

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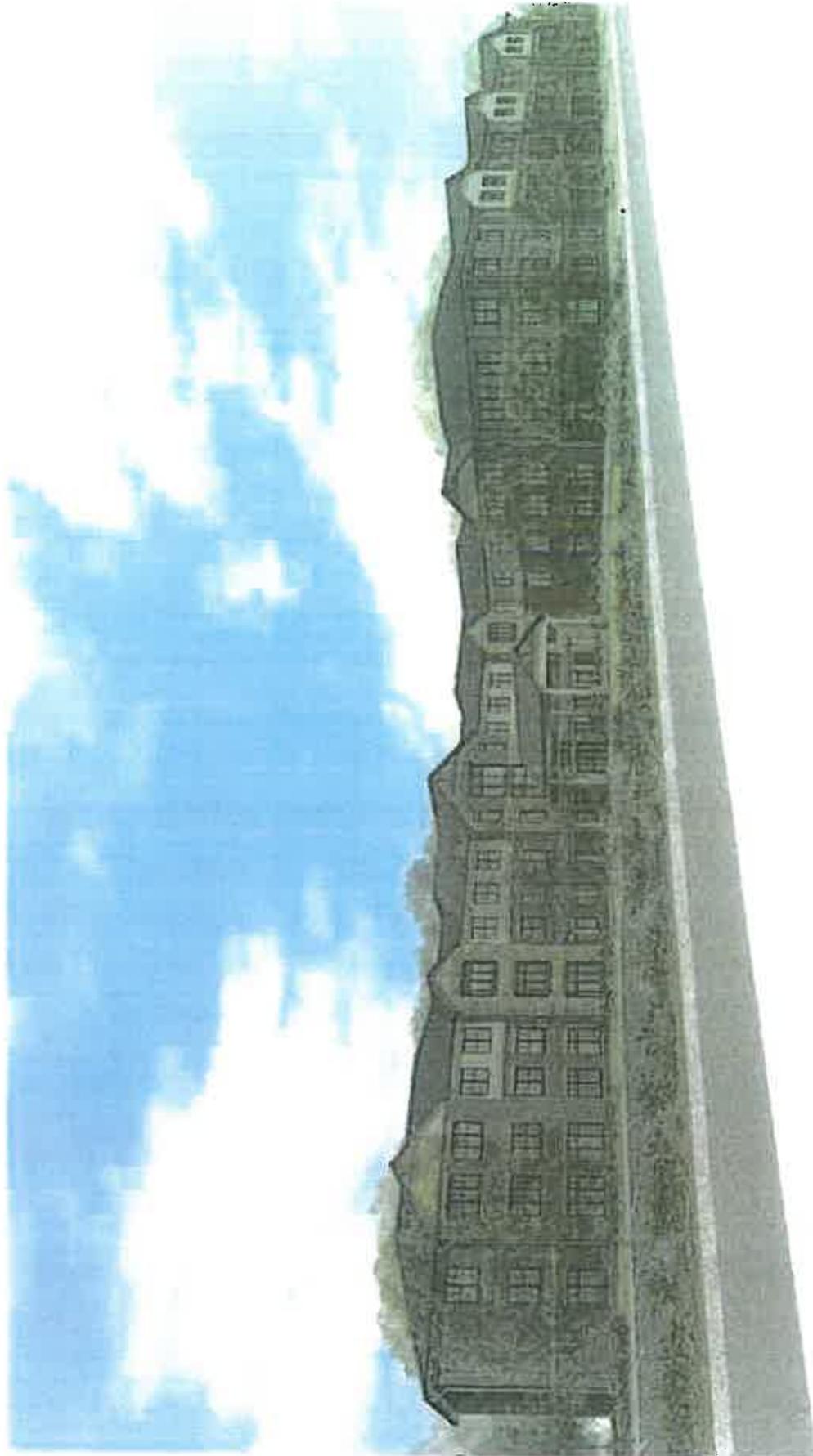
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LANDSCAPE NOTES

1. All plants to be installed in accordance with the Plant List.
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	Greater Birmingham Area Council of Governments Planning Department 1000 17th Street, N.W. Birmingham, AL 35203 Phone: (205) 325-1000 Fax: (205) 325-1001 Email: info@gbacog.org
	L1.0

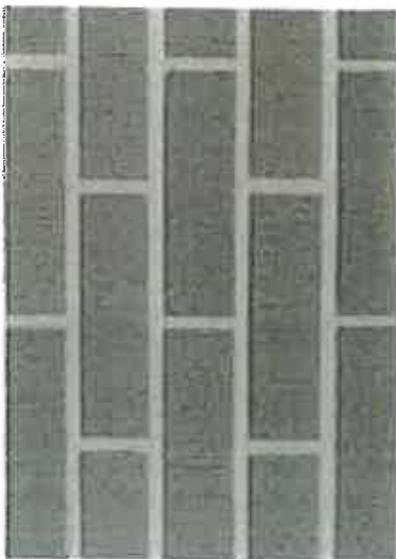


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 WORN JEROMEK WILSON SCHULTZ, P.C.
 401 West Superior St., Suite 402
 Chicago, IL 60604

Grandor of Bloomingdale

100 S. 170 W. | 4th Fl.
 Bloomingdale, IL 60110
 671/617

WORN-JET P&A CONSULTING
 Residential Architectural Division of Bloomingdale, IL
 200 W. Lake St., Suite 400
 Chicago, IL 60601



1 BRICK COLOR #1



2 BRICK COLOR #2



3 STONE



4 FIBER CEMENT SIDING COLOR #1



5 FIBER CEMENT SIDING COLOR #2



6 FIBER CEMENT GABLE TRIM COLOR

Grandtner of Bloomington

COMMERCIAL CONSTRUCTION
DIVISION
200 W. Lake St., Suite 400
Chicago, IL 60601

100 & 170 St. Lake St.
Bloomington, IL 61710
618/887-1177

01877 18206-0000S WILSON ARCHITECTS, INC.
WORN TRIMMERS WILSON ARCHITECTS, P.C.
401 West Superior St., Suite 400
Chicago, IL 60604

91350030

BLOOMINGDALE TIF DISTRICT #3

Township: BLOOMINGDALE

Westgate

2015 Current Valuation: 6,332,140
 Initial Valuation: 1,029,570
 Revised Frozen Valuation: 999,760
 Difference: 5,332,380

Residential: 440,270
 Farm: -
 Commercial: 559,490
 Industrial: -
 Total Real Estate: 999,760
 Railroad: -
 Total: 999,760

TIF CODE VALUE	DISTRICT	RATE EXTENDED	TAXES EXTENDED	CODE	VALUE	RATE
	DU PAGE COUNTY	.1971	10,510.12	2228	5,332,380	8.6967
	FOREST PRESERVE	.1622	8,649.12			
	DU PAGE WATER COMMISSION	-	-			
	DU PAGE AIRPORT AUTHORITY	.0188	1,002.49			
	BLOOMINGDALE TOWNSHIP	.0911	4,857.80			
	BLOOMINGDALE TWP ROAD	.1180	6,292.21			
	VLG BLOOMINGDALE	.3049	16,258.43			
	BLOOMINGDALE LIBRARY	.3731	19,895.10			
	BLOOMINGDALE PARK	.4225	22,529.31			
	BLOOMINGDALE FIRE	.7475	39,859.54			
	GRADE SCHOOL DIST #13	3.3593	179,130.64			
	HIGH SCHOOL DIST #108	2.6236	139,900.32			
	JUNIOR COLLEGE #502	.2786	14,856.01			
	TOTAL		463,741.09			

Village of Bloomingdale
Westgate TIF District
Roseedale Estates Redevelopment Project
Tax Increment Financing Note - Series 2003B

1/29/2004 Date of Issue
\$1,470,000.00 Original Principal Amount
6.75% Interest Rate
360/30 Day Basis

\$1,156,740.55 Current Principal Balance

Estimated Payment Date	Amount* Available In Debt Svc Fund	Interest Calculation		Deferred Accrued Interest	Payment Allocation		Principal	Total Payment	Principal Balance After Payment
		From	To		Deferred Accrued Interest	Current Interest			
[1] 6/30/2005	\$ 9,153.91	01/29/04	06/30/05	\$ -	\$ 9,153.91	\$ 131,690.47	\$ -	\$ 9,153.91	\$1,470,000.00
[2] 12/31/2005	\$ 8,348.22	06/30/05	12/31/05	\$ 131,690.47	\$ 8,348.22	\$ 49,612.50	\$ -	\$ 8,348.22	\$1,470,000.00
[3] 6/30/2006	\$ 93,151.58	12/31/05	06/30/06	\$ 172,954.75	\$ 93,151.58	\$ 49,612.50	\$ -	\$ 93,151.58	\$1,470,000.00
[4] 12/31/2006	\$ 39,289.99	06/30/06	12/31/06	\$ 129,415.67	\$ 39,289.99	\$ 49,612.50	\$ -	\$ 39,289.99	\$1,470,000.00
[5] 6/30/2007	\$ 68,864.00	12/31/06	06/30/07	\$ 139,738.18	\$ 68,864.00	\$ 49,612.50	\$ -	\$ 68,864.00	\$1,470,000.00
[6] 12/31/2007	\$ 64,966.82	06/30/07	12/31/07	\$ 120,486.68	\$ 64,966.82	\$ 49,612.50	\$ -	\$ 64,966.82	\$1,470,000.00
[7] 6/30/2008	\$ 50,933.11	12/31/07	06/30/08	\$ 105,132.36	\$ 50,933.11	\$ 49,612.50	\$ -	\$ 50,933.11	\$1,470,000.00
[8] 12/31/2008	\$ 66,154.70	06/30/08	12/31/08	\$ 87,269.55	\$ 66,154.70	\$ 49,612.50	\$ -	\$ 66,154.70	\$1,470,000.00
[9] 6/30/2009	\$ 74,977.79	12/31/08	06/30/09	\$ 87,269.55	\$ 74,977.79	\$ 49,612.50	\$ -	\$ 74,977.79	\$1,470,000.00
[10] 12/31/2009	\$ 57,172.33	06/30/09	12/31/09	\$ 61,904.26	\$ 57,172.33	\$ 49,612.50	\$ -	\$ 57,172.33	\$1,470,000.00
[11] 6/30/2010	\$ 64,691.15	12/31/09	06/30/10	\$ 54,344.43	\$ 64,691.15	\$ 39,265.78	\$ -	\$ 64,691.15	\$1,470,000.00
[12] 12/31/2010	\$ 65,964.82	06/30/10	12/31/10	\$ 39,265.78	\$ 65,964.82	\$ 22,913.46	\$ -	\$ 65,964.82	\$1,470,000.00
[13] 6/30/2011	\$ 75,305.87	12/31/10	06/30/11	\$ 22,913.46	\$ 75,305.87	\$ -	\$ -	\$ 75,305.87	\$1,463,220.10
[14] 12/31/2011	\$ 76,934.80	06/30/11	12/31/11	\$ -	\$ 76,934.80	\$ -	\$ -	\$ 76,934.80	\$1,435,668.98
[15] 6/30/2012	\$ 66,698.79	12/31/11	06/30/12	\$ -	\$ 66,698.79	\$ -	\$ -	\$ 66,698.79	\$1,417,424.02
[16] 12/31/2012	\$ 75,065.24	06/30/12	12/31/12	\$ -	\$ 75,065.24	\$ -	\$ -	\$ 75,065.24	\$1,390,196.83
[17] 6/30/2013	\$ 74,658.89	12/31/12	06/30/13	\$ -	\$ 74,658.89	\$ -	\$ -	\$ 74,658.89	\$1,362,457.09
[18] 12/31/2013	\$ 69,842.25	06/30/13	12/31/13	\$ -	\$ 69,842.25	\$ -	\$ -	\$ 69,842.25	\$1,338,597.77
[19] 6/30/2014	\$ 77,276.13	12/31/13	06/30/14	\$ -	\$ 77,276.13	\$ -	\$ -	\$ 77,276.13	\$1,275,401.66
[20] 12/31/2014	\$ 75,192.01	06/30/14	12/31/14	\$ -	\$ 75,192.01	\$ -	\$ -	\$ 75,192.01	\$1,205,401.66
[21] 6/30/2015	\$ 77,083.16	12/31/14	06/30/15	\$ -	\$ 77,083.16	\$ -	\$ -	\$ 77,083.16	\$1,221,363.31
[22] 12/31/2015	\$ 51,252.88	06/30/15	12/31/15	\$ -	\$ 51,252.88	\$ -	\$ -	\$ 51,252.88	\$1,232,006.44
[23] 6/30/2016	\$ 98,977.43	12/31/15	06/30/16	\$ -	\$ 98,977.43	\$ -	\$ -	\$ 98,977.43	\$1,174,609.22
[234] 12/31/2016	\$ 57,511.73	06/30/16	12/31/16	\$ -	\$ 57,511.73	\$ -	\$ -	\$ 57,511.73	\$1,156,740.55
12/31/2017		06/30/17	12/31/17	\$ -		\$ -	\$ -		\$1,156,740.55
6/30/2018		12/31/17	06/30/18	\$ -		\$ -	\$ -		\$1,156,740.55
12/31/2018		06/30/18	12/31/18	\$ -		\$ -	\$ -		\$1,156,740.55
6/30/2019		12/31/18	06/30/19	\$ -		\$ -	\$ -		\$1,156,740.55
12/31/2019		06/30/19	12/31/19	\$ -		\$ -	\$ -		\$1,156,740.55
6/30/2020		12/31/19	06/30/20	\$ -		\$ -	\$ -		\$1,156,740.55
12/31/2020		06/30/20	12/31/20	\$ -		\$ -	\$ -		\$1,156,740.55
6/30/2021		12/31/20	06/30/21	\$ -		\$ -	\$ -		\$1,156,740.55
12/31/2021		06/30/21	12/31/21	\$ -		\$ -	\$ -		\$1,156,740.55
6/30/2022		12/31/21	06/30/22	\$ -		\$ -	\$ -		\$1,156,740.55
12/31/2022		06/30/22	12/31/22	\$ -		\$ -	\$ -		\$1,156,740.55
6/30/2023		12/31/22	06/30/23	\$ -		\$ -	\$ -		\$1,156,740.55
12/31/2023		06/30/23	12/31/23	\$ -		\$ -	\$ -		\$1,156,740.55
6/30/2024		12/31/23	06/30/24	\$ -		\$ -	\$ -		\$1,156,740.55
12/31/2024		06/30/24	12/31/24	\$ -		\$ -	\$ -		\$1,156,740.55
6/30/2025		12/31/24	06/30/25	\$ -		\$ -	\$ -		\$1,156,740.55
12/31/2025		06/30/25	12/31/25	\$ -		\$ -	\$ -		\$1,156,740.55
TOTALS	\$ 1,543,467.60			\$ 1,230,208.13	\$ 640,382.21	\$ 1,230,208.13	\$ 589,825.92	\$ 313,259.45	\$ 1,543,467.60

* - Amount attributable to Rosealeda Estates

Village of Bloomingdale
Westgate TIF District
Rosedale Estates Redevelopment Project
Tax Increment Financing Note - Series 2006

10/18/2006 Date of Issue
\$1,400,712.00 Original Principal Amount
6.75% Interest Rate
360/30 Day Basis

\$988,503.77 Current Principal Balance

Estimated Payment Date	Amount Available in Debt Svc Fund	Interest Calculation		Deferred Accrued Interest	Accumulated Deferred Accrued Interest	Payment Allocation		Principal	Total Payment Amount	Principal Balance After Payment
		From	To			Current Interest	Deferred Current Interest			

[1]	12/31/2006	\$ 37,438.06	10/18/06	12/31/06	73	\$ 19,172.25	\$ 46,657.56	(0.00)	\$ 46,657.56	\$ 46,657.56	\$ 18,265.81	\$ 37,438.06	\$1,382,446.19
[2]	6/30/2007	\$ 64,762.44	12/31/06	06/30/07	180	\$ 46,657.56	\$ 46,046.52	\$ -	\$ 46,046.52	\$ 46,046.52	\$ 14,277.99	\$ 60,324.51	\$1,350,063.31
[3]	12/31/2007	\$ 60,324.51	06/30/07	12/31/07	180	\$ 45,564.64	\$ 45,564.64	(0.00)	\$ 45,564.64	\$ 45,564.64	\$ 1,212.85	\$ 48,777.49	\$1,348,850.46
[4]	6/30/2008	\$ 48,777.49	12/31/07	06/30/08	180	\$ 45,523.70	\$ 45,523.70	(0.00)	\$ 45,523.70	\$ 45,523.70	\$ 15,178.88	\$ 60,702.58	\$1,333,671.58
[5]	12/31/2008	\$ 60,702.58	06/30/08	12/31/08	180	\$ 45,011.42	\$ 45,011.42	(0.00)	\$ 45,011.42	\$ 45,011.42	\$ 23,012.90	\$ 68,024.31	\$1,310,658.68
[6]	6/30/2009	\$ 68,024.31	12/31/08	06/30/09	180	\$ 44,234.73	\$ 44,234.73	(0.00)	\$ 44,234.73	\$ 44,234.73	\$ 6,740.37	\$ 50,975.10	\$1,303,918.32
[7]	12/31/2009	\$ 50,975.10	06/30/09	12/31/09	180	\$ 44,007.24	\$ 44,007.24	(0.00)	\$ 44,007.24	\$ 44,007.24	\$ 13,375.05	\$ 57,382.29	\$1,290,543.27
[8]	6/30/2010	\$ 57,382.29	12/31/09	06/30/10	180	\$ 43,555.84	\$ 43,555.84	(0.00)	\$ 43,555.84	\$ 43,555.84	\$ 14,356.03	\$ 57,911.87	\$1,276,187.23
[9]	12/31/2010	\$ 57,911.87	06/30/10	12/31/10	180	\$ 43,071.32	\$ 43,071.32	(0.00)	\$ 43,071.32	\$ 43,071.32	\$ 25,778.43	\$ 68,849.75	\$1,250,408.80
[10]	6/30/2011	\$ 68,849.75	12/31/10	06/30/11	180	\$ 42,201.30	\$ 42,201.30	(0.00)	\$ 42,201.30	\$ 42,201.30	\$ 15,591.41	\$ 65,745.37	\$1,226,864.73
[11]	12/31/2011	\$ 65,745.37	06/30/11	12/31/11	180	\$ 41,406.68	\$ 41,406.68	(0.00)	\$ 41,406.68	\$ 41,406.68	\$ 23,544.07	\$ 56,998.09	\$1,211,273.32
[12]	6/30/2012	\$ 56,998.09	12/31/11	06/30/12	180	\$ 40,880.47	\$ 40,880.47	(0.00)	\$ 40,880.47	\$ 40,880.47	\$ 23,267.25	\$ 64,147.72	\$1,188,006.08
[13]	12/31/2012	\$ 64,147.72	06/30/12	12/31/12	180	\$ 40,095.21	\$ 40,095.21	(0.00)	\$ 40,095.21	\$ 40,095.21	\$ 27,309.22	\$ 59,684.37	\$1,143,911.60
[14]	6/30/2013	\$ 59,684.37	12/31/12	06/30/13	180	\$ 39,295.15	\$ 39,295.15	(0.00)	\$ 39,295.15	\$ 39,295.15	\$ 20,389.22	\$ 66,037.06	\$1,116,481.56
[15]	12/31/2013	\$ 66,037.06	06/30/13	12/31/13	180	\$ 38,607.02	\$ 38,607.02	(0.00)	\$ 38,607.02	\$ 38,607.02	\$ 26,574.80	\$ 64,256.05	\$1,089,906.75
[16]	6/30/2014	\$ 64,256.05	12/31/13	06/30/14	180	\$ 37,681.25	\$ 37,681.25	(0.00)	\$ 37,681.25	\$ 37,681.25	\$ 29,087.80	\$ 65,872.15	\$1,060,818.96
[17]	12/31/2014	\$ 65,872.15	06/30/14	12/31/14	180	\$ 35,802.64	\$ 35,802.64	(0.00)	\$ 35,802.64	\$ 35,802.64	\$ 7,996.01	\$ 43,798.65	\$1,052,822.95
[18]	6/30/2015	\$ 43,798.65	12/31/14	06/30/15	180	\$ 35,532.77	\$ 35,532.77	(0.00)	\$ 35,532.77	\$ 35,532.77	\$ 49,049.34	\$ 84,582.11	\$1,003,773.61
[19]	12/31/2015	\$ 84,582.11	06/30/15	12/31/15	180	\$ 33,877.36	\$ 33,877.36	(0.00)	\$ 33,877.36	\$ 33,877.36	\$ 15,269.85	\$ 49,147.21	\$988,503.77
[20]	6/30/2016	\$ 49,147.21	12/31/15	06/30/16	180								
[21]	12/31/2016	\$ 49,147.21	06/30/16	12/31/16	180								
[22]	6/30/2017	\$ 49,147.21	12/31/16	06/30/17	180								
[23]	12/31/2017	\$ 49,147.21	06/30/17	12/31/17	180								
[24]	6/30/2018	\$ 49,147.21	12/31/17	06/30/18	180								
[25]	12/31/2018	\$ 49,147.21	06/30/18	12/31/18	180								
[26]	6/30/2019	\$ 49,147.21	12/31/18	06/30/19	180								
[27]	12/31/2019	\$ 49,147.21	06/30/19	12/31/19	180								
[28]	6/30/2020	\$ 49,147.21	12/31/19	06/30/20	180								
[29]	12/31/2020	\$ 49,147.21	06/30/20	12/31/20	180								
[30]	6/30/2021	\$ 49,147.21	12/31/20	06/30/21	180								
[31]	12/31/2021	\$ 49,147.21	06/30/21	12/31/21	180								
[32]	6/30/2022	\$ 49,147.21	12/31/21	06/30/22	180								
[33]	12/31/2022	\$ 49,147.21	06/30/22	12/31/22	180								
[34]	6/30/2023	\$ 49,147.21	12/31/22	06/30/23	180								
[35]	12/31/2023	\$ 49,147.21	06/30/23	12/31/23	180								
[36]	6/30/2024	\$ 49,147.21	12/31/23	06/30/24	180								
[37]	12/31/2024	\$ 49,147.21	06/30/24	12/31/24	180								
[38]	6/30/2025	\$ 49,147.21	12/31/24	06/30/25	180								
[39]	12/31/2025	\$ 49,147.21	06/30/25	12/31/25	180								
TOTALS		\$ 1,257,217.67				\$ 845,009.42	\$ 845,009.42	\$ -	\$ 845,009.42	\$ 845,009.42	\$ 412,208.23	\$ 1,257,217.67	\$ 988,503.77

* - Amount attributable to Rosebale Estates

Village of Bloomington
 Westgate TIF District
 Bloomington Horizon Project
 Bloomington Horizon Non-Recourse Redevelopment Note - 2007

11/30/2007 Date of Issue
 \$750,000.00 Principal Amount
 7.50% Interest Rate
 360/30 Day Basis

\$453,777.47 Principal Balance

Estimated Payment Date	Amount* Available in Debt Svc Fund	Interest Calculation		# of Days	Interest	Deferred Accrued Interest		Payment Allocation			Principal	Total Payment Amount	Principal Balance After Payment
		From	To			Deferred Accrued Interest	Payment of Deferred Accrued Interest	Current Interest	Payment of Current Interest	Deferred Current Interest			
10/31/2008	\$ 30,520.11	11/30/07	10/31/08	330	\$ 51,562.50	\$ -	\$ -	\$ 51,562.50	\$ 30,520.11	\$ 21,042.39	\$ -	\$ 30,520.11	\$750,000.00
10/31/2009	\$ 72,111.19	10/31/08	10/31/09	360	\$ 56,250.00	\$ 21,042.39	\$ 21,042.39	\$ 56,250.00	\$ 51,068.80	\$ 5,181.20	\$ -	\$ 72,111.19	\$750,000.00
10/31/2010	\$ 72,393.11	10/31/09	10/31/10	360	\$ 56,250.00	\$ 5,181.20	\$ 5,181.20	\$ 56,250.00	\$ 55,427.86	\$ -	\$ 10,961.91	\$ 72,393.11	\$739,038.09
10/31/2011	\$ 72,783.07	10/31/10	10/31/11	360	\$ 55,427.86	\$ (0.00)	\$ (0.00)	\$ 55,427.86	\$ 54,126.22	\$ -	\$ 17,355.21	\$ 72,783.07	\$721,682.88
10/31/2012	\$ 88,394.84	10/31/11	10/31/12	360	\$ 54,126.22	\$ -	\$ -	\$ 54,126.22	\$ 51,556.07	\$ -	\$ 34,268.63	\$ 88,394.84	\$687,414.25
10/31/2013	\$ 103,472.45	10/31/12	10/31/13	360	\$ 51,556.07	\$ -	\$ -	\$ 51,556.07	\$ 47,662.34	\$ -	\$ 51,916.38	\$ 103,472.45	\$635,497.87
10/31/2014	\$ 105,793.82	10/31/13	10/31/14	360	\$ 47,662.34	\$ -	\$ -	\$ 47,662.34	\$ 43,302.48	\$ -	\$ 58,131.48	\$ 105,793.82	\$577,366.39
10/31/2015	\$ 102,862.35	10/31/14	10/31/15	360	\$ 43,302.48	\$ -	\$ -	\$ 43,302.48	\$ 38,835.49	\$ -	\$ 59,559.87	\$ 102,862.35	\$517,806.52
10/31/2016	\$ 102,864.54	10/31/15	10/31/16	360	\$ 38,835.49	\$ -	\$ -	\$ 38,835.49	\$ -	\$ -	\$ 64,029.05	\$ 102,864.54	\$453,777.47
10/31/2017		10/31/16	10/31/17	360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$453,777.47
10/31/2018		10/31/17	10/31/18	360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$453,777.47
10/31/2019		10/31/18	10/31/19	360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$453,777.47
10/31/2020		10/31/19	10/31/20	360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$453,777.47
10/31/2021		10/31/20	10/31/21	360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$453,777.47
10/31/2022		10/31/21	10/31/22	360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$453,777.47
10/31/2023		10/31/22	10/31/23	360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$453,777.47
10/31/2024		10/31/23	10/31/24	360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$453,777.47
10/31/2025		10/31/24	10/31/25	360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$453,777.47
10/31/2026		10/31/25	10/31/26	360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$453,777.47
TOTALS	\$ 751,195.48				\$ 454,972.95	\$ 26,223.59	\$ 454,972.95	\$ 428,749.36	\$ 296,222.53	\$ 751,195.48			

* - Amount attributable to Alden - Bloomington Horizon

Szott, Gary

From: Scalera, Peter
Sent: Tuesday, January 17, 2017 8:40 AM
To: Szott, Gary
Subject: RE: Lake Street Light Pole Replacement Project

Gary:

The replacement of the poles are an eligible expense under the TIFS and as such the cost of the replacements poles should be charged to each TIF according to the map provided by the Engineering Division. Thank you!

Peter

Pietro Scalera, ICMA - CM
 Village Administrator
 Village of Bloomingdale
 201 S. Bloomingdale Road
 Bloomingdale, Illinois 60108
 (P) 630-671-5600
scalerap@vil.bloomington.il.us

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Please consider the environment before printing this e-mail

From: Szott, Gary
Sent: Friday, January 13, 2017 5:55 PM
To: Scalera, Peter
Subject: Lake Street Light Pole Replacement Project

Peter,

The Village will be completing the Lake Street street light pole replacement project shortly. This project replaced 83 street light poles along the Lake St corridor and has a cost of approximately \$389,260. 100% of the cost is currently scheduled to be paid from the General Fund. There has been discussion and questions as to whether or not this type of expense is TIF eligible and whether some portion of the project should be paid for from the benefitting TIF Districts. Based on a map obtained from the Engineering division that identifies the exact location of each of the 83 light poles, a breakdown of the project costs by TIF District follows:

Westgate TIF – 2 poles = \$9,380
 Springbrook TIF – 7 poles = \$32,829
 East Lake Street TIF – 43 poles = \$201,665
 Non TIF District area (General Fund) – 31 poles = \$145,386

There are sufficient monies in the Westgate and Springbrook TIFs to immediately pay for the proportionate costs. The East Lake Street TIF does not currently have sufficient monies to pay for its proportionate costs. Any costs allocated to the East Lake Street TIF would require reimbursement to the General Fund at some time in the future from future property tax increment. Please advise as to whether or not the project costs are TIF eligible and if the costs should be allocated as noted above.

Thank you.

Gary

Gary L. Szott
Village of Bloomingdale
Finance Director/Treasurer
201 S. Bloomingdale Rd
Bloomingdale, IL 60108
(p) 630/671-5631
(f) 630/893-5136

**2016 ANNUAL JOINT REVIEW BOARD MEETING
VILLAGE OF BLOOMINGDALE TAX INCREMENT FINANCING DISTRICTS –
LAKE/RIDGE/SPRINGBROOK REDEVELOPMENT PROJECT AREA
WESTGATE REDEVELOPMENT PROJECT AREA
LAKE AND ROSEDALE REDEVELOPMENT PROJECT AREA
EAST LAKE STREET REDEVELOPMENT PROJECT AREA
NOVEMBER 30, 2016**

I. PROOF OF POSTING:

The meeting was duly noticed according to State Law.

II. CALL TO ORDER:

The meeting was called to order by Gary Szott at 9:03 a.m.

III. ROLL CALL:

Present:

June Fergus, Bloomingdale Park District
Tim Jarzemsky, Bloomingdale Public Library
John Reiniche, Bloomingdale School District #13
Gary L. Szott, Village of Bloomingdale

Also Present:

Pietro Scalera, Village Administrator

No public members were in attendance.

**IV. APPROVAL OF 2015 ANNUAL JOINT REVIEW BOARD MEETING MINUTES
OF DECEMBER 1, 2015**

Motion by Tim Jarzemsky, duly seconded by June Fergus, to accept the 2015 Annual Joint Review Board Meeting Minutes of December 1, 2015, as presented.

AYES - Tim Jarzemsky, June Fergus and Gary Szott
NAYS - None
ABSTAIN - John Reiniche

MOTION DECLARED CARRIED

V. REVIEW OF ANNUAL TIF REPORT AND STATUS OF DISTRICT:

Mr. Gary Szott advised that the TIF District reports are required and prepared according to State Statute and he would provide a summary of each of the four TIF Districts and respond to any questions.

LAKE AND RIDGE STREETS - TIF #2

Mr. Szott described the location of the Lake/Ridge/Springbrook Redevelopment Project Area, TIF #2. As of April 30, 2016, the ending fund balance of the TIF was approximately \$854,000. Approximately \$184,000 of increment was received during the year. The expenses for the year were approximately \$15,000. The Village Board made a commitment during FY16 to a developer as incentive for the property at 170 East Lake Street in the amount of \$305,000. The developer, Hyde Near Properties, has since completed the work and a Starbucks and Chipotle are currently the tenants. The developer provided proof of his expenses and was paid the lump sum in September, 2016. Mr. Szott described the extraordinary costs involved with the development which provided additional benefits for the entire area. Attachment F contains the details of the increment. Documentation of the Board action that took place during the TIF is contained within the report. The TIF was created in 1999 and has a twenty-three year life and is expected to expire in 2022. The Village does plan to continue to invest in that area. Lake and Ridge Streets is TIF #2 as TIF #1 was closed FY09. TIF #1 was created for the statutory time period and the incentive was paid to the developer. Surplus was distributed at that time and the growth put back on the tax roles.

Mr. Reiniche questioned if there are dollars left at the end of the TIF will they be distributed to the tax holders or will there be a need to consider appeals in the future and return the surplus to tax rolls. Mr. Szott stated that if the TIF has dollars left, the Board would declare a surplus and the surplus would be distributed to the Districts. He discussed what may occur if there are appeals made but that was not done for TIF #1 and no issues took place concerning appeals. Mr. Reiniche explained his experiences with the closing of TIF's. Mr. Szott stated that the expected approach would be to distribute any surplus and then close the TIF. There may be a possibility that a new TIF may be created for the area but unknown until 2022.

Questions were raised concerning the old Connie's building. Mr. Scalera replied that the Village continues to work with the shopping center owner and has brought to him possible different uses but unfortunately the owner has not been able to finalize any contracts. The Village continues to work with him and hopefully, if need be, the fund has money to provide an incentive to a future developer. The Village's goal is to get the Connie's building back online.

Mr. Szott stated that the Westgate TIF #3 was created in 2003. He described the location of the TIF area. The area consists of a single family residential area known as Rosedale Estates at Lake Street and Rosedale Avenue; the Alden Bloomingdale Horizon Independent Senior Living at the southeast corner of Lake and Rosedale Avenue and various other vacant parcels. The Bloomingdale Bank and Trust is not included in this TIF. The TIF fund balance was approximately \$213,000 as of April 30, 2016. There was approximately \$397,000 in increment received during the year of which approximately \$341,000 went to pay the principal and interest on three promissory notes that had been issued. Two notes were issued for the residential development and one note for Alden Bloomingdale Horizon Assisted Living. The debt service schedules are included in the report. The term of the notes is based on the increment produced on an annual basis. They are limited obligation notes. The Village is obligated to use the increment to pay off the promissory notes on the properties but if no increment is produced the Village has no obligation or responsibility to pay. The per capita income payments are coming from the residential properties. Both School District's 13 and 108 receive a per capita payment this year. The School Districts have intergovernmental agreements for tuition cost reimbursement from the housing development for students living in that area. In response to a question by Mr. Jarzemsky, Mr. Szott responded that the notes are amortized over the TIF. The Alden Horizon note will be retired by the end of the TIF. The two notes for the Rosedale Estates may not be. In response to Ms. Fergus, the increment is associated with each parcel. Some parcels such as the Brodie property does not have any incentives at this time. There is no commitment from the Village to pay anything. So any increment from those parcels is creating the fund balance of \$212,000. The Village could use that money for streetscape enhancements if it benefits the TIF and complies with Statute. The TIF will expire in 2026. Mr. Jarzemsky asked that since the EAV is trending up, would that lead to higher increment. Mr. Szott responded that the increment has been stable for a number of years.

LAKE AND ROSEDALE – TIF #4

Mr. Szott explained that this TIF consists of the Bloomingdale Bank and Trust property located at the northeast corner of Rosedale Avenue and Lake Street. The Lake and Rosedale TIF #4 was created in 2006. As of April 30, 2016, there is deficit of \$176 in the fund balance. Approximately \$30,000 dollars in increment was received in the year and the majority of the increment went towards the payment of the note that was issued with auditing and legal fees payments made from the increment as well. The Bloomingdale Bank and Trust is a branch of the Schaumburg Bank and Trust and has a charter under Wintrust. The developer owns the property and has a limited obligation note. It is a twenty-three (23) TIF. A couple of years ago, the developer appealed the taxes which decreased the increment which effectively extended the life of the note. Discussion took place concerning the appeal and the note. The original valuation was frozen at \$139,000. The 2010 valuation of the property was \$880,000. With the appeal the value was dropped to \$417,818. It will take longer to pay off the note. The TIF will expire in 2029.

VI. EAST LAKE STREET – TIF #5

Mr. Szott stated that the East Lake Street TIF was created in March, 2015. This report represents the first fiscal year that the TIF was in existence. As of April 30, 2016, the fund balance was at a negative \$900,756. The fund balance is comprised of two numbers. The Village purchased the small strip center next to the old Shell Gas Station on Lake Street for approximately \$800,000. The Village had startup money to create the TIF and get it into place. The Village's General Fund advanced those monies to get the TIF started and as future increment comes in, the Village will recapture the money and it will go back to the Village's General Fund. No interest will be charged. In response to a question, Government Temps USA, LLC was the consultant hired to assist in creating the TIF. Mr. Szott described the TIF boundaries. The Memory Care facility and the LockUp storage facility did not have any incentives provided. The property that the Village purchased and the Old Shell Gas Station have discussions taking place with a potential developer. As a part of the discussion, the Village does expect that an incentive would be committed which would come out of future tax increment. The documentation provided on what activity is occurring within the TIF is provided in the report. In response to Ms. Fergus, Mr. Szott responded that for FY17, \$1,700 has been received in increment and for FY18, \$70,000 could be possible. Once the Memory Care facility becomes active in 2017, the increment will increase and help but not until FY20 will significant amounts of increment be received. Mr. Szott stated that discussions are taking place with developers on the Lake Street old Marathon building now. The Memory Care facility is anticipated to be completed and open in January or February, 2017. In response to questions, the Memory Care is a rehab facility but mostly on-site living. Mr. Scalera stated that the former Shell Station in front of the LockUp Storage facility is going to be a Lucky Dogs and plans have been received. The remediation work has been completed on the Marathon site. The developer is working with the Village to see if any other remediation needs to be done and may ask for help. The northeast corner of Lakeview and Lake Street property was recently purchased. There has been a lot of activity but little commitment of public money at this time.

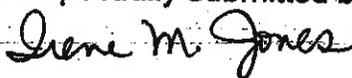
VII. OTHER BUSINESS:

Mr. Reiniche thanked the Village for the updates.

VIII. ADJOURNMENT:

On a motion made by June Fergus, duly seconded by Tim Jarzemsky, the 2016 Annual Joint Review Board Meeting of November 30, 2016 adjourned at 9:50 a.m.

Respectfully submitted by:



Irene M. Jones
Deputy Village Clerk

imj

Village of Bloomingdale, Illinois Westgate Tax Increment Financing Redevelopment Project Area

Report on Compliance With Public Act 85-1142

Year Ended April 30, 2017

Supplementary Information

Independent Auditor's Report on Supplementary Information

The Honorable Village President
Members of the Board of Trustees
Village of Bloomingdale, Illinois

We have audited the basic financial statements of the Village of Bloomingdale, Illinois for the year ended April 30, 2017, and have issued our report thereon, dated October 23, 2017, which expressed an unmodified opinion on those financial statements. The financial statements are the responsibility of the Village of Bloomingdale, Illinois' management. Our responsibility is to express opinions on the basic financial statements based on our audit.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements of the Village of Bloomingdale, Illinois. The Schedule of Revenues, Expenditures and Changes in Fund Balances for the Westgate TIF Notes Fund and Westgate TIF Redevelopment Projects Fund is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the responsibility of management and derives from and relates directly to the underlying and other records used to prepare the basic financial statements. That information has been subjected to the auditing procedures applied to the audit of the basic financial statements and certain other procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements, or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

BKD, LLP

Oakbrook Terrace, Illinois
October 23, 2017

Village of Bloomingdale, Illinois
Westgate TIF Note and Redevelopment Projects Funds
Schedule of Revenues, Expenditures and Changes in Fund Balances
Year Ended April 30, 2017

	Westgate TIF Notes	Westgate TIF Redevelopment Projects	Total
Revenues			
Property Taxes	\$ 461,251	\$	461,251
Investment Income	1,659		1,659
Total Revenues	<u>462,910</u>	<u></u>	<u>462,910</u>
Expenditures			
Current			
General Government			
Purchased Services			
Intergovernmental	71,637		71,637
Economic Development Division			
Purchased Services			
Attorney & Counsel		390	390
Audit		350	350
Total Purchased Services		<u>740</u>	<u>740</u>
Public Services			
Capital Improvement Division			
Maintenance:			
Street Lights		9,214	9,214
Total Current		<u>9,954</u>	<u>81,591</u>
Debt Service			
Principal	203,614		203,614
Interest	189,469		189,469
Total Debt Service	<u>393,083</u>		<u>393,083</u>
Total Expenditures	<u>393,083</u>	<u>9,954</u>	<u>474,674</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(1,810)</u>	<u>(9,954)</u>	<u>(11,764)</u>
Other Financing Sources (Uses)			
Transfers In		9,954	9,954
Transfers Out	(9,954)		(9,954)
Total Other Financing Sources (Uses)	<u>(9,954)</u>	<u>9,954</u>	<u></u>
Net Change in Fund Balances	<u>(11,764)</u>		<u>(11,764)</u>
Fund Balances			
May 1	<u>212,942</u>		<u>212,942</u>
April 30	<u>\$ 201,178</u>	<u>\$</u>	<u>\$ 201,178</u>

Village of Bloomingdale, Illinois
Westgate TIF Note and Redevelopment Projects Funds
Notes Schedule of Revenues, Expenditures and Changes in Fund Balances
April 30, 2017

Summary of Significant Accounting Policies

The accompanying Schedule of Revenues, Expenditures and Changes in Fund Balances for the Westgate TIF Notes Fund and Westgate TIF Redevelopment Projects Fund is intended to present the change in fund balance of only that fund of the Village. It does not purport to, and does not, present fairly the net position of the Village as of April 30, 2017, or the changes in its net position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when the liability is incurred, as under accrual accounting. General capital asset acquisitions are reported as expenditures in governmental funds.

Independent Auditor's Report

SCHEDULE L

Independent Auditor's Report on Compliance

The Honorable Village President
Members of the Board of Trustees
Village of Bloomingdale, Illinois

We have audited the basic financial statements of the Village of Bloomingdale, Illinois, for the year ended April 30, 2017, and have issued our report thereon, dated October 23, 2017.

We have also audited the Village's compliance with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the Westgate TIF Redevelopment Project Area. The management of the Village of Bloomingdale, Illinois is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Village complied in all material respects with the requirements referred to above. An audit includes examining, on a test basis, evidence about the Village of Bloomingdale, Illinois' compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Village of Bloomingdale, Illinois complied, in all material respects, with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the Westgate TIF Redevelopment Project Area.

BKD, LLP

Oakbrook Terrace, Illinois
October 23, 2017

**Village of Bloomingdale
Westgate Redevelopment Project Area TIF #3
April 30, 2017**

List of all Intergovernmental Agreements -

- 1 An Intergovernmental Agreement Between the Village of Bloomingdale and Lake Park High School District No. 108
- 2 An Intergovernmental Agreement Between the Village of Bloomingdale and Bloomingdale Elementary School District No. 13.

Accounting of any Money Transferred or Received -

<u>List of Intergovernmental Agreements</u>	Amount Transferred to Other Government	Amount Transferred to Village of Bloomingdale
1 Lake Park High School District No. 108	\$45,350.59	\$0.00
2 Bloomingdale Elementary District No. 13	\$26,286.52	\$0.00

TIF #4

**Lake and
Rosedale**

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2017**

Name of Redevelopment Project Area (below):	Lake and Rosedale
Primary Use of Redevelopment Project Area*:	
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
if "Combination/Mixed" List Component Types:	Commercial
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<input checked="" type="checkbox"/>
Industrial Jobs Recovery Law	<input type="checkbox"/>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		x
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan including any project implemented and a description of the redevelopment activities.? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D	x	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	x	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F		x
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	x	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		x
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes	x	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, Analysis MUST be attached and labeled Attachment J	x	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		x
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, The audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 labeled Attachment L		x
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only, not actual agreements labeled Attachment M	x	

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))
Provide an analysis of the special tax allocation fund.

FY 2017

TIF NAME:

Lake and Rosedale

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (176)

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 25,650	\$ 330,026	100%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 17	\$ 902	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation by source

\$ 25,667

Cumulative Total Revenues/Cash Receipts

\$ 330,928 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 23,862

Distribution of Surplus

\$ -

Total Expenditures/Disbursements

\$ 23,862

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ 1,805

FUND BALANCE, END OF REPORTING PERIOD*

\$ 1,629

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c))

FY 2017

TIF NAME: Lake and Rosedale

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Attorney	390	
Audit	350	
		\$ 740
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of construction.		
		\$ -

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FY 2017

TIF NAME:

Lake and Rosedale

FUND BALANCE BY SOURCE

\$ 1,629

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Series 2009 TIF Redevelopment Note	\$ 400,000	\$ 190,823
Interest on 2009 Note (estimate)	\$ 690,000	\$ 186,053

Total Amount Designated for Obligations	\$ 1,090,000	\$ 376,876
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2. Description of Project Costs to be Paid

Administration (13 years @ \$7,500/yr)		\$ 97,500
Audit (14 years \$350/yr)		\$ 4,900

Total Amount Designated for Project Costs	\$ 102,400
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TOTAL AMOUNT DESIGNATED	\$ 479,276
--------------------------------	------------

SURPLUS/(DEFICIT)	\$ (477,647)
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SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2017

TIF NAME: Lake and Rosedale

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

**Check here if no property was acquired by the Municipality within the
X Redevelopment Project Area.**

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F)

FY 2017

TIF Name:

Lake and Rosedale

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	1

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 4,500,000	\$ -	\$ 4,500,000
Public Investment Undertaken	\$ 354,272	\$ 25,000	\$ 379,272
Ratio of Private/Public investment	12 33/47	0	11 32/37

***PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER**

Project 1*: Bloomingdale Bank & Trust

Private Investment Undertaken (See Instructions)	\$ 4,500,000	\$ -	\$ 4,500,000
Public Investment Undertaken	\$ 354,272	\$ 25,000	\$ 379,272
Ratio of Private/Public Investment	12 33/47	0	11 32/37

Project 2*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. ***even though optional MUST be included as part of complete TIF report**

SECTION 6
FY 2017

TIF NAME: Lake and Rosedale

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
2005	\$ 139,240	\$ 434,167

List all overlapping tax districts in the redevelopment project area.
 If overlapping taxing district received a surplus, list the surplus.

Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Bloomington Park District	\$ -
Bloomington Public Library	\$ -
Bloomington Township & Road	\$ -
Bloomington Fire Protection District	\$ -
County of DuPage	\$ -
DuPage County Health Department	\$ -
DuPage County Forest Preserve District	\$ -
DuPage Water Commission	\$ -
DuPage Airport Authority	\$ -
School District #13	\$ -
School District #108	\$ -
College of DuPage District #502	\$ -
Village of Bloomington	\$ -

SECTION 7

Provide information about job creation and retention:

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

Optional Documents	Enclosed
Legal description of redevelopment project area	x
Map of District	x

**LEGAL DESCRIPTION AND MAP OF REDEVELOPMENT PROJECT AREA AND
THE SUBJECT PROPERTY**

LEGAL DESCRIPTION

Lots 1 and 2 in Hoff's Division of part of the Northwest Quarter of Section 15, Township 40 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 26, 1958 as Document 907359, (excepting from said Lot 1 that part described as beginning at the Southwest corner of said Lot 1 as monumented and occupied; thence along an assumed bearing of North 07 degrees 40 minutes 01 seconds West along the West line of said Lot 1 a distance of 30.00 feet to a point, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence south 32 degrees, 38 minutes, 50 seconds East, 54.39 feet to a point on the South line of said Lot 1, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence North 57 degrees, 37 minutes 40 seconds West along said South line of Lot 1, a distance of 30.00 feet to the point of beginning), in DuPage County, Illinois.

PINs: 02-15-101-027; 02-15-101-003

Common Address: 23 W 700 Lake Street, Bloomingdale, Illinois

**Advanta Bank Redev. Agt.
Dt: 11-28-06 Final**



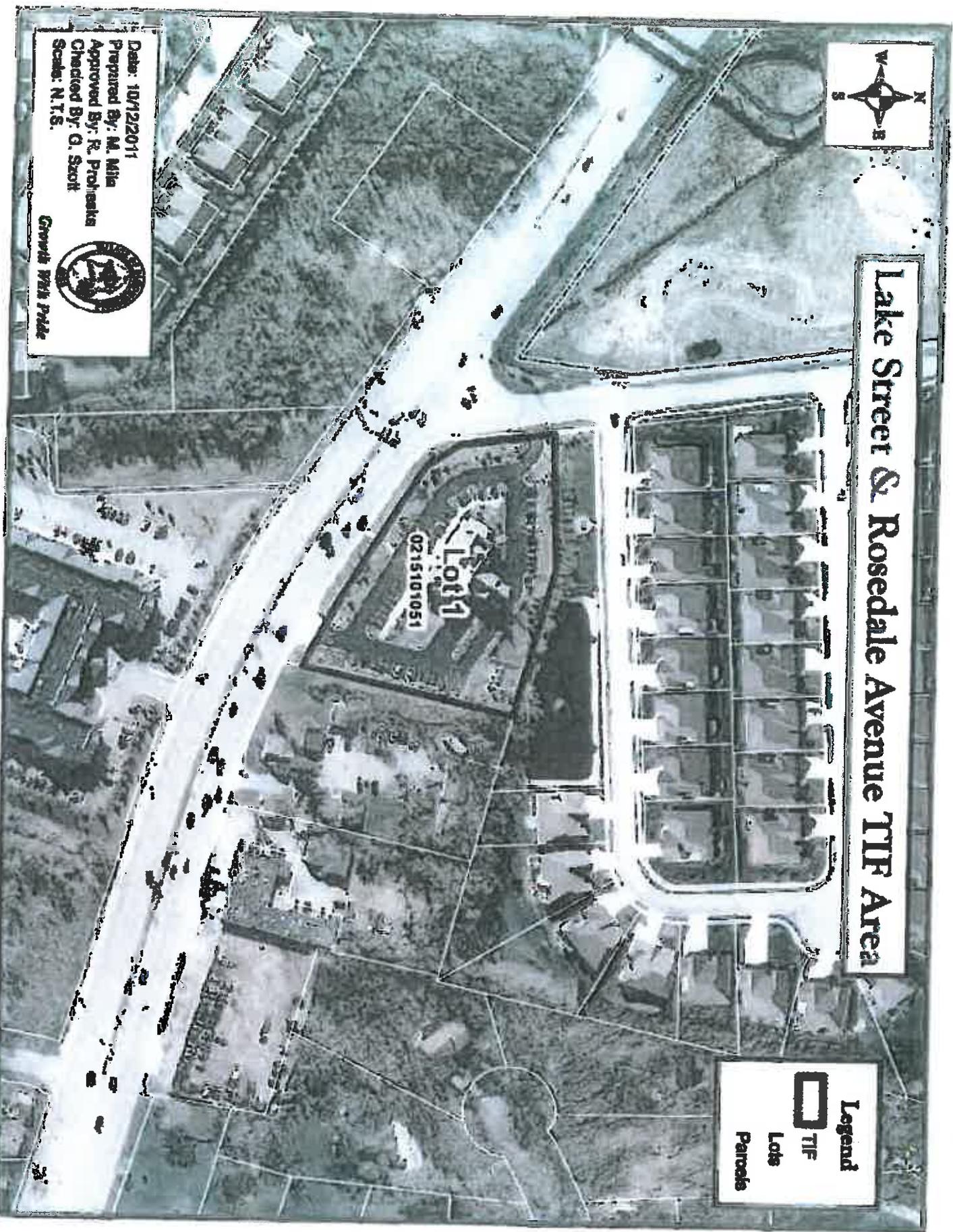
Lake Street & Rosedale Avenue TIF Area

Legend

 TIF

 Lots

 Parcels



Date: 10/12/2011
 Prepared By: M. Mita
 Approved By: R. Prohaska
 Checked By: G. Stork
 Scale: N.T.S.



Growth With Pride



Growth with Pride

Village of Bloomingdale

Franco A. Coladipietro
Village President

Jane E. Michelotti
Village Clerk

Attachment B

October 23, 2017

RE: Village of Bloomingdale, DuPage County, IL
Certificate of Compliance
Tax Increment Financing District #4 – Lake Street and Rosedale Avenue
Redevelopment Project Area
For Year Ended April 30, 2017

Dear Sirs:

I, Franco A. Coladipietro, the duly elected chief executive officer of the Village of Bloomingdale, County of DuPage, State of Illinois, do hereby certify that to the best of my knowledge, the Village of Bloomingdale has complied with all requirements pertaining to the Tax Increment Allocation Redevelopment Act during the municipal fiscal year ended April 30, 2017.

Sincerely,

A handwritten signature in black ink, appearing to be "F. Coladipietro", written over a horizontal line.

Franco A. Coladipietro, Village President
Village of Bloomingdale

OTTOSEN BRITZ KELLY COOPER GILBERT & DINOLFO, LTD.

1804 North Naper Boulevard, Suite 350, Naperville, Illinois 60563
Phone 630.682.0085 Fax 630.682.0788 www.ottosenbritz.com

Michael Castaldo, Jr.
Attorney at Law

Direct Line 630.614.7640
mcastaldojr@ottosenbritz.com

OPINION OF LEGAL COUNSEL

Attachment C

October 23, 2017

Ms. Susana A. Mendoza
Office of the Comptroller – Chicago Operations
James R. Thompson Center
100 West Randolph Street
Suite 15-500
Chicago, Illinois 60601

Re: Village of Bloomingdale, County of DuPage, Illinois
Lake Street and Rosedale Avenue RPA TIF #4
Annual Increment Finance Report

Dear Ms. Mendoza:

In connection with the Annual Tax Increment Finance Report (hereinafter referred to as "Annual Report") provided by the Village of Bloomingdale (hereinafter referred to as the "Village") pursuant to 65 ILCS 5/11-74.4-5(d) for the fiscal year ending April 30, 2017 (hereinafter referred to as the "Annual Report"), this correspondence shall confirm that I am the Village Attorney for the Village of Bloomingdale, DuPage County, Illinois and as such I am acting as tax increment finance counsel related to the above-referenced Tax Increment Financing District.

Based upon my review of the Annual Report, and in reliance upon representations made by officers and employees of the Village, it is my opinion that the Village, as of April 30, 2017, was in compliance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (hereinafter referred to as the "Act"). It should be noted that I make no express or implied opinion as to the sufficiency or completeness of the Annual Report.

This constitutes the "opinion of legal counsel" as required under the Act, and may not be cited or used in connection with anything other than submission with the Annual Report.

Very truly yours,

OTTOSEN BRITZ KELLY COOPER GILBERT & DINOLFO, LTD.



Michael Castaldo, Jr.

MCJR:mb

91350040

BLOOMINGDALE TIF DISTRICT #4

Township: BLOOMINGDALE

Lake and Residuals

2015 Current Valuation:

434,167

Initial Valuation:

139,240

Revised Frozen Valuation:

139,240

Difference:

294,927

Residential:

Farm:

Commercial:

Industrial:

Total Real Estate:

Railroad:

Total:

139,240

139,240

139,240

TIF CODE VALUE	DISTRICT	RATE EXTENDED	TAXES EXTENDED	CODE	VALUE	RATE
	DU PAGE COUNTY	.1971	581.30	2235	294,927	8.6967
	FOREST PRESERVE	.1622	478.37			
	DU PAGE WATER COMMISSION	-	-			
	DU PAGE AIRPORT AUTHORITY	.0188	55.45			
	BLOOMINGDALE TOWNSHIP	.0911	268.68			
	BLOOMINGDALE TWP ROAD	.1180	348.01			
	VLG BLOOMINGDALE	.3049	899.23			
	BLOOMINGDALE LIBRARY	.3731	1,100.37			
	BLOOMINGDALE PARK	.4225	1,246.07			
	BLOOMINGDALE FIRE	.7475	2,204.58			
	GRADE SCHOOL DIST #13	3.3593	9,907.49			
	HIGH SCHOOL DIST #108	2.6236	7,737.70			
	JUNIOR COLLEGE #502	.2786	821.67			
	TOTAL		25,648.92			

Village of Bloomingdale
Advantage National Bank Non-Recourse Note
 Lake Street and Rosedale Avenue TIF - Advantage National Bank Project

5/1/2009 Date of Issue
 \$400,000.00 Principal Amount
 7.50% Interest Rate
 360/30 Day Basis

\$190,823.41 Current Principal Balance

Estimated Payment Date	Amount Available In Debt Svc Fund	Interest Calculation		# of Days	Interest	Deferred Accrued Interest			Payment Allocation			Principal	Total Payment Amount	Principal Balance After Payment
		From	To			Accumulated Deferred Accrued Interest	Payment of Deferred Accrued Interest	Current Interest	Payment of Current Interest	Deferred Current Interest				
1 10/31/2009	\$ 104,458.98	6/5/01/09	10/31/09	180	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -	\$ 89,458.98	\$ 104,458.98	\$310,541.02
2 10/31/2010	\$ 44,677.33	10/31/09	10/31/10	360	\$ 23,253.30	\$ -	\$ -	\$ -	\$ 23,253.30	\$ -	\$ -	\$ 21,424.03	\$ 44,677.33	\$289,116.99
3 10/31/2011	\$ 45,539.10	10/31/10	10/31/11	360	\$ 21,670.39	\$ -	\$ -	\$ -	\$ 21,670.39	\$ -	\$ -	\$ 23,868.71	\$ 45,539.10	\$265,248.28
4 10/31/2012	\$ 49,367.28	10/31/11	10/31/12	360	\$ 19,873.73	\$ -	\$ -	\$ -	\$ 19,873.73	\$ -	\$ -	\$ 29,493.55	\$ 49,367.28	\$235,754.73
5 10/31/2013	\$ 28,983.30	10/31/12	10/31/13	360	\$ 17,644.73	\$ -	\$ -	\$ -	\$ 17,644.73	\$ -	\$ -	\$ 11,338.57	\$ 28,983.30	\$224,416.16
6 10/31/2014	\$ 29,261.02	10/31/13	10/31/14	360	\$ 16,831.22	\$ -	\$ -	\$ -	\$ 16,831.22	\$ -	\$ -	\$ 12,429.80	\$ 29,261.02	\$211,986.36
7 10/31/2015	\$ 28,863.68	10/31/14	10/31/15	360	\$ 15,896.38	\$ -	\$ -	\$ -	\$ 15,896.38	\$ -	\$ -	\$ 12,967.30	\$ 28,863.68	\$199,019.06
8 10/31/2016	\$ 23,122.08	10/31/15	10/31/16	360	\$ 14,926.43	\$ -	\$ -	\$ -	\$ 14,926.43	\$ -	\$ -	\$ 8,195.65	\$ 23,122.08	\$190,823.41
9 10/31/2017		10/31/16	10/31/17	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
10 10/31/2018		10/31/17	10/31/18	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
11 10/31/2019		10/31/18	10/31/19	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
12 10/31/2020		10/31/19	10/31/20	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
13 10/31/2021		10/31/20	10/31/21	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
14 10/31/2022		10/31/21	10/31/22	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
15 10/31/2023		10/31/22	10/31/23	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
16 10/31/2024		10/31/23	10/31/24	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
17 10/31/2025		10/31/24	10/31/25	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
18 10/31/2026		10/31/25	10/31/26	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
19 10/31/2027		10/31/26	10/31/27	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
20 10/31/2028		10/31/27	10/31/28	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
21 10/31/2029		10/31/28	10/31/29	360		\$ -	\$ -	\$ -		\$ -	\$ -			\$190,823.41
TOTALS	\$ 354,272.77								\$ 145,096.18			\$ 209,176.59	\$ 354,272.77	

**2016 ANNUAL JOINT REVIEW BOARD MEETING
VILLAGE OF BLOOMINGDALE TAX INCREMENT FINANCING DISTRICTS –
LAKE/RIDGE/SPRINGBROOK REDEVELOPMENT PROJECT AREA
WESTGATE REDEVELOPMENT PROJECT AREA
LAKE AND ROSEDALE REDEVELOPMENT PROJECT AREA
EAST LAKE STREET REDEVELOPMENT PROJECT AREA
NOVEMBER 30, 2016**

I. PROOF OF POSTING:

The meeting was duly noticed according to State Law.

II. CALL TO ORDER:

The meeting was called to order by Gary Szott at 9:03 a.m.

III. ROLL CALL:

Present:

June Fergus, Bloomingdale Park District
Tim Jarzemsky, Bloomingdale Public Library
John Reiniche, Bloomingdale School District #13
Gary L. Szott, Village of Bloomingdale

Also Present:

Pietro Scalera, Village Administrator

No public members were in attendance.

**IV. APPROVAL OF 2015 ANNUAL JOINT REVIEW BOARD MEETING MINUTES
OF DECEMBER 1, 2015**

Motion by Tim Jarzemsky, duly seconded by June Fergus, to accept the 2015 Annual Joint Review Board Meeting Minutes of December 1, 2015, as presented.

AYES - Tim Jarzemsky, June Fergus and Gary Szott
NAYS - None
ABSTAIN - John Reiniche

MOTION DECLARED CARRIED

V. **REVIEW OF ANNUAL TIF REPORT AND STATUS OF DISTRICT:**

Mr. Gary Szott advised that the TIF District reports are required and prepared according to State Statute and he would provide a summary of each of the four TIF Districts and respond to any questions.

LAKE AND RIDGE STREETS – TIF #2

Mr. Szott described the location of the Lake/Ridge/Springbrook Redevelopment Project Area, TIF #2. As of April 30, 2016, the ending fund balance of the TIF was approximately \$854,000. Approximately \$184,000 of increment was received during the year. The expenses for the year were approximately \$15,000. The Village Board made a commitment during FY16 to a developer as incentive for the property at 170 East Lake Street in the amount of \$305,000. The developer, Hyde Near Properties, has since completed the work and a Starbucks and Chipotle are currently the tenants. The developer provided proof of his expenses and was paid the lump sum in September, 2016. Mr. Szott described the extraordinary costs involved with the development which provided additional benefits for the entire area. Attachment F contains the details of the increment. Documentation of the Board action that took place during the TIF is contained within the report. The TIF was created in 1999 and has a twenty-three year life and is expected to expire in 2022. The Village does plan to continue to invest in that area. Lake and Ridge Streets is TIF #2 as TIF #1 was closed FY09. TIF #1 was created for the statutory time period and the incentive was paid to the developer. Surplus was distributed at that time and the growth put back on the tax roles.

Mr. Reiniche questioned if there are dollars left at the end of the TIF will they be distributed to the tax holders or will there be a need to consider appeals in the future and return the surplus to tax rolls. Mr. Szott stated that if the TIF has dollars left, the Board would declare a surplus and the surplus would be distributed to the Districts. He discussed what may occur if there are appeals made but that was not done for TIF #1 and no issues took place concerning appeals. Mr. Reiniche explained his experiences with the closing of TIF's. Mr. Szott stated that the expected approach would be to distribute any surplus and then close the TIF. There may be a possibility that a new TIF may be created for the area but unknown until 2022.

Questions were raised concerning the old Connie's building. Mr. Scalera replied that the Village continues to work with the shopping center owner and has brought to him possible different uses but unfortunately the owner has not been able to finalize any contracts. The Village continues to work with him and hopefully, if need be, the fund has money to provide an incentive to a future developer. The Village's goal is to get the Connie's building back online.

Mr. Szott stated that the Westgate TIF #3 was created in 2003. He described the location of the TIF area. The area consists of a single family residential area known as Rosedale Estates at Lake Street and Rosedale Avenue; the Alden Bloomingdale Horizon Independent Senior Living at the southeast corner of Lake and Rosedale Avenue and various other vacant parcels. The Bloomingdale Bank and Trust is not included in this TIF. The TIF fund balance was approximately \$213,000 as of April 30, 2016. There was approximately \$397,000 in increment received during the year of which approximately \$341,000 went to pay the principal and interest on three promissory notes that had been issued. Two notes were issued for the residential development and one note for Alden Bloomingdale Horizon Assisted Living. The debt service schedules are included in the report. The term of the notes is based on the increment produced on an annual basis. They are limited obligation notes. The Village is obligated to use the increment to pay off the promissory notes on the properties but if no increment is produced the Village has no obligation or responsibility to pay. The per capita income payments are coming from the residential properties. Both School District's 13 and 108 receive a per capita payment this year. The School Districts have intergovernmental agreements for tuition cost reimbursement from the housing development for students living in that area. In response to a question by Mr. Jarzemsky, Mr. Szott responded that the notes are amortized over the TIF. The Alden Horizon note will be retired by the end of the TIF. The two notes for the Rosedale Estates may not be. In response to Ms. Fergus, the increment is associated with each parcel. Some parcels such as the Brodie property does not have any incentives at this time. There is no commitment from the Village to pay anything. So any increment from those parcels is creating the fund balance of \$212,000. The Village could use that money for streetscape enhancements if it benefits the TIF and complies with Statute. The TIF will expire in 2026. Mr. Jarzemsky asked that since the EAV is trending up, would that lead to higher increment. Mr. Szott responded that the increment has been stable for a number of years.

LAKE AND ROSEDALE – TIF #4

Mr. Szott explained that this TIF consists of the Bloomingdale Bank and Trust property located at the northeast corner of Rosedale Avenue and Lake Street. The Lake and Rosedale TIF #4 was created in 2006. As of April 30, 2016, there is deficit of \$176 in the fund balance. Approximately \$30,000 dollars in increment was received in the year and the majority of the increment went towards the payment of the note that was issued with auditing and legal fees payments made from the increment as well. The Bloomingdale Bank and Trust is a branch of the Schaumburg Bank and Trust and has a charter under Wintrust. The developer owns the property and has a limited obligation note. It is a twenty-three (23) TIF. A couple of years ago, the developer appealed the taxes which decreased the increment which effectively extended the life of the note. Discussion took place concerning the appeal and the note. The original valuation was frozen at \$139,000. The 2010 valuation of the property was \$880,000. With the appeal the value was dropped to \$417,818. It will take longer to pay off the note. The TIF will expire in 2029.

VI. EAST LAKE STREET – TIF #5

Mr. Szott stated that the East Lake Street TIF was created in March, 2015. This report represents the first fiscal year that the TIF was in existence. As of April 30, 2016, the fund balance was at a negative \$900,756. The fund balance is comprised of two numbers. The Village purchased the small strip center next to the old Shell Gas Station on Lake Street for approximately \$800,000. The Village had startup money to create the TIF and get it into place. The Village's General Fund advanced those monies to get the TIF started and as future increment comes in, the Village will recapture the money and it will go back to the Village's General Fund. No interest will be charged. In response to a question, Government Temps USA, LLC was the consultant hired to assist in creating the TIF. Mr. Szott described the TIF boundaries. The Memory Care facility and the LockUp storage facility did not have any incentives provided. The property that the Village purchased and the Old Shell Gas Station have discussions taking place with a potential developer. As a part of the discussion, the Village does expect that an incentive would be committed which would come out of future tax increment. The documentation provided on what activity is occurring within the TIF is provided in the report. In response to Ms. Fergus, Mr. Szott responded that for FY17, \$1,700 has been received in increment and for FY18, \$70,000 could be possible. Once the Memory Care facility becomes active in 2017, the increment will increase and help but not until FY20 will significant amounts of increment be received. Mr. Szott stated that discussions are taking place with developers on the Lake Street old Marathon building now. The Memory Care facility is anticipated to be completed and open in January or February, 2017. In response to questions, the Memory Care is a rehab facility but mostly on-site living. Mr. Scalera stated that the former Shell Station in front of the LockUp Storage facility is going to be a Lucky Dogs and plans have been received. The remediation work has been completed on the Marathon site. The developer is working with the Village to see if any other remediation needs to be done and may ask for help. The northeast corner of Lakeview and Lake Street property was recently purchased. There has been a lot of activity but little commitment of public money at this time.

VII. OTHER BUSINESS:

Mr. Reiniche thanked the Village for the updates.

VIII. ADJOURNMENT:

On a motion made by June Fergus, duly seconded by Tim Jarzemsky, the 2016 Annual Joint Review Board Meeting of November 30, 2016 adjourned at 9:50 a.m.

Respectfully submitted by:

Irene M. Jones

Irene M. Jones
Deputy Village Clerk

imj

Village of Bloomingdale, Illinois Lake and Rosedale Tax Increment Financing Redevelopment Project Area

Report on Compliance With Public Act 85-1142

Year Ended April 30, 2017



Supplementary Information

Independent Auditor's Report on Supplementary Information

The Honorable Village President
Members of the Board of Trustees
Village of Bloomingdale, Illinois

We have audited the basic financial statements of the Village of Bloomingdale, Illinois for the year ended April 30, 2017, and have issued our report thereon, dated October 23, 2017, which expressed an unmodified opinion on those financial statements. The financial statements are the responsibility of the Village of Bloomingdale, Illinois' management. Our responsibility is to express opinions on the basic financial statements based on our audit.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements of the Village of Bloomingdale, Illinois. The Schedule of Revenues, Expenditures and Changes in Fund Balances for the Lake and Rosedale TIF Note Fund and Lake and Rosedale TIF Redevelopment Project Fund is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the responsibility of management and derives from and relates directly to the underlying and other records used to prepare the basic financial statements. That information has been subjected to the auditing procedures applied to the audit of the basic financial statements and certain other procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements, or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

BKD, LLP

Oakbrook Terrace, Illinois
October 23, 2017

Village of Bloomingdale, Illinois
Lake and Rosedale TIF Note and Redevelopment Project Funds
Schedule of Revenues, Expenditures and Changes in Fund Balances
Year Ended April 30, 2017

	Lake and Rosedale TIF Note	Lake and Rosedale TIF Redevelopment Project	Total
Revenues			
Property Taxes	\$ 25,650	\$	\$ 25,650
Investment Income	17		17
Total Revenues	<u>25,667</u>		<u>25,667</u>
Expenditures			
Current			
Economic Development Division			
Purchased Services:			
Attorney & Counsel		390	390
Audit		350	350
Total Purchased Services		<u>740</u>	<u>740</u>
Debt Service			
Principal	8,196		8,196
Interest	14,926		14,926
Total Debt Service	<u>23,122</u>		<u>23,122</u>
Total Expenditures	<u>23,122</u>	<u>740</u>	<u>23,862</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>2,545</u>	<u>(740)</u>	<u>1,805</u>
Other Financing Sources (Uses)			
Transfers In		740	740
Transfers (Out)	(740)		(740)
Total Other Financing Sources (Uses)	<u>(740)</u>	<u>740</u>	<u></u>
Net Change in Fund Balances	1,805		1,805
Fund Balances			
May 1	<u>(176)</u>		<u>(176)</u>
April 30	<u>\$ 1,629</u>	<u>\$</u>	<u>1,629</u>

Village of Bloomingdale, Illinois
Lake and Rosedale TIF Note and Redevelopment Project Funds
Notes to Schedule of Revenues, Expenditures and Changes in Fund Balances
April 30, 2017

Summary of Significant Accounting Policies

The accompanying Schedule of Revenues, Expenditures and Changes in Fund Balances for the Lake and Rosedale TIF Note Fund and Lake and Rosedale TIF Redevelopment Project Fund is intended to present the change in fund balance of only that fund of the Village. It does not purport to, and does not, present fairly the net position of the Village as of April 30, 2017, or the changes in its net position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when the liability is incurred, as under accrual accounting. General capital asset acquisitions are reported as expenditures in governmental funds.

Independent Auditor's Report

SCHEDULE L

Independent Auditor's Report on Compliance

The Honorable Village President
Members of the Board of Trustees
Village of Bloomingdale, Illinois

We have audited the basic financial statements of the Village of Bloomingdale, Illinois for the year ended April 30, 2017, and have issued our report thereon, dated October 23, 2017.

We have also audited the Village's compliance with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the Lake and Rosedale TIF Redevelopment Project Area. The management of the Village of Bloomingdale, Illinois is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Village complied in all material respects with the requirements referred to above. An audit includes examining, on a test basis, evidence about the Village of Bloomingdale, Illinois' compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Village of Bloomingdale, Illinois complied, in all material respects, with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the Lake and Rosedale TIF Redevelopment Project Area.

BKD, LLP

Oakbrook Terrace, Illinois
October 23, 2017

TIF #5

**East Lake
Street**

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2017**

Name of Redevelopment Project Area (below): **East Lake Street**

Primary Use of Redevelopment Project Area*: **Combination/Mix**
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types: **Combination/Mix**

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act **X**
 Industrial Jobs Recovery Law _____

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan including any project implemented and a description of the redevelopment activities.? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F		X
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, Analysis MUST be attached and labeled Attachment J	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K	X	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, The audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 labeled Attachment L	X	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only, not actual agreements labeled Attachment M	X	

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))
Provide an analysis of the special tax allocation fund.

FY 2017

TIF NAME:

East Lake Street

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (975,505)

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 1,743	\$ 1,743	3%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 72	\$ 75	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ 38,258	\$ 51,350	96%
Other (identify source property tax credit; if multiple other sources, attach schedule)	\$ 121	\$ 121	0%

All Amount Deposited in Special Tax Allocation by source

\$ 40,194

Cumulative Total Revenues/Cash Receipts

\$ 53,289 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 427,844

Distribution of Surplus

\$ -

Total Expenditures/Disbursements

\$ 427,844

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ (387,650)

FUND BALANCE, END OF REPORTING PERIOD*

\$ (1,363,155)

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c))

FY 2017

TIF NAME: East Lake Street

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Attorney & Counsel	6,849	
Professional Services - surveys	3,000	
Audit	350	
Utilities	5,065	
		\$ 15,264
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Street light pole replacements	198,110	
Underground of overhead utilities	214,470	
		\$ 412,580
6. Costs of construction.		
		\$ -

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2017

TIF NAME: East Lake Street

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

**Check here if no property was acquired by the Municipality within the
X Redevelopment Project Area.**

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F)

FY 2017

TIF Name:

East Lake Street

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	5

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 3,047,000	\$ -	\$ 3,047,000
Public Investment Undertaken	\$ 1,416,444	\$ 734,550	\$ 2,150,994
Ratio of Private/Public Investment	2 13/86	0	1 5/12

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: East Lake Street TIF

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 320,982	\$ 109,550	\$ 430,532
Ratio of Private/Public Investment	0	0	0

Project 2*: Lock-Up Self Storage

Private Investment Undertaken (See Instructions)	\$ 1,602,300	\$ -	\$ 1,602,300
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0	0	0

Project 3*: Lakeview Memory Care

Private Investment Undertaken (See Instructions)	\$ 1,444,700	\$ -	\$ 1,444,700
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0	0	0

Project 4*: NE Corner Lake St & Circle Ave

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 1,095,462	\$ 625,000	\$ 1,720,462
Ratio of Private/Public Investment	0	0	0

Project 5*: Dunkin Donuts

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0	0	0

Project 6*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. ***even though optional MUST be included as part of complete TIF report**

SECTION 6

FY 2017

TIF NAME: **East Lake Street**

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area
Year redevelopment

project area was designated	Base EAV	Reporting Fiscal Year EAV
2015	\$ 3,534,440	\$ 3,423,240

List all overlapping tax districts in the redevelopment project area.
 If overlapping taxing district received a surplus, list the surplus.

X Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Bloomington Park District	\$ -
Bloomington Public Library	\$ -
Bloomington Township & Road	\$ -
Bloomington Fire Protection District	\$ -
County of Dupage	\$ -
DuPage County Health Department	\$ -
Dupage County Forest Preserve District	\$ -
Dupage Water Commission	\$ -
Dupage Airport Authority	\$ -
School District #13	\$ -
School District #108	\$ -
College of DuPage District #502	\$ -
Village of Bloomington	\$ -

SECTION 7

Provide information about job creation and retention:

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

--

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X

General Description of Project Boundary

Generally the area is bounded on the east by the east side parcel lines of Parcels 02-14-107-028 and 02-14-112-04 just west of Glen Eilyn Road, on the south generally by the south edge of East Lake Street, on the north by the northern parcel lines of the properties adjacent to East Lake Street, except for St. Paul's Cemetery which was carved out of the Project Area boundary, and on the west by north and west parcel lines for Parcels 02-15-200-058 and 02-15-200-064, and the west parcel line for Parcel 02-15-205-031, located on the south side of Lake Street and adjacent to the Springbrook Shopping Center entrance.

Legal Description of Project Area Boundary

The legal description of the Project Area is described below.

LEGAL DESCRIPTION

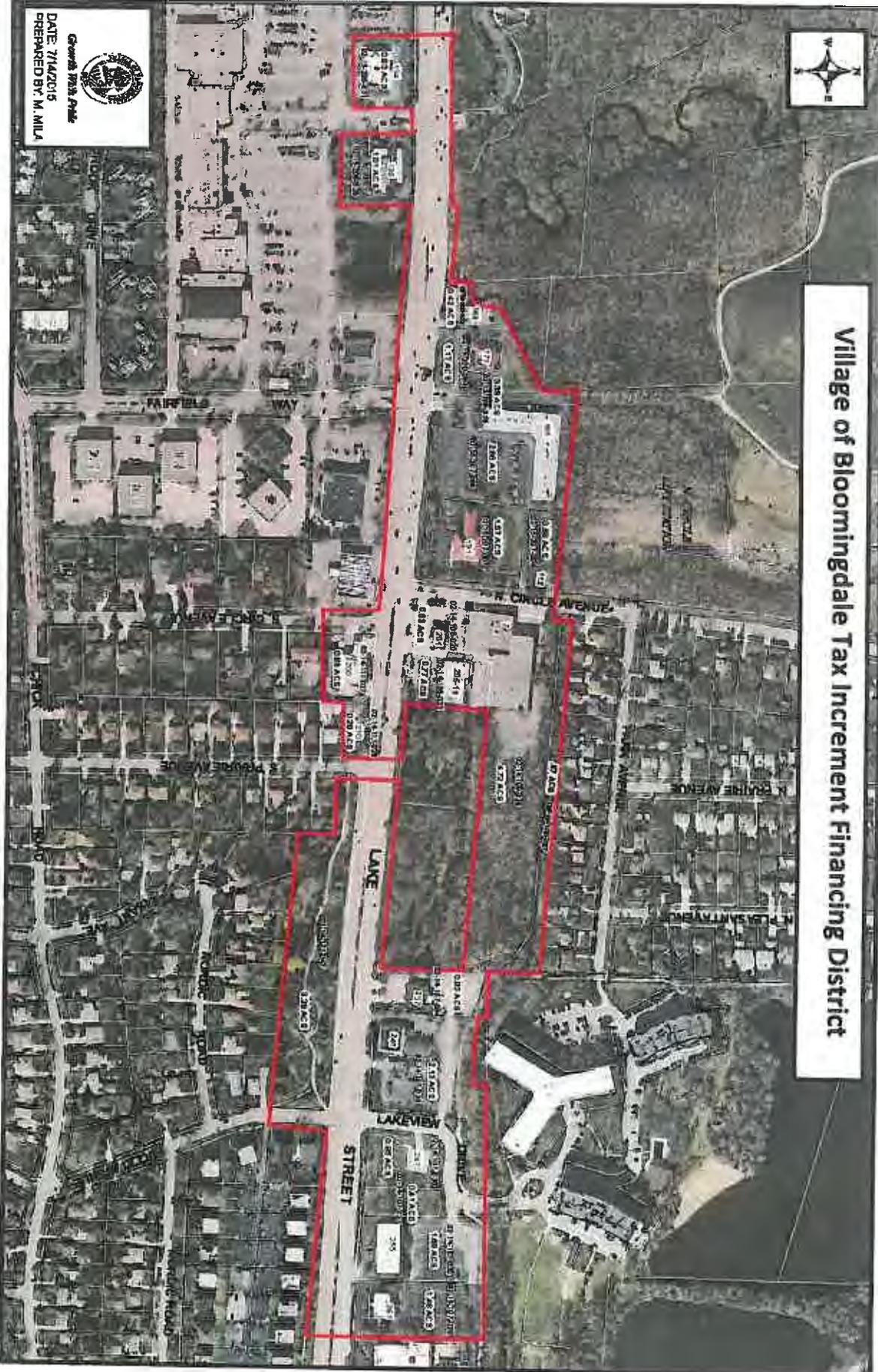
A boundary circumscribing those parts of the East half of the Northeast Quarter of Section 15, and the Northwest Quarter of Section 14 both being in Township 40, Range 10 East of the Third Principal Meridian described as follows:

Commencing at a point of beginning in the East half of the Northeast Quarter of Section 15, being the Northwest corner of Lot 2 Wegner's Subdivision (R1979-052892, also being the Northwest corner of P.I.N. 02-15-200-058); thence Southerly on the west line of said Lot 2 Wegner's Subdivision to a point on the North line of Lake Street (U.S. Route 20); thence Westerly on the North line of Lake Street (U.S. Route 20) to a point of on said North line of Lake Street (U.S. Route 20) created by extending the West line of Lot 2 of Springbrook Center Subdivision (R1983-037318, also being P.I.N. 02-15-205-031) North to the North line of Lake Street (U.S. Route 20); thence Southerly on said extension of the West line of Lot 2 of Springbrook Center Subdivision (R1983-037318, also being P.I.N. 02-15-205-031) to the Southwest corner of said Lot 2; thence Easterly on the South line of said Lot 2 to the Southeast corner of said Lot 2; thence Northerly on the East line said Lot 2 to the South line of Lake Street (U.S. Route 20); thence Easterly on said South line of Lake Street (U.S. Route 20) to a point on the West line of Lot 3 of Springbrook Center Subdivision (R1983-037318, also being P.I.N. 02-15-205-029); thence Southerly on the West line of said Lot 3 to the Southwest corner of said Lot 3; thence Easterly on the South line of said Lot 3 to the Southeast corner of said Lot 3; thence Northerly on the East line of said Lot 3 to a point on the South line of Lake Street (U.S. Route 20); thence Easterly on the South line of Lake Street (U.S. Route 20) to a point on the West line of South Circle Avenue; thence Southerly on the West line of South Circle Avenue to a point created by extending the South line of Lot 37 of Evergreen Terrace Second Unit (R1955-755320, also being P.I.N. 02-14-111-027) in the Northwest Quarter of Section 14, Westerly across South Circle Avenue; thence Easterly on said South line of Lot 37 extended to the Southeast corner of said Lot 37; thence Northerly on the East line of said Lot 37 to the Southwest corner of Lot 54 of Suncrest Highlands (R1958-785047, also being the Southwest corner of P.I.N. 02-14-111-028); thence Easterly on the South line of said Lot 54 to the Southeast corner of said Lot 54; thence Northerly on the East line of said Lot 54 to a point on the North line of Lake Street (U.S. Route 20); thence Westerly on the North line of Lake Street (U.S. Route 20) to a point on the West line of Lot 9 of the John Spitzer Farm Survey (R1858-121154, also being P.I.N. 02-14-106-023); thence Northerly on the West line of said Lot 9 to the Northwest corner of said Lot 9; thence Easterly on the North line of said Lot 9 to the Northeast corner of said Lot 9, also being the Northwest corner of Lot 8 of the John Spitzer Farm Survey (R1858-121154, also being P.I.N. 02-14-106-024); thence Easterly on the North line of said Lot 8 to the Northeast corner of said Lot 8; thence Southerly on the East line of said Lot 8 to the North line of Lake Street (U.S. Route 20); thence Westerly on the North Line of Lake Street (U.S. Route 20) to a point created by extending the East line of Prairie Avenue Northerly to the North Line of Lake Street (U.S. Route 20); thence Southerly on said East line of Prairie Avenue extended to the Northwest corner of Lot 2 of Suncrest Highlands (R1958-785047, also being P.I.N. 02-14-112-002); thence Easterly on the North line of said Lot 2 to the Northeast corner of said Lot 2, said line also being the South line of Lake Street (U.S. Route 20);

thence Southerly on the East line of said Lot 2 to the Southeast corner of said Lot 2, said line also being the South line of Lake Street (U.S. Route 20); thence Southerly to the Northwest corner of Lot 23 in Suncrest Highlands Unit 2 (R1957-853024, also being P.I.N 02-14-112-037), said line also being the South line of Lake Street (U.S. Route 20); thence Easterly on the South Line of Lake Street (U.S. Route 20) to the Northeast corner of Lot 14 Suncrest Highlands Unit 2 (R1957-853024, also being P.I.N 02-14-112-028), thence Easterly across Euclid Avenue to the Southwest corner of Lot 2 of the County Clerk R.W. MacDonald Assessment Plat 1 Suncrest Highlands Unit 3 (R1973-058348, also being P.I.N. 02-14-114-006); thence Northerly on the East line of Euclid Avenue to the South line of Lake Street (U.S. Route 20); thence Easterly on the South line of Lake Street (U.S. Route 20) to a point created by extending the East line of Lot 1 of American Heritage Plaza Subdivision (R1975-43712, also being the Southwest corner of P.I.N. 02-14-104-029) Southerly to the South line of Lake Street (U.S. Route 20); thence Northerly on said East line of said Lot 1 extended to the Northeast corner of said Lot 1; thence Westerly on the North line of said Lot 1 to the Northwest corner of said Lot 1, also being the Northeast corner of Lot 2 of American Heritage Plaza Subdivision (R1975-43712, also being P.I.N. 02-14-107-030); thence Westerly on the North line of said Lot 2 to the Northwest corner of said Lot 2; thence Westerly on the North line of Lakeview Drive to the Northeast corner of Lot 1 of Little Europe Restaurant Consolidation (R2000-054098, also being P.I.N 02-14-107-035); thence Westerly on the North line of said Lot 1 a distance of 100.54-feet to a corner-point on the North line of said Lot 1; thence Southerly on the line of said Lot 1 a distance of 45.81-feet; thence Westerly on the line of said Lot 1 a distance of 199.98-feet to a corner-point; thence Northerly to the Northwest corner of said Lot 1, also being the Northeast corner of Lot 4 Bloomingdale – Lake Subdivision 2nd Unit (R1965-026023, also being P.I.N 02-14-107-004); thence Westerly on the North line of said Lot 4 to the Northwest corner of said Lot 4; thence Northerly on the East line of Lot 2 of Suncrest Highlands Unit 5 (R1961-0179212, also being P.I.N 02-14-106-027) to the Northeast corner of said Lot 2; thence Westerly on the North line of said Lot 2 to the East line of North Circle Avenue; thence Southerly on the East line of North Circle Avenue to a point on the West line of Lot 5 of Suncrest Highlands Unit 5 (R1961-0179212, also being P.I.N 02-14-106-029) created by extending the North line of Lot 2 of The Gianni Subdivision (R1979-068416, also being P.I.N 02-15-207-004) Easterly across Circle Avenue; thence Westerly on said North line of Lot 2 extended to the Northwest corner of said Lot 2, said point also being the Northeast corner of Lot 2 of Paves's Resubdivision (R1978-006613, also being the North line of P.I.N. 02-15-207-006); thence Westerly on the North line of said Lot 2 to the Northwest corner of said Lot 2, said point also being the Northeast corner of Lot 1 of Suncrest Highlands Unit 6 (R1963-043313, also being P.I.N. 02-15-207-035); ; thence Westerly on the North line of said Lot 1 to the Northwest corner of said Lot 1; thence Southerly on the West line of said Lot 1 to the Northeast corner of Lot 1 of Wegner's Subdivision (R1979-052892, also being P.I.N. 02-15-207-064); thence Southwesterly on the North line of said Lot 1 to the Northwest corner of said Lot 1, also being the Northeast corner of Lot 2 of Wegner's Subdivision (R1979-052892, also being P.I.N. 02-15-207-058); thence Southwesterly on the North line of said Lot 2 to Northwest corner of said Lot 2, being the point of beginning.



Village of Bloomingdale Tax Increment Financing District




Growth With Pride
DATE: 7/13/2015
PREPARED BY: M. MILA



Growth with Pride

Village of Bloomingdale

Franco A. Coladipietro
Village President

Jane E. Michelotti
Village Clerk

Attachment B

October 23, 2017

RE: Village of Bloomingdale, DuPage County, IL
Certificate of Compliance
Tax Increment Financing District #5 – East Lake Street Redevelopment Project
Area
For Year Ended April 30, 2017

Dear Sirs:

I, Franco A. Coladipietro, the duly elected chief executive officer of the Village of Bloomingdale, County of DuPage, State of Illinois, do hereby certify that to the best of my knowledge, the Village of Bloomingdale has complied with all requirements pertaining to the Tax Increment Allocation Redevelopment Act during the municipal fiscal year ended April 30, 2017.

Sincerely,

A handwritten signature in black ink, appearing to be "Franco A. Coladipietro".

Franco A. Coladipietro, Village President
Village of Bloomingdale

OTTOSEN BRITZ KELLY COOPER GILBERT & DINOLFO, LTD.

1804 North Naper Boulevard, Suite 350, Naperville, Illinois 60563
Phone 630.682.0085 Fax 630.682.0788 www.ottosenbritz.com

Michael Castaldo, Jr.
Attorney at Law

Direct Line 630.614.7640
mcastaldojr@ottosenbritz.com

Attachment C

OPINION OF LEGAL COUNSEL

October 23, 2017

Ms. Susana A. Mendoza
Office of the Comptroller – Chicago Operations
James R. Thompson Center
100 West Randolph Street
Suite 15-500
Chicago, Illinois 60601

Re: Village of Bloomingdale, County of DuPage, Illinois
East Lake Street RPA TIF #5
Annual Increment Finance Report

Dear Ms. Mendoza:

In connection with the Annual Tax Increment Finance Report (hereinafter referred to as "Annual Report") provided by the Village of Bloomingdale (hereinafter referred to as the "Village") pursuant to 65 ILCS 5/11-74.4-5(d) for the fiscal year ending April 30, 2017 (hereinafter referred to as the "Annual Report"), this correspondence shall confirm that I am the Village Attorney for the Village of Bloomingdale, DuPage County, Illinois and as such I am acting as tax increment finance counsel related to the above-referenced Tax Increment Financing District.

Based upon my review of the Annual Report, and in reliance upon representations made by officers and employees of the Village, it is my opinion that the Village, as of April 30, 2017, was in compliance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (hereinafter referred to as the "Act"). It should be noted that I make no express or implied opinion as to the sufficiency or completeness of the Annual Report.

This constitutes the "opinion of legal counsel" as required under the Act, and may not be cited or used in connection with anything other than submission with the Annual Report.

Very truly yours,

OTTOSEN BRITZ KELLY COOPER GILBERT & DINOLFO, LTD.



Michael Castaldo, Jr.

MCJR:mb



July 18, 2016
Meeting Duly Noticed
According to Statute

**MINUTES OF A SPECIAL MEETING HELD CONCURRENTLY WITH A
STANDING COMMITTEE OF THE WHOLE OF THE VILLAGE PRESIDENT AND
BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON
JULY 18, 2016 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

CALL TO ORDER

The meeting was called to order by Village Clerk Michelotti at 7:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Von Huben, Hovde, Ackerman, Bolen, Bucaro, and Belmonte
ABSENT: None

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

For the record, there was no audience present.

APPROVAL OF AGENDA

Motion by Trustee Von Huben, seconded by Trustee Hovde, to approve the Agenda for the July 18, 2016 Special Meeting of the Village President and Board of Trustees held Concurrently with the Standing Committee of the Whole Meeting. All Trustees present voted AYE.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Ackerman, seconded by Trustee Bucaro, to approve the Minutes of the July 11, 2016 Village Board and Standing Committee of the Whole Meeting.

AYES: Trustees Ackerman, Bucaro, Von Huben, and Hovde
NAYS: None
ABSTAIN: Trustees Bolen and Belmonte

MOTION DECLARED CARRIED

DISCUSSION ITEMS

COMMITTEE OF THE WHOLE

1. Liquor Ordinance – Class GR

Mr. Scalera stated that this is a new liquor license classification that was requested by Mariano's. He noted that high end grocers had in-store cafes and staff looked into this request not just being limited to Mariano's but open to other grocery stores as well, with 35,000 square feet or more. He noted they reviewed requirements in Elmhurst and Wheaton, where Mariano's had stores. He also stated that they would have only one (1) license listed in this classification at this time, but if others requested this classification, more could be added. Since there were no objections, Mr. Scalera stated this will be added to the next agenda for approval.

FINANCE & ADMINISTRATION - Trustee Bolen

1. Purchase Approval and Agreement - Storage Area Network and Core Switches

Mr. Scalera noted that Mark Garrison, IS Manager, was present to answer any questions. He stated that this was recommended by the IS System Assessment. Mr. Garrison fielded technical questions from the Board. Mr. Scalera also stated that this was under the budgeted amount.

Motion by Trustee Bolen, seconded by Trustee Hovde, to approve the purchase agreement with Current Technologies, 1423 Centre Circle, Downers Grove, IL 60515 for the purchase of hardware, software, licensing, installation and configuration for the Storage Area Network (SAN) and Core Switches in the amount of \$56,639.23, as outlined in their Quote #CTCQ16222-01 and as recommended by the Manager of IS in his memo dated July 11, 2016.

AYES: Trustees Bolen, Hovde, Von Huben, Ackerman, Bucaro, and Belmonte
 NAYS: None

MOTION DECLARED CARRIED

INTERGOVERNMENTAL AND COMMUNITY RELATIONS - Trustee Ackerman

1. Request for Temporary Land Use Permit in a Unified Shopping Center from Stratford Square Mall (Summerfest)

Mr. Scalera stated this was a request from Stratford Square Mall for a three-day summer festival. He noted that they were working with the Police and Fire Departments and were addressing concerns. Mr. Scalera noted that staff felt this was a good event for the community, the area is large enough to accommodate patrons, and proceeds from the event will go to not-for-profit organizations. Chief Giammarese stated he was working with them regarding liquor and the designated area, and he felt that he had sufficient staff. He also stated that if more Police were needed, he was confident they could adapt.

Motion by Trustee Ackerman, seconded by Trustee Von Huben, to approve a temporary land use permit to Stratford Square Mall to allow for a three (3) day summer festival from August 26, 2016 to August 28, 2016 with live music, carnival rides and food vendors, pursuant to the recommendation contained in the memorandum from the Village Administrator dated July 18, 2016.

AYES: Trustees Ackerman, Von Huben, Hovde, Bolen, Bucaro, and Belmonte
 NAYS: None

MOTION DECLARED CARRIED

2. Resolution – Intergovernmental Agreement with DuPage County for Sale of Property

Mr. Marchi stated this is the intergovernmental agreement just received from DuPage County for the disposal of the vacated Village property. He stated this would allow the developer to appraise and value the property. He noted it was best to combine the two properties in order to do this. The price to settle will be determined in the future with an ordinance, but the Resolution is needed in order to proceed.

Minutes of a Special Village Board and Standing Committee of the Whole Meeting
 July 18, 2016
 Page 3

Motion by Trustee Ackerman, seconded by Trustee Bolen, to adopt **RESOLUTION NO. 2016-R-27: A RESOLUTION OF INTENT TO DISPOSE OF REAL PROPERTY OWNED BY THE VILLAGE OF BLOOMINGDALE KNOWN AS OLD GARY AVENUE RIGHT-OF-WAY SOUTH OF ARMY TRAIL ROAD IN CONJUNCTION WITH PROPERTY OWNED BY DUPAGE COUNTY PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND THE VILLAGE OF BLOOMINGDALE TO WORK COLLABORATIVELY FOR THE SALE OF SURPLUS PROPERTY TO AN ADJACENT LANDOWNER.**

AYES: Trustees Ackerman, Bolen, Von Huben, Hovde, Bucaro, and Belmonte
 NAYS: None

MOTION DECLARED CARRIED

TRAFFIC & STREETS - Trustee Belmonte

1. Lake Street – Glen Ellyn Road to Maple Avenue – Street Light Pole Replacements

Mr. Scalera handed out an updated proposal from Meade Electric after Mr. Marchi met with them today. Mr. Marchi continued that initially the prototype took 2 hours to install, but felt the time would be reduced to 1½ hours, noting the first time is more difficult and it would take less time as they moved forward. He also noted that the poles will have side mounts with pedestrian level fixture and with an electrical box for future (festoon) lights. He stated once this is approved, they will order the 83 poles tomorrow noting there is 8-12 weeks lead time. He noted they are looking into grants in the future for this retrofit. He noted their target date for completion is before daylight savings time begins. Lastly, he stated that this was below the initial estimated cost for replacement.

Motion by Trustee Belmonte, seconded by Trustee Bucaro, in order to continue to expedite completing the work, staff recommends the Village continue proceeding with implementing this work on an emergency basis. Therefore staff recommends the Village Board waive the advertising of bids, and:

1) Accept the Lighting Quotation from Glenbard Electric, Inc., 333 Eisenhower Lane South, Lombard, IL 60148 dated July 5, 2016 in the total amount of \$314,239.66 for the purchase of the 83 aluminum fluted light poles, base shrouds and sets of breakaway couplings; and

2) Accept the Revised Quotation from Meade Electric Company, Inc., 9550 West 55th Street, Suite A, McCook, IL 60525, the Village's street light maintenance contractor, dated July 18, 2016 estimated unit price per pole of \$671.30, totaling \$55,717.90 to assemble and install 83 replacement street light poles on Lake Street between Glen Ellyn Road and Maple Avenue; and

3) Approve a contingency amount of \$20,000.00, to cover any unforeseen costs due to field conditions, adjustments, additional material, etc., and

4) Authorize Village Staff to execute the requisite purchase contracts, purchase approvals and any other necessary paperwork to complete said work.

AYES: Trustees Belmonte, Bucaro, Von Huben, Hovde, Ackerman, and Bolen
 NAYS: None

MOTION DECLARED CARRIED

Minutes of a Special Village Board and Standing Committee of the Whole Meeting
 July 18, 2016
 Page 4

OTHER BUSINESS

None

MEETING REMINDERS

Monday, July 25, 2016 – Village Board Meeting - CANCELLED
 Monday, August 8, 2016 – Village Board Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera updated the Board stating that the street lights in Old Town were not up this week due to the fact that the pole brackets were not the correct size. He noted that he anticipated the new brackets will be received within the next week.

2. Assistant Administrator, B. E. Weber

Ms. Weber stated that Verizon was requesting two (2) cell site locations, one at Winston Tower and another free-standing tower on Glen Ellyn Road. They will get back to us at the location. She also noted that Sprint's contract expires next year and they are looking at conditions for renewal, current rates and standards and will get back to us.

The Mayor requested that Ms. Weber add something in the Residential e-news on the status of the light pole installation on Lake Street. Mr. Scalera stated that they were already working on it.

3. Village Attorney, M. Castaldo, Jr.
 No report.

4. Director of Village Services, M. D. Marchi

The Mayor asked if Mr. Marchi knew the status of Mariano's build-out and the scope of work at former Ballydoyle's in Stratford Square Mall. Mr. Marchi stated he would look into it.

5. Human Resources Director, K. Argo
 No report.

6. Finance Director, G. L. Szott

Mr. Szott stated that the 2016 audit field work has begun. Ultimately, he noted that the annual report for FY16 will be the first year with the new standard requirement, which is the unfunded liability of the Pension Fund being listed on the balance sheet. He stated this information was available on notes, but now the new requirement is to list it on the balance sheet. He noted this will have a negative impact and to please keep this in mind when the auditors present their report. He stated it will move numbers from one place to another to satisfy accounting people.

He also commented that correspondence was previously sent to the Board regarding the Police Pension tax levy going up \$200,000, 14% higher due to the tweaking of the mortality tables. He stated this will have a significant impact on the 2016 tax levy. Our approach has been to take the annual required contribution of the Village and place it on the property tax levy. However, a 14% increase is significant and they will look at other resources to mitigate that.

Lastly, Mr. Szott fielded questions from the Board regarding the pension fund. Discussion ensued on the mortality table, accounting standards, actuarial standards, and access to more current data from the Social Security Administration.

Minutes of a Special Village Board and Standing Committee of the Whole Meeting
July 18, 2016
Page 5

7. Chief of Police, F. Giammarese

Chief Giammarese advised the Board that we are trying to sponsor an active shooter training exercise Village-wide nationally known as ALICE, which stands for Alert, Lockdown, Inform, Counter, and Evacuate. He stated this is more of a civilian course and important for people in our community to become involved with ALICE. He stated it is a two-day course in mid-September, and he hoped to involve staff and Board members in this training.

The Mayor commented that he was concerned for the safety of our Police Department, and Chief Giammarese stated that the Police are very aware and alert.

8. Community & Economic Development Coordinator, S. Gascoigne
Mr. Gascoigne was absent.

NOTE: Mr. Marchi responded to an earlier request from the Mayor. He noted that Mariano's permit paperwork for completion for build-out will be done this week. He also stated that the demolition and entry improvements permit will be issued this week at Stratford Square (by former Ballydolye).

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

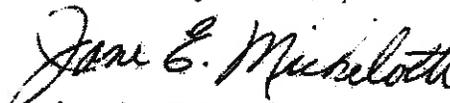
For the record, there was no public present.

ADJOURNMENT

Motion by Trustee Ackerman, seconded by Trustee Bucaro, to adjourn the meeting of July 18, 2016 at 7:32 p.m. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

jem

**MINUTES OF A VILLAGE BOARD AND STANDING COMMITTEE OF THE WHOLE MEETING
OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
BLOOMINGDALE HELD ON AUGUST 22, 2016 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

CALL TO ORDER

The meeting was called to order by Village President Coladipietro at 7:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Von Huben, Belmonte, Ackerman, and Bucaro
ABSENT: Trustee Hovde, and Trustee Bolen (*arrived at 7:10 p.m.*)

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

Motion by Trustee Von Huben, seconded by Trustee Ackerman, to open the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Mr. Ed Hagerdom, 424 Cardinal Drive, addressed the Board regarding several concerns. First, he addressed the news of Indian Lakes closing their golf course and asked if there were laws to make sure that the golf course is maintained after the closing. He continued with a rumor that that Hilton was pressuring the Village to change the area from recreational to residential to bring in their developers to gain millions of dollars.

He stated he was also on the committee for the Indian Lakes Open Space and he hadn't heard any updates on that, and with the Hilton deal, he felt there might be second thoughts on the Open Space project.

Lastly, he commented on the new stop sign that was placed at Raven Lane and Tanager Drive. He stated that he lives on Cardinal Drive, and noticed that early in the morning (starting at 5:30 a.m.) and in the evening as well, there are hundreds of cars cutting through, going at very fast speeds on Cardinal Drive. He requested stop signs to be placed on two (2) of the following suggested locations: Cardinal Drive and Oriole Street, Cardinal Drive and Swallow Avenue, Cardinal Drive and Eagle Lane, or Cardinal Drive and Thrasher Street to alleviate the speeding.

The Mayor replied stating he would answer the easiest to the hardest. On the Indian Lakes Open Space, he stated the landscape architect was present at the board meeting last week. Mr. Marchi then gave a synopsis of what is happening. He noted the Village retained a design team to complete the final engineering concepts for approval by the Board. He stated we expected 50-75% design completion in October, at which time they will have estimates to proceed with financing. He continued we would then advertise for bids in January or February, and if all falls into place, construction would begin in summer of 2017. The Mayor interjected that is the most optimistic time frame, noting that it is a \$4+ million project. He noted that we could then work on funding and financing, also commenting on the work of moving significant amounts of dirt. He thanked Mr. Hagerdom for his service on this committee.

Next, the Mayor addressed the stop sign issue. The stop sign at Raven Lane was studied for a quite some time before it went up. He noted they will begin reviewing Cardinal Drive and those intersections, but to please allow time for that.

Village Board and Standing Committee of the Whole Meeting
 August 22, 2016
 Page 2

Lastly, with regard to the Hilton, the Mayor stated they had come in before looking at residential homes on that property, and the Board had been committed to the concept of open space. He commented that the Village received a copy of the press release the day before it was issued, and the \$4 million being invested into the hotel were not conversations we had with them. He stated he will be meeting with the leadership group from the Hilton when they return from vacation. He explained the process from the Plan Commission to bring projects forth for consideration and stated the Village has not received any proposals from Hilton. He stated that this is an issue that the community will have significant input in the process, and extra-ordinary steps will be taken to get that message out to the community to voice their opinions.

Mr. Hagerdorn reiterated his concern about maintenance on the closed Indian Lakes golf course next spring. The Mayor stated the Village will be on top of that and thanked Mr. Hagerdorn for expressing his concerns.

Motion by Trustee Von Huben, seconded by Trustee Bolen, to close the floor to the public. All Trustees present voted AYE.

MOTION DECLARED CARRIED

Added to the Roll: Trustee Bolen arrived at 7:10 p.m.

APPROVAL OF AGENDA

Motion by Trustee Bucaro, seconded by Trustee Von Huben, to Approve the Agenda of the August 22, 2016 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted AYE.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Von Huben, seconded by Trustee Bolen, to Approve the Minutes of the August 8, 2016 Village Board and Standing Committee of the Whole Meeting.

AYES: Trustees Von Huben, Bolen, Belmonte, Ackerman, and Bucaro
 ABSENT: Trustee Hovde

MOTION DECLARED CARRIED

Motion by Trustee Bucaro, seconded by Trustee Bolen, to Approve the Minutes of the August 15, 2016 Standing Committee of the Whole Meeting.

AYES: Trustees Bucaro, Bolen, Von Huben, Belmonte, and Ackerman
 ABSENT: Trustee Hovde

MOTION DECLARED CARRIED

SWEARING IN/PROCLAMATIONS/PRESENTATIONS/APPOINTMENTS

The Village Clerk read the Proclamation for the 3rd Annual GO ORANGE DAY in Bloomingdale. The Mayor added this is a nice opportunity to remember that in a village and community like ours, we are blessed and often times don't see the effects of hunger, but a lot of it exists in our community. He stated this is a wonderful cause to support.

Motion by Trustee Von Huben, seconded by Trustee Ackerman, to adopt the Proclamation for the 3rd Annual GO ORANGE DAY in Bloomingdale.

AYES: Trustees Von Huben, Ackerman, Bolen, Bucaro, and Belmonte
 ABSENT: Trustee Hovde

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
 August 22, 2016
 Page 3

DISCUSSION ITEMS

PLANNING, ZONING AND ENVIRONMENTAL CONCERNS - Trustee Hovde

1. Inducement Resolution – 201 E. Lake Street and 205-215 E. Lake Street

Motion by Trustee Von Huben, seconded by Trustee Ackerman, to adopt **Resolution No. 2016-R-34: A RESOLUTION AUTHORIZING THE INDUCEMENT OF A DEVELOPER FOR THE PURPOSE OF THE DEVELOPMENT OF THE PROPERTIES COMMONLY REFERRED TO AS 201 E. LAKE STREET AND 205-215 E. LAKE STREET, BLOOMINGDALE, ILLINOIS 60108.**

AYES: Trustees Von Huben, Ackerman, Belmonte, Bolen, and Bucaro
 ABSENT: Trustee Hovde

MOTION DECLARED CARRIED

TRAFFIC AND STREETS - Trustee Belmonte

1. Resolution – Local Public Agency Agreement – IDOT

Mr. Marchi noted that this was discussed previously for the Glen Ellyn East Branch River Trail. He stated plans were approved by IDOT, and this is grant funded and bids will go out September 16. He recommended approval. It was questioned if the Village will then be responsible for the maintenance and answered yes we would.

Motion by Trustee Belmonte, seconded by Trustee Von Huben, to adopt **Resolution No. 2016-R-35: A RESOLUTION APPROVING A LOCAL PUBLIC AGENCY AGREEMENT FOR FEDERAL PARTICIPATION BETWEEN THE VILLAGE OF BLOOMINGDALE AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION TO COMPLETE CONSTRUCTION OF A SEGMENT OF THE EAST BRANCH DUPAGE RIVER TRAIL ALONG GLEN ELLYN ROAD (FAU 2581) FROM CARRIAGE WAY TO EDGEWATER DRIVE USING FEDERAL SURFACE TRANSPORTATION PROGRAM GRANT FUNDING.**

AYES: Trustees Belmonte, Von Huben, Ackerman, Bolen, and Bucaro
 ABSENT: Trustee Hovde

MOTION DECLARED CARRIED

FINANCE & ADMINISTRATION - Trustee Bolen

1. Warrant #2 for the Month of August, 2016 - \$1,393,069.17

Motion by Trustee Bolen, seconded by Trustee Bucaro, to approve Warrant #2 for the Month of August, 2016 in the amount of \$1,393,069.17, as presented.

AYES: Trustees Bolen, Bucaro, Ackerman, Von Huben, and Belmonte
 ABSENT: Trustee Hovde

MOTION DECLARED CARRIED

2. Ordinance – Telecommunications Tax (Telecom Tax)

Mr. Scalera noted that this was discussed last week. Trustee Bolen stated that this was significant and asked if the message would get out to the residents. Mr. Scalera answered it would be through the Almanac, Village e-News, and our Facebook page. The Mayor stated we do send out press releases, some get published and some do not. He commented that he had

Village Board and Standing Committee of the Whole Meeting
 August 22, 2016
 Page 4

lunch with Mr. Robert Sanchez from the *Daily Herald* whereby they also discussed everything happening in town. He stated a piece would run on the renovation of Old Town and Lake Street, as well as the tax reduction.

Motion by Trustee Bolen, seconded by Trustee Bucaro, to approve **Ordinance No. 2016-31: AN ORDINANCE CHANGING THE SIMPLIFIED MUNICIPAL TELECOMMUNICATIONS TAX RATE FROM 5.00% TO 3.00% FOR THE VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS** and to waive the reading thereof and second consideration.

AYES: Trustees Bolen, Bucaro, Von Huben, Belmonte, and Ackerman
 ABSENT: Trustee Hovde

MOTION DECLARED CARRIED

OTHER BUSINESS

None

MEETING REMINDERS

Monday, September 12, 2016 – Village Board Meeting
 Monday, September 19, 2016 – Standing Committee of the Whole Meeting
 Monday, September 26, 2016 – Village Board Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera updated the Board stating that the final pavement cover went on today as well as the capstones in Old Town. He noted a traffic lane will be closed for a period of time to let things settle. He also informed the Board that we are tentatively looking at a ribbon cutting ceremony for Old Town on Thursday, September 1 at 4:00 p.m.

2. Assistant Administrator, B. E. Weber

Ms. Weber stated that individual photos for the Village Board members will be taken on Monday, September 26 in 5-minute increments starting at 6:15 p.m. She also noted that a group photo will also be done that evening either before or after the meeting. Board members concurred that they will be available on September 26.

Ms. Weber also showed sample pictures of the Lake Street banners that she would like the Board to view and let her know which ones they liked.

3. Village Attorney, M. Castaldo, Jr.

No report.

4. Director of Village Services, M. D. Marchi

No report.

5. Human Resources Director, K. Argo

Ms. Argo was absent.

6. Finance Director, G. L. Szott

No report.

7. Chief of Police, F. Giammarese

No report.

Village Board and Standing Committee of the Whole Meeting
August 22, 2016
Page 5

8. Community & Economic Development Coordinator, S. Gascoigne
Mr. Gascoigne was absent.

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

Motion by Trustee Von Huben, seconded by Trustee Bolen, to open the floor to the public.
All Trustees present voted AYE.

MOTION DECLARED CARRIED

No one came forward.

Motion by Trustee Von Huben, seconded by Trustee Ackerman, to close the floor to the public. All Trustees present voted AYE.

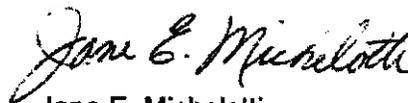
MOTION DECLARED CARRIED

ADJOURNMENT

Motion by Trustee Ackerman, seconded by Trustee Von Huben, to adjourn the meeting of August 22, 2016 at 7:26 p.m. All Trustees present voted AYE.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

jem

October 24, 2016
Meeting Duly Noticed
According to Statute

MINUTES OF A VILLAGE BOARD AND STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON OCTOBER 24, 2016 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY

CALL TO ORDER

The meeting was called to order by Village Clerk Michelotti at 7:03 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Bucaro, Bolen, Ackerman, Hovde, Von Huben, and Belmonte
ABSENT: None

QUORUM PRESENT

The Mayor noted the presence of scouts from Boy Scout Troop 191 and Cub Scout Pack 196. Trustee Ackerman had given a presentation to them prior to the Board meeting regarding local government and the roles of the Mayor and Trustees.

PLEDGE OF ALLEGIANCE

Scout Lynch led in the Pledge of Allegiance.

AUDIENCE PARTICIPATION

Motion by Trustee Von Huben, seconded by Trustee Bolen, to open the floor to the public. All Trustees present voted AYE.

MOTION DECLARED CARRIED

No one came forward.

Motion by Trustee Bolen, seconded by Trustee Hovde, to close the floor to the public. All Trustees present voted AYE.

MOTION DECLARED CARRIED

APPROVAL OF AGENDA

Motion by Trustee Ackerman, seconded by Trustee Bolen, to approve the Agenda for the October 24, 2016 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted AYE.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Von Huben, seconded by Trustee Bucaro, to approve the Minutes of the October 10, 2016 Village Board and Standing Committee of the Whole Meeting. All Trustees voted AYE.

MOTION DECLARED CARRIED

Motion by Trustee Ackerman, seconded by Trustee Hovde, to approve the Minutes of the October 17, 2016 Standing Committee of the Whole Meeting of the President and Board of Trustees.

AYES: Trustees Ackerman, Hovde, Bucaro, Von Huben, and Belmonte
NAYS: None
ABSTAIN: Trustee Bolen

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
 October 24, 2016
 Page 2

RECOGNITION/PRESENTATION

Commendations of Recognition

Chief Giammarese gave the Bloomingdale Police Department Commendation to Sgt. Aaron Machek. He gave background stating that in June, Sgt. Machek was first on the scene and assessed the situation whereby a female parked in a vehicle at Stratford Square Mall had overdosed. He administered Narcan to reverse the effects thereby playing a role in saving her life. Bloomingdale Fire Protection District personnel arrived and continued to care for the patient.

Chief Giammarese gave the Bloomingdale Police Department Commendation to Officers Jimmy Janes and Raymond Murrell. They were first on the scene to an unresponsive and unconscious male lying on the floor of a business. They brought their assigned AED unit (defibrillator) and administered two shocks, then performed CPR until the Bloomingdale Fire Protection District personnel arrived. Their quick actions played a role in saving the life of a heart attack victim.

Bloomingdale Fire Protection District Battalion Chief Chris Wilson awarded Sgt. Machek, and Officers Janes and Murrell with Certificates of Appreciation as well.

Swearing In

Chief Giammarese stated that he was pleased to promote Steve Abruzzo to Sergeant effective September 30, 2016. The Mayor then swore in Sgt. Abruzzo. Sgt. Abruzzo thanked all and stated he will do the job to the best of his ability. All congratulated him.

DISCUSSION ITEMS

PLANNING, ZONING AND ENVIRONMENTAL CONCERNS - Trustee Hovde

Removal from the Roll: Trustee Hovde recused himself from the dais at 7:17 p.m.

1. Ordinance Extension Approval – 201 E. Lake Street

Motion by Trustee Von Huben, seconded by Trustee Bolen, to adopt **ORDINANCE NO. 2016-41: AN ORDINANCE GRANTING AN EXTENSION TO ORDINANCE NO. 2013-02, WHICH GRANTED A SPECIAL USE PERMIT, APPROVAL OF A PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS AND FINAL SITE PLAN APPROVAL TO ALLOW THE REDEVELOPMENT OF AN AUTOMOBILE STATION (201 E. LAKE STREET), BEYOND A PERIOD OF 18 MONTHS, and to waive the reading thereof and second consideration.**

At this time, Counselor Castaldo stated for the record that a public notice was published in the paper citing this for public comment as well. Due to the fact that this is an amendment to a previous zoning and planning ordinance, he asked if there was anyone in the public wishing to make comment on this matter. Since there was none, the roll call continued.

AYES: Trustees Von Huben, Bolen, Belmonte, Ackerman, and Bucaro
 NAYS: None
 RECUSED: Trustee Hovde

MOTION DECLARED CARRIED

The Mayor asked for a status on this and Mr. Marchi noted that the applicant was working on the building plans.

Added to the Roll: Trustee Hovde returned to the dais at 7:20 p.m.

Village Board and Standing Committee of the Whole Meeting
 October 24, 2016
 Page 3

COMMITTEE OF THE WHOLE

1. Appointment to the Planning and Zoning Commission – Christine Smith

Motion by Trustee Von Huben, seconded by Trustee Hovde, to concur with and approve the Mayor's appointment of Christine Smith to the Planning & Zoning Commission for a term expire on May 1, 2019.

AYES: Trustees Von Huben, Hovde, Belmonte, Ackerman, Bolen, and Bucaro
 NAYS: None

MOTION DECLARED CARRIED

2. Reappointments to the Planning and Zoning Commission

Motion by Trustee Von Huben, seconded by Trustee Ackerman, to concur with and approve the Mayor's reappointments of Patrick Shannon for a term to expire on May 1, 2018 and J. Thomas Brice and Len Jaster for terms expiring on May 1, 2019 to the Planning & Zoning Commission.

AYES: Trustees Von Huben, Ackerman, Hovde, Belmonte, Bolen, and Bucaro
 NAYS: None

MOTION DECLARED CARRIED

3. Ordinance – Amendment to Title IV, Chapter 2 (Jimador Restaurant Corporation)

Mr. Scalera stated that this had come before the Board previously but plans were put on hold. The restaurant is a 4,000 square foot sit-down Mexican restaurant and is located in the Town Center across the street. He stated that they plan to open in November.

Motion by Trustee Von Huben, seconded by Trustee Bolen, to approve **ORDINANCE NO. 2016-42: AN ORDINANCE AMENDING THE BLOOMINGDALE VILLAGE CODE, AS AMENDED, TITLE 4 (BUSINESS AND LICENSE REGULATIONS); CHAPTER 2 (ALCOHOLIC BEVERAGES); SECTION 10 (NUMBER OF LICENSES) TO INCREASE THE NUMBER OF CLASS "D-2" LIQUOR LICENSES, JIMADOR RESTAURANT CORPORATION (d/b/a Jimador Mexican Restaurant) and to waive the reading thereof and second consideration.**

AYES: Trustees Von Huben, Bolen, Belmonte, Hovde, Ackerman, and Bucaro
 NAYS: None

MOTION DECLARED CARRIED

4. Ordinance - Amendments to Title IV, Chapter 2, Village Code

Mr. Scalera stated when the amendment was originally approved, it was an oversight that "G" was omitted as well as language to include the sampling of spirits as well as purchase. Mariano's had requested this and a representative was present to answer any questions. There were none.

Motion by Trustee Von Huben, seconded by Trustee Bucaro, to approve **ORDINANCE NO. 2016-43: AN ORDINANCE AMENDING TITLE IV CHAPTER 2 OF THE VILLAGE OF BLOOMINGDALE CODE OF ORDINANCES** and to waive the reading thereof and second consideration.

AYES: Trustees Von Huben, Bucaro, Belmonte, Hovde, Ackerman, and Bolen
 NAYS: None

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
 October 24, 2016
 Page 4

5. Ordinance – Village Clerk’s Compensation

Mr. Scalera stated that the compensation was discussed at the SCOW meeting and reflected what the Clerk was previously paid.

Motion by Trustee Von Huben, seconded by Trustee Hovde, to approve **ORDINANCE NO. 2016:44: AN ORDINANCE AMENDING TITLE 1 CHAPTER 8 SECTION 1-8-3 ESTABLISHING THE COMPENSATION OF CERTAIN ELECTED OFFICIALS** and to waive the reading thereof and second consideration.

AYES: Trustees Von Huben, Hovde, Belmonte, Ackerman, Bolen, and Bucaro
 NAYS: None

MOTION DECLARED CARRIED

FINANCE & ADMINISTRATION - Trustee Bolen

Removal from the Roll: Trustee Hovde recused himself from the dais at 7:28 p.m.

1. Resolution – Old Town Project Change Orders

Mr. Scalera stated that our Village Code requires approval for any change orders over \$20,000. Because of his misunderstanding of the Code, the following change orders need approval prior to approval of the warrant for final payment.

Motion by Trustee Bolen, seconded by Trustee Ackerman, to adopt **RESOLUTION NO. 2016-R-36: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER #1, 3, 4, 5, 7, 8, 9, 10, 11, 12 IN THE AMOUNT NOT TO EXCEED \$92,407.06 BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND BURKE, LLC FOR SERVICES RELATED TO THE VILLAGE OF BLOOMINGDALE OLD TOWN STREETScape & INFRASTRUCTURE REDEVELOPMENT PROJECT.**

AYES: Trustees Bolen, Ackerman, Belmonte, Von Huben, and Bucaro
 NAYS: None
 RECUSED: Trustee Hovde

MOTION DECLARED CARRIED

Added to the Roll: Trustee Hovde returned to the dais at 7:30 p.m.

2. Re-Appointment – Village Political Consultant

Mr. Scalera stated this was discussed at the SCOW meeting last week for the one (1) year extension to Matthew O'Shea Consulting.

Motion by Trustee Bolen, seconded by Trustee Hovde, to adopt **RESOLUTION NO. 2016-R-37: A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND MATTHEW O'SHEA CONSULTING, INC.**

AYES: Trustees Bolen, Hovde, Belmonte, Von Huben, Ackerman, and Bucaro
 NAYS: None

MOTION DECLARED CARRIED

3. Lease Agreement – D's Sweet Treats - 112 W. Lake Street

Mr. Scalera stated this also was discussed at the SCOW meeting last week and the applicant was in agreement with the terms. He stated he was pleased to have another tenant in Old Town.

Village Board and Standing Committee of the Whole Meeting
 October 24, 2016
 Page 5

Motion by Trustee Bolen, seconded by Trustee Ackerman, to approve **ORDINANCE NO. 2016-45: AN ORDINANCE AUTHORIZING AND APPROVING THE EXECUTION OF A LEASE AGREEMENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND D'S SWEET TREATS FOR THE PROPERTY COMMONLY REFERRED TO AS 112 W. LAKE STREET, BLOOMINGDALE, ILLINOIS 60108** and to waive the reading thereof and second consideration.

AYES: Trustees Bolen, Ackerman, Belmonte, Von Huben, Hovde, and Bucaro
 NAYS: None

MOTION DECLARED CARRIED

4. Warrant #2 for the Month of October, 2016 - \$4,296,306.69

Trustee Bolen stated the warrant was higher than normal, and Mr. Szott stated payments for debt service and Old Town were included.

Motion by Trustee Bolen, seconded by Trustee Hovde, to approve **Warrant #2 for the Month of October, 2016 in the amount of \$4,296,306.69, as presented.**

AYES: Trustees Bolen, Hovde, Belmonte, Von Huben, Ackerman, and Bucaro
 NAYS: None

MOTION DECLARED CARRIED

OTHER BUSINESS

Trustee Von Huben questioned the extra time for the Shell Station property. The Mayor commented that it was a good question and felt needed clarification. It was answered that more time will be needed for the new plans to be approved. The footprint did not change, but since it will now be a drive-through and not a service station, more parking was added where the canopy was to be located, and more landscaping will be added by the south wall adjacent to the storage facility.

Trustee Von Huben also stated that this Thursday is the final day for the Farmer's Market. She thanked Barb Weber for all her work with the Farmer's Market. The Board applauded Ms. Weber as well.

MEETING REMINDERS

Monday, November 14, 2016 – Village Board Meeting
 Monday, November 21, 2016 – Standing Committee of the Whole Meeting
 Monday, November 28, 2016 – Village Board Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera followed up with ComEd regarding the resident who had several power outages on Warren Avenue. He stated ComEd was not aware of his last outage and will work with the resident. Mr. Marchi stated the light replacement on Warren Avenue and Schick Road will need more work as it is a ground fault, and he asked ComEd to expedite the work on that. Messrs. Scalera and Marchi were in communication with the resident as well.

Mr. Scalera also followed up with the resident regarding Circle Avenue with a letter to the Park District, and the monitoring of traffic. Chief Giammarese also stated that the speed trailer was there and the average speed was 38 m.p.h.

Mr. Scalera stated tomorrow that he, Messrs. Marchi, Gricus, Prohaska, and Monkemeyer will meet with Indian Lakes personnel to go over the maintenance of the golf course and plans for the demolition of the conference center and Master's Grill. It was also suggested that they see if some

Village Board and Standing Committee of the Whole Meeting
October 24, 2016
Page 6

of the golf memorabilia was available from the Master's Grill, and to get a list of the Indian Lakes future outings to see if they would be interested in having them at the Bloomingdale Golf Club.

2. Assistant Administrator, B. E. Weber

Ms. Weber stated that this was the last call for items for "Craig's List" as one desk was sold, and four remain. If not sold, they will be donated. She also thanked the Board as all have given her their choices for their photos.

3. Village Attorney, M. Castaldo, Jr.
No report.

4. Director of Village Services, M. D. Marchi

Mr. Marchi noted that Circle Avenue would be eligible for the Park District speed zone equivalent to a school speed zone. It would then be reduced to 20 m.p.h.

5. Human Resources Director, K. Argo
Ms. Argo was absent.

6. Finance Director, G. L. Szott
No report.

7. Chief of Police, F. Giammarese

Chief Giammarese commented on the Open House last Saturday in conjunction with the Library and Fire Protection District. He advised the Board that the Police will be conducting liquor and tobacco compliance checks next month.

8. Economic & Development Coordinator, S. Gascoigne

Mr. Gascoigne stated he and Mr. Gricus were at Mariano's and things were progressing nicely. He noted that they planned to open earlier than anticipated sometime in January 2017.

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

There was no public present.

The Mayor commented that we were fortunate to have Masterpiece Framing in our Village. He stated the unveiling of the artwork depicting the history of Bloomingdale was done last Saturday. He also noted that ER2 Image Work copied the artwork on vinyl and it was placed on the Masterpiece Framing building with a heat gun. He encouraged the Board members to check it out.

ADJOURNMENT

Motion by Trustee Bolen, seconded by Trustee Hovde, to adjourn the meeting of October 24, 2016 at 7:45 p.m. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,


Jane E. Michelotti
Village Clerk

jem

November 28, 2016
Meeting Duly Noticed
According to Statute

MINUTES OF A VILLAGE BOARD AND STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON NOVEMBER 28, 2016 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY

CALL TO ORDER

The meeting was called to order by Mayor Coladipietro 7:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Ackerman, Bolen, Bucaro, Von Huben, Belmonte, and Hovde

ABSENT: None

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

Motion by Trustee Bolen, seconded by Trustee Hovde, to open the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

The Mayor stated that the floor will be opened at the appropriate time regarding discussion on the DRH Cambridge homes. No one came forward at this time.

Motion by Trustee Bolen, seconded by Trustee Hovde, to close the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

APPROVAL OF AGENDA

Motion by Trustee Von Huben, seconded by Trustee Bolen, to approve the Agenda of the November 28, 2016 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Bolen, seconded by Trustee Hovde, to approve the Minutes of the November 14, 2016 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Motion by Trustee Bolen, seconded by Trustee Von Huben, to approve the Minutes of the November 21, 2016 Standing Committee of the Whole Meeting of the President and Board of Trustees.

AYES: Trustees Bolen, Von Huben, Ackerman, Bucaro, Belmonte, and Hovde
NAYS: None

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
November 28, 2016
Page 2

DISCUSSION ITEMS

PLANNING, ZONING AND ENVIRONMENTAL CONCERNS - Trustee Hovde

1. Approval of Finding of Facts and Ordinance – DRH Cambridge, Inc. – Arbor Pointe
Trustee Hovde stated that there were many concerns expressed to DRH Cambridge by the Board. In fact, the developer asked that this project be remanded to the Planning & Zoning Commission to come back with alternate options and to take into consideration acquisition issues, density, the need to make significant changes, and community input. Trustee Hovde asked Counselor Castaldo what the next step would be, i.e. table this ordinance, etc. Mr. Castaldo advised that this should be remanded to the Planning & Zoning Commission to a time that would give residents adequate time to see the project as well as the developer to make changes. Various dates were discussed and Mr. Gascoigne stated that ample time would be needed to advertise meetings as well. The final date suggested was for the Tuesday, February 21, 2017 P&Z meeting. After some discussion, it was decided to open the floor to the public.

Motion by Trustee Hovde, seconded by Trustee Bolen, to open the floor to the public. All Trustees vote AYE.

MOTION DECLARED CARRIED

The Mayor stated that he appreciated all those that came out and that the Board had listened to their concerns, met with the developer, and that is why this is being sent back to the P&Z Commission to engage in a collaborative effort to come up with a project that fits in with the existing structure of the neighborhood and community.

Mr. Kevin Mann, 321 Terry Lane, addressed the Board, and commented on the communication with the residents, noting it was kind of sneaky the way the public notices were placed on Douglas Drive where no residents in the subdivision even knew it was there. He stated all residents of Brookdale Estates should have been notified. He stated there were two (2) distinct issues: 1) the annexation of unincorporated areas; and 2) the rezoning of established lots in Brookdale Estates, that already had set rules as to what could be built. He stated the rules were followed for 40 years and he did not appreciate that the rules were being changed to accommodate the developer. He addressed the traffic study, noting that it may have been done by experts (hired by the developer), but the real experts are the residents that have lived there 30-40 years. He stated the study was done in the summer, and that it was much more hazardous in the winter months, with the medical building visitors adding to the number of cars utilizing the traffic light, as well as parking in the subdivision. Lastly, he noted that adding extra time to the traffic signal was not the answer as traffic would build up on the 10½ foot roadway.

When Mr. Mann began to address the flooding concerns, the Mayor stated that a new project was being proposed, and that flooding may not be an issue, noting that there are county floodwater mandates the Village must follow. He asked that comments not be confined to the existing proposal and to not speculate. Mr. Mann then asked for clarification, and the Mayor answered that this project will be starting over with the P&Z Commission, and he gave his word that communication will be made to the residents and that they will have a voice in shaping a new project. He thanked Mr. Mann for his comments.

Mr. Rob Van Zandt, 4N584 Medinah Road, thanked the Board as well as the developer for listening to the residents. He noted there was a time and a place for row houses, and this was not it, and he was glad their voices were heard. He commented that this development encompassed two (2) Homeowner's Associations: Brookdale Estates and Medinah Lakes Estates (which he represented). He further commented on the density, traffic, water that would

Village Board and Standing Committee of the Whole Meeting
November 28, 2016
Page 3

flow into the homes on Walter Drive, Forest Preserve consideration, and the first and last thing people would see when entering the Village were the row homes.

Ms. Valerie Dick, 307 Dawn Court, stated that she was a 31-year resident and this was the "forgotten" part of Bloomingdale. She asked how the residents would be advised of what was going to be proposed. She noted that if going west on Army Trail Road, it was dangerous to make a right turn, and just as dangerous to come out of their subdivision, as many cars would "run" the red light on Army Trail Road. Mr. Scalera asked the residents to leave their contact information with him noting either mail or e-mail address, and he will notify them. He also asked Chief Giammarese to look into the comments regarding the cars on Army Trail Road. Lastly, she mentioned that she would like to protect the market value of their homes.

Ms. Maxine Grief-Bless, 306B Morningside Drive, thanked the Board for listening to them, that their neighborhood is important to them, and they take pride in Brookside Estates and in Bloomingdale. She also commented on the tax revenue, and its importance, but it should not impact their quality of life. She appreciated that there will be changes and that they will be involved. She asked that the development and the entrance be representative of the community pride in the neighborhood. She stated that Morningside Drive was comprised of duplexes, triplexes, and single family homes, and that is what they are looking for in their area. She urged the Board to please consider quality products to be built in the Village, and that the development be right for the Village. She thanked them again for taking their considerations into account.

Ms. Susan Drazenovic, 300 Dawn Court, stated that she would like to read her statement. She noted that business expansion in Bloomingdale is good and appealing and everything is looking great. She stated the development began with 80+ homes, with concerns on water, density, parking, etc., and changes were made, with fewer homes, eliminating an exit to Walter Drive, among other things. She stated experts were brought in regarding water flow and traffic flow, but the experts don't live here. She asked that we hold out for a better deal and better choices, and if we allow this, we are selling ourselves short. She commented on the developer working in Chicago and stated she did not wish to be compared to Chicago. She asked the Board to defend their way of life and urged the Board to please not approve this project.

Ms. Corrine Rossi, 324 Morningside Drive, addressed the Board and thanked all the residents for being here today. Her request was for the Board to not sell them out, and she appreciated the fact that they will have a say in something that would complement their neighborhood.

Motion by Trustee Hovde, seconded by Trustee Von Huben, to close the floor to the public. All Trustees vote AYE.

MOTION DECLARED CARRIED

Motion by Trustee Hovde, seconded by Trustee Von Huben, to remand the petition submitted by DRH Cambridge, Inc. to the Planning and Zoning Board for the date of February 21, 2017 for additional consideration of the traffic, water and density issues as discussed at the Village Board meeting of November 28, 2016 and submittal of a revised plan that is commensurate with the surrounding community, and further directed that should the petitioner amend their proposal, they be required to re-publish and re-notice the public.

AYES: Trustees Hovde, Von Huben, Ackerman, Bolen, Bucaro, and Belmonte
NAYS: None

MOTION DECLARED CARRIED

The Mayor thanked all who came out tonight and stated he appreciated their input and comments.

Village Board and Standing Committee of the Whole Meeting
November 28, 2016
Page 4

COMMITTEE OF THE WHOLE

1. Appointment to the Police Pension Board – Edward Levato, Jr.

Motion by Trustee Von Huben, seconded by Trustee Hovde, to concur with and approve the Mayor's appointment of Edward Levato Jr. to the Police Pension Board for a term to expire on May 1, 2017.

AYES: Trustees Von Huben, Hovde, Ackerman, Bolen, Bucaro, and Belmonte
NAYS: None

MOTION DECLARED CARRIED

2. Decrease in Class "D-1" Liquor License (Smashburger)

Ms. Weber commented that Smashburger closed and this will reduce the number of liquor licenses. Mr. Scalera noted that this space will be combined with the one next door, formerly Starbucks, for a new business, Zuppa's Soup, Sandwich, & Salad.

Motion by Trustee Von Huben, seconded by Trustee Bucaro, to adopt **ORDINANCE NO. 2016-47: AN ORDINANCE AMENDING THE BLOOMINGDALE VILLAGE CODE, AS AMENDED, TITLE 4 (BUSINESS AND LICENSE REGULATIONS); CHAPTER 2 (ALCOHOLIC BEVERAGES); SECTION 10 (NUMBER OF LICENSES) TO DECREASE THE NUMBER OF CLASS "D-1" LIQUOR LICENSES, SMASHBURGER ACQUISITION – CHICAGO LLC (D/B/A SMASHBURGER)** and to waive the reading thereof and second consideration.

AYES: Trustees Von Huben, Bucaro, Ackerman, Bolen, Belmonte, and Hovde
NAYS: None

MOTION DECLARED CARRIED

3. Increase in Class "GR" Grocery/Retailer Liquor Licenses (Mariano's)

Ms. Weber stated that this will include the sale of packaged liquor as well as on-site consumption. It will not, however, be issued until January.

Motion by Trustee Von Huben, seconded by Trustee Bucaro, to adopt **ORDINANCE NO. 2016-48: AN ORDINANCE AMENDING THE BLOOMINGDALE VILLAGE CODE, AS AMENDED, TITLE 4 (BUSINESS AND LICENSE REGULATIONS); CHAPTER 2 (ALCOHOLIC BEVERAGES); SECTION 10 (NUMBER OF LICENSES) TO INCREASE THE NUMBER OF CLASS "GR" GROCERY/RETAILER, LIQUOR LICENSES, ROUNDY'S ILLINOIS, LLC (D/B/A MARIANO'S #8540)** and to waive the reading thereof and second consideration.

AYES: Trustees Von Huben, Bucaro, Ackerman, Bolen, Belmonte, and Hovde
NAYS: None

MOTION DECLARED CARRIED

INTERGOVERNMENTAL AND COMMUNITY RELATIONS - Trustee Ackerman

1. Resolution – Work on State Highways Located with the Village

Mr. Marchi stated that this resolution is adopted every two (2) years to allow the Village to work in the various State right-of-ways located within the Village.

Motion by Trustee Ackerman, seconded by Trustee Bolen, to adopt **RESOLUTION NO. 2016-R-39: A RESOLUTION TO ALLOW THE VILLAGE OF BLOOMINGDALE TO UNDERTAKE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRIVEWAYS AND STREET**

Village Board and Standing Committee of the Whole Meeting
November 28, 2016
Page 5

RETURNS, WATERMAIN, SANITARY AND STORM SEWERS, STREET LIGHTS, TRAFFIC SIGNALS, SIDEWALKS, AND LANDSCAPING, ETC., ON STATE HIGHWAYS WITHIN THE VILLAGE OF BLOOMINGDALE.

AYES: Trustees Ackerman, Bolen, Bucaro, Von Huben, Belmonte, and Hovde
NAYS: None

MOTION DECLARED CARRIED

TRAFFIC & STREET INFRASTRUCTURE - Trustee Belmonte

1. Bloomingdale Memory Care – Public Water Supply

Mr. Marchi stated this will allow the Village to access to private property locations for public improvements to the water main for the Bloomingdale Memory Care.

Motion by Trustee Belmonte, seconded by Trustee Bolen, to adopt **RESOLUTION NO. 2016-R-40: A RESOLUTION ACCEPTING GRANT OF EASEMENT FOR CERTAIN PUBLIC IMPROVEMENTS AT THE BLOOMINGDALE MEMORY CARE FROM THE OWNERS OF CERTAIN PRIVATE PROPERTY LOCATED AT 241 EAST LAKE STREET IN THE VILLAGE OF BLOOMINGDALE, ILLINOIS.**

AYES: Trustees Belmonte, Bolen, Ackerman, Bucaro, Von Huben, and Hovde
NAYS: None

MOTION DECLARED CARRIED

2. Bloomingdale Corporate Center – Public Water Supply

Trustee Belmonte stated this allows the same access for the Bloomingdale Corporate Center.

Motion by Trustee Belmonte, seconded by Trustee Von Huben, to adopt **RESOLUTION NO. 2016-R-41: A RESOLUTION ACCEPTING GRANT OF EASEMENTS FOR CERTAIN PUBLIC IMPROVEMENTS IN BCC CORPORATE CENTER FOURTH RESUBDIVISION FROM THE OWNERS OF CERTAIN PRIVATE PROPERTY LOCATED AT 255-270 MADSEN DRIVE IN THE VILLAGE OF BLOOMINGDALE, ILLINOIS.**

AYES: Trustees Belmonte, Von Huben, Ackerman, Bolen, Bucaro, and Hovde
NAYS: None

MOTION DECLARED CARRIED

FINANCE & ADMINISTRATION - Trustee Bolen

1. Ordinance – Sale of Surplus Property (Computer and Electronic Equipment)

Mr. Scalera noted that these are for computers and equipment no longer needed and/or have been replaced.

Motion by Trustee Bolen, seconded by Trustee Hovde, to adopt **ORDINANCE NO. 2016-49: AN ORDINANCE AUTHORIZING THE SALE OR DISPOSAL OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF BLOOMINGDALE (COMPUTER AND ELECTRONIC EQUIPMENT)** and to waive the reading thereof and second consideration.

AYES: Trustees Bolen, Hovde, Ackerman, Bucaro, Von Huben, and Belmonte
NAYS: None

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
November 28, 2016
Page 6

2. Invoice for Addison Consolidated Dispatch Services (ACDC)

Mr. Scalera stated that this invoice included a 6% increase for these services, and this was brought to the Board's attention because of the dollar amount. Chief Giammarese added that this amount was still below what costs would have been had this not been consolidated, which was \$700,000-\$750,000 years ago, and they were happy with the service. He also stated that this consolidation was done before it was mandated. The Mayor expressed his concern over the rising costs and stated he would like further updates in the future. It was also clarified that the dates were for the past six (6) months.

Motion by Trustee Bolen, seconded by Trustee Von Huben, to approve the payment of the invoice from the Village of Addison dated November 15, 2016 for consolidated dispatch services rendered for the period beginning May 1, 2016 through October 31, 2016 in the amount of \$203,846.50.

AYES: Trustees Bolen, Von Huben, Ackerman, Bucaro, Belmonte, and Hovde
NAYS: None

MOTION DECLARED CARRIED

3. Warrant #2 for the Month of November, 2016 - \$1,110,170.51

Motion by Trustee Bolen, seconded by Trustee Bucaro, to approve Warrant #2 for the Month of November, 2016 in the amount of \$1,110,170.51, as presented.

AYES: Trustees Bolen, Bucaro, Ackerman, Von Huben, Belmonte, and Hovde
NAYS: None

MOTION DECLARED CARRIED

OTHER BUSINESS

Trustee Hovde acknowledged that Mr. Norm Van Maldegiam, a former Bloomingdale resident and trustee, was in the audience.

Trustee Von Huben asked for an update on the Lake Street light poles and Mr. Marchi answered that they were delivered last week and installation will begin this week.

Trustee Ackerman asked for an update on the house that burned down a while back on Windsor and Mr. Scalera noted Mike Gricus was working with the architect who wanted to maintain the first floor. He stated we were under the impression the house would be torn down. Mr. Gricus asked them to have a structural engineer evaluate it to make sure there are no issues that will develop. He stated insurance is involved again because of the change in plans.

MEETING REMINDERS

Monday, December 5, 2016 – Standing Committee of the Whole Meeting
Monday, December 12, 2016 – Village Board Meeting
Monday, December 19, 2016 – Village Board Meeting
Monday, January 9, 2016 – Village Board Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera asked if you had not, to please let Mary Ellen know if you are able to join the Library's Holiday Open House tomorrow night. Also, he noted that Friday is Bloomingdale's tree lighting ceremony in Old Town at 6:30 p.m. If you want to come earlier, Pan American Bank will have Santa at the bank from 3-6 p.m. on Friday.

Village Board and Standing Committee of the Whole Meeting
November 28, 2016
Page 7

Lastly, he congratulated Mr. Szott and his staff for once again receiving GFOA's Distinguished Budget Presentation Award this year.

2. Assistant Administrator, B. E. Weber

Ms. Weber commented on the Village's various holiday charity opportunities:

- a) Shop with a Bloomingdale Cop;
- b) DuPage Pads at St. Isidore's. Employees can help sponsor 40 of 100 anticipated meals by donating money toward the purchase of catering these meals. Checks can be made to the Village of Bloomingdale, noting it is for the DuPage Pads.
- c) Salvation Army's Angel Tree. She noted there were more toddlers this year than in past and you can sign up for a gift tag.

3. Village Attorney, M. Castaldo, Jr.

No report.

4. Director of Village Services, M. D. Marchi

Mr. Marchi thanked Jim Monkemeyer and his crew for all the hard work he and his staff have done getting ready for the holidays. The Mayor also expressed kudos to staff. He especially thanked Mr. Marchi for his outreach to a resident regarding an issue with a senior's Christmas tree.

5. Human Resources Director, K. Argo

Ms. Argo was absent.

6. Finance Director, G. L. Szott

Mr. Szott commented on the GFOA's Distinguished Budget Presentation Award and thanked staff and Department Heads for their part in the budget process.

7. Chief of Police, F. Giammarese

Chief Giammarese stated he will e-mail the Board with the time and date for the Shop with a Bloomingdale Cop and that the No Shave fundraiser funds for this are from the FOP Lodge 175. He also stated that the Police applicant list will be posted soon so we have qualified candidates for the future.

8. Community & Economic Development Coordinator, S. Gascoigne

Mr. Gascoigne stated that next week the Planning & Zoning Commission will be considering the sign for Mariano's, and considering the lack of meetings for the holidays, he would like to bypass the Committee of the Whole meeting and place this item on the December 12 or 19 Board meeting agenda so they may open in January.

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

Motion by Trustee Bolen, seconded by Trustee Hovde, to open the floor to the public. All Trustees present voted AYE.

MOTION DECLARED CARRIED

Mr. John Sofere, 326-B Morningside Drive, addressed the Board and stated that the Village should buy the property by Brookdale Estates and put up a Welcome Bloomingdale sign.

Mr. Kent Homola, 301 Morningside Drive, addressed the Board with concerns of only ten (10) extra parking spaces, suggesting one-way streets on the east side of the property, and concerns of the many vehicles turning left or making u-turns at the traffic light to get into the medical building.

Village Board and Standing Committee of the Whole Meeting
November 28, 2016
Page 8

Motion by Trustee Von Huben, seconded by Trustee Bucaro, to close the floor to the public.
All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

ADJOURNMENT

Motion by Trustee Hovde, seconded by Trustee Bucaro, to adjourn the meeting of November 28, 2016 at 8:05 p.m. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,


Jane E. Michelotti
Village Clerk

jem

December 19, 2016
Meeting Duly Noticed
According to Statute

**MINUTES OF A MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF BLOOMINGDALE HELD CONCURRENTLY WITH A STANDING COMMITTEE
OF THE WHOLE ON DECEMBER 19, 2016 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

CALL TO ORDER

The meeting was called to order by Village President Coladipietro at 7:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Hovde, Ackerman (*arrived at 7:02 p.m.*), Von Huben, Bolen, Bucaro, and Belmonte

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

For the record, there was no audience present.

APPROVAL OF AGENDA

Motion by Trustee Von Huben, seconded by Trustee Hovde, to approve the Agenda of December 19, 2016. All Trustees present voted AYE.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Von Huben, seconded by Trustee Bolen, to approve the Minutes of the December 12, 2016 Public Hearing of the Village Board and Standing Committee of the Whole of the President and Board of Trustees. All Trustee voted AYE.

MOTION DECLARED CARRIED

Motion by Trustee Bolen, seconded by Trustee Hovde, to approve the Minutes of the December 12, 2016 Village Board and Standing Committee of the Whole of the President and Board of Trustees. All Trustee voted AYE.

MOTION DECLARED CARRIED

DISCUSSION ITEMS

COMMITTEE OF THE WHOLE

1. **Decrease in Class "D-1" Liquor License and Increase in Class "D-2" (Chipotle Mexican Grill)**

Mr. Scalera noted that Chipotle Mexican Grill was changing their liquor license from beer and wine only to a full service liquor license.

Motion by Trustee Bucaro, seconded by Trustee Bolen, to adopt **ORDINANCE NO. 2016-54: AN ORDINANCE AMENDING THE BLOOMINGDALE VILLAGE CODE, AS AMENDED, TITLE 4 (BUSINESS AND LICENSE REGULATIONS); CHAPTER 2 (ALCOHOLIC BEVERAGES); SECTION 10 (NUMBER OF LICENSES) TO DECREASE THE NUMBER OF CLASS "D-1" AND INCREASE THE NUMBER OF CLASS "D-2" LIQUOR LICENSES, CHIPOTLE MEXICAN GRILL, INC. (396 ARMY TRAIL RD) and to waive the reading thereof and second consideration.**

Village Board and Standing Committee of the Whole Meeting
December 19, 2016
Page 2

AYES: Trustees Bucaro, Bolen, Hovde, Ackerman, Von Huben, and Belmonte
NAYS: None

MOTION DECLARED CARRIED

INTERGOVERNMENTAL AND COMMUNITY RELATIONS - Trustee Ackerman

1. Comcast Spotlight Campaign – Continued Participation

Mr. Scalera noted that this item was discussed previously and it is a continuation of the previous campaign, which he stated was very successful. He noted it was a good opportunity for businesses to advertise which they might not have been able to afford.

Motion by Trustee Ackerman, seconded by Trustee Von Huben, to approve the participation in a continued six month Comcast Spotlight Campaign of video messaging through video and internet streaming for a total investment of \$41,126.70 per Village Administrator Scalera's memorandum dated November 17, 2016.

AYES: Trustees Ackerman, Von Huben, Hovde, Bolen, Bucaro, and Belmonte
NAYS: None

MOTION DECLARED CARRIED

FACILITIES & INFRASTRUCTURE - Trustee Bucaro

1. FY17 PLC Replacement Project – Materials Purchase and Professional Services Agreement Recommendations

Mr. Marchi noted that this is a budgeted program. He stated the current system was so old that they were unable to get parts. He also stated that they had worked with Tri-R System, Inc. in the past and recommended approval.

Motion by Trustee Bucaro, seconded by Trustee Bolen, to approve the waiving of the advertising of bids and to authorize the purchase of certain Allen Bradley PLC Components from Revere Electric, 8807 187th Street, Mokena, IL 60448 in the amount of \$53,567.69 pursuant to their price quote dated October 24, 2016; and to authorize a professional services agreement for water and LS SCADA PLC upgrades with Tri-R System, Incorporated, 1804 E. Lincoln Highway, DeKalb, IL 60115 in the not-to-exceed amount of \$59,925.00 pursuant to their written proposal dated December 1, 2016; and as outlined in the memorandum from the Director, Assistant Director of Village Services and Utilities Distribution Supervisor dated December 5, 2016.

AYES: Trustees Bucaro, Bolen, Hovde, Ackerman, Von Huben, and Belmonte
NAYS: None

MOTION DECLARED CARRIED

2. Gary Avenue Pump Station #8 – Stratford Emergency Fire Pump Diesel Engine Replacement

Mr. Marchi stated this pump was initially purchased in the 1970's and has served its useful life. It is used to supply water to the fire protection system at Stratford Square. Mr. Marchi fielded questions from the Board.

Motion by Trustee Bucaro, seconded by Trustee Bolen, to approve the waiving of the advertising of bids and authorize the furnishing and installation of a Cummins CFP7E-F20

Village Board and Standing Committee of the Whole Meeting
December 19, 2016
Page 3

diesel engine to replace the existing Stratford Emergency Fire Pump Diesel Engine at the Gary Avenue Pump Station #8 to Cummins NPower, Hodgkins Branch, 7145 Santa Fe Drive, Hodgkins, IL 60525 in the amount of \$67,750.00 per their quote dated November 16, 2016 and as outlined in the memorandum from the Director, Assistant Director of Village Services and Water Production Supervisor dated December 8, 2016.

AYES: Trustees Bucaro, Bolen, Hovde, Ackerman, Von Huben, and Belmonte
NAYS: None

MOTION DECLARED CARRIED

3. Discussion of Request for Six Month Deferral Lease – 207-211 E. Lake Street

Mr. Scalera noted that this a follow-up whereby he was asked to look into the maintenance costs for this property, and he stated that the costs have been minimal. He stated the owner was staying in Bloomingdale, as many clients are from Bloomingdale, but he did not know when the closing was taking place on the Covington property. Mr. Scalera fielded questions from the Board regarding the snow plowing done by the Village, and utility costs which are paid by the tenant. The Board concurred that they would abate three (3) months and that a contract revision clarifying this will be done so that we can move forward.

FINANCE & ADMINISTRATION - Trustee Bolen

1. Warrant #2 for the Month of December, 2016 - \$1,537,555.64

Motion by Trustee Bolen, seconded by Trustee Bucaro, to approve Warrant #2 for the Month of December, 2016 in the amount of \$1,537,555.64, as presented.

AYES: Trustees Bolen, Bucaro, Hovde, Ackerman, Von Huben, and Belmonte
NAYS: None

MOTION DECLARED CARRIED

2. Resolution of Intent of Reimbursement

Mr. Scalera noted that in order to close on the Glen Ellyn property, this resolution is needed to express official intent to be reimbursed from an obligation to be issued by the Village. This will fulfil IRS requirements and give the Village flexibility.

Motion by Trustee Bolen, seconded by Trustee Bucaro, to adopt RESOLUTION NO. 2016-R-43: A RESOLUTION EXPRESSING OFFICIAL INTENT REGARDING CERTAIN CAPITAL EXPENDITURES TO BE REIMBURSED FROM PROCEEDS OF AN OBLIGATION TO BE ISSUED BY THE VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS.

AYES: Trustees Bolen, Bucaro, Hovde, Ackerman, Von Huben, and Belmonte
NAYS: None

MOTION DECLARED CARRIED

OTHER BUSINESS

None

MEETING REMINDERS

Monday, January 9, 2017 – Village Board Meeting

Monday, January 16, 2017 – Standing Committee of the Whole Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera
Mr. Scalera wished all a Merry Christmas and Happy New Year!
2. Assistant Administrator, B. E. Weber
Ms. Weber was absent.
3. Village Attorney, M. Castaldo, Jr.
Mr. Castaldo wished all a Merry Christmas and Happy New Year as well. He confirmed the dinner tomorrow evening at Jameson's at 6:30 p.m.
4. Director of Village Services, M. D. Marchi
Mr. Marchi stated the Village Services was very busy snow plowing the last few days. He thanked to the Board for their support and wished all a Merry Christmas and Happy New Year.
5. Human Resources Director, K. Argo
Ms. Argo was absent.
6. Finance Director, G. L. Szott
Mr. Szott noted that the final payment was made on a 2009 bond and also wished all a Merry Christmas.
7. Chief of Police, F. Giammarese
Chief Giammarese wished all to be safe and have Happy Holidays!
8. Economic & Development Coordinator, S. Gascoigne
Mr. Gascoigne was absent.

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

For the record, there was no public present.

RECESS TO EXECUTIVE SESSION

Motion by Trustee Von Huben, seconded by Trustee Bolen, to recess to Executive Session for the purpose to discuss the **Sale or Lease of Real Estate - 5 ILCS 120/2(c)(6)** at 7:25 p.m.

AYES: Mayor Coladipietro, Trustees Ackerman, Belmonte, Hovde, Von Huben, Bolen, and Bucaro
ABSENT: None

MOTION DECLARED CARRIED

RECONVENE MEETING

The Mayor reconvened the Village Board Meeting held concurrently with the Standing Committee of the Whole meeting of December 19, 2016 at 7:38 p.m.

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Hovde, Ackerman, Von Huben, Bolen, Bucaro, and Belmonte
ABSENT: None

QUORUM PRESENT

Village Board and Standing Committee of the Whole Meeting
December 19, 2016
Page 5

The Mayor wished all a Merry Christmas and Happy New Year. He noted we had an impressive 2016 and looked forward to 2017!

ADJOURNMENT

Motion by Trustee Hovde, seconded by Trustee Bucaro, to adjourn the meeting of December 19, 2016 at 7:40 p.m. All Trustees present voted AYE.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

jem

January 23, 2017
Meeting Duly Noticed
According to Statute

**MINUTES OF A MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF BLOOMINGDALE HELD CONCURRENTLY WITH A STANDING COMMITTEE
OF THE WHOLE ON JANUARY 23, 2017 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

CALL TO ORDER

The meeting was called to order by Village President Coladipietro at 7:02 p. m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Hovde, Belmonte, Von Huben, Ackerman, and Bucaro
ABSENT: Trustee Bolen

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

The Mayor asked for a moment of silence in memory of Police Officer Raymond Murrell.

AUDIENCE PARTICIPATION

Motion by Trustee Von Huben, seconded by Trustee Bucaro, to open the floor to the public. All Trustees present voted AYE.

MOTION DECLARED CARRIED

Mr. Muni Gandhi, 321 Erie Circle, addressed the Board first offering his condolences. He then continued that he had worked with Messrs. Scalera and Szott in going over finances, taxes, and the local government. He commented on the different boards with the Village of Bloomingdale, Bloomingdale Township, and the Bloomingdale Public Library. He wanted to know what the process would entail to consolidate some of the overlapping functions of the Village of Bloomingdale and Bloomingdale Township. The Mayor thanked Mr. Gandhi and stated that the Village does work with the Township where they overlap, but to consolidate the two forms of government is something that would be done out of Springfield. In fact, there is a government task force already looking into consolidations and Mr. Gandhi should get that report and work with the state senators and representatives. There was further discussion and it was again noted that it was up to Springfield to work with consolidating different governmental entities.

Mr. Gandhi then stated his next concern was how to find efficiencies on a day-to-day basis, such as what is the process when an employee leaves or retires. It was pointed out that some positions must be filled, i.e., police officers, but it was noted that when our Deputy Chief retired, his position was not filled. The Mayor stated that we do look at responsibilities and try to do what we can to be most effective and efficient. There was further discussion on the following: the budget process; automating water bills to e-pay, but not all residents are computer-literate; consolidation of the Police dispatch service; and communication to the residents via the Village website, the Almanac, newspapers, Facebook, and e-news.

The Mayor thanked Mr. Gandhi for his comments.

Motion by Trustee Hovde, seconded by Trustee Belmonte, to close the floor to the public. All Trustees present voted AYE.

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
January 23, 2017
Page 2

APPROVAL OF AGENDA

Motion by Trustee Von Huben, seconded by Trustee Hovde, to approve the Agenda of January 23, 2017. All Trustees present voted AYE.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Ackerman, seconded by Trustee Hovde, to approve the Minutes of the January 9, 2017 Village Board and Standing Committee of the Whole of the President and Board of Trustees. All Trustee voted AYE.

MOTION DECLARED CARRIED

DISCUSSION ITEMS

PLANNING ZONING & ENVIRONMENTAL - Trustee Hovde

1. Presentation of Plans for 112 W. Lake Street – Wolfden Brewing

Mr. Scalera stated that the former Alltemp building was purchased by the Village to drive the development of the Old Town area. The property was listed for sale and RFQ's were sent out to various brokerage firms to initiate interest in the property. The Village was approached by Wolfden Brewing owners Katie and Krys Wolf, and Mr. Scaiera walked through the property with them.

Ms. Wolf stated that they were looking for a while now and were excited with this location and it fit with what they planned to do with their brewery. Mr. Wolf focused on making their brewery a good experience and friendly place, and not so much on the industrial side. Ms. Wolf stated that they had been home brewing for over five (5) years. Mr. Wolf did the brewing side while Ms. Wolf worked on the business side. Mr. Wolf has a certificate with the oldest craft beer school in the country in Chicago; Ms. Wolf has and is attending classes for the business aspect. She also noted they would like to do collaboration with restaurants in the area and other small businesses, i.e. pizza, snacks, bakeries. They would like to maintain the home, promote it being green, and look to alternative forms of energy.

Mr. & Mrs. Wolf were very energetic and enthusiastic about opening their business in Bloomingdale, as they liked the location and the community. They felt that this is a growing community and they would like to make this a business where families could come, have beer and soda, and enjoy the area.

The Mayor stated he sampled their product and it was outstanding. He noted that many businesses were evaluated for this location. He stated that the owners were very passionate about their business, and it would be new and exciting for the Village to embrace this business in Old Town, and commented that they expressed interest in incorporating the history of the building and reaching out to the Historical Society.

Trustees commented on the concept of their business and making this business family-friendly and looking forward to having it in Bloomingdale.

Mr. Gascoigne stated that the Village would be pro-active and write code for the new concept of a brew pub in the Village and hoped to have this at the February 21 Planning & Zoning Board meeting. The next step would be to have special use for the actual operation in March. The opening date for this was questioned, and answered they would like to open in November, citing the need for contractors for the building, tax licensing, Illinois Brewer's License, federal government taxes, etc. The Mayor stated to please let them know if they needed assistance in procuring some of the state licensing, as we had contacts and liaisons in Springfield.

Village Board and Standing Committee of the Whole Meeting
January 23, 2017
Page 3

COMMITTEE OF THE WHOLE

1. Approval of 2017 Bloomingdale Golf Course Fees

Motion by Trustee Von Huben, seconded by Trustee Ackerman, to approve the Village of Bloomingdale Golf Course Golf Fees for the 2017 Spring/Fall Season.

AYES: Trustees Von Huben, Ackerman, Hovde, Belmonte, and Bucaro
NAYS: None
ABSENT: Trustee Bolen

MOTION DECLARED CARRIED

FACILITIES & INFRASTRUCTURE - Trustee Bucaro

1. Deferral of Lease Payment for 207-211 East Lake Street

Mr. Scalera stated he spoke with the owner and he plans to close this location in February and move out in March. The new facility already has permitted use in Covington and Mr. Scalera noted that he needs to work with the other condo owners regarding parking. He noted that the waiver of rent would be for the final three (3) months for April, May and June, if he moved out in March.

Motion by Trustee Bucaro, seconded by Trustee Von Huben, to approve **RESOLUTION NO. 2017-R-01: AUTHORIZING AND APPROVING THE EXECUTION OF AN AMENDMENT TO A LEASE AGREEMENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND ULTIMATE STRENGTH & FITNESS CORPORATION.**

AYES: Trustees Bucaro, Von Huben, Hovde, Belmonte, and Ackerman
NAYS: None
ABSENT: Trustee Bolen

MOTION DECLARED CARRIED

TRAFFIC & STREETS - Trustee Belmonte

1. Extension of Street Sweeping contract between the Village of Bloomingdale and Hoving Clean Sweep

Mr. Marchi stated that this 5-year contract would be extended for another 5 years. He also noted that the contractor has done a good job and that the increase was less than the open bids done in 2012. Mr. Scalera noted that this was more efficient and cost-effective than doing this in-house. It was questioned on the beautification areas and if they would do special areas where it should be done by IDOT or DuDOT. Mr. Marchi stated we would work on areas as needed.

Motion by Trustee Belmonte, seconded by Trustee Bucaro, to waive the advertising of bids and approve a five (5) year contract extension of the current Street Sweeping Contract being for the period FY18-FY22 with Hoving Clean Sweep, 2351 Powis Road, West Chicago, Illinois 60185 in the total not-to-exceed amount of \$224,503.67 pursuant to the unit pricing contained in its letter proposal dated December 19, 2016 and summarized in staff memo dated January 4, 2017 from Director of Village Services Michael Marchi.

AYES: Trustees Belmonte, Bucaro, Hovde, Von Huben, and Ackerman
NAYS: None
ABSENT: Trustee Bolen

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
January 23, 2017
Page 4

FINANCE & ADMINISTRATION - Trustee Bolen

1. Purchase Approval for Audit Services for Fiscal Year 2016/17

Mr. Szott stated that BKD LLP had a complete turnover in their staff and the Village was very satisfied with their services.

Motion by Trustee Von Huben, seconded by Trustee Ackerman, to approve the fee proposal from BKD LLP CPAs & Advisors to provide professional audit services to the Village of Bloomingdale for the 2016/17 fiscal year in the not to exceed amount of \$40,200 and related Purchase Approval form.

AYES: Trustees Von Huben, Ackerman, Hovde, Belmonte, and Bucaro
NAYS: None
ABSENT: Trustee Bolen

MOTION DECLARED CARRIED

2. Warrant #2 for the Month of January, 2017 - \$1,884,290.95

Motion by Trustee Von Huben, seconded by Trustee Hovde, to approve Warrant #2 for the Month of January, 2017 in the amount of \$1,884,290.95, as presented.

AYES: Trustees Von Huben, Hovde, Belmonte, Ackerman, and Bucaro
NAYS: None
ABSENT: Trustee Bolen

MOTION DECLARED CARRIED

3. Abating Levy of Tax

Mr. Szott commented that in 2016, the Village property tax levy was \$1.9 million for debt service payments and the Village planned to abate direct payment of taxes. In order to this, an ordinance is required to authorize the abatement of the tax levy. He noted the first debt was for the Indian Lakes Hilton branding, and the other was for the Indian Lakes Open Space project. He noted the total savings is over \$186 in property taxes to the typical home with a market value of \$244,000.

a) **Motion** by Trustee Von Huben, seconded by Trustee Hovde, to approve **ORDINANCE NO. 2017-02: AN ORDINANCE ABATING LEVY OF TAX AUTHORIZED BY ORDINANCE 2007-35 AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$4,800,000 GENERAL OBLIGATION BONDS, SERIES 2007B, OF THE VILLAGE OF BLOOMINGDALE, ILLINOIS** and to waive the reading thereof and second consideration.

AYES: Trustees Von Huben, Hovde, Belmonte, Ackerman, and Bucaro
NAYS: None
ABSENT: Trustee Bolen

MOTION DECLARED CARRIED

b) **Motion** by Trustee Von Huben, seconded by Trustee Hovde, to approve **ORDINANCE NO. 2017-03: AN ORDINANCE ABATING LEVY OF TAX AUTHORIZED BY ORDINANCE 2015-13 AN ORDINANCE PROVIDING FOR THE ISSUANCE OF \$3,420,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015 OF THE VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS AND PROVIDING FOR THE LEVY AND COLLECTION OF A DIRECT ANNUAL TAX SUFFICIENT FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST OF SAID BONDS** and to waive the reading thereof and second consideration.

Village Board and Standing Committee of the Whole Meeting
January 23, 2017
Page 5

AYES: Trustees Von Huben, Hovde, Belmonte, Ackerman, and Bucaro
NAYS: None
ABSENT: Trustee Bolen

MOTION DECLARED CARRIED

OTHER BUSINESS

None

MEETING REMINDERS

Monday, February 13, 2017 – Village Board Meeting
Monday, February 20, 2017 – Standing Committee of the Whole Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera acknowledged Chief Frank Giammarese and Deputy Chief Tim Roberts and all their efforts given regarding the death of Officer Raymond Murrell. The Mayor added that Chief Giammarese and Deputy Chief Roberts have been going all day and all night working on this process to properly honor Officer Murrell. He also expressed his thanks and condolences to Chief Giammarese and Deputy Chief Roberts and the entire Police Department.

2. Assistant Administrator, B. E. Weber

Ms. Weber stated that the Character Counts Coalition is accepting nominations and noted that names can be submitted online.

3. Village Attorney, M. Castaldo, Jr.

No report.

4. Director of Village Services, M. D. Marchi

No report.

5. Human Resources Director, K. Argo

Ms. Argo was absent.

6. Finance Director, G. L. Szott

Mr. Szott stated that he has been touch with the Illinois Department of Revenue regarding the November sales tax receipts. He was informed that a retailer (not identified) had put in a claim for a reduction in taxes (overpayment of sales taxes) in the amount of \$97,000. He noted we were looking to receive about \$125,000 more than what we received. The Department of Revenue indicated that it was a valid claim as reviewed by the auditor. He was also informed that later this week the Department of Revenue will have another meeting to determine whether or not they applied the reduction correctly to Bloomingdale or if it should have been applied to another community. They will let him know later this week or next week. He stated they informed him that these claims are a regular occurrence, in terms of the number of claims, but not usually this large amount. Mr. Szott noted that around this same time period, we received a payment from a business that had been out of business for three (3) years prior, for about \$150,000, a result of an audit by the Department of Revenue. He commented that he wished the Department of Revenue had some sort of mechanism to report these activities to us to give us a heads up, and in a more timely manner of what happened. We will continue to monitor this to see if this is a permanent reduction, or a one-time claim. If valid, we received \$97,000 more than we should not have received. Further details are yet to follow once we receive more information from the Department of Revenue.

Village Board and Standing Committee of the Whole Meeting
January 23, 2017
Page 6

Mr. Scalera noted that Mr. Szott was finally able to discuss this matter with someone from the Department of Revenue due to the efforts Matt O'Shea did on the behalf of the Village to have them call us back. Prior to that, we were unable to get a response from the Department of Revenue.

Mr. Szott commented that he hoped that this is not a permanent reduction that we will see month-to-month.

7. Economic & Development Coordinator, S. Gascoigne
No report.

8. Chief of Police, F. Giammarese

Chief Giammarese thanked everyone for their support and noted that the crash investigation will be done by an outside multi-jurisdiction, DuPage Accident Reconstruction Team, to finalize that report. He noted the events in the next couple of days will be a toll on all. Most of the staff will be attending the wake and service on Wednesday. There will be outside agencies assisting us regarding the last visit for Officer Raymond Murrell to the Bloomingdale Police Department tomorrow morning, leaving Salerno's Funeral Home beginning at 11:00 a.m., going past the Village Hall and Police Department, and continuing on to Wheaton Bible Church.

The Chief stated during the life saving measures of Officer Murrell, Peter Scalera was with him at the hospital and he wanted to express to his appreciation to him for being there with him when the family was informed of Officer Murrell's death.

Trustee Belmonte stated the Chief has done an unbelievable job during this whole ordeal. He shared with the Board that he represents three (3) other municipalities, and every Chief asked what they could do for us, commenting they were impressed by how our Chief handled the whole process being the point man and having everything under control. He also thanked Chief Giammarese for his professionalism throughout.

Trustee Von Huben commented that Governor Rauner ordered the flags at half-staff. The Chief noted that Governor Rauner will also be attending the service tomorrow. He also commented that we have had so much help from so many agencies throughout the state, that he will be very busy thanking all those that came to our aid.

The Mayor commented on community and creating a community and relationships. He stated the outpouring of sympathy from so many people shows the amount of respect and pride of our Police Officers and our Police Department.

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

Motion by Trustee Hovde, seconded by Trustee Von Huben, to open the floor to the public. All Trustees present vote AYE.

MOTION DECLARED CARRIED

For the record, no one came forward.

Motion by Trustee Hovde, seconded by Trustee Ackerman, to close the floor to the public. All Trustees present vote AYE.

MOTION DECLARED CARRIED

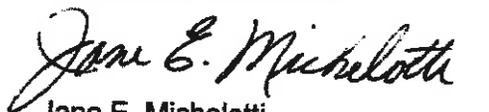
Village Board and Standing Committee of the Whole Meeting
January 23, 2017
Page 7

ADJOURNMENT

Motion by Trustee Ackerman, seconded by Trustee Bucaro, to adjourn the meeting of January 23, 2017 at 8:10 p.m. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

jem

April 10, 2017
Meeting Duly Noticed
According to Statute

**MINUTES OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF BLOOMINGDALE HELD CONCURRENTLY WITH A COMMITTEE OF THE WHOLE
ON APRIL 10, 2017 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

CALL TO ORDER

The meeting was called to order by Village President Coladipietro at 7:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Hovde, Von Huben, Bolen, Bucaro, and
Ackerman
ABSENT: None

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

Motion by Trustee Ackerman, seconded by Trustee Bolen, to open the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

No one came forward.

Motion by Trustee Bolen, seconded by Trustee Hovde, to close the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

APPROVAL OF AGENDA

Motion by Trustee Von Huben, seconded by Trustee Bolen, to Approve the Agenda of the April 10, 2017 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Bolen, seconded by Trustee Hovde, to Approve the Minutes of the March 27, 2017 Village Board and Standing Committee of the Whole Meeting.

AYES: Trustees Bolen, Hovde, Belmonte, Von Huben, Bucaro, and Ackerman
NAYS: None

MOTION DECLARED CARRIED

Motion by Trustee Von Huben, seconded by Trustee Bolen, to Approve the Minutes of the April 3, 2017 Standing Committee of the Whole Meeting. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

PRESENTATION OF ITEMS FROM CONSENT AGENDA

The Village Clerk read aloud the items to be placed on the Consent Agenda.

Village Board and Standing Committee of the Whole Meeting
 April 10, 2017
 Page 2

CONSENT AGENDA

Facilities Infrastructure

1. To formally refuse bids which were opened on February 23, 2017 for the building demolition at 4N311 Glen Ellyn Road

Traffic and Streets

1. To award the contract for the 2017 (FY18) Annual Street Improvement Program to Brothers Asphalt Paving, Inc., 315 S. Stewart Avenue, Addison, IL 60101 in the amount of \$759,483.34 pursuant to bid prices submitted March 16, 2017.
2. To adopt **RESOLUTION NO. 2017-R-07: A RESOLUTION FOR IMPROVEMENT BY MUNICIPALITY UNDER THE IL HIGHWAY CODE TO ENABLE FUNDING THE WORK USING MOTOR FUEL TAX FUND REVENUES.**
3. To adopt **RESOLUTION NO. 2017-R-08: A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND THE VILLAGE OF BLOOMINGDALE FOR IMPROVEMENTS RELATING TO SIDEWALK REPLACEMENT ON BLOOMINGDALE ROAD (LAKE STREET TO SCHICK ROAD).**
4. To adopt **RESOLUTION NO. 2017-R-09: A RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS AND SPRINGBROOK VILLAS HOMEOWNERS ASSOCIATION.**
5. To adopt **RESOLUTION NO. 2017-R-10: A RESOLUTION APPROVING A LOCAL PUBLIC AGENCY AGREEMENT FOR FEDERAL PARTICIPATION BETWEEN THE VILLAGE OF BLOOMINGDALE AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION TO COMPLETE ROAD CONSTRUCTION MAINTENANCE IMPROVEMENTS TO SPRINGFIELD DRIVE (FAU 3809) FROM ARMY TRAIL ROAD TO LAKE STREET, BUTTERFIELD DRIVE (FAU 2160) FROM ARMY TRAIL ROAD TO SPRINGFIELD DRIVE AND THE SPRINGFIELD DRIVE TRAIL EXTENSION USING FEDERAL SURFACE TRANSPORTATION PROGRAM GRANT FUNDING.**

Planning, Zoning and Environmental

1. To adopt **ORDINANCE NO. 2017-13: AN ORDINANCE GRANTING REZONING OF THE SUBJECT PROPERTY FROM, B-4 AUTOMOTIVE TO B-3, GENERAL BUSINESS, FINAL SITE PLAN APPROVAL, SPECIAL USE FOR A PLANNED DEVELOPMENT WITH EXCEPTIONS TO THE VILLAGE OF BLOOMINGDALE ZONING CODE AND REPEAL OF ORDINANCE NUMBER 95-22 FOR THE PROPERTY COMMONLY REFERRED TO AS 200 EAST LAKE STREET, BLOOMINGDALE, ILLINOIS – DUNKIN DONUTS and to waive the reading thereof and the second consideration.**
2. To adopt **ORDINANCE NO. 2017-14: AN ORDINANCE GRANTING A SPECIAL USE TO THE VILLAGE OF BLOOMINGDALE ZONING CODE FOR THE PROPERTY COMMONLY REFERRED TO AS 124 NORTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS – HEALTHY AIR and to waive the reading thereof and the second consideration.**

ACTION ON CONSENT AGENDA

The Mayor asked if there were any items to be removed. There were none.

Village Board and Standing Committee of the Whole Meeting
April 10, 2017
Page 3

Motion by Trustee Von Huben, seconded by Trustee Bolen, to **establish and place items presented on Consent Agenda.**

AYES: Trustees Belmonte, Hovde, Von Huben, Bolen, Bucaro, and Ackerman
NAYS: None

MOTION DECLARED CARRIED

Motion by Trustee Hovde, seconded by Trustee Von Huben, to **approve items on Consent Agenda as presented.**

AYES: Trustees Belmonte, Hovde, Von Huben, Bolen, Bucaro, and Ackerman
NAYS: None

MOTION DECLARED CARRIED

DISCUSSION ITEMS

PLANNING, ZONING AND ENVIRONMENTAL - Trustee Hovde

1. Ordinance to approve special use to allow a massage facility, with exceptions – Gina's Dream House

Trustee Hovde asked if there had been massage facilities in any other office buildings and Mr. Gascoigne answered no.

Motion by Trustee Hovde, seconded by Trustee Ackerman, to **approve ORDINANCE NO. 2017-15: AN ORDINANCE GRANTING SPECIAL USE AND CERTAIN EXCEPTIONS TO THE VILLAGE OF BLOOMINGDALE ZONING CODE FOR THE PROPERTY COMMONLY REFERRED TO AS 1 TIFFANY POINT, BLOOMINGDALE, ILLINOIS – GINA'S DREAM HOUSE** and to waive the reading thereof and the second consideration.

AYES: None
NAYS: Trustees Hovde, Ackerman, Belmonte, Von Huben, Bolen, and Bucaro

MOTION DECLARED FAILED

FINANCE & ADMINISTRATION - Trustee Bolen

1. Warrant #1 for the Month of April, 2017 - \$1,078,745.75

Motion by Trustee Bolen, seconded by Trustee Hovde, to **approve Warrant #1 for the Month of April, 2017 in the amount of \$1,078,745.75, as presented.**

AYES: Trustees Bolen, Hovde, Belmonte, Von Huben, Bucaro, and Ackerman
NAYS: None

MOTION DECLARED CARRIED

2. Presentation of the Proposed FY 18 Budget

Mr. Scalera stated that each department head will give a brief overview presentation highlighting their priorities. He thanked Gary Szott, his staff, the department heads, as well as the Mayor for all their input. He stated the budget serves as a tool for staff and community to evaluate priorities identified by the Village Board.

Village Board and Standing Committee of the Whole Meeting
April 10, 2017
Page 4

Administration & HR

Mr. Scalera stated the FY18 budget is comprised of \$37.41 million spending plan, including \$29.51 million in operational costs, and \$7.9 million in capital outlays and debt service. This represents a 1% decrease from last year. The fiscal year revenue is expected to support \$32.5 million of the spending plan, \$1.09 million from other financing sources, and remaining \$1.12 million from accumulated fund balances.

Mr. Scalera noted there are measurements when assessing financial condition focus, which pertains primarily to the General, Water & Sewer, and Golf Course funds. He went into greater detail and noted the General and Golf Course funds reflect a structurally balanced budget. The Water & Sewer fund reflects a \$57,630 deficit, due to project at the east side storage tanks with replacements of sump pumps and the addition of a rail removal system.

He commented on the new business in Bloomingdale, such as Mariano's, Chipotle, Starbucks, the Lock-Up, and Lakeview Memory Care. He commented on the streetscape in Old Town, new tenants, and future businesses, such as a microbrewery and restaurant.

He continued that the Village is a service organization and has 131.1 full-time equivalent employees. The Village's total cost is \$16.4 million, which is 44% of the FY18 budget as compared to the FY17 budget which was \$16.13 million or 43%. He stated the Village participates in state sponsored defined pension plans for civilian employees, the IMRF. He stated the IMRF pension plan as of April 30, 2016 was at a funding level of 84% vs. 79% the prior year. He noted the Police Pension Fund has gone down to 53% funded vs. 61% the prior year.

The Mayor interjected that the Village makes the requested payments to the Police Pension Fund each and every year even though the funding level is down. The decrease in the funding level is due to actuarial assumptions and legislation.

Mr. Scalera noted in the General Fund, we maintain an unassigned fund balance at a level that is no less than the average 25% of total revenues. In fact, he noted that the Village has maintained a better than average balance at 39% fund balance level. He explained that the Home Rule Sales Tax (HRST) supports nine (9) different projects.

He also commented that Village has been awarded the GFOA's Award in Distinguished Budget Presentation for the 4th consecutive year. He also highlighted the 4th of July fireworks, and Farmer's Market. He noted that Mary Ellen Johnson will retire in June but will continue as editor for the Village Almanac on a contractual basis. He stated the Comcast campaign will continue. On the HR side, the Village was notified by our insurance benefit provider, that our rates for the coming year will have a 2.7% decrease in the HMO rates, a 4.8% decrease in PPO rates, a 15.2% increase in EPO rates, and 1.1% increase in dental rates, which equates to \$2,200 less than what was budgeted. He stated that this concluded the Administrative and HR narrative of the budget.

Finance Department

Mr. Szott stated that IMRF provided a preliminary rate for 2018. The rates are down from 12.8% to 12.6%, and based upon the salary and wages that are in the budget, there will be \$7,100 decrease in the budget.

Mr. Allen Altic, Assistance Finance Director, began with the Finance Department's budget. He stated a primary objective is the purchase of new financial planning software. The current budget is for \$525,000. This project has the opportunity to create time savings for staff to include

Village Board and Standing Committee of the Whole Meeting
April 10, 2017
Page 5

new technology enhancements. The \$25,000 is the fee allocated for a consultant to assist in looking into this software. Mr. Szott interjected that the \$25,000 amount was arbitrary, not knowing what the market is, it could be more or it could be less. The Mayor questioned if there were any other extraordinary Finance items and Mr. Szott noted there was not and that the Finance Department's budget has increased less than 2%.

Police Department

Chief Giammarese began noting on page 93, the Police Department utilized the Board of Fire & Police Commissioners (BOFPC) for hiring and disciplining in some situations. He stated that they will be having a new eligibility list June.

He thanked Deputy Chief Roberts as well as Mr. Szott for their assistance in preparing the FY18 budget. The budget for the Police Department is \$9.28 million with a \$492,000 increase, some based on equipment as well contractual and pension obligations. He noted that staffing, on page 97, there are 43 sworn police officers, lower than the 46 listed. Last year, he stated they went from two Deputy Chiefs to one Deputy Chief. He continued that we are a pro-active police department, and referred to page 100 which gives the activity statistics.

He commented on the various community events the Police Department is involved in, such as National Night Out, Citizens Police Academy, and over 6,000 followers on their social media Facebook. He noted the multi-jurisdictions teams they are involved with: Illinois Law Enforcement Alarm System (ILEAS), Northern Illinois Police Alarm System (NIPAS), and major crimes task force, to name a few.

Chief Giammarese noted on page 105 they are requesting more vehicles than usual. He stated that had done changeovers at 85,000 miles, but more vehicles are over that and need to be replaced. He noted they will try to stagger them more in the future. He also stated this will come from the Capital Equipment Replacement fund. One other major program is a records management system with DuPage County and the Emergency Telephone System Board (ETSB) at a yearly cost of \$35,000 in order to interact with other departments and share information countywide.

He stated they were still looking into the police officer body cameras. We currently have two located in the supervisors' cars. Mr. Scalera injected that the DuPage Mayors & Managers are in the process of evaluating this and discussing the ramifications of operations and costs to Police Departments, stating that we are not the only ones that are stepping back. The Chief also noted there is the cost of storage, redactions, images, FOIA requests, etc.

He commented on their workout and locker room. He noted they continually look for donations and the Cucci Foundation donated over \$30,000 in the past.

Lastly, he stated their objective is to work together in the community, make everyone in Bloomingdale feel safe and secure.

The Mayor asked once the vehicles are purchased, will the Department be caught up and placed in the replacement schedule, and answered yes, staggering the purchases. The Mayor questioned the records management costs, and Chief answered this will allow us to interact with other departments in a quicker manner. There were comments made with records management with the objective to have 100% electronic files in the County in the near future.

Village Board and Standing Committee of the Whole Meeting
April 10, 2017
Page 6

Village Services

Mr. Marchi began noting the summary of items is on page 54. He noted in the General Fund, there is \$1.25 million of service related programs, purchases, and projects. His budget begins on page 108. He noted the budget is relatively the same expense planning as before, slightly over less than a 1% increase over FY17. He expressed his thanks to Bob Prohaska, Mike Gricus, and Jim Monkemeyer for their dedication and support of this Village as well as the supervisors and professional staff.

In the WRF, there has been attrition as well as retirements. He expounded on training and certification in that department needed for replacements. He highlighted that the Village had benefitted over \$1.14 million in grant proceeds with this budget. He noted our share was in the 20% range of the total project, and gave kudos to Bob Prohaska and Brian Sisco in securing these grants.

He commented on page 115, with \$150,000 for the paver work on Bloomingdale Road, and engaging in the services to work on the lighting streetscape and enhancement program along the Lake Street corridor. He referenced the Indian Lakes Open Space and the completion of the final design.

With regard to Building and Zoning on page 118, he noted that the current activity of 17,000 plus up from 16,000 in the past. This is being sustained with Mike Gricus and three (3) other building inspectors. He commented that other communities have three inspectors plus three code enforcers. Kudos to our staff!

He continued on page 121 with Public Works, with the same annual program. He stated rather than piecemeal work on the Village Hall brick repairs and south retaining wall, this project will be incorporated in the future with Village Hall renovation project.

He commented on Forestry and the replacement of a chipper truck and completion of replacement for the Emerald Ash Borer (EAB) tree program.

He noted the street maintenance program is status quo this year. He commented on replacing the fence on Lake Street, between Euclid and Prairie in response to neighbors' concerns. With regard to capital outlays, money is dedicated to the purchase of an articulating multi-purchase vehicle, and three (3) vehicle replacements. He continued that they had applied for a grant to assist in the speed advisory signs to be located on Circle Avenue. He noted they were delaying on the purchase until mid-June, when they will know if we received a grant for this for \$8,000. Mr. Scalera interjected that they will have markings noting the reduced speed.

Mr. Marchi stated the Equipment Maintenance Services are substantially the same as last year, with replacement of two (2) automotive lifts, and a service vehicle.

He stated the Recreational Path Maintenance program may be adjusted up \$144,000 for the Eastgate Boardwalk, after noting the repairs were more extensive and need replacement. This can be viewed on page 137. This will be done in the summer.

In the Water & Sewer Fund, the budget has slight increases. The majority of water production is the purchase of lake water, as well as initiatives in meter testing and replacement, and compliance with the Lake Michigan Water Allocation Rules. He noted we are required to maintain 12% or less non-revenue water use, and we are at 7.9%, which is also less than the future 10%. He attributed this to Ken Lindhorn and Elias Vega and those in maintenance operations.

Village Board and Standing Committee of the Whole Meeting
 April 10, 2017
 Page 7

Page 140, he noted the large water meter testing program and discussed the storage tank and sump pumps. He noted the water costs are \$3.7 million and there are rate increase proposed, which will be done in the Water & Sewer presentation.

With regard to Utilities Distribution, this includes water distribution, sanitary collection and storm water collection, is less or same as last year. It includes replacement vehicles. In the Treatment Plant, the budget is slightly decreased, but the quick connect design is being worked on and will carry over to the next fiscal year at \$225,000. He stated the operations are compliant with IEPA.

On page 151, in anticipation of future budgets, staff is working on the future needs of the grit/fine screening facility. This project is estimated to cost \$6 million, not this year, but in the budget for design in FY19 and construction in FY20. Further discussion ensued.

There was discussion on future water increases and noted that the Chicago Water Commission will be passing on a 2% increase.

This concluded the presentation. The Mayor asked if the budget for the General Revenue fund is balanced for FY17 and Mr. Szott noted it is balanced showing a surplus in Operations just under \$34,000. Mr. Scalera noted next week the Water & Sewer Fund and the 5 Year Forecast will be presented. There also was a discussion on staffing needs in the Village Services Department, allocation of resources where needed, workforce, and future capital projects.

OTHER BUSINESS

None

MEETING REMINDERS

Monday, April 17, 2017 - Standing Committee of the Whole Meeting
 Monday, April 24, 2017 - Village Board Meeting
 Monday, May 15, 2017 - Standing Committee of the Whole Meeting
 Monday, May 8, 2017 - Village Board Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera stated that the preliminary plan approval for Grandbrier on Lake Street was inadvertently omitted from the agenda and will be added to the April 24 agenda.

2. Assistant Administrator, B. E. Weber

No report.

3. Village Attorney, M. Castaldo, Jr.

No report.

4. Director of Village Services, M. D. Marchi

Mr. Marchi stated that there will be approval for vehicle replacements with pricing from the Mayors & Managers Purchasing Coop and approval for a contract extension for the street light program and traffic signal replacement program.

5. Human Resources Director, K. Argo

No report.

6. Finance Director, G. L. Szott

No report.

Village Board and Standing Committee of the Whole Meeting
April 10, 2017
Page 8

7. Chief of Police, F. Giammarese
No report.

8. Community & Economic Development Coordinator, S. Gascoigne
Mr. Gascoigne left the meeting for a short period of time and returned.

Mr. Scalera thanked Mr. Marchi as this is his last budget for the Village.

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

For the record, there was no public present.

ADJOURNMENT

Motion by Trustee Hovde, seconded by Trustee Bolen, to adjourn the meeting of April 10, 2017 at 8:05 p.m. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

jem

April 24, 2017
Meeting Duly Noticed
According to Statute

MINUTES OF A VILLAGE BOARD AND STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON APRIL 24, 2017 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY

CALL TO ORDER

The meeting was called to order by Village President Coladipietro at 7:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Von Huben, Hovde, Ackerman, Bolen, and Bucaro
ABSENT: None

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

Motion by Trustee Ackerman, seconded by Trustee Bolen, to open the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Ms. Mary Jo Morley, 181 Royal Court, addressed the Board regarding her opposition to the Grandbrier Assisted Living facility. She stated this is a quiet, family oriented neighborhood and this facility will have their kitchen open 24 hours/day, with the noise, smell and trash this would generate. She even noted that there are 30+ senior living places within 10 miles of Bloomingdale. She was also concerned with the traffic light asking if it had been approved. It was pointed out that the traffic signal was part of the requirement, and if it was not approved, the developer could not move forward.

Motion by Trustee Hovde, seconded by Trustee Von Huben, to close the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

APPROVAL OF AGENDA

Motion by Trustee Bolen, seconded by Trustee Hovde, to Approve the Agenda of April 24, 2017 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

APPROVAL OF MINUTES

Motion by Trustee Von Huben, seconded by Trustee Ackerman, to Approve the Minutes of the April 10, 2017 Village Board and Standing Committee of the Whole Meeting. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Motion by Trustee Bolen, seconded by Trustee Belmonte, to Approve the Minutes of the April 17, 2017 Standing Committee of the Whole Meeting. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
 April 24, 2017
 Page 2

PRESENTATION OF ITEMS FROM CONSENT AGENDA

Removal from the Roll: Trustee Hovde recused himself at 7:06 p.m.

The Village Clerk read aloud the items to be placed on the Consent Agenda.

CONSENT AGENDA

Finance and Administration

1. To approve **ORDINANCE NO. 2017-15: AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND PURCHASE SALE AGREEMENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND HIDE NEAR PROPERTIES, LLC** and to waive the reading thereof and the second consideration.

Facilities Infrastructure

1. To approve a five (5) year contract for Mat Service to Aramark, 3795 N. Wilke Rd., Arlington Heights, IL 60004, in the total amount of \$24,242.40 for five years.

Traffic and Streets

1. To adopt **RESOLUTION NO. 2017-R-11: A RESOLUTION FOR IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE TO ENABLE FUNDING THE WORK FOR SPRINGFIELD DRIVE AND BUTTERFIELD DRIVE LAFO IMPROVEMENTS USING MOTOR FUEL TAX REVENUES.**
2. To award a purchase contract to Currie Motors, 9423 W. Lincoln Highway, Frankfort, IL 60423 in the amount of **\$26,925.00** to replace Vehicle #303 pursuant to bid pricing from the Suburban Purchasing Cooperative. The "aftermarket" equipment purchases, which are estimated to total **\$15,322.00**, will be procured pursuant to applicable provisions of the Village Purchasing Code.
3. To award a purchase contract to Currie Motors, 9423 W. Lincoln Highway, Frankfort, IL 60423 in the amount of **\$26,925.00** to replace Vehicle #491 pursuant to bid pricing from the Suburban Purchasing Cooperative. The "aftermarket" equipment purchases, which are estimated to total **\$13,013.00**, will be procured pursuant to applicable provisions of the Village Purchasing Code.
4. To adopt **RESOLUTION NO. 2017-R-12: A RESOLUTION CERTIFYING THAT LTT ENTERPRISES, LLC HAS FAILED TO COMPLETE AND THE VILLAGE HAS NOT APPROVED CERTAIN SUBDIVISION IMPROVEMENTS REQUIRED BY ORDINANCE NUMBERS 2014-44 AND 2014-46 COMMONLY KNOWN AS SPRINGFIELD PLACE SUBDIVISION AND TO APPROVE THE NECESSARY DOCUMENTS TO ENABLE STAFF TO DRAW THE REMAINING AMOUNT OF THE WEST SUBURBAN BANK LOC NO. 1960 SPRINGFIELD PLACE SUBDIVISION IMPROVEMENTS, IN THE EVENT THAT THE BANK DOES NOT EXTEND THE EXPIRY TO MAY 7, 2019.**

Intergovernmental and Community Relations

1. To adopt **RESOLUTION NO. 2017-R-13: A RESOLUTION AUTHORIZING AN "INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND THE VILLAGE OF BLOOMINGDALE FOR A MULTI-USE PATH ALONG CH 23/GARY AVENUE FROM THE GREAT WESTERN TRAIL TO ARMY TRAIL ROAD SECTION NO. 11-00237-11-BT" AND OTHER NECESSARY DOCUMENTATION TO GRANT TEMPORARY EASEMENT AND DEDICATE RIGHT-OF-WAY, SUBJECT TO REVIEW BY THE VILLAGE ATTORNEY.**
2. To adopt **RESOLUTION NO. 2017-R-14: A RESOLUTION AUTHORIZING THE DEDICATION OF VILLAGE PROPERTY TO THE COUNTY OF DUPAGE FOR PUBLIC RIGHT-OF-WAY AND**

Village Board and Standing Committee of the Whole Meeting
April 24, 2017
Page 3

GRANTING OF A TEMPORARY EASEMENT TO ENABLE CONSTRUCTION OF THE GARY AVENUE MULTI-USE PATH BY THE DUPAGE COUNTY DEPARTMENT OF TRANSPORTATION, SUBJECT TO REVIEW BY THE VILLAGE ATTORNEY.

Planning, Zoning and Environmental

1. To adopt **ORDINANCE NO. 2017-16: AN ORDINANCE GRANTING FINAL SITE PLAN APPROVAL AND AMENDMENT TO ORDINANCE NO. 89-25 AND ORDINANCE NO. 92-58 FOR THE PROPERTY COMMONLY REFERRED TO AS 269 SPRINGFIELD DRIVE, BLOOMINGDALE, ILLINOIS – PETITIONER, BLOOMINGDALE PARK DISTRICT** and to waive the reading thereof and the second consideration.
2. To adopt **ORDINANCE NO. 2017-17: AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO THE VILLAGE OF BLOOMINGDALE ZONING CODE FOR THE PROPERTY COMMONLY REFERRED TO AS 140 EAST LAKE STREET, BLOOMINGDALE, ILLINOIS – PETITIONER, URBAN AIR** and to waive the reading thereof and the second consideration.
3. To adopt **ORDINANCE NO. 2017-18: AN ORDINANCE GRANTING PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL, A SPECIAL USE AND CERTAIN EXCEPTIONS TO THE VILLAGE OF BLOOMINGDALE ZONING CODE AND AN AMENDMENT TO ORDINANCE NUMBER 76-85 FOR THE PROPERTY COMMONLY REFERRED TO AS 166 AND 178 W. LAKE STREET, BLOOMINGDALE, ILLINOIS – PETITIONER, GRANDBRIER** and to waive the reading thereof and the second consideration.

ACTION ON CONSENT AGENDA

The Mayor asked if any items needed to be pulled for discussion. There were none.

Motion by Trustee Bolen, seconded by Trustee Von Huben, to **establish and place items presented on Consent Agenda.**

AYES: Trustees Von Huben, Bolen, Belmonte, Ackerman, and Bucaro
RECUSED: Trustee Hovde

MOTION DECLARED CARRIED

Motion by Trustee Von Huben, seconded by Trustee Bolen, to **approve items on Consent Agenda as presented.**

AYES: Trustees Von Huben, Bolen, Belmonte, Ackerman, and Bucaro
RECUSED: Trustee Hovde

MOTION DECLARED CARRIED

Added to the Roll: Trustee Hovde returned to the dais at 7:14 p.m.

DISCUSSION ITEMS

FACILITIES INFRASTRUCTURE - Trustee Bucaro

1. Discussion of NPDES Phase II ILR40 Stormwater Permit

Mr. Marchi stated that the Village is required to have an annual meeting to allow public input on the stormwater plan. He stated this was placed on the agenda, in e-news, and posted on the website. Mr. Marchi commented that he would like another meeting in September, and each September thereafter to coincide with the Stormwater permit. The Mayor asked if any in the audience wished to address this and no one came forward.

Village Board and Standing Committee of the Whole Meeting
 April 24, 2017
 Page 4

TRAFFIC AND STREETS - Trustee Belmonte

1. FY18 Street Light Maintenance / Utility Locates and Traffic Signal / Pre-Emption System Maintenance Contracts – Request for Multi-Year Contract Extension

Mr. Marchi stated that Meade Electric has maintained a good working relationship with the Village and a 3-year extension is recommended. He noted that the numbers are estimates based on quantities, and time and material per case charge.

Motion by Trustee Belmonte, seconded by Trustee Hovde, to waive the advertising of bids, and:

1. Approve an extension to the Street Light Maintenance / Locates Contract with Meade Electric Company, Inc. of 9550 W. 55th Street, McCook, Illinois 60525, for a three-year period (FY18 – FY20) pursuant to its letter proposal dated March 12, 2017 which adjusts current unit prices; and authorize the following annual expenditures:

	FY18	FY19	FY20
Street Light Maintenance	\$63,996	\$64,956	\$65,931
Locates	\$21,336	\$21,655	\$21,980
Total	\$85,332	\$86,611	\$87,911

2. Approve an extension to the Traffic Signal / Pre-Emption System Maintenance Contract with Meade Electric Company, Inc. of 9550 W. 55th Street, McCook, Illinois 60525, for a three-year period (FY18 – FY20) pursuant to its letter proposal dated March 12, 2017 which adjusts current prices as indicated; and authorize the following annual expenditures, and not-to-exceed annual contract amounts:

	FY18	FY19	FY20
Traffic Signal / Pre-Emption System Maintenance	\$8,861	\$8,995	\$9,130
Maintenance Not Covered By Contract	\$2,193	\$2,226	\$2,260
Total	\$11,054	\$11,221	\$11,390

AYES: Trustees Belmonte, Hovde, Von Huben, Ackerman, Bolen, and Bucaro
 NAYS: None

MOTION DECLARED CARRIED

FINANCE & ADMINISTRATION - Trustee Bolen

1. Fiscal Year 2017/18 (FY18) Budget Adjustments and Approval

Mr. Scalera noted that the budget adjustments were made to include the water and sewer rate increase.

Motion by Trustee Bolen, seconded by Trustee Bucaro, to **Approve the FY18 Budget as presented.**

AYES: Trustees Bolen, Bucaro, Belmonte, Von Huben, Hovde, and Ackerman
 NAYS: None

MOTION DECLARED CARRIED

The Mayor expressed his thanks to staff for all their work since last September for a balanced budget in the General Revenue fund.

Village Board and Standing Committee of the Whole Meeting
April 24, 2017
Page 5

2. Warrant #2 for the Month of April, 2017 - \$1,660,472.14

Motion by Trustee Bolen, seconded by Trustee Von Huben, to **Approve Warrant #2 for the Month of April, 2017 in the amount of \$1,660,472.14, as presented.**

AYES: Trustees Bolen, Von Huben, Belmonte, Hovde, Ackerman, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

OTHER BUSINESS

None

MEETING REMINDERS

Monday, May 8, 2017 - Village Board Meeting
Monday, May 15, 2017 - Standing Committee of the Whole Meeting
Monday, May 22, 2017 - Village Board Meeting
Monday, June 19, 2017 - Standing Committee of the Whole Meeting

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera noted that he was working with the Police & Fire Departments and Golf Club on the July 3rd fireworks. He noted that the shoot zone was identified and they were working with property owners for parking.

He stated the Bike Event will be held this Saturday in conjunction with the Park District beginning at 10:00 a.m. at Circle Park.

Lastly, he and the Village Attorney were working with Wolfden Brewery on the purchase agreement. Some items were changed to give them first refusal for the D's Sweets parcel, for market value. He stated this will be brought back to the Board for approval along with some other minor changes. He also noted that the building has been assessed and the owners would like to save and restore the building.

2. Assistant Administrator, B. E. Weber

Ms. Weber was absent.

3. Village Attorney, M. Castaldo, Jr.

No report.

4. Director of Village Services, M. D. Marchi

No report.

5. Human Resources Director, K. Argo

Ms. Argo was absent.

6. Finance Director, G. L. Szott

Mr. Szott noted that there is a part-time financial clerk position opening due the retirement of an employee who has been here for several years (in the teens). He stated there have been 100 applications so far.

Village Board and Standing Committee of the Whole Meeting
April 24, 2017
Page 6

7. Chief of Police, F. Giammarese
Chief Giammarese was absent.

8. Community & Economic Development Coordinator, S. Gascoigne
No report.

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

Motion by Trustee Bolen, seconded by Trustee Von Huben, to open the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Ms. Carol Gehrich, 127 Villa Way, addressed the Board to ask what was being done with the Indian Lakes Golf Course. She questioned if there would be meetings regarding this and if the property had been sold. The Mayor answered that we do not have any information, but relayed second-hand information; there is a letter of intent signed between the owner and developer, and Indian Lakes had several community meetings. He stated Village will send out information to the community once we have it. Ms. Gehrich was concerned with all the proposed houses, where the water would go, and answered that it was a good question, and it would need to be addressed.

Ms. Siemianowski, 192 Cardinal, addressed the Board, and asked that the Village prohibit Indian Lakes Golf Course from being developed. The Mayor stated that the property owners have the right to petition a development hearing, as part of due process. He stated that nothing has been evaluated at this point.

Motion by Trustee Von Huben, seconded by Trustee Hovde, to close the floor to the public. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

RECESS TO EXECUTIVE SESSION

Motion by Trustee Ackerman, seconded by Trustee Von Huben, to recess to Executive Session for the purpose of Personnel - 5 ILCS 120/2(c)(1) at 7:37 p.m.

AYES: Trustees Ackerman, Von Huben, Belmonte, Hovde, Bolen, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

RECONVENE MEETING

The Mayor reconvened the Village Board meeting of April 24, 2017 at 7:44 p.m.

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Von Huben, Hovde, Ackerman, Bolen, and Bucaro

QUORUM PRESENT

RECESS TO EXECUTIVE SESSION

Motion by Trustee Hovde, seconded by Trustee Ackerman, to recess to Executive Session for the purpose of Pending Litigation - 5 ILCS 120/2(c)(11) at 7:45 p.m.

AYES: Trustees Hovde, Ackerman, Von Huben, Belmonte, Bolen, and Bucaro
NAYS: None

MOTION DECLARED CARRIED

Village Board and Standing Committee of the Whole Meeting
April 24, 2017
Page 7

RECONVENE MEETING

The Mayor reconvened the Village Board meeting of April 24, 2017 at 7:47 p.m.

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Von Huben, Hovde, Ackerman, Boien, and Bucaro

QUORUM PRESENT

ADJOURNMENT

Motion by Trustee Bolen, seconded by Trustee Hovde, to adjourn the meeting of April 24, 2017 at 7:47 p.m. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

jem

THE VILLAGE OF BLOOMINGDALE
DUPAGE COUNTY, ILLINOIS

RESOLUTION
NUMBER 2016-R-34

**A RESOLUTION AUTHORIZING
THE INDUCEMENT OF A DEVELOPER FOR
THE PURPOSE OF THE DEVELOPMENT OF THE
PROPERTIES COMMONLY REFERRED TO AS
201 E. LAKE STREET AND 205 - 215 E. LAKE STREET,
BLOOMINGDALE, ILLINOIS 60108**

Franco A. Coladipietro, Mayor
Jane E. Michelotti, Village Clerk

Vince Ackerman
William Belmonte
Bill Bolen
Frank Bucaro
Michael D. Hovde, Jr.
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 22nd day of August, 2016

RESOLUTION NO. 2016-R-34

**A RESOLUTION AUTHORIZING
THE INDUCEMENT OF A DEVELOPER FOR
THE PURPOSE OF THE DEVELOPMENT OF THE
PROPERTIES COMMONLY REFERRED TO AS
201 E. LAKE STREET AND 205 – 215 E. LAKE STREET,
BLOOMINGDALE, ILLINOIS 60108**

WHEREAS, the Village of Bloomingdale 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 of Bloomingdale has heretofore approved a Redevelopment Plan and Project, defined boundaries and authorized a tax increment financing district for the area and related properties within the Tax Increment Project Area (hereinafter referred to as the "TIF District");

WHEREAS, the Village of Bloomingdale, Illinois (hereinafter referred to as the "Village"), is authorized under the Tax Increment Allocation Redevelopment Act, 65 ILCS 11-74.4-1, *et seq.* (hereinafter referred to as the "TIF Act") as supplemented and amended by the Local Government Debt Reform Act, as amended, and the other Omnibus Bond Acts, as amended, and as further supplemented and, where necessary, superseded, by the provisions of Section 6 of Article VII of the 1970 Constitution of the State of Illinois (collectively referred to herein as the "Act" or "Acts"), to finance eligible and qualified redevelopment project costs in connection with Redevelopment Plan and Project areas designated in accordance with the conditions and requirements set forth in the TIF Act;

WHEREAS, pursuant to the TIF Act, to implement tax increment financing, it is necessary for the Village to approve a redevelopment plan and redevelopment project, designate a redevelopment project area by finding, inter alia, that the area qualifies pursuant to statutory requirements and that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan and project (the "Redevelopment Plan" and "Project"), and adopt tax increment allocation financing for said redevelopment project area;

WHEREAS, Hyde Near Properties, LLC or its designee (hereinafter referred to as the "Developer"), has proposed to redevelop the properties commonly referred to as 201 E. Lake Street and 205 – 215 E. Lake Street, Bloomingdale, Illinois, 60108 (hereinafter collectively referred to as the "Property"), said Property being located within the TIF District;

WHEREAS, the Village hereby finds and determines that the assistance and financing requested herein will serve the public purposes of the Village;

WHEREAS, the Village reasonably anticipates that the Developer will expend other funds in furtherance of the objectives of the anticipated Redevelopment Plan;

WHEREAS, it is the intent of the Village to reimburse itself and the Developer for such expenditures from incremental property taxes derived from the proposed Redevelopment Area;

WHEREAS, certain eligible redevelopment project costs, including such expenditures and additional costs for the Project, may be incurred by the Developer and/or the Village on or after the passage of this Resolution but prior to the adoption of the Redevelopment Agreement;

WHEREAS, if there is approval of a final Redevelopment Agreement by the Village the Village expects to provide certain agreed upon incentives to the Developer which are determined to be TIF eligible;

WHEREAS, if there is approval of a final Redevelopment Agreement by the Village the Village may issue revenue or general obligation bonds to finance its financial contribution to costs of the Project;

WHEREAS, the Developer have stated that without the contribution of public funds and/or incentives to the Project, the Developer cannot undertake and/or complete the Project; and

WHEREAS, the action authorized by this Resolution is for the purpose of inducing the Developer to undertake the Project, thereby advancing the purposes of the TIF Redevelopment Plan and Project.

NOW, THEREFORE, BE IT RESOLVED, in open meeting assembled, by the Village President and Board of Trustees of the Village of Bloomingdale, DuPage County, Illinois pursuant to the Village of Bloomingdale'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 Resolution are full, true and correct and do hereby, by reference, incorporate and make them part of this Resolution as legislative findings.

Section Two -- Intent to Redevelop

The Village declares its intention to enter into a Redevelopment Agreement with the Developer which will provide for the development of the aforementioned property and will provide certain incentives to the Developers as set forth and defined in the Redevelopment Agreement.

Section Three – Intent to Induce Developer

- a) This Resolution is adopted for the purpose of inducing the Developer to proceed with the Project and incur costs pending the final Redevelopment Agreement. This Resolution constitutes a statement of “official intent” within the meaning of Treasury Regulations § 1.150-2, by the Village as issuer to reimburse costs incurred by the Developer and the Village with proceeds from the bonds, if such bonds are issued.
- b) Neither the Developer nor any other party is entitled to rely on this Resolution as a commitment to enter into a Redevelopment Agreement or to issue bonds and loan funds, and the Village reserves the right in its sole discretion to not issue the bonds without cause and without notice, and in such event the Village shall not be subject to any liability or damages of any nature. Neither the Developer nor anyone claiming by or through Developer, nor any investment banking firm or potential purchaser of the bonds shall have any claim against the Village as a result of any decision by the Village not to issue the bonds or enter into a Redevelopment Agreement.

Section Four – Effective Date

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

Section Five – Conflict Clause

All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section Six – Saving Clause

If any section, paragraph, clause or provision of this Resolution is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of any other provisions of this Resolution, which are hereby declared to be separable.

Section Seven – Recording

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

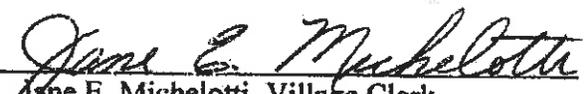
DECIDED pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Vince Ackerman	X			X
William Belmonte	X			X
Bill Bolen	X			X
Frank Bucaro	X			X
Michael D. Hovde			X	
Judi Von Huben	X			X
Franco Coladipietro (if necessary)				X
TOTAL	5	0	1	6

PASSED AND APPROVED by the Village of Bloomingdale Board of Trustees on the 22nd day of August, 2016.


 Franco A. Coladipietro, Village President

ATTEST:


 Jane E. Michelotti, Village Clerk



Finance and Administration

A

Village of Bloomingdale

Administration
201 S. Bloomingdale Road
Bloomingdale, IL 60108
Tel: 630-671-5611

MEMORANDUM

Date: August 19, 2016

To: Mayor Coladipietro & Board of Trustees

From: Pietro Scalera, Village Administrator

Subject: Ordinance Approving Redevelopment and Purchase Agreement between the Village of Bloomingdale and Hide Near Properties

Background:

On March 30, 2015 the Village Board adopted an ordinance establishing a Tax Increment Finance District (TIF) for the East Lake Street Corridor. Within the TIF boundaries are the properties commonly known as 201 E. Lake Street and 205-15 E. Lake Street.

The properties have been vacant for many years with the exception of a personal training facility currently operating in the 205 Lake Street unit. In June 2015, the Village purchased the property located at 205-15 E. Lake Street commonly referred to as the Bressler Property with the goal of redeveloping the property to a commercial use. In 2016 the owner of the 201 Lake Street parcel approached the Village inquiring into the possible purchase of the Village owned parcel to coordinate a joint redevelopment of both parcels.

Analysis:

In order for the project to move forward the owner of 201 Lake Street Hide Near Properties, LLC (developer) is seeking public assistance for the redevelopment of both parcels. The developer stated that without the assistance the improvement of the two parcels would not be feasible. The Village is confident that the assistance and financing requested will serve the public purposes of the Village to improve the current condition of these parcels.

The Village in August 2016 approved an Inducement Resolution encouraging the Developer to acquire the property and move forward with the development contemplated with the understanding that the Village would provide an incentive for the project. To that end the Village has negotiated a sale price of \$840,000 for the Village owned property at 205-15 Lake Street and the attached Redevelopment Agreement for the proposed project that includes the construction of a fast food restaurant at 201 Lake and the rehabilitation of the existing strip center at 205-15 Lake.

Since the properties are located within the East Lake Street TIF District the Village Board has the ability to enter into a Redevelopment Agreement that provides a total maximum incentive of \$600,000.00 to the developer to be made up of eligible TIF incentives.

The suggested incentive would be payable as follows:

- \$200,000 the later of the two; within sixty days of closing of the real estate or upon the completion of the first phase of the rehabilitation of the real estate commonly referred to as 201 E. Lake Street, Bloomingdale, Illinois; and
- \$400,000 upon the completion of the rehabilitation of the entire site as described and set forth in the redevelopment plan which is attached to this memo.

Consistent with the Redevelopment Plan used to establish the TIF District, the Village has the authority under the TIF Act to incur specified redevelopment project costs and to pay and/or reimburse the Developer for such Eligible Redevelopment Project Costs.

Recommendation:

The Village Board direct staff to place the attached ordinance approving a Redevelopment Agreement and Purchase Sale Agreement between the Village of Bloomingdale and Hide Near Properties on the April 24, 2017 Village Board agenda for further consideration and approval.

THE VILLAGE OF BLOOMINGDALE
DUPAGE COUNTY, ILLINOIS

ORDINANCE
NUMBER 2017-15

AN ORDINANCE
APPROVING AND AUTHORIZING THE EXECUTION OF
A REDEVELOPMENT AGREEMENT AND
PURCHASE SALE AGREEMENT
BY AND BETWEEN
THE VILLAGE OF BLOOMINGDALE AND
HIDE NEAR PROPERTIES, LLC

Franco A. Coladipietro, Mayor
Jane E. Michelotti, Village Clerk

Vince Ackerman
William Belmonte
Bill Bolen
Frank Bucaro
Michael D. Hovde, Jr.
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 24th day of April, 2017

ORDINANCE NO. 2017-15

**AN ORDINANCE
APPROVING AND AUTHORIZING THE EXECUTION OF
A REDEVELOPMENT AGREEMENT AND
PURCHASE SALE AGREEMENT
BY AND BETWEEN
THE VILLAGE OF BLOOMINGDALE AND
HIDE NEAR PROPERTIES, LLC**

WHEREAS, the Village of Bloomingdale 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 of Bloomingdale (hereinafter referred to as "Village") has approved a plan and project, designated boundaries and adopted tax increment financing within an area known as the Lake Street TIF District (hereinafter referred to as "TIF District");

WHEREAS, the Village adopted a resolution on August 22, 2016 inducing Hide Near Properties, LLC (hereinafter referred to as "Developer") to develop the real estate commonly referred to as 201 and 205-215 E. Lake Street, Bloomingdale, Illinois, 60108 (hereinafter referred to as the "Subject Property") the Village acknowledges and recognizes that without said inducement and related promise to provide certain TIF incentives the Developer would not acquire and develop the Subject Property;

WHEREAS, the Village has entered into negotiations with a Developer for the Redevelopment of the Subject Property;

WHEREAS, the Village has received a final plan from the Developer to develop the Subject Property providing for the construction of certain improvements consisting of a fast food restaurant and strip center to be located on the Subject Property all within the TIF District;

WHEREAS, the Village and the Developer have negotiated a Redevelopment Agreement which is attached hereto and made a part hereof as Exhibit A which includes a Purchase and Sale Agreement for the portion of the Subject Real Estate that is currently owned by the Village of Bloomingdale; and

WHEREAS, in the opinion of the corporate authorities of the Village of Bloomingdale, it is in the best interests of the Village to enter into a Redevelopment Agreement with the Developer providing certain incentives to Developer.

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 of Bloomingdale'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 – Approval of Agreements

The Village hereby approves the Redevelopment Agreement and the Purchase and Sale Agreement substantially in the form attached hereto and made a part hereof as Exhibit A, and directs the Village President, with the advice of the Village Attorney, to negotiate final terms, if any. The officials of the Village executing the same, their execution thereof to constitute exclusive evidence of their approval to any and all changes or revisions therein from and after the execution and delivery of such Agreement.

Section Three – Authority and Direction

The Village President is hereby authorized, empowered and directed to sign, and the Village Clerk to attest thereto, the Redevelopment Agreement and Purchase Sale Agreement presented herein and any finally negotiated terms as set forth therein.

Section Four – Disposition of 205 – 215 Lake Street, Bloomingdale, Illinois

The Village of Bloomingdale hereby authorizes the disposition of the real estate commonly referred to as 205 – 215 E. Lake Street, Bloomingdale, Illinois, deeming said real estate as no longer necessary or useful to, or for the best interests of the village and directs the sale of that real estate in the manner directed herein.

Section Five - Other Actions Authorized

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Resolution and otherwise to consummate the transactions contemplated herein, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

The Village President or his designee is hereby authorized to execute and deliver all necessary documents to consummate this transaction including but not limited to the Warranty Deed, Bill of Sale, Affidavit of Title and Closing Statement.

The Village Administrator is hereby authorized to make any necessary corrections to any and all documents pertaining to the correction of the spelling related to the developer's corporate name.

Section Six – Authorization of Expenditures

The Corporate Authorities hereby authorize and direct the expenditure of all costs related to the execution of the Agreement, additionally, the Village is authorized and directed to allocate and spend all necessary funds to fulfill the requirements of the Agreement and of this Resolution.

Section Seven - Acts of Village Officials

That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

Section Eight - 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 any and all rules, regulations and laws to the extent permitted under the Constitution of the State of Illinois.

Section Nine – Effective Date

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

Section Ten – Conflict Clause

All Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section Eleven – 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 any other provisions of this Ordinance, which are hereby declared to be separable.

Section Eleven – Twelve

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

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DECIDED pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Vince Ackerman	X			X
William Belmonte	X			X
Bill Boien	X			X
Frank Bucaro	X			X
Michael D. Hovde, Jr. - RECUSED			RECUSED	
Judi Von Huben	X			X
Franco A. Coladipietro (if necessary)				X
TOTAL	5	0	1	6

PASSED AND APPROVED by the Village of Bloomingdale Board of Trustees on the
24th day of April, 2017.



Franco A. Coladipietro, Village President

ATTEST:



Jane E. Michelotti, Village Clerk

Exhibit A
Redevelopment Agreement
Purchase and Sale Agreement

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (hereinafter referred to as this "Agreement") is made as of the Effective Date (as hereinafter defined) by and between the Village of Bloomingdale, a municipal corporation organized pursuant to the laws of the State of Illinois (hereinafter referred to as "Seller") and Hide Near Properties, LLC, a limited liability company organized pursuant to the laws of the State of Illinois, (hereinafter referred to as "Purchaser").

RECITALS

WHEREAS, the Seller owns fee simple title to certain improved real property commonly referred to as 205 – 215 E. Lake Street, Bloomingdale, Illinois, 60108 and legally described in Exhibit A which is attached hereto and incorporated herein by reference (hereinafter referred to as the "Land"), together with certain related intangible property.

WHEREAS, the Purchaser desires to purchase from Seller the Subject Property (as hereinafter defined) and Seller desires to sell the Property to Purchaser, in accordance with the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises herein contained and the respective undertakings of the parties hereinafter set forth, Seller and Purchaser hereby agree as follows:

1. **Purchase and Sale.** Subject to the terms and conditions of this Agreement, Seller agrees to sell to Purchaser and Purchaser agrees to purchase from Seller all of the following described property (collectively, the "Property"):
 - (a) The Land, together with all easements, rights-of-way and appurtenances pertaining to the Land, if any;
 - (b) The industrial building and improvements located on the Land (collectively the "Improvements" or sometimes referred to as the "Building");
 - (c) All fixtures, equipment, tools, signs, apparatus, machinery, building supplies, heating systems, attached plumbing, electrical and other building systems including but not limited to overhead cranes, power bus ducts, lighting fixtures and alarm systems, and all other personal property, if any, owned by Seller and which are located on the Land and/or in the Improvements and used in connection with the operation and ownership of the Improvements, excluding all furniture (the "Personal Property");
 - (d) Any intangible property (the "Intangible Property") owned or held by Seller solely in connection with Land or the Improvements including, but not limited to: (i) all transferable licenses and warranties covering the

Land, the Improvements or any part thereof; (ii) all transferable permits covering the Land, the Improvements or any part thereof; (iii) all transferable utility contracts, governmental approvals, licenses and development rights related to the Land or Improvements; (iv) all guarantees and warranties received by the Seller, if any, in connection with the Improvements; and (v) floor plans, specifications and drawings relating to the Land or Improvements.

2. **Purchase Price.** The purchase price (the "Purchase Price") for the Property shall be Eight Hundred Forty Thousand Dollars and No/100 (\$840,000.00), which shall be payable as follows:
 - (a) **Earnest Money.** Within five (5) business days after the Effective Date Purchaser shall deposit, as earnest money, the sum of Ten Thousand and No/100 Dollars (\$10,000.00) (the "Earnest Money") into an escrow with the Title Insurance Company (the "Title Company" or "Escrowee"). The Earnest Money shall be either applied to the Purchase Price at the Closing (as hereinafter defined), returned to Purchaser or paid to Seller, all as hereinafter provided for in this Agreement. The Earnest Money shall be held by the Escrowee in escrow (the "Earnest Money Escrow") for the mutual benefit of the parties hereto and at Purchaser's option, may be invested in an interest bearing account or a similar investment satisfactory to Purchaser. All interest earned on the Earnest Money shall be delivered to the party entitled to receive the Earnest Money; provided, however, that at the Closing the Earnest Money (exclusive of interest earned thereon) shall be applied against the Purchase Price and the interest earned thereon shall be delivered to Purchaser.
 - (b) **Cash Balance.** The balance of the Purchase Price, plus or minus the prorations and credits hereinafter provided for, shall be paid by Purchaser by federal wire transfer funds, together with such additional funds for Purchaser's share of closing costs as may be required pursuant to this Agreement.
3. **Closing.** The closing of the transaction contemplated by this Agreement (the "Closing"; the date of such closing being herein referred to as the "Closing Date") shall be held at an office of the Escrowee, mutually acceptable to the Seller and Purchaser, within 180 days after the expiration of the Due Diligence Inspection Period or the Purchaser Election Period (each as defined below), whichever is later. The transaction contemplated by this Agreement shall be closed by means of a Deed and Money "New York Style" Escrow (the "Closing Escrow") to be opened with the Escrowee on or before the Closing Date, with such special provisions inserted in the Closing Escrow as may be required to conform to this Agreement; provided, however, in the event of a conflict between the

terms of this Agreement and the Closing Escrow, the terms of this Agreement shall control.

4. Deliveries at Closing.

- (a) At Closing, Seller shall deliver to the Escrowee or Purchaser directly, as Seller may elect, the following documents:
- (i) A Trustee's Deed conveying to Purchaser the Land and Improvements, subject to the Permitted Exceptions (as hereinafter defined) (the "Deed");
 - (ii) An affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the Permitted Exceptions
 - (iii) A Bill of Sale conveying to Purchaser the Personal Property;
 - (iv) A Certificate of Non-Foreign Status of Seller as required by Section 1445 of the Internal Revenue Code;
 - (v) An original executed counterpart of the assignment and assumption of the Intangible Property (the "Assignment and Assumption of Intangible Property");
 - (vi) Any reasonable and customary documentation required by the Title Company (as hereinafter defined) in order for the Title Company to issue the Title Policy (as hereinafter defined);
 - (vii) Such proof of Seller's authority and authorization to enter into this transaction as may be required by the Title Company;
 - (viii) A written termination of any Property manager hired by Seller with respect to the Property and Waiver of Lien from said Property manager, if any; and
 - (ix) An ALTA Statement and GAP Undertaking, as required by the Title Company.
- (b) At Closing, Purchaser shall deliver to the Escrowee, or Seller directly, as Purchaser may elect, the following:
- (i) The balance of the Purchase Price in accordance with Paragraph 2(b) above, plus Purchaser's share of closing costs;
 - (ii) An original executed counterpart of the Assignment and Assumption of Intangible Property;

- (iii) Such proof of Purchaser's authority and authorization to enter into this transaction as may be required by the Title Company;
 - (iv) Any reasonable and customary documentation required by the Title Company in order for the Title Company to issue the Title Policy; and
 - (c) At Closing, Purchaser and Seller shall jointly deliver the following documents to the Escrowee:
 - (i) To the extent required, state, county and municipal transfer tax declarations;
 - (ii) Three (3) originals of a settlement statement prepared by the Title Company in a manner which reflects the terms and conditions, as applicable, of this Agreement and otherwise in a form reasonably acceptable to Purchaser and Seller (the "Closing Statement"); and
 - (iii) A joint direction to the Escrowee to transfer the Earnest Money into the Closing Escrow.
5. **Allocation of Closing Costs and Expenses.** Seller shall pay for the cost of the Title Policy, including extended coverage, but excluding any endorsements required or requested by Purchaser (all of which will be at Purchaser's sole cost and expense); the cost to record any instruments necessary to clear Seller's title; one-half of the cost of the Earnest Money Escrow; one-half of the cost of the Closing Escrow and one-half of the cost of the "New York Style" closing fee. Purchaser shall pay for the cost of any recording fees with respect to the Deed, one-half of the cost of the Earnest Money Escrow, one-half of the cost of the Closing Escrow, one-half the cost of the "New York Style" closing fee, the cost of any lender's money escrow and the cost of any endorsements required by the Purchaser other than extended coverage. State and county transfer taxes applicable to this transaction shall be paid by Seller. Any municipal transfer tax shall be paid by the Purchaser.
6. **Prorations.** The following prorations, except as specifically provided herein to the contrary, shall be made as of the Closing Date and shall be applied to reduce or increase the balance of the Purchase Price, as applicable:
- (a) **Taxes.** 2016 general real estate taxes for the Property shall be prorated as of the closing date on the basis of 105% of the last available full year's tax bill.
 - (b) **Utilities and Operating Expenses.** Gas, water, electricity, heat, fuel, sewer and other utilities and operating expenses relating to the Property

(other than those billed directly to the tenants under the Leases and other than utilities for which final readings have been obtained as of the Closing Date) shall be prorated through the date preceding the Closing Date. To the extent final readings cannot be obtained it shall be assumed that utility charges were uniformly incurred during the billing period in which the Closing occurs. At Closing, Seller will transfer to Purchaser (or give Purchaser a credit for) any amounts collected from tenants for utilities for which final readings have been obtained as of the Closing Date in excess of the amounts required to pay the final bills for such utilities.

- (c) **Miscellaneous.** If there are any items other than those set forth in subsections (a) through (d) above, the credit or proration of which are necessary to fairly allocate the benefits and burdens of ownership of the Property, such items shall be prorated at the Closing. All prorations shall be final. This provision and the obligations hereunder shall survive the Closing.

7. Title Insurance.

- (a) **Title Commitment.** No later than fourteen (14) days after the Effective Date, Seller shall deliver to Purchaser a commitment (the "Commitment") for an ALTA Owner's Policy of Title Insurance issued by the Title Company showing title to the Land vested in Seller, subject only to: (i) general taxes not yet due and payable, (ii) matters created by, through or under Purchaser; and (iii) matters approved or waived by Purchaser pursuant to Paragraph 7(b) below (hereinafter collectively referred to as the "Permitted Exceptions") and the standard printed exceptions and general exceptions contained in the Commitment.
- (b) **Title Approval.** Purchaser shall have the right during the Due Diligence Inspection Period to deliver to Seller a notice ("Title Objection Notice") of the objections that Purchaser may have to anything contained in or set forth in or disclosed by the Survey (as hereinafter defined) or the Commitment ("Unpermitted Exceptions"). Any exception to which Purchaser does not object shall be considered a "Permitted Exception". Seller may, within ten (10) days after receipt of the Title Objection Notice (the "Seller Response Period"), elect to whether to eliminate or satisfy the Unpermitted Exceptions to the satisfaction of Purchaser. If Seller fails to respond in writing during the Seller Response Period, Seller will be deemed to have elected not to correct the Unpermitted Exceptions. If Seller is unable or elects (or is deemed to elect) not to correct any Unpermitted Exceptions, then Purchaser shall have the right within ten (10) days after the expiration of the Seller Response Period (or prior to the Due Diligence Completion Date, if later) ("Purchaser Election Period"), at its election, but as its sole and exclusive remedy, to either (a) waive such Unpermitted Exceptions and accept title to the Property subject to such

Unpermitted Exceptions (in which event such exceptions shall be deemed "Permitted Exceptions"), or (b) terminate this Agreement. In the event that on or before the end of the said Purchaser Election Period, Purchaser has not elected to terminate this Agreement, then Purchaser shall be deemed to have elected to waive all of such Unpermitted Exceptions. In the event Purchaser elects to terminate this Agreement, the Escrowee shall be authorized to immediately deliver to Purchaser the Earnest Money and neither party hereto shall have any further obligation or liability under this Agreement, except as otherwise provided to the contrary in this Agreement. Notwithstanding the above, Seller may use the proceeds payable at Closing to discharge any monetary liens of a definite or ascertainable amount affecting the Property.

- (c) **Title Policy.** As of the Closing Date, Seller shall cause the Title Company to issue to Purchaser its ALTA owner's policy of title insurance or irrevocable commitment to issue same with extended coverage (the "Title Policy") covering the Property in the amount of the Purchase Price, subject only to the Permitted Exceptions.
8. **Plat of Survey.** Purchaser at its sole cost shall obtain a plat of survey of the Property (the "Survey") dated after the Effective Date and prepared by a surveyor licensed in Illinois, and so certified by such surveyor as having been prepared, in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM land title surveys jointly established and adopted by ALTA and ACSM in 2011 and including items 1, 2, 3, 4, 7(a), 7(b)(i), 7(c), 8, 9, 10 and 11(a) of Table A, which Survey shall be certified to Purchaser, Purchaser's Lender, the Title Company and such other parties as may be designated by Purchaser. If there are any discrepancies or defects Seller shall be required at its sole cost to clear said discrepancies or defects.
9. **Purchaser's Contingencies.**
- (a) **Information and Documentation.** Seller shall make available to Purchaser within seven (7) business days after the Effective Date for Purchaser's review the following information pertaining to the Property to the extent same is in Seller's possession or control: existing surveys; title insurance policies; engineering, structural and environmental reports; plans, specifications and related documents; real estate tax bills for the prior three years; real estate tax assessment information; roof and other warranties; service and maintenance agreements; and governmental notices and permits received within the three (3) year period immediately preceding the Effective Date (collectively the "Due Diligence Documents").
- (b) **Due Diligence Inspection Period.** Purchaser shall have a period (the "Due Diligence Inspection Period") commencing on the Effective Date

through and including the calendar day which is ninety (90) days thereafter (the "Due Diligence Completion Date") within which to determine the feasibility of acquiring the Property. In the event Seller is delinquent in the delivery of any Due Diligence Documents, the Title Commitment or the Survey, the Due Diligence Inspection Period shall be automatically extended by the number of days of any such delinquency. If, for any reason whatsoever, in Purchaser's sole discretion, or for no reason, Purchaser is not satisfied with the feasibility of acquiring the Property, Purchaser shall have the right to terminate this Agreement by written notice to Seller no later than 6:00 p.m. C.S.T. on the Due Diligence Completion Date. In the event Purchaser fails to timely notify Seller of Purchaser's decision to terminate this Agreement on or before the Due Diligence Completion Date, Purchaser shall be deemed to have elected to acquire the Property pursuant to the terms of this Agreement. Upon any termination of this Agreement by Purchaser pursuant to this Paragraph 9(b), the Earnest Money shall be returned to Purchaser and all rights and obligations of the parties hereunder shall cease, except as otherwise provided to the contrary in this Agreement. In the event Purchaser does not terminate this Agreement as set forth in this Section 9(b) and, thereafter, Purchaser does not close the transactions contemplated hereby, then Purchaser shall reimburse Seller for the cost of the Survey.

- (c) **Closing Conditions.** The Purchaser's obligations to close pursuant to this Agreement are expressly conditioned upon the following:
- (i) There shall have been no material and adverse changes in the condition of the Property, reasonable wear and tear excepted, since the Due Diligence Completion Date.
 - (ii) All of Seller's representations are true and correct and Seller shall have complied with all of its obligations hereunder.

10. **Inspection.** During the Due Diligence Inspection Period, Purchaser shall have the right and opportunity to physically inspect the Property during normal business hours and upon at least one (1) business day prior notice and, at the election of Seller, accompanied by a representative of Seller, subject to the following:

- (a) Purchaser's inspections shall not cause any injury to the Property;
- (b) Purchaser, at its sole cost and expense, shall promptly repair any damage to the Property caused by Purchaser's inspections;
- (c) Purchaser shall indemnify, defend and hold Seller harmless from and against any and all loss, cost, injury, damage, liability or expense,

including, without limitation, reasonable attorneys' fees and court costs, and liability of any kind arising out of or in connection with Purchaser's activities on the Property, including, without limitation, the acts and omissions of Purchaser's agents, employees, architects, engineers and other personnel;

- (d) Prior to entering the Property, Purchaser shall provide evidence to Seller through certificates of insurance naming Seller as named additional insured that Purchaser or Purchaser's agent or contractor conducting the inspection is maintaining comprehensive general public liability insurance (including automobile and contractual liability endorsements) against claims for personal injury or death and property damage occasioned by accidents occurring upon, in or about the Property, all in such amounts and with such coverages as shall be reasonably satisfactory to Seller.
- (e) Notwithstanding anything to the contrary contained in this Agreement, the terms, provisions, conditions and indemnifications of this Paragraph 10 shall survive Closing and the delivery of the Deed or the termination of this Agreement.

11. Representations, Warranties and Covenants.

- (a) **Representations and Warranties of Seller.** In order to induce Purchaser to enter into this Agreement, Seller represents and warrants to Purchaser as follows:
 - (i) There are no agreements, contracts, service contracts or leases relating to the Property that would be binding on Purchaser after Closing, other than those to be assigned to Purchaser under the Assignment and Assumption of Intangible Property.
 - (ii) The Due Diligence Documents shall be true, correct and complete copies thereof.
 - (iii) This Agreement has been, and all the documents to be delivered by Seller to Purchaser at Closing will be, duly authorized, executed and delivered by Seller, are or will be legal, valid and binding obligations of Seller, will be sufficient at Closing to convey good and marketable title to Purchaser, are or will be at Closing enforceable in accordance with their respective terms, and do not and will not at Closing violate any provisions of any agreement to which Seller is a party or by which the Property is bound.
 - (iv) Seller has received no notice of any violations of any health, safety, pollution, environmental, zoning or other laws, ordinances, rules or regulations with respect to the Property.

- (v) Seller has received no notice of any pending or, to the best of Seller's knowledge, threatened litigation, eminent domain, or administrative proceeding, against or affecting the Property.
 - (vi) Seller has received no notice of any proposed change in zoning or other use restrictions affecting the Property.
 - (vii) To the knowledge of Seller, there are no "special assessments" or "service area" taxes which have been assessed against the Property and which have yet to be paid.
 - (viii) Seller has not received any notice from any insurance carrier of any defects in the Property which have not been corrected.
- (b) Seller agrees to indemnify, defend and hold Purchaser harmless from and against any and all loss, damage, liability and expense (including reasonable attorneys' fees and other litigation expenses) Purchaser may suffer, sustain or incur as a result of any of the foregoing representations proving untrue, provided Purchaser files suit on its claim during the thirty (30) day period following Closing. If, prior to the Closing Date, Seller becomes aware of any occurrence prior to the Closing Date which would make any of the representations or warranties of Seller contained herein untrue in any material respect, Seller shall so notify Purchaser.
- (c) Seller shall deliver to Purchaser at Closing a statement certifying that the representations and warranties set forth above are true and correct in all material respects as of the Closing with the same effect as though made on the Closing. Should Seller be unable to deliver such a statement, Purchaser shall have the right to terminate this Agreement, in which event the Earnest Money and all interest earned thereon shall be returned to Purchaser, and Purchaser and Seller shall have no further obligations hereunder. Seller's representations and warranties contained above shall survive the Closing.
- (d) **Representations and Warranties of Purchaser.** In order to induce Seller to enter into this Agreement, Purchaser represents and warrants to Seller as follows:
- (i) **Purchaser's Authority.** Purchaser has the legal power, right and authority to enter into this Agreement, to consummate the transactions contemplated hereby and to execute and deliver all documents and instruments to be delivered by Purchaser hereunder.

- (ii) **Requisite Action.** All requisite action has been taken or obtained by Purchaser in connection with the entering into this Agreement and the consummation of the transactions contemplated hereby, or shall have been taken prior to the Closing Date.
12. **Casualty or Condemnation Prior to Closing.**
- (a) **Casualty.** If, prior to the Closing Date, a material part (as defined in this Paragraph 12(a)) of the Property is destroyed or damaged by fire or other casualty, Seller will promptly notify Purchaser of such fact, and either Purchaser or Seller will have the right to terminate this Agreement by giving notice to the other not later than ten (10) days after notice from Seller to Purchaser. For the purposes hereof, a "material part" of the Property will mean a part of the Property which, as determined by a general contractor mutually acceptable to Seller and Purchaser, will cost in excess of twenty percent (20%) of the Purchase Price to repair. If neither Seller or Purchaser elect to terminate this Agreement as aforesaid, or if there is damage to or destruction of less than a material part of the Property by fire or other casualty, there will be no abatement of the Purchase Price, and (i) Seller will assign to Purchaser (without recourse) at the Closing the rights of Seller to the proceeds, if any, under Seller's insurance policies covering the Property with respect to such damage or destruction, which Purchaser will be entitled to receive and keep, and (ii) the amount of any deductible will be credited to Purchaser at Closing.
- (b) **Eminent Domain/Condemnation.** In the event that any time after the Effective Date, proceedings are instituted for the appropriation of any part of the Property by the power of eminent domain or condemnation, Seller agrees to immediately notify Purchaser of such action and Purchaser, at Purchaser's election, may, not later than fifteen (15) days after the notice is given, by written notice to Seller, terminate this Agreement, and the Earnest Money shall be returned to Purchaser. In the event that the Purchaser shall not elect to terminate this Agreement, Purchaser shall receive a credit against the purchase price in the amount of any awards or other proceeds actually received by Seller prior to the closing for such taking, and at the closing, any award actually received by Seller in excess of the purchase price shall be paid to Purchaser; and at the closing, Seller shall also assign to Purchaser all of Seller's right, title and interest in and to any future awards by reason of such taking.
13. **Brokers.** The parties mutually warrant and represent to the other that no brokers are involved in this transaction.
14. **Covenants.** After the Due Diligence Completion Date through the Closing, Seller shall:

- (a) not enter into any new contracts, leases or agreements affecting the Property that survive the closing nor shall Seller modify or amend any existing contract, lease or agreement affecting the Property without Purchaser's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed;
 - (b) operate, maintain and manage the Property in its present manner (including maintaining all insurance coverage in effect as of the Effective Date); and
 - (c) maintain in good standing all licenses, permits, certificates and authorizations required for Seller's ownership and operation of the Property.
15. **Illinois Income Tax Withholding.** Prior to the Closing, Seller shall deliver to Purchaser a bulk sales release under Section 902(d) of the Illinois Income Tax Act (the "Act"), 35 ILCS 5/902(d) (herein referred to as "Section 902(d)"). If said release is not so delivered to Purchaser as aforesaid, then Purchaser may notify the Illinois Department of Revenue (herein referred to as the "Department") of the intended sale and request the Department to make a determination as to whether the Seller has an assessed, but unpaid, amount of tax, penalties, or interest under the Act. Seller agrees that, if a release has not been issued by the Department, Purchaser may, at the closing deduct and withhold from the proceeds that are due Seller, the amount necessary to comply with the withholding requirements imposed by Section 902(d). Purchaser shall deposit the amount so withheld in a separate escrow with an escrowee pursuant to the terms and conditions acceptable to Purchaser, but in any event, complying with Section 902(d).
16. **Default.**
- (a) **Purchaser's Remedies upon Seller's Default.** If Closing fails to occur because of Seller's default, then Purchaser may, at its option, terminate the Agreement and receive a full and immediate return of all Earnest Money, together with all interest thereon or Purchaser may seek specific performance of this Agreement and pursue any and all rights at law or equity.
 - (b) **Seller's Remedies upon Purchaser's Default.** In the event the Closing fails to occur solely because of Purchaser's default, the Earnest Money shall be paid to Seller as liquidated damages in lieu of all other remedies available to Seller and this Agreement shall become null and void with neither party having any further rights or liabilities hereunder. Seller and Purchaser acknowledge and agree that it would be extremely difficult to accurately determine the amount of damages suffered by Seller as a result of Purchaser's default hereunder, and that the Earnest Money is a fair and

reasonable amount to be retained by Seller as agreed and liquidated damages for Purchaser's default under this Agreement.

17. **Possession; Condition of Property.** Seller shall deliver possession of the Property to Purchaser on the Closing Date in the same condition as on the Due Diligence Completion Date, reasonable wear and tear excepted. If Seller removes any equipment, machinery, fixtures or other items which are not part of the Property to be conveyed hereunder ("Removed Items") from the Improvements, Seller will repair any damage caused by the installation, operation or removal of such Removed Items to Purchaser's reasonable satisfaction.
18. **Assignment.** Purchaser may assign its rights and obligations under this Agreement by giving Seller written notice thereof not less than five (5) days prior to Closing, but such Assignment will not release Purchaser from its obligations hereunder
19. **Notices.** Any notice required or permitted to be given by this Agreement shall be given or made in writing, and shall be served (i) personally by messenger or courier services, (ii) by facsimile or email transmission, with a copy of the notice and proof of the transmission sent by regular first class mail if requested by the receiving party, or (iii) by overnight delivery as follows:

In the case of Seller, address to:

Village of Bloomingdale
Attn. Peter Scalera
201 S. Bloomingdale Road
Bloomingdale, Illinois 60108
Telephone: (630) 930-5201
Email: scalera@vil.bloomingdale.il.us

with a copy to:

Castaldo & Associates, P.C.
Attn. Michael Castaldo, Jr.
1500 W. Chicago Avenue
Chicago, Illinois 60142
Telephone: (312) 564-5159
Telefax: (312) 376-0322
Email: info@castaldolawoffice.com

In the case of Purchaser, address to:

Hide Near Properties, LLC
Attn. David Heidner
159 Wellington Drive
Bloomington, Illinois 60108
Telephone: (630) 539-1600
Fax: (630) 539-1601
Email: shellfoodmart@aol.com

Notice shall be effective upon receipt in the case of personal delivery by messenger, courier service, overnight delivery or by facsimile or email (during regular business hours otherwise notice will be effective the following day). Notice by or to a party shall be effective if delivered by or to such party's attorney. Notice of change of address shall be given by written notice in the manner detailed in this Paragraph 19.

20. Miscellaneous.

- (a) **Entire Agreement.** This Agreement contains the entire agreement between the parties respecting the matters herein set forth and supersedes all prior agreements between the parties hereto respecting such matters, if any, there being no other oral or written promises, conditions, representations, understandings, warranties or terms of any kind as conditions or inducements to the execution hereof and none have been relied upon by either party.
- (b) **Time is of the Essence.** Time is of the essence of this Agreement.
- (c) **Headings.** Paragraph headings shall not be used in construing this Agreement.
- (d) **No Waiver.** Except as herein expressly provided, no waiver by a party of any breach of this Agreement by the other party shall be deemed to be a waiver of any other breach by such other party (whether preceding or succeeding and whether or not of the same or similar nature), and no acceptance of payment or performance by a party after any breach by the other party shall be deemed to be a waiver of any breach of this Agreement or of any representation or warranty hereunder by such other party whether or not the first party knows of such breach at the time it accepts such payment or performance. No failure or delay by a party to exercise any right it may have by reason of the default of the other party shall operate as a waiver of default or as a modification of this Agreement or shall prevent the exercise of any right by the first party while the other party continues to be so in default.

- (e) **Sole Discretion.** Except as otherwise expressly provided herein, any approval or consent provided to be given by a party hereunder may be given or withheld in the absolute discretion of such party.
- (f) **Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois.
- (g) **Amendment or Modification.** No agreement, amendment, modification, understanding or waiver of or with respect to this Agreement or any term, provision, covenant or condition hereof, nor any approval or consent given under or with respect to this Agreement, shall be effective for any purpose unless contained in a writing signed by the party against which such agreement, amendment, modification, understanding, waiver, approval or consent is asserted.
- (h) **Time Computation.** If the final day of any period or any date of performance under this Agreement falls on a Saturday, Sunday or legal holiday, then the final day of the period or the date of such performance shall be extended to the next business day.
- (i) **Successors and Assigns.** All of the terms and conditions of this Agreement are hereby made binding on the respective executors, heirs, devisees, administrators, personal representatives, successors and permitted assigns of both parties hereto.
- (j) **Further Assurances.** The parties each agree to do, execute, acknowledge and deliver all such further acts, instruments and assurances and to take all such further action before or after the Closing as shall be necessary or desirable to fully carry out this Agreement and to fully consummate and effect the transactions contemplated hereby.
- (k) **Effective Date.** The effective date of this Agreement (the "Effective Date") shall be the latter of the respective dates set forth next to the signatures of Seller and Purchaser contained below.
- (l) **Litigation Expenses.** In the event of the bringing of any action or suit by either Purchaser or Seller to enforce any of the terms and conditions contained in this Agreement, the prevailing party in any such action shall be entitled to recover from the other party its reasonable attorneys' fees and costs, including for consultants and experts, incurred in connection with such action.
- (m) **Counterparts; Signatures.** This Agreement and any documents executed in accordance herewith may be signed in several counterparts, each of which shall be deemed an original, and all such counterparts shall constitute one and the same instrument. Facsimile, .pdf or electronic signatures will be

deemed original signatures for purposes of this Agreement and any documents executed in connection herewith, except where original signatures are required by any third party or governmental authority (including, without limitation, where an original signature is required for recording a document in the public records).

21. **As-Is.** As material inducement to the execution and delivery of this Agreement by Seller and the performance by Seller of its duties and obligations hereunder, Purchaser does hereby acknowledge, represent, warrant and agree, to and with the Seller, that (i) Purchaser is purchasing the Property in an "AS-IS" condition as of the date of the Closing with respect to any facts, circumstances, conditions and defects; (ii) Seller has no obligation to repair or correct any such facts, circumstances, conditions or defects or compensate Purchaser for same; (iii) Purchaser shall have undertaken all such physical inspections and examinations of the Property as Purchaser deems necessary or appropriate under the circumstances, and that based upon same, Purchaser is and will be relying strictly and solely upon such inspections and examinations and the advice and counsel of its agents and officers, and Purchaser is and will be fully satisfied that the Purchase Price is fair and adequate consideration for the Property; (iv) Seller is not making and has not made any warranty or representation with respect to all or any part of the Property (including, but not limited to, any matters contained in documents made available or delivered to Purchaser in connection with this Agreement), as an inducement to Purchaser to enter into this Agreement and thereafter to purchase the Property or for any other purpose; and (v) by reason of all of the foregoing, Purchaser shall assume the full risk of any loss or damage occasioned by any fact, circumstance, condition or defect pertaining to the physical and financial condition of the Property, and Purchaser hereby expressly and unconditionally waives and releases Seller and all of its parents, subsidiaries, affiliates and partnerships, and its and their respective officers, directors, members, managers, shareholders, partners, agents and employees, and their respective successors, heirs and assigns and each of them (individually and collectively, the "Released Parties") from any and all rights and claims against Seller and/or the Released Parties with respect to the condition of the Property. Purchaser acknowledges and agrees that the foregoing waiver and release includes all rights and claims of Purchaser against Seller pertaining to the condition of the Property, whether heretofore or now existing or hereafter arising, of whatever kind or nature, whether known or unknown, suspected or unsuspected, which in any way arise out of, or are connected with, or relate to, the condition of the Property.
22. **Exchange.** Seller and Purchaser hereby agree at either party's request, to cooperate with the requesting party in a like-kind exchange ("Like-Kind Exchange") of the Property which qualifies for a tax-free treatment pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended. The non-requesting party shall, at the requesting party's request, enter into such agreements and execute such customary documentation as are reasonably necessary to

accomplish the Like-Kind Exchange; provided, however, that (a) the non-requesting party shall not be required to take title to any exchange property to be conveyed to the requesting party or to become personally liable under any contract, mortgage, installment note or other instrument not otherwise expressly required under this Agreement; (b) the requesting party shall indemnify the non-requesting party from and against any and all loss, cost or damage to the non-requesting party arising out of its participation in the exchange; and (c) the closing of the sale of the Property shall not be unreasonably delayed as a result of the Like-Kind Exchange.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year set forth above.

SELLER:



A handwritten signature in black ink, consisting of a large, stylized initial 'O' followed by several loops and a long horizontal stroke extending to the right, positioned above a solid horizontal line.

PURCHASER:



A handwritten signature in black ink that reads 'Margaret J. Heider' in a cursive script, positioned above a solid horizontal line.

EXHIBIT "A"
LEGAL DESCRIPTION

REDEVELOPMENT AGREEMENT

THIS REDEVELOPMENT AGREEMENT (hereinafter referred to as the "Agreement"), is made and entered into as of the 24th day of April, 2017 (hereinafter referred to as the "Agreement Date") by and between the **VILLAGE OF BLOOMINGDALE, ILLINOIS**, an Illinois municipal home rule corporation, located in DuPage County, Illinois (hereinafter referred to as the "Village"), and **HIDE NEAR PROPERTIES, LLC**, an Illinois limited liability company (hereinafter referred to as the "Developer"). (The Village and the Developer are sometimes referred to individually as a "Party" and collectively as the "Parties").

Recitals

WHEREAS, the Village is a home rule unit of government in accordance with Article VII, Section 6, of the Constitution of the State of Illinois, 1970;

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (hereinafter referred to as the "Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the Act;

WHEREAS, to stimulate and induce redevelopment in the Village pursuant to the Act ("Redevelopment Plan"), the Village adopted Ordinance No. 2015-22 on March 30, 2015 (hereinafter referred to as "TIF Ordinance") creating the Lake Street TIF District area (hereinafter referred to as "TIF area") in which the property commonly referred to as 205-215 E. Lake Street, Bloomingdale, Illinois, 60108 (hereinafter referred to as the "Subject Property" and as herein further defined) is located within;

WHEREAS, pursuant to and in furtherance of the Redevelopment Plan, the Developer has proposed to purchase, improve, repair, rehabilitate or otherwise develop certain property

within the TIF Area (hereinafter referred to as the “Development Area”) as described in Exhibit 1 (hereinafter referred to as the “Property”), attached hereto and incorporated herein by reference;

WHEREAS, the Developer has proposed, as applicable: (i) public facilities (hereinafter referred to as the “Public Facilities”) and/or (ii) private development hereinafter referred to as (hereinafter referred to as the “Private Development”) which are consistent with the land uses within the TIF area and are wholly within the TIF area;

WHEREAS, the Developer has requested that incentives be provided by the Village related to the Private Development from funds available in the respective “Special Tax Allocation Fund”, derived solely and only from the TIF Area (hereinafter referred to as the “Development Incremental Taxes”) which incentives are consistent with those of the Redevelopment Plan;

WHEREAS, consistent with the Redevelopment Plan the Village has the authority under the TIF Act to incur specified redevelopment project costs (as defined in the TIF Act and provided for in the Redevelopment Plan “Eligible Redevelopment Project Costs”) and to pay and/or reimburse the Developer for such Eligible Redevelopment Project Costs;

WHEREAS, the Village has previously induced the Developer to acquire the property and move forward with the development contemplated herein, all with the understanding that the Village would provide the incentives as set forth and described herein;

WHEREAS, Developer has agreed to purchase from the Village the real estate commonly referred to as 205 – 215 E. Lake Street, Bloomingdale, Illinois.

WHEREAS, the Village has determined that it is desirable and in the Village's best interests to assist Developer in the manner set forth herein and as this Agreement may be supplemented and amended;

WHEREAS, this Agreement has been submitted to the Village for consideration and review, the Village has taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Village according to the terms hereof, and any and all actions of the Village precedent to the execution of this Agreement have been undertaken and performed in the manner required by law;

WHEREAS, this Agreement has been submitted to the Developer for consideration and review and it has taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Developer according to the terms hereof, and any and all action of the Developer, have been undertaken and performed in the manner required by law;

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

Section One - Recitals

The findings, representations and agreements set forth in the above Recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though fully set out in this Agreement, and constitute findings, representations and agreements of the Village and of the Developer according to the tenor and import of the statements in such Recitals.

Section Two – Acquisition of Property and Project Improvements

The Developer represents and warrants that it has or will acquire title to the Property in the Development Area as described in Exhibit 1 and that the Development Area is located wholly within the TIF Area. The Developer shall construct (which shall include demolition and/or rehabilitation of existing buildings) on the Property as generally described in Exhibit 2 (hereinafter referred to as the “Development Project”).

Developer will acquire the real estate commonly referred to as 205 – 215 E. Lake Street, Bloomingdale, Illinois, from the Village for the purchase price of \$840,000.00 (eight hundred forty thousand dollars and no cents) a copy of the Purchase Sale Agreement is attached hereto and made a part hereof as Exhibit 3.

Section Three - Incentives

3.1 Total Incentives

Developer may receive a total maximum incentive of \$600,000.00 (six hundred thousand dollars and no cents) to be made up of eligible TIF incentives. To be payable as follows:

- a. 400,000 shall be disbursed within thirty days of closing of the real estate commonly referred to as 205 - 215 E. Lake Street, Bloomingdale, Illinois.
- b. 200,000 upon the completion of the rehabilitation of the entire site as described and set forth in the redevelopment plan which is attached hereto and made a part hereof as Exhibit 2.

3.2 TIF Incentives

The Village shall reimburse the Developer for Eligible Redevelopment Project Costs permitted by the Act over the term of the TIF or such lesser period as provided in the TIF Act (as hereinafter defined).

3.3 Payment of TIF Incentives

Payments to the Developer for Eligible Redevelopment Project Costs shall be made only upon requisitions therefore (each a "Requisition") submitted from time to time by the Developer to the Village and/or any agent of the Village designated by the Village to receive such information and in each case subject to the availability of funds. Without limiting anything else herein to the contrary, the Developer may obtain as an Eligible Redevelopment Project Cost, the costs of obtaining ownership in the Property as permitted by the TIF Act.

Each Requisition must be accompanied by appropriately supporting documentation, including, as applicable, by way of example and not limitation: verified bills or statements of suppliers, contractors, professionals, lien waivers, contractor affidavits, confirmed wire transfer and cancelled checks. The Village shall pay the Requisition to the Developer, provided that in the Village's sole discretion, the Requisition and supporting documentation is satisfactory to the Village, within sixty (60) days of its submittal, and only when funds are available in the respective "Special Tax Allocation Fund".

The Village and Developer acknowledge that the determination of the qualification of Eligible Redevelopment Project Costs, the TIF Area and the Redevelopment Plan and Project and, therefore, qualification for payment and/or reimbursement under this Agreement are subject to changes made by amendments to the TIF Act, and judicial interpretations of the TIF Act during the term of this Agreement, and the Village has no obligation to the Developer to attempt to modify these decisions but will assist the

Developer in obtaining approval of Eligible Redevelopment Costs. The Developer assumes all risks related to qualification of Eligible Redevelopment Project Costs.

3.4 Incentive Cap

The Incentives set forth herein shall not exceed over the life of this Agreement the sum of \$600,000.00 (hereinafter referred to as the "Incentive Cap"). It is understood and agreed that the Village's obligation to provide the Incentives set forth herein will cease once it has paid the Developer amounts equal to the Incentive Cap or if the terms and conditions of this Agreement have been violated.

3.5 Limited Obligation

The Village's obligation under this Agreement to pay or reimburse the Developer for Eligible Redevelopment Project Costs is a special and limited obligation, to be paid solely from the respective "Special Tax Allocation Fund" and/or Development Incremental Taxes from the TIF Area, as generated from and not otherwise. Any such obligation does not now and shall never constitute an indebtedness of the Village within the meaning of any constitutional or statutory provision and shall not constitute or give rise to a pecuniary liability of the Village or a charge or lien against the Village's general credit, funds, taxing power or otherwise. These acceptances are a condition precedent to the Village's execution hereof and to which the Developer hereby irrevocably assents.

Section Four Covenants and Agreements

4.1 Village's Redevelopment Obligations

The Village shall have the obligations set forth in this Article for the development, construction, financing, completion and furtherance of the Redevelopment Project. This Agreement shall not constitute a debt of the Village within the meaning of any

constitutional statutory provision or limitation.

4.2 Defense of Redevelopment Project Area

In the event that an action is filed in any court or governmental agency, having jurisdiction over enforcement of the Act contesting the legitimacy of the Entire Redevelopment Project Area, the Village will, at its sole cost and expense, defend the integrity of the Entire Redevelopment Project Area. Developer will fully cooperate with the Village in connection with the foregoing, at no out-of-pocket cost to Developer.

4.3 Village Cooperation

The Village agrees to cooperate with Developer in Developer's attempts to obtain all necessary approvals from any governmental or quasi-governmental entity other than the Village. As part of the land use approval process, the Village shall further consider reasonable requests of Developer for relief or variances from Village Zoning and Subdivision ordinances necessary for the construction of the Development Project and shall diligently follow its processes in a prompt fashion to effectuate any relief or variances necessary.

4.4 Certificate of Completion/Certificate of Occupancy

a. Within fifteen (15) days after written request from Developer and after Developer has complied with all Village codes with respect to the construction of the Project, the Village shall deliver a certificate of completion and satisfaction of all construction terms, covenants and conditions contained in this Agreement or, if not complete or satisfied, a notice identifying what deficiencies exist.

b. The Village will issue certificates of occupancy on a building-by-building basis provided, however, that the structure and common areas of the building is

itself in conformance with applicable standards, codes and ordinances of the Village.

Section Five – Developer’s Covenants and Agreements

5.1 Developer’s Redevelopment Obligations

Developer shall have the obligations set forth in this Article for the development, construction, financing, completion and operation of the Development Project.

5.2 Permit Application Deadlines

Within thirty (30) days following the completion of the plans for the Development Project, Developer shall have applied for (and made all submittal requirements in conformance with Village codes) all requisite construction, demolition and building permits in accordance with such plans; provided that if permits are customarily issued at varying times in the construction, Developer shall timely apply for and obtain such permits as and when required. Developer shall proceed with the application for permits and timely construction of the Project subject to Uncontrollable Circumstances. As used herein the term “Uncontrollable Circumstances” shall mean any event which is beyond the reasonable control of and without the fault of the Developer, including those resulting from one or more of the following events;

- a. A Change in Law;
- b. Epidemic, hurricane, tornado, landslide, subsidence, earthquake, lightning, windstorm, or other extraordinary weather conditions or other similar acts of God, but shall not include adverse but non-severe weather conditions to the extent normally encountered; provided that for any construction related obligations,

customary winter weather and/or rain shall be considered an Uncontrollable Circumstance to the extent that it delays ongoing construction activities;

- c. Governmental condemnation or taking by a public entity; or
- d. Unreasonable delay in the issuance of building or other permits or approvals by the Village or the Village's consultants or other governmental authority having jurisdiction, unrelated in all material respects to the merits, sufficiency, and completeness of the application therefore, and unrelated to payment of any applicable fee or expense by applicant;

5.3 Construction Financing

The Developer hereby acknowledges and agrees that it shall demonstrate to the Village's reasonable satisfaction that Developer has sufficient funds to pay the cost of the Development Project and any other obligations of Developer hereunder relating to the Property. Developer shall also submit to the Village the project development budget as soon as it is available.

5.4 Compliance with Applicable Laws

Developer shall at all times acquire, install, construct, operate and maintain the Project in conformance in all material respects with all applicable laws, rules, ordinances and regulations. All work with respect to the Project shall conform to all applicable federal, State and local laws, regulations and ordinances, zoning, subdivision and planned development codes, building codes, environmental codes, life safety codes, property maintenance codes and any other applicable codes and ordinances of the Village. Village shall not enact any law, ordinance, rule or regulation (or amendment thereto) which would have the effect of increasing Developer's obligations hereunder, including an

increase in the cost of the Project, unless said law, ordinance, rule or regulation is one of general applicability to all the property in the Village.

5.5 Real Estate Tax Payments

Developer and successor owners agree to pay all general and special real estate taxes levied during their respective period of ownership against their respective interest in the Project on or prior to the date same is due and said taxes shall not become delinquent. If during the term of this agreement, the Developer fails to pay any real estate taxes for the Property on or before their due date and such failure remains uncured for ten (10) business days after written notice thereof from the Village to the Developer, then the Village shall have the right upon written notice to Developer to terminate this agreement whereupon any and all obligations of the Village shall cease with no further liability to the Village.

5.6 Village Review of Plans

Prior to construction beginning, the Developer shall present all plans for construction for approval to the Village. This shall include drawings and design plans of the buildings and the façade. The Developer agrees to make any and all changes that do not substantially incur additional construction costs and/or unreasonably impair its business model or presentation.

5.7 Developer Existence

Developer will do or cause to be done all things necessary to preserve and keep in full force and effect its existence and standing as an Illinois corporation, so long as Developer maintains an interest in the Property or has any other remaining obligation pursuant to the terms of this Agreement.

5.8 Construction of Project

The Developer shall cause construction of the Project on the Property to be prosecuted and completed with due diligence, in good faith and without delay, subject to Uncontrollable Circumstances and the other provisions of this Agreement.

5.9 Indemnification

Developer agrees to indemnify, defend and hold the Village, its officers, agents and employees (hereinafter referred to as "Indemnified Parties") harmless from and against any losses, costs, damages, liabilities, claims suits, actions, causes of action and expenses (including, without limitation, reasonable attorneys' fees and court costs) suffered or incurred by the Indemnified Parties.

5.10 No Gifts

Developer covenants that no officer, member, manager, stockholder, employee or agent of Developer, or any other person connected with Developer, has made, offered or given, either directly or indirectly, to the Village President, or any officer, employee or agent of the Village, or any other person connected with the Village, any money or anything of value as a gift or bribe or other means of influencing his or her action in his or her capacity with the Village.

5.11 Assignment of Agreement

Without the express written consent of the Village, until substantial completion of the Development Project, this Agreement may not be assigned nor may any rights hereunder be transferred by Developer except for Permitted Transfers (as hereinafter defined).

Developer shall give notice of such proposed assignment to the Village that is not a Permitted Transfer, and the Village Board of Trustees shall have ten (10) days to accept

or reject such assignee at its sole discretion.

Section Six – Representations and Warranties of Developer

6.1 Organization and Authorization

Developer is an Illinois Limited Liability Company authorized to do business in Illinois and existing under the laws of the State of Illinois, and is authorized to and has the power to enter into, and by proper action has been duly authorized to execute, deliver and perform, this Agreement. Developer is solvent, able to pay its debts as they mature and financially able to perform all the terms of this Agreement.

6.2 Pending Actions of Law

To Developer's knowledge, there are no actions at law or similar proceedings which are pending or threatened against Developer which would result in any material and adverse change to Developer's financial condition, or which would materially and adversely affect the level of Developer's assets as of the date of this Agreement or that would materially and adversely affect the ability of Developer to proceed with the construction and development of the Project.

6.3 Non-Conflict or Breach

Neither the execution and delivery of this Agreement by Developer, the consummation of the transactions contemplated hereby by Developer, nor the fulfillment of or compliance with the terms and conditions of this Agreement by Developer conflicts with or results in a breach of any of the terms, conditions or provisions of any organizational documents, any restriction, agreement or instrument to which Developer is now a party or by which Developer is bound, or constitutes a default under any of the foregoing.

Section Seven – Representations and Warranties of the Village**7.1 Organization and Authority**

The Village is a municipal corporation duly organized and validly existing under the law of the State of Illinois, is a home rule unit of government, and has all requisite corporate power and authority to enter into this Agreement.

7.2 Authorization

The execution, delivery and the performance of this Agreement and the consummation by the Village of the transactions provided for herein and the compliance with the provisions of this Agreement (i) have been duly authorized by all necessary corporate action on the part of the Village, (ii) require no other consents, approvals or authorizations on the part of the Village in connection with the Village's execution and delivery of this Agreement, and (iii) shall not, by lapse of time, giving of notice or otherwise result in any breach of any term, condition or provision of any indenture, agreement or other instrument to which the Village is subject.

7.3 Litigation

To the best of the Village's knowledge, there are no proceedings pending or threatened against or affecting the Village or the Redevelopment Project Area in any court or before any governmental authority which involves the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.

Section Eight – Events of Default and Remedies**8.1 Developer Events of Default.**

The following shall be Events of Default with respect to this Agreement:

- a. Default by Developer for a period of thirty (30) days after written notice thereof from the Village in the performance or breach of any material covenant contained in this Agreement subject to Uncontrollable Circumstances; provided, however, that such default or breach shall not constitute an Event of Default if such default cannot be cured within said thirty (30) days and Developer, within said thirty (30) days initiates and diligently pursues appropriate measures to remedy the default subject to Uncontrollable Circumstances.
- b. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or State bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of thirty (30) consecutive days.
- c. The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or State bankruptcy, insolvency or other similar law, or the consent by Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Developer or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer

in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others.

8.2 Village Events of Default

The following shall be Events of Default with respect to this Agreement:

- a. default by the Village in the performance or breach of any material covenant contained in this Agreement subject to Uncontrollable Circumstances provided, however, that such default or breach shall constitute an Event of Default if the Village does not, within thirty (30) days after written notice from Developer, initiate and diligently pursue appropriate measures to remedy the default subject to Uncontrollable Circumstances.
- b. failure to have funds to meet the Village's obligations.

8.3 Remedies for Default

In the case of an Event of Default hereunder, the defaulting party shall, upon written notice from the non-defaulting party, take immediate action to cure or remedy such Event of Default. If, in such case, any monetary Event of Default is not cured, or if in the case of a non-monetary Event of Default, action is not taken or not diligently pursued, or if action is taken and diligently pursued subject to Uncontrollable Circumstances but such Event of Default or breach shall not be cured or remedied within the time periods set forth above, the non-defaulting party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance of the defaulting party's obligations under this Agreement.

8.4 No Waiver by Delay or Otherwise

Any delay by either party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way (it being the intent of this provision that neither party should be deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise); nor shall any waiver in fact made with respect to any specific Event of Default be considered or treated as a waiver of the rights by the waiving party of any future Event of Default hereunder, except to the extent specifically waived in writing. No waiver made with respect to the performance, nor the manner or time thereof, of any obligation or any condition under the Agreement shall be considered a waiver of any rights except if expressly waived in writing.

8.5 Rights and Remedies Cumulative

The rights and remedies of the Parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise by such Party, at that time or different times, of any other such remedies for the same Event of Default.

8.6 Prevailing Party

In the event that either Party hereto institutes legal proceedings against the other Party for violation of this Agreement and secures a judgment in its favor, the court having jurisdiction thereof shall determine and include in its judgment against the losing Party all expenses of such legal proceedings incurred by the prevailing Party, including, but not limited to, court costs and attorneys' fees, and witnesses' fees incurred by the prevailing Party in connection therewith.

Section Nine – Equal Employment Opportunity

9.1 No Discrimination

Developer will not violate any federal, state or local laws regarding the discrimination against any employee or applicant for employment on the basis of race, color, religion, sex, sexual orientation or national origin.

9.2 Advertisements

Developer will, in all solicitations or advertisements for employees placed by or on behalf of Developer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation or national origin.

9.3 Contractors

Any contracts made by Developer with any general contractor, agent, employee, independent contractor or any other Person in connection with Developer's Project shall contain language similar to that recited herein above.

Section Ten - Notices

All notices, certificates, approvals, consents or other communications desired or required to be given hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service, (b) electronic communications, whether by telex, telegram or telecopy, if followed up with an overnight delivery of same (c) overnight courier, or (d) registered or certified first class mail, postage prepaid, return receipt requested.

If to Village: Village of Bloomingdale
 201 S. Bloomingdale Road
 Bloomingdale, IL 60108
 Attention: Village President

With copies to: Village of Bloomingdale
201 S. Bloomingdale Road
Bloomingdale, IL 60108
Attention: Village Administrator

Village of Bloomingdale
201 S. Bloomingdale Road
Bloomingdale, IL 60108
Attention: Village Attorney

If to Developer: Hide Near Properties, LLC
Attention: David Heidner
159 Wellington Drive
Bloomingdale, Illinois 60108

With a copy to:

The Parties, by notice hereunder, may designate any further or different addresses to which subsequent notices, certificates, approvals, consents or other communications shall be sent. Any notice, demand or request sent pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon dispatch by electronic means. Any notice, demand or request sent pursuant to clause (c) shall be deemed received on the day immediately following deposit with the overnight courier, and any notices, demands or requests sent pursuant to clause (d) shall be deemed received forty-eight (48) hours following deposit in the mail.

Section Eleven - Severability

If any provision of this Agreement, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this

Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

Section Twelve – Choice of Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. The parties consent to venue and jurisdiction for any and all claims, suits or other legal proceedings regarding this matter shall take place in the Circuit Court of DuPage County, Illinois or the United States District Court for the Northern District of Illinois – Eastern Division.

Section Thirteen – Entire Agreement

This Agreement (together with the exhibits attached hereto) is the entire contract between the Village and Developer relating to the subject matter hereof, supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the Village and Developer, and may not be modified or amended except by a written instrument executed by the Parties hereto.

Section Fourteen – Third Parties

Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other persons other than the Village and Developer, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to either the Village or Developer, nor shall any provision give any third parties any rights of subrogation or action over or against either the Village or Developer. This Agreement is not intended to and does not create any third party beneficiary rights whatsoever.

Section Fifteen – Miscellaneous Provisions**15.1 Cooperation and Further Assurances**

The Village and Developer each covenants and agrees that each will do, execute, acknowledge and deliver or cause to be done, executed and delivered, such agreements, instruments, easements if necessary, and documents supplemental hereto and such further acts, instruments, pledges and transfers as may be reasonably required for the better clarifying, assuring, mortgaging, conveying, transferring, pledging, assigning and confirming unto the Village or Developer or other appropriate persons all and singular the rights, property and revenues covenanted, agreed, conveyed, assigned, transferred and pledged under or in respect of this Agreement.

15.2 Successors in Interest

This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective authorized successors and assigns; provided, however, that the foregoing shall not limit the provisions regarding transfers by the Developer set forth herein.

Notwithstanding anything herein to the contrary, the Village may not delegate its obligation hereunder or transfer any interest in the Property without the express written approval of Developer.

15.3 No Joint Venture, Agency or Partnership Created

Nothing in this Agreement, or any actions of the Parties to this Agreement, shall be construed by the Parties or any third person to create the relationship of a partnership, agency or joint venture between or among such parties.

15.4 No Personal Liability of Officials of Village or Developer

No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Village President, Village Trustee, any official, officer, partner, member, director, agent, employee or attorney of the Village or Developer, in his or her individual capacity, and no official, officer, partner, member, director, agent, employee or attorney of the Village or Developer shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

15.5 Repealer

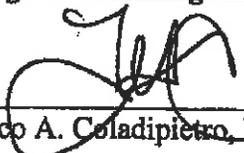
To the extent that any ordinance, resolution, rule, order or provision of the Village's code of ordinances, or any part thereof, is in conflict with the provisions of this Agreement, the provisions of this Agreement shall be controlling, to the extent lawful.

Section Sixteen - Counterparts

This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

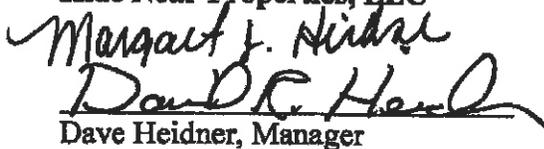
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

Village of Bloomingdale



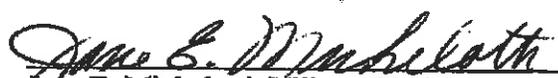
Franco A. Coladipietro, Village President

Hide Near Properties, LLC



Margaret J. Heidner
Dave Heidner, Manager

Attest:



Jane E. Michelotti, Village Clerk

Exhibit 1
Legal Description

commonly referred to as 201 and 205 – 215 E. Lake Street, Bloomingdale, Illinois, 60108

Exhibit 2

Site Plan

Exhibit 3
Purchase Sale Agreement

91350050

BLOOMINGDALE TIF DISTRICT #5

Township: BLOOMINGDALE

East Lake Street

2015 Current Valuation: 3,423,240
 Initial Valuation: 3,534,440
 Revised Frozen Valuation: 3,403,200
 Difference: 20,040

Residential: 26,020
 Farm: -
 Commercial: 3,377,180
 Industrial: -
 Total Real Estate: 3,403,200
 Railroad: -
 Total: 3,403,200

DISTRICT	RATE EXTENDED	TAXES EXTENDED	CODE	VALUE	RATE
DU PAGE COUNTY	.1971	39.50	2242	20,040	8.6967
FOREST PRESERVE	.1622	32.50			
DU PAGE WATER COMMISSION	-	-			
DU PAGE AIRPORT AUTHORITY	.0188	3.77			
BLOOMINGDALE TOWNSHIP	.0911	18.26			
BLOOMINGDALE TWP ROAD	.1180	23.64			
VLG BLOOMINGDALE	.3049	61.10			
BLOOMINGDALE LIBRARY	.3731	74.77			
BLOOMINGDALE PARK	.4225	84.67			
BLOOMINGDALE FIRE	.7475	149.80			
GRADE SCHOOL DIST #13	3.3593	673.21			
HIGH SCHOOL DIST #108	2.6236	525.77			
JUNIOR COLLEGE #502	.2786	55.83			
TOTAL		1,742.82			

Szott, Gary

From: Scalera, Peter
Sent: Tuesday, January 17, 2017 8:40 AM
To: Szott, Gary
Subject: RE: Lake Street Light Pole Replacement Project

Gary:

The replacement of the poles are an eligible expense under the TIFS and as such the cost of the replacements poles should be charged to each TIF according to the map provided by the Engineering Division. Thank you!

Peter

Pietro Scalera, ICMA - CM
Village Administrator
Village of Bloomingdale
201 S. Bloomingdale Road
Bloomingdale, Illinois 60108
(P) 630-671-5600
scalerap@vil.bloomington.il.us

CONFIDENTIALITY. This email and any attachments are confidential and may also be privileged. If received in error, please do not disclose the contents to anyone, but notify the sender by return email and delete this email (and any attachments) from your system.

 Please consider the environment before printing this e-mail

From: Szott, Gary
Sent: Friday, January 13, 2017 5:55 PM
To: Scalera, Peter
Subject: Lake Street Light Pole Replacement Project

Peter,

The Village will be completing the Lake Street street light pole replacement project shortly. This project replaced 83 street light poles along the Lake St corridor and has a cost of approximately \$389,260. 100% of the cost is currently scheduled to be paid from the General Fund. There has been discussion and questions as to whether or not this type of expense is TIF eligible and whether some portion of the project should be paid for from the benefitting TIF Districts. Based on a map obtained from the Engineering division that identifies the exact location of each of the 83 light poles, a breakdown of the project costs by TIF District follows:

- Westgate TIF – 2 poles = \$9,380
- Springbrook TIF – 7 poles = \$32,829
- East Lake Street TIF – 43 poles = \$201,665
- Non TIF District area (General Fund) – 31 poles = \$145,386

There are sufficient monies in the Westgate and Springbrook TIFs to immediately pay for the proportionate costs. The East Lake Street TIF does not currently have sufficient monies to pay for its proportionate costs. Any costs allocated to the East Lake Street TIF would require reimbursement to the General Fund at some time in the future from future property tax increment. Please advise as to whether or not the project costs are TIF eligible and if the costs should be allocated as noted above.

Thank you.

Gary

Gary L. Szott
Village of Bloomingdale
Finance Director/Treasurer
201 S. Bloomingdale Rd
Bloomingdale, IL 60108
(p) 630/671-5631
(f) 630/893-5136

**2016 ANNUAL JOINT REVIEW BOARD MEETING
VILLAGE OF BLOOMINGDALE TAX INCREMENT FINANCING DISTRICTS –
LAKE/RIDGE/SPRINGBROOK REDEVELOPMENT PROJECT AREA
WESTGATE REDEVELOPMENT PROJECT AREA
LAKE AND ROSEDALE REDEVELOPMENT PROJECT AREA
EAST LAKE STREET REDEVELOPMENT PROJECT AREA
NOVEMBER 30, 2016**

I. PROOF OF POSTING:

The meeting was duly noticed according to State Law.

II. CALL TO ORDER:

The meeting was called to order by Gary Szott at 9:03 a.m.

III. ROLL CALL:

Present:

June Fergus, Bloomingdale Park District
Tim Jarzemsky, Bloomingdale Public Library
John Reiniche, Bloomingdale School District #13
Gary L. Szott, Village of Bloomingdale

Also Present:

Pietro Scalera, Village Administrator

No public members were in attendance.

**IV. APPROVAL OF 2015 ANNUAL JOINT REVIEW BOARD MEETING MINUTES
OF DECEMBER 1, 2015**

Motion by Tim Jarzemsky, duly seconded by June Fergus, to accept the 2015 Annual Joint Review Board Meeting Minutes of December 1, 2015, as presented.

AYES - Tim Jarzemsky, June Fergus and Gary Szott
NAYS - None
ABSTAIN - John Reiniche

MOTION DECLARED CARRIED

V. **REVIEW OF ANNUAL TIF REPORT AND STATUS OF DISTRICT:**

Mr. Gary Szott advised that the TIF District reports are required and prepared according to State Statute and he would provide a summary of each of the four TIF Districts and respond to any questions.

LAKE AND RIDGE STREETS – TIF #2

Mr. Szott described the location of the Lake/Ridge/Springbrook Redevelopment Project Area, TIF #2. As of April 30, 2016, the ending fund balance of the TIF was approximately \$854,000. Approximately \$184,000 of increment was received during the year. The expenses for the year were approximately \$15,000. The Village Board made a commitment during FY16 to a developer as incentive for the property at 170 East Lake Street in the amount of \$305,000. The developer, Hyde Near Properties, has since completed the work and a Starbucks and Chipotle are currently the tenants. The developer provided proof of his expenses and was paid the lump sum in September, 2016. Mr. Szott described the extraordinary costs involved with the development which provided additional benefits for the entire area. Attachment F contains the details of the increment. Documentation of the Board action that took place during the TIF is contained within the report. The TIF was created in 1999 and has a twenty-three year life and is expected to expire in 2022. The Village does plan to continue to invest in that area. Lake and Ridge Streets is TIF #2 as TIF #1 was closed FY09. TIF #1 was created for the statutory time period and the incentive was paid to the developer. Surplus was distributed at that time and the growth put back on the tax roles.

Mr. Reiniche questioned if there are dollars left at the end of the TIF will they be distributed to the tax holders or will there be a need to consider appeals in the future and return the surplus to tax rolls. Mr. Szott stated that if the TIF has dollars left, the Board would declare a surplus and the surplus would be distributed to the Districts. He discussed what may occur if there are appeals made but that was not done for TIF #1 and no issues took place concerning appeals. Mr. Reiniche explained his experiences with the closing of TIF's. Mr. Szott stated that the expected approach would be to distribute any surplus and then close the TIF. There may be a possibility that a new TIF may be created for the area but unknown until 2022.

Questions were raised concerning the old Connie's building. Mr. Scalera replied that the Village continues to work with the shopping center owner and has brought to him possible different uses but unfortunately the owner has not been able to finalize any contracts. The Village continues to work with him and hopefully, if need be, the fund has money to provide an incentive to a future developer. The Village's goal is to get the Connie's building back online.

Mr. Szott stated that the Westgate TIF #3 was created in 2003. He described the location of the TIF area. The area consists of a single family residential area known as Rosedale Estates at Lake Street and Rosedale Avenue; the Alden Bloomingdale Horizon Independent Senior Living at the southeast corner of Lake and Rosedale Avenue and various other vacant parcels. The Bloomingdale Bank and Trust is not included in this TIF. The TIF fund balance was approximately \$213,000 as of April 30, 2016. There was approximately \$397,000 in increment received during the year of which approximately \$341,000 went to pay the principal and interest on three promissory notes that had been issued. Two notes were issued for the residential development and one note for Alden Bloomingdale Horizon Assisted Living. The debt service schedules are included in the report. The term of the notes is based on the increment produced on an annual basis. They are limited obligation notes. The Village is obligated to use the increment to pay off the promissory notes on the properties but if no increment is produced the Village has no obligation or responsibility to pay. The per capita income payments are coming from the residential properties. Both School District's 13 and 108 receive a per capita payment this year. The School Districts have intergovernmental agreements for tuition cost reimbursement from the housing development for students living in that area. In response to a question by Mr. Jarzemsky, Mr. Szott responded that the notes are amortized over the TIF. The Alden Horizon note will be retired by the end of the TIF. The two notes for the Rosedale Estates may not be. In response to Ms. Fergus, the increment is associated with each parcel. Some parcels such as the Brodie property does not have any incentives at this time. There is no commitment from the Village to pay anything. So any increment from those parcels is creating the fund balance of \$212,000. The Village could use that money for streetscape enhancements if it benefits the TIF and complies with Statute. The TIF will expire in 2026. Mr. Jarzemsky asked that since the EAV is trending up, would that lead to higher increment. Mr. Szott responded that the increment has been stable for a number of years.

LAKE AND ROSEDALE – TIF #4

Mr. Szott explained that this TIF consists of the Bloomingdale Bank and Trust property located at the northeast corner of Rosedale Avenue and Lake Street. The Lake and Rosedale TIF #4 was created in 2006. As of April 30, 2016, there is deficit of \$176 in the fund balance. Approximately \$30,000 dollars in increment was received in the year and the majority of the increment went towards the payment of the note that was issued with auditing and legal fees payments made from the increment as well. The Bloomingdale Bank and Trust is a branch of the Schaumburg Bank and Trust and has a charter under Wintrust. The developer owns the property and has a limited obligation note. It is a twenty-three (23) TIF. A couple of years ago, the developer appealed the taxes which decreased the increment which effectively extended the life of the note. Discussion took place concerning the appeal and the note. The original valuation was frozen at \$139,000. The 2010 valuation of the property was \$880,000. With the appeal the value was dropped to \$417,818. It will take longer to pay off the note. The TIF will expire in 2029.

VI. EAST LAKE STREET – TIF #5

Mr. Szott stated that the East Lake Street TIF was created in March, 2015. This report represents the first fiscal year that the TIF was in existence. As of April 30, 2016, the fund balance was at a negative \$900,756. The fund balance is comprised of two numbers. The Village purchased the small strip center next to the old Shell Gas Station on Lake Street for approximately \$800,000. The Village had startup money to create the TIF and get it into place. The Village's General Fund advanced those monies to get the TIF started and as future increment comes in, the Village will recapture the money and it will go back to the Village's General Fund. No interest will be charged. In response to a question, Government Temps USA, LLC was the consultant hired to assist in creating the TIF. Mr. Szott described the TIF boundaries. The Memory Care facility and the LockUp storage facility did not have any incentives provided. The property that the Village purchased and the Old Shell Gas Station have discussions taking place with a potential developer. As a part of the discussion, the Village does expect that an incentive would be committed which would come out of future tax increment. The documentation provided on what activity is occurring within the TIF is provided in the report. In response to Ms. Fergus, Mr. Szott responded that for FY17, \$1,700 has been received in increment and for FY18, \$70,000 could be possible. Once the Memory Care facility becomes active in 2017, the increment will increase and help but not until FY20 will significant amounts of increment be received. Mr. Szott stated that discussions are taking place with developers on the Lake Street old Marathon building now. The Memory Care facility is anticipated to be completed and open in January or February, 2017. In response to questions, the Memory Care is a rehab facility but mostly on-site living. Mr. Scalera stated that the former Shell Station in front of the LockUp Storage facility is going to be a Lucky Dogs and plans have been received. The remediation work has been completed on the Marathon site. The developer is working with the Village to see if any other remediation needs to be done and may ask for help. The northeast corner of Lakeview and Lake Street property was recently purchased. There has been a lot of activity but little commitment of public money at this time.

VII. OTHER BUSINESS:

Mr. Reiniche thanked the Village for the updates.

VIII. ADJOURNMENT:

On a motion made by June Fergus, duly seconded by Tim Jarzemsky, the 2016 Annual Joint Review Board Meeting of November 30, 2016 adjourned at 9:50 a.m.

Respectfully submitted by:

Irene M. Jones

Irene M. Jones
Deputy Village Clerk

imj

Village of Bloomingdale, Illinois East Lake Street Tax Increment Financing Redevelopment Project Area

Report on Compliance With Public Act 85-1142

Year Ended April 30, 2017

Supplementary Information

Independent Auditor's Report on Supplementary Information

The Honorable Village President
Members of the Board of Trustees
Village of Bloomingdale, Illinois

We have audited the basic financial statements of the Village of Bloomingdale, Illinois, for the year ended April 30, 2017, and have issued our report thereon, dated October 23, 2017, which expressed an unmodified opinion on those financial statements. The financial statements are the responsibility of the Village of Bloomingdale, Illinois' management. Our responsibility is to express opinions on the basic financial statements based on our audit.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements of the Village of Bloomingdale, Illinois. The Schedule of Revenues, Expenditures and Changes in Fund Balance for the East Lake Street TIF Redevelopment Projects Fund is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the responsibility of management and derives from and relates directly to the underlying and other records used to prepare the basic financial statements. That information has been subjected to the auditing procedures applied to the audit of the basic financial statements and certain other procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements, or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

BKD, LLP

Oakbrook Terrace, Illinois
October 23, 2017

Village of Bloomingdale, Illinois
East Lake Street TIF Redevelopment Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Year Ended April 30, 2017

	<u>East Lake Street Redevelopment Projects</u>
Revenues	
Property Taxes	\$ 1,743
Investment Income	72
Rental Income	38,258
Miscellaneous Income	121
Total Revenues	<u>40,194</u>
Expenditures	
Current	
Economic Development Division	
Purchased Services:	
Attorney & Counsel	6,849
Audit	350
Professional Services	3,000
Total Purchased Services	<u>10,199</u>
Capital Outlay:	
OH Utility Undergrounding	<u>214,470</u>
Total Economic Development	<u>224,669</u>
Public Services	
Capital Improvement Division	
Maintenance:	
Street Lights	198,110
Total Capital Improvement Division	<u>198,110</u>
Buildings & Grounds Division	
Commodities:	
Electricity	3,402
Natural Gas	1,663
Total Buildings & Grounds Division	<u>5,065</u>
Total Public Services	<u>203,175</u>
Total Expenditures	<u>427,844</u>
Net Change in Fund Balance	(387,650)
Fund Balances	
May 1	<u>(147,690)</u>
April 30	<u>\$ (535,340)</u>

Village of Bloomingdale, Illinois
East Lake Street TIF Redevelopment Projects Fund
Notes to Schedule of Revenues, Expenditures and Changes in Fund Balance
April 30, 2017

Summary of Significant Accounting Policies

The accompanying Schedule of Revenues, Expenditures and Changes in Fund Balance for the East Lake Street TIF Redevelopment Projects Fund is intended to present the change in fund balance of only that fund of the Village. It does not purport to, and does not, present fairly the net position of the Village as of April 30, 2017, or the changes in its net position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when the liability is incurred, as under accrual accounting. General capital asset acquisitions are reported as expenditures in governmental funds.

Independent Auditor's Report

SCHEDULE L

Independent Auditor's Report on Compliance

The Honorable Village President
Members of the Board of Trustees
Village of Bloomingdale, Illinois

We have audited the basic financial statements of the Village of Bloomingdale, Illinois for the year ended April 30, 2017, and have issued our report thereon, dated October 23, 2017.

We have also audited the Village's compliance with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the East Lake Street TIF Redevelopment Project Area. The management of the Village of Bloomingdale, Illinois is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Village complied in all material respects with the requirements referred to above. An audit includes examining, on a test basis, evidence about the Village of Bloomingdale, Illinois' compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Village of Bloomingdale, Illinois, complied, in all material respects, with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the East Lake Street TIF Redevelopment Project Area.

BKD, LLP

Oakbrook Terrace, Illinois
October 23, 2017