# Village of Bloomingdale, IL

## Annual Tax Increment Finance Reports

## For the Fiscal Year Ended April 30, 2019

# TIF #2

# Ridge/Lake/ Springbrook

**FY 2019**
**ANNUAL TAX INCREMENT FINANCE REPORT**

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

| | | | |
|---|---|---|---|
| Name of Municipality: | **Village of Bloomingdale** | Reporting Fiscal Year: | **2019** |
| County: | DuPage | Fiscal Year End: | **04 /30 /2019** |
| Unit Code: | 022/020/32 | | |

**FY 2019 TIF Administrator Contact Information**

| | | | | | |
|---|---|---|---|---|---|
| First Name: | **Gary** | Last Name: | **Szott** | | |
| Address: | 201 S Bloomingdale Rd | Title: | Finance Director/Treasurer | | |
| Telephone: | 630-671-5631 | City: | Bloomingdale | Zip: | 60108 |
| E-mail-required | **szottg@vil.bloomingdale.il.us** | | | | |

I attest to the best of my knowledge, that this FY 2019 report of the redevelopment project area(s)

in the **City/Village** of: **Bloomingdale**

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

**Written signature of TIF Administrator** — **Date** 10/16/19

**Section 1** (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

**FILL OUT ONE FOR EACH TIF DISTICT**

| Name of Redevelopment Project Area | Date Designated DD/MM/20YY | Date If Terminated |
|---|---|---|
| Ridge/Lake/Springbrook | 3/1/1999 | |
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*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**
**FY 2019**

| | |
|---|---|
| **Name of Redevelopment Project Area (below):** | |
| **Ridge/Lake/Springbrook** | |
| **Primary Use of Redevelopment Project Area*:** | Retail |

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

| | |
|---|---|
| **If "Combination/Mixed" List Component Types:** | |
| **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** | |

## Please utilize the information below to properly label the Attachments.

| | 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 (labled 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 ***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). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).** | 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, then 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 the 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 2019**

**Ridge/Lake/Springbrook**

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ 833,526

| 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 | $ 174,419 | $ 2,251,510 | 69% |
| State Sales Tax Increment | $ - | $ - | 0% |
| Local Sales Tax Increment | $ - | $ - | 0% |
| State Utility Tax Increment | $ - | $ - | 0% |
| Local Utility Tax Increment | $ - | $ - | 0% |
| Interest | $ 20,197 | $ 47,374 | 1% |
| Land/Building Sale Proceeds | $ - | $ - | 0% |
| Bond Proceeds | $ - | $ - | 0% |
| Transfers from Municipal Sources | $ - | $ 961,262 | 29% |
| Private Sources | $ - | $ - | 0% |
| Other (identify source _____; if multiple other sources, attach schedule) | $ - | $ - | 0% |

| | | | |
|---|---|---|---|
| **All Amount Deposited in Special Tax Allocation Fund** | $ 194,616 | | |
| **Cumulative Total Revenues/Cash Receipts** | | $ 3,260,146 | 100% |
| **Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** | $ 18,777 | | |
| **Transfers to Municipal Sources** | $ - | | |
| **Distribution of Surplus** | | | |
| **Total Expenditures/Disbursements** | $ 18,777 | | |
| **Net/Income/Cash Receipts Over/(Under) Cash Disbursements** | $ 175,839 | | |
| **Previous Year Adjustment (Explain Below)** | $ - | | |
| **FUND BALANCE, END OF REPORTING PERIOD*** | $ 1,009,365 | | |

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

**Previous Year Explanation:**

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 2019

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. | | |
| Other Legal Counsel | 12,407 | |
| Engineering Other | 3,860 | |
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| | | |
| | | $ 16,267 |
| 2. Annual administrative cost. | | |
| Attorney | 2,160 | |
| Audit | 350 | |
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| | | $ 2,510 |
| 3. Cost of marketing sites. | | |
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| | | $ - |
| 4. Property assembly cost and site preparation costs. | | |
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| | | $ - |
| 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. | | |
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| | | $ - |
| 6. Costs of the constructuion of public works or improvements. | | |
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| | | $ - |

| 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. | | |
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| | | $ - |
| 14. Payments in lieu of taxes. | | |
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| | | $ - |
| 15. Costs of job training, retraining, advanced vocational or career education. | | |
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| | | $ - |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project. | | |
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| | | $ - |
| 17. Cost of day care services. | | |
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| | | $ - |
| 18. Other. | | |
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| | | $ - |
| TOTAL ITEMIZED EXPENDITURES | | $ 18,777 |

Section 3.2 B

FY 2019

TIF NAME: Ridge/Lake/Springbrook

***Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.***

List all vendors, including other municipal funds, that were paid in excess of $10,000 during the current reporting year.

| Name | Service | Amount |
|---|---|---|
| Scott D. Verhey | legal counsel | $ 12,406.86 |

**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 2019**
**TIF NAME:** Ridge/Lake/Springbrook
**FUND BALANCE BY SOURCE** $ 1,009,365

| 1. Description of Debt Obligations | Amount of Original Issuance | Amount Designated |
|---|---|---|
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| **Total Amount Designated for Obligations** | $ - | $ - |

| 2. Description of Project Costs to be Paid | | |
|---|---|---|
| Administration (4 years @ $7,500/yr) | | $ 30,000 |
| Audit (4 years @ $360/yr) | | $ 1,440 |
| Attorney & Counsel (4 years @ $1,000/yr) | | $ 4,000 |
| Other legal counsel | | $ 20,000 |
| Lake St streetscape and lighting enhancements - | | |
| transfer to contiguous East Lake Street TIF Fund | | $ 875,000 |
| Lake St streetscape and lighting enhancements | | $ 320,275 |
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| **Total Amount Designated for Project Costs** | | $ 1,250,715 |

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|---|---|
| **TOTAL AMOUNT DESIGNATED** | $ 1,250,715 |
| **SURPLUS/(DEFICIT)** | $ (241,350) |

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

FY 2019

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.

X **Check here if no property was acquired by the Municipality within the 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 2019**

**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 total number of **ALL** activities undertaken in furtherance of the objectives of the redevelopment plan: | 5 |

LIST **ALL** 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 | $ 2,259,802 | $ 323,885 | $ 2,583,687 |
| Ratio of Private/Public Investment | 1 46/53 | | 1 45/71 |

*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 | $ 1,876,308 | $ 1,360 | $ 1,877,668 |
| Ratio of Private/Public Investment | 1 13/16 | | 1 43/53 |

**Project 2*: 170 E Lake Street - complete**

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

**Project 3*: 132 E Lake Street**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ - | $ - | $ - |
| Public Investment Undertaken | $ 40,441 | $ 2,250 | $ 42,691 |
| Ratio of Private/Public Investment | 0 | | 0 |

**Project 4*: Lake Street street light pole replacements - complete**

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

**Project 5*: Lake Street streetscape and lighting enhancements**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ - | $ - | $ - |
| Public Investment Undertaken | $ - | $ 320,275 | $ 320,275 |
| 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 the complete TIF report**

**SECTION 6**
**FY 2019**

**TIF NAME:** **Ridge/Lake/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 | $ 3,543,090 |

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 |
|---|---|
| Bloomingdale Park District | $ - |
| Bloomingdale Public Library | $ - |
| Bloomingdale Township & Road | $ - |
| Bloomingdale 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 Bloomingdale | $ - |

**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:

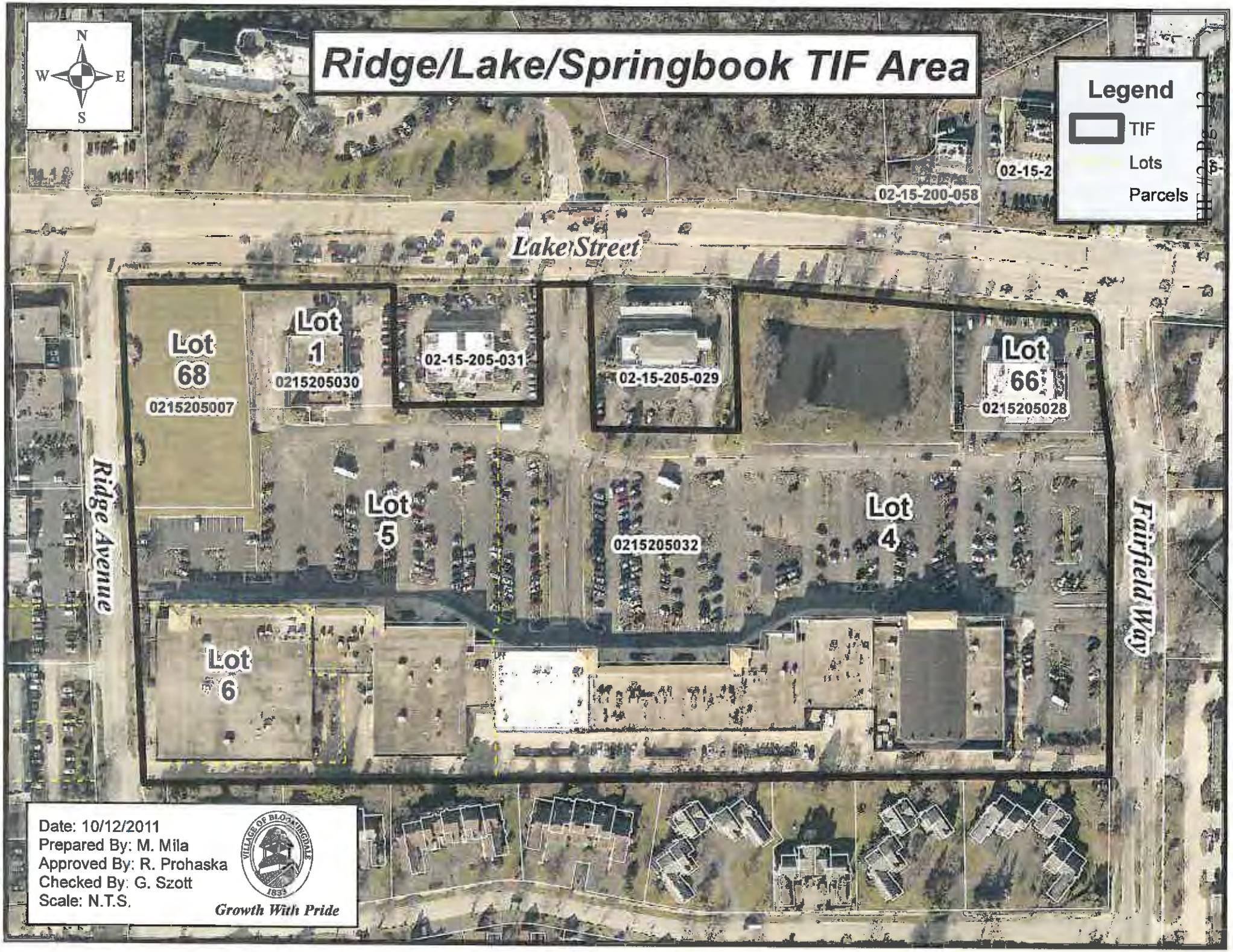
| |
|---|
| |

| 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 Kowalczyk Assessment Plat (R76-065396) (said West line also being the West line of P.I.N. 02-15-200-034); 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 Southeast 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 Wegner's Subdivision; thence South along said Extended line to the Southwest corner of said Lot 2 in Wegner's Subdivision; thence East along the South line of said Wegner'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



# Village of Bloomingdale

Growth with Pride

**Franco A. Coladipietro**
Village President

**Jane E. Michelotti**
Village Clerk

Attachment B

October 1, 2019

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, 2019

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, 2019.

Sincerely,

Franco A. Coladipietro, Village President
Village of Bloomingdale

201 South Bloomingdale Road / Bloomingdale, Illinois 60108-1403 / (630) 893-7000 / FAX: (630) 893-5136

# 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 9, 2019

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

To Whom It May Concern:

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, 2019 (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, 2019, 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




Elburn 630.365.6441 ■ Mokena 708.478.4600 ■ Woodstock 815.338.8011

91350020

BLOOMINGDALE TIF DISTRICT #2

Township: BLOOMINGDALE

Springbrook

| | |
|---|---|
| 2017 Current Valuation: | 3,543,090 |
| Initial Valuation: | 1,581,970 |
| Revised Frozen Valuation: | 1,323,060 |
| Difference: | 2,220,030 |

| | |
|---|---|
| Residential: | - |
| Farm: | - |
| Commercial: | 1,323,060 |
| Industrial: | - |
| Total Real Estate: | 1,323,060 |
| Railroad: | - |
| Total: | 1,323,060 |

| | | | CODE | VALUE | RM |
|---|---|---|---|---|---|
| DU PAGE COUNTY | .1749 | 3,882.83 | 2207 | 2,220,030 | 7.8566 |
| FOREST PRESERVE | .1306 | 2,899.36 | | | |
| DU PAGE WATER COMMISSION | - | - | | | |
| DU PAGE AIRPORT AUTHORITY | .0166 | 368.52 | | | |
| BLOOMINGDALE TOWNSHIP | .0984 | 2,184.51 | | | |
| BLOOMINGDALE TWP ROAD | .1056 | 2,344.35 | | | |
| VLG OF BLOOMINGDALE | .2939 | 6,524.67 | | | |
| BLOOMINGDALE LIBRARY | .3379 | 7,501.48 | | | |
| BLOOMINGDALE PARK | .4581 | 10,169.96 | | | |
| BLOOMINGDALE FIRE | .6422 | 14,257.03 | | | |
| GRADE SCHOOL DIST #13 | 3.0064 | 66,742.99 | | | |
| HIGH SCHOOL DIST #108 | 2.3489 | 52,146.29 | | | |
| JUNIOR COLLEGE #502 | .2431 | 5,396.89 | | | |
| | | | | | |
| TOTAL | | 174,418.88 | | | |

# 2018 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 27, 2018

## 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 9:02 a.m.

## III. ROLL CALL:

Present:

John Reiniche, Bloomingdale School District #13
Nancy MCaul, Bloomingdale Park District
Tim Jarzemsky, Bloomingdale Public Library
Michael Hovde, Bloomingdale Township
Adam Parisi, Lake Park High School Dist. #108
Jessica Infelise, Building & Zoning Dept., DuPage County
Gary L. Szott, Village of Bloomingdale

Also Present:

Peter Scalera, Village Administrator

No public members were in attendance.

## IV. APPROVAL OF 2017 ANNUAL JOINT REVIEW BOARD MEETING MINUTES OF November 29, 2017

Motion by Michael Hovde duly seconded by John Reiniche, to accept the 2017 Annual Joint Review Board Meeting Minutes of November 29, 2017, as presented.

AYES - Tim Jarzemsky, Adam Parisi, and Gary Szott
NAYS - None
ABSTAIN - Nancy McCaul and Jessica Infelise

MOTION DECLARED CARRIED

## V. REVIEW OF 2018 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, RIDGE, SPRINGBROOK – TIF #2*

Mr. Szott stated that the Lake and Ridge Streets TIF #2 involves the Springbrook Shopping Center excluding Portillo's and the Chase Bank. As of April 30, 2018, the ending fund balance of the TIF was approximately $833,000, during the year it received approximately $157,000 of increment. TIF #2 was created in 1999 and it's expected to expire in 2022 or 2023. Mr. Reiniche asked how long TIF #2 was and if it would run the whole course. Mr. Szott answered that TIF #2 would run about 23 years and believed it would run the whole course. Mr. Reiniche also wanted to know if the transfers for municipal sources were coming from the Village. Mr. Szott responded that at the start of TIF #2, there were two components to the incentive that were provided to the developer. One was use of property tax incentive and the other was the use of sales tax. As the shopping center itself generated additional sales tax, a component of the increment that was generated, was committed towards the developer as an incentive and the $961,000 represents the sales tax increment. Mr. Hovde questioned if on the sales tax part, if the reason the TIF will go full length is because it didn't generate what was anticipated. Mr. Szott said it was part of the reason but initially the commitment for the sales tax increment was ten years and that time period expired. The property tax increment was about a twelve year period and that had expired as well. The commitment to repay the developer, which was up to $3 million dollars, had also expired. The projected costs into the future or the amounts that are obligated going forward showed there was a deficit of over $200,000. Some of the costs are administrative but also the Village is pursuing a Lake Street streetscape and lighting enhancement program that started in FY18 and it's about a $4 million project that is going to run the length of Lake Street and will benefit the Springbrook TIF district. Part of the monies out of the Springbrook TIF ($725,000 and $270,000) will be used to support that project. Mr. Parisi asked about the status of the old Connie's property. Mr. Szott responded that there was an expected sale to Portillo's. Portillo's will use that property along with their existing property and reconfigure that area and their drive-thru. As previously mentioned, there was a $157,000 increment in FY18, that was from the 2016 tax levy. The 2017 tax levy will be FY19 revenue to the Village and that increment was $174,000.

***WESTGATE – TIF #3***

Mr. Szott 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 TIF fund balance was approximately $220,000 as of April 30, 2018. There was approximately $473,000 in increment received during the year. The increment received during this current FY19 from the 2017 tax levy is $473,000.

Approximately $384,000 of the FY18 increment primarily goes to note obligations that the Village has for the development of the Rosedale Estates subdivisions and Alden Bloomingdale Horizon Independent Senior Living along Lake Street. This increment is being used to support specific obligation of debt that the Village has committed to in order to provide the incentive to the developers to create those developments. The Bloomingdale Bank and Trust building at the northeast corner of Rosedale and Lake Street is not included in this TIF. The Village Board has approved the development for another assisted living community called Grandbrier. Grandbrier is in discussions with IDOT to put an intersection that's aligned with Rosedale. That development has not been approved for any incentive or any increment. The far eastern edge of the TIF #3 district will be impacted by the streetscape and lightning enhancement project that was mentioned earlier. A portion of the monies generated by TIF #3 will be used to support that project. Mr. Reiniche asked if IDOT will help pay for the enhancement program, Mr. Szott said they will not. There is a $3.9 million dollar deficit shown because of future obligations. Approximately $71,000 was paid to Bloomingdale School District #13 and #108 as per capita payments.

***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, 2018, there is a fund balance of $1,600. Approximately $27,000 dollars in increment was received in the year. The increment in TIF #4 is used predominantly for the repayment of a debt obligation, a $400,000 note that the Village issued in the form of a promise to pay based on the increment. No other activity occurred within the TIF during the fiscal year.

**EAST LAKE STREET – TIF #5**

Mr. Szott stated that the East Lake Street TIF was created in March, 2015. As of April 30, 2018, TIF #5 has a negative fund balance of over $1,000,000. During the year it produced approximately $18,000 in increment, the first year of significant increment. The increment received during this current FY19 from the 2017 tax levy is $254,000. There's been quite a bit of activity in the district that has caused the excess value against the increment to be generated.

The Dunkin Donuts will be open soon, it did not receive an increment. The only increment approved by the board is for the strip center across from it. It's a $600,000 incentive; $400,000 of which has been paid and $200,000 which remains to be paid based upon performance within the incentive agreement.

The Lake Street streetscape and lighting enhancement program has primarily been using a large portion of the monies from TIF #5 because it has the longest stretch of Lake Street as part of its boundaries. It has allocated a greater portion of the costs for that project, approximately $2.3 million dollars.

OTHER –

Mr. Szott informed that the Village was in discussions of creating TIF #6 to help revitalize Stratford Square Mall.

## VII. OTHER BUSINESS:

**None**

## VIII. ADJOURNMENT:

On a motion made by John Reiniche, duly seconded by Michael Hovde, the 2018 Annual Joint Review Board Meeting of November 27, 2018 adjourned at 9:48 a.m.

Respectfully submitted by:

Nora Saucedo
Deputy Village Clerk

/ns

# VILLAGE OF BLOOMINGDALE, ILLINOIS

# SPRINGBROOK TAX INCREMENT FINANCING REDEVELOPMENT PROJECTS AREA

# FINANCIAL AND COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2019

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**SPRINGBROOK TAX INCREMENT FINANACING**
**REDEVELOPMENT PROJECTS AREA**

**TABLE OF CONTENTS**

---

**PAGE**


**INDEPENDENT AUDITORS' REPORT** ..... 1

**SUPPLEMENTARY INFORMATION**

**INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL INFORMATION** ..... 2

Schedule of Revenues, Expenditures and Changes in Fund Balance ..... 3

Notes to the Financial Statements ..... 4

# SUPPLEMENTARY INFORMATION

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

668 N. RIVER ROAD • NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 • FAX 630.393.2516
www.lauterbachamen.com

# INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL INFORMATION

September 21, 2019

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, 2019, and have issued our report thereon dated September 21, 2019 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 out 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 Change in Fund Balance for the Springbrook Tax Increment Financing Redevelopment Projects Fund is presented for purposes of additional analysis and are 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.

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**SPRINGBROOK TAX INCREMENT FINANCING**
**REDEVELOPMENT PROJECTS FUND**

**Schedule of Revenues, Expenditures and Changes in Fund Balance**
**For the Fiscal Year Ended April 30, 2019**

| | |
|---|---|
| Revenues | |
| Taxes | |
| Property Taxes | $ 174,419 |
| Interest | 20,197 |
| Total Revenues | 194,616 |
| Expenditures | |
| Current | |
| Economic Development | |
| Purchased Services | |
| Attorney and Counsel | 2,160 |
| Other Legal Assistance | 12,407 |
| Engineering | 3,860 |
| Audit | 350 |
| Total Expenditures | 18,777 |
| Net Change in Fund Balance | 175,839 |
| Fund Balance - Beginning | 833,526 |
| Fund Balance - Ending | 1,009,365 |

The notes to the financial statements are an integral part of this statement.

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**SPRINGBROOK TAX INCREMENT FINANCING**
**REDEVELOPMENT PROJECTS AREA**

**Notes to the Financial Statements**
**April 30, 2019**

## NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying Schedule of Revenues, Expenditures and Changes in Fund Balance for the Springbrook 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, 2019, 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.

### Basis of Accounting

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 AUDITORS' REPORT

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

668 N. RIVER ROAD • NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 • FAX 630.393.2516
www.lauterbachamen.com

**INDEPENDENT AUDITORS' REPORT**
**COMPLIANCE WITH PUBLIC ACT 85-1142**

September 21, 2019

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, 2019, and have issued our report thereon dated September 21, 2019.

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). 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).

*Lauterbach & Amen, LLP*
LAUTERBACH & AMEN, LLP

# TIF #3

# Westgate

**FY 2019**
**ANNUAL TAX INCREMENT FINANCE REPORT**

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

| | | | |
|---|---|---|---|
| Name of Municipality: | **Village of Bloomingdale** | Reporting Fiscal Year: | **2019** |
| County: | DuPage | Fiscal Year End: | **04 /30 /2019** |
| Unit Code: | 022/020/32 | | |

**FY 2019 TIF Administrator Contact Information**

| | | | |
|---|---|---|---|
| First Name: | **Gary** | Last Name: | **Szott** |
| Address: | 201 S Bloomingdale Rd | Title: | Finance Director/Treasurer |
| Telephone: | 630-671-5631 | City: | Bloomingdale Zip: 60108 |
| E-mail-required | **szottg@vil.bloomingdale.il.us** | | |

I attest to the best of my knowledge, that this FY 2019 report of the redevelopment project area(s)

in the **City/Village** of: **Bloomingdale**

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

**Written signature of TIF Administrator** — **Date** 12/16/19

**Section 1** (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

**FILL OUT ONE FOR EACH TIF DISTICT**

| Name of Redevelopment Project Area | Date Designated DD/MM/20YY | Date If Terminated |
|---|---|---|
| Westgate | 3/1/2003 | |
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*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**
**FY 2019**

| | |
|---|---|
| **Name of Redevelopment Project Area (below):** | |
| **Westgate** | |
| **Primary Use of Redevelopment Project Area*:** | Residential |

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

| | |
|---|---|
| **If "Combination/Mixed" List Component Types:** | |
| **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** | |

## Please utilize the information below to properly label the Attachments.

| | 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 (labled 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 ***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). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).** | 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, then 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 the 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 2019**

**Westgate**

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ 220,467

| 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 | $ 481,887 | $ 4,907,992 | 63% |
| State Sales Tax Increment | $ - | $ - | 0% |
| Local Sales Tax Increment | $ - | $ - | 0% |
| State Utility Tax Increment | $ - | $ - | 0% |
| Local Utility Tax Increment | $ - | $ - | 0% |
| Interest | $ 6,924 | $ 28,997 | 0% |
| Land/Building Sale Proceeds | $ - | $ - | 0% |
| Bond Proceeds | $ - | $ 2,870,712 | 37% |
| 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 Fund** | $ 488,810 | | |
| **Cumulative Total Revenues/Cash Receipts** | | $ 7,807,700 | 100% |
| **Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** | $ 425,881 | | |
| **Transfers to Municipal Sources** | $ - | | |
| **Distribution of Surplus** | | | |
| **Total Expenditures/Disbursements** | $ 425,881 | | |
| **Net/Income/Cash Receipts Over/(Under) Cash Disbursements** | $ 62,929 | | |
| **Previous Year Adjustment (Explain Below)** | $ - | | |
| **FUND BALANCE, END OF REPORTING PERIOD*** | $ 283,397 | | |

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

**Previous Year Explanation:**

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 2019

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 (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. | | |
| | | $ - |
| 2. Annual administrative cost. | | |
| Attorney | 4,797 | |
| Audit | 350 | |
| | | $ 5,147 |
| 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 the constructuion of public works or improvements. | | |
| | | $ - |

| 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. | | |
| 2003B Rosedale Estates TIF Note principal | 69,890 | |
| 2003B Rosedale Estates TIF Note interest | 61,352 | |
| 2006 Rosedale Estates TIF Note principal | 59,725 | |
| 2006 Rosedale Estates TIF Note interest | 52,429 | |
| 2007 Bloomingdale Horizon TIF Note principal | 65,672 | |
| 2007 Bloomingdale Horizon TIF Note interest | 28,863 | |
| | | $ 337,930 |
| 10. Capital costs. | | |
| | | $ - |
| 11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects. | | |
| Bloomingdale School District #13 | 34,766 | |
| Bloomingdale School District #108 | 48,039 | |
| | | $ 82,805 |
| 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. | | |
| | | |
| | | |
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| | | |
| | | |
| | | |
| | | $ - |
| 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. | | |
| | | |
| | | |
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| | | |
| | | |
| | | |
| | | $ - |
| 18. Other. | | |
| | - | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | $ - |
| TOTAL ITEMIZED EXPENDITURES | | $ 425,881 |

Section 3.2 B

FY 2019

TIF NAME: Westgate

***Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.***

List all vendors, including other municipal funds, that were paid in excess of $10,000 during the current reporting year.

| Name | Service | Amount |
|---|---|---|
| Schaumburg Bank & Trust | TIF Note principal & interest | $ 243,395.59 |
| Harris N.A. | TIF Note principal & interest | $ 94,534.46 |
| Bloomingdale School District #13 | Per capita payments | $ 34,766.31 |
| Bloomingdale School District #108 | Per capita payments | $ 48,038.55 |

**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 2019**
**TIF NAME:** Westgate
**FUND BALANCE BY SOURCE** $ 283,397

| | Amount of Original Issuance | Amount Designated |
|---|---|---|
| **1. Description of Debt Obligations** | | |
| Series 2003B TIF Redevelopment Note principal | $ 1,470,000 | $ 1,010,882 |
| Series 2003B TIF Redevelopment Note interest (estimate) | $ 2,282,175 | $ 545,876 |
| Series 2006 TIF Redevelopment Note principal | $ 1,400,712 | $ 863,859 |
| Series 2006 TIF Redevelopment Note intererst (estimate) | $ 2,080,057 | $ 466,484 |
| Series 2007 TIF Redevelopment Note principal | $ 750,000 | $ 319,167 |
| Series 2007 TIF Redevelopment Note interest (estimate) | $ 1,068,750 | $ 191,500 |
| | | |
| | | |
| | | |
| **Total Amount Designated for Obligations** | $ 9,051,694 | $ 3,397,768 |

| | |
|---|---|
| **2. Description of Project Costs to be Paid** | |
| Administration (8 yrs @ $7,500/yr) | $ 60,000 |
| Audit (8 yrs @ $360/yr) | $ 2,880 |
| Attorney & Counsel (8 yrs @ $1,000/yr) | $ 8,000 |
| Lake St streetscape and lighting enhancements | $ 5,980 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| **Total Amount Designated for Project Costs** | $ 76,860 |
| **TOTAL AMOUNT DESIGNATED** | $ 3,474,628 |
| **SURPLUS/(DEFICIT)** | $ (3,191,232) |

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

**FY 2019**

**TIF NAME:** **Westgate**

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

X **Check here if no property was acquired by the Municipality within the 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 2019**

**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 total number of **ALL** activities undertaken in furtherance of the objectives of the redevelopment plan: | 5 |

LIST **ALL** 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 | $ 4,694,487 | $ 427,535 | $ 5,122,022 |
| Ratio of Private/Public Investment | 5 83/91 | | 5 18/43 |

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1*: Westgate RPA**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ - | $ - | $ - |
| Public Investment Undertaken | $ 22,717 | $ 1,110 | $ 23,827 |
| Ratio of Private/Public Investment | 0 | | 0 |

**Project 2*: Rosedale Estates**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ 12,460,515 | $ - | $ 12,460,515 |
| Public Investment Undertaken | $ 3,613,856 | $ 331,675 | $ 3,945,531 |
| Ratio of Private/Public Investment | 3 43/96 | | 3 3/19 |

**Project 3*: Bloomingdale Alden Horizon**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ 15,293,634 | $ - | $ 15,293,634 |
| Public Investment Undertaken | $ 1,048,700 | $ 88,770 | $ 1,137,470 |
| Ratio of Private/Public Investment | 14 7/12 | | 13 4/9 |

**Project 4*: Lake Street street light pole replacements - complete**

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

**Project 5*: Lake Street streetscape and lighting enhancements**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ - | $ - | $ - |
| Public Investment Undertaken | $ - | $ 5,980 | $ 5,980 |
| 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 the complete TIF report**

**SECTION 6**
**FY 2019**

**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 | $ 7,149,070 |

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 |
|---|---|
| Bloomingdale Park District | $ - |
| Bloomingdale Public Library | $ - |
| Bloomingdale Township & Road | $ - |
| Bloomingdale 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 Bloomingdale | $ - |

**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 Bloomingdale, 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 Recorders 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 Recorders 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 Recorders Office as Document R1976-001203, 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 Recorders Office as Document R1976-001203, 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 Recorders Office as Document 800526;**

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

R 2003-115289

**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 Recorders Office as Document 800526, a distance of 105.00-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 Recorders 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 Recorders 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 Outlot 'A' in Royal court Villas, 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, to the Northeast of corner of said Outlot A;**

**thence, Westerly along the North line of said Outlot 'A' a distance of 102.37-feet to an angle point on the North line of Outlot 'A' in Royal Court Villas, 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;**

**thence, Northwesterly along the North line of said Outlot 'A' a distance of 491.97-feet to the Northwest corner of said Outlot 'A' in Royal Court Villas, 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 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 877380, a distance of 339-feet to the Northeast corner of said Lot 1;**

**thence, continuing North along long 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;**

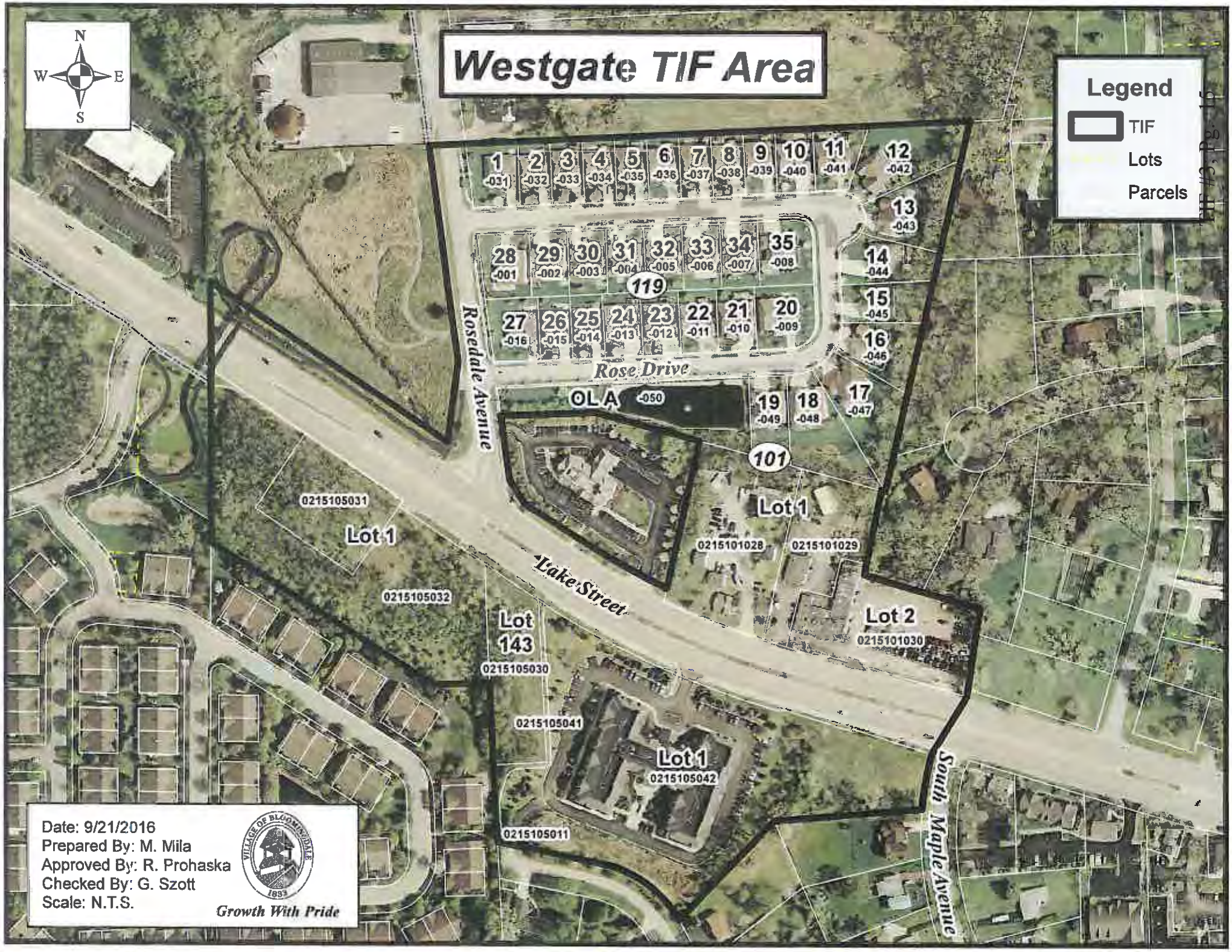
**thence, Southeasterly along the North line of the Lake Street right-of-way a distance of 533.49-feet to a point of intersection with the West line of the Rosedale Road right-of-way;**

**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 Hoff'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
N
W
E
S
Legend
TIF
Lots
Parcels
1 -031
2 -032
3 -033
4 -034
5 -035
6 -036
7 -037
8 -038
9 -039
10 -040
11 -041
12 -042
13 -043
14 -044
15 -045
16 -046
17 -047
18 -048
19 -049
20 -009
21 -010
22 -011
23 -012
24 -013
25 -014
26 -015
27 -016
28 -001
29 -002
30 -003
31 -004
32 -005
33 -006
34 -007
35 -008
119
101
OL A -050
Rose Drive
Rosedale Avenue
Lake Street
South Maple Avenue
Lot 1
0215101028
0215101029
Lot 2
0215101030
0215105031
Lot 1
0215105032
Lot 143
0215105030
0215105041
Lot 1
0215105042
0215105011
Date: 9/21/2016
Prepared By: M. Mila
Approved By: R. Prohaska
Checked By: G. Szott
Scale: N.T.S.
VILLAGE OF BLOOMINGDALE
1895
Growth With Pride

# Village of Bloomingdale

**Franco A. Coladipietro**
Village President

**Jane E. Michelotti**
Village Clerk

Growth with Pride

Attachment B

October 1, 2019

RE: Village of Bloomingdale, DuPage County, IL
Certificate of Compliance
Tax Increment Financing District #3 – Westgate Redevelopment Project Area
For Year Ended April 30, 2019

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, 2019.

Sincerely,

Franco A. Coladipietro, Village President
Village of Bloomingdale

201 South Bloomingdale Road / Bloomingdale, Illinois 60108-1403 / (630) 893-7000 / FAX: (630) 893-5136

# 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 9, 2019

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

To Whom It May Concern:

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, 2019 (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, 2019, 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




Elburn 630.365.6441 ■ Mokena 708.478.4600 ■ Woodstock 815.338.8011

September 24, 2018
Meeting Duly Noticed
According to Statute

**MINUTES OF A VILLAGE BOARD MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON SEPTEMBER 24, 2018 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 Ackerman, Bucaro, Von Huben, Shannon, and Belmonte
ABSENT: Trustee Bolen

**QUORUM PRESENT**

**PLEDGE OF ALLEGIANCE**

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

**MOTION DECLARED CARRIED**

***No one came forward.***

**Motion** by Trustee Bucaro, 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 Ackerman, seconded by Trustee Bucaro, **to approve the agenda for the September 24, 2018 Village Board Meeting.** All Trustees present voted **AYE.**

**MOTION DECLARED CARRIED**

**PROCLAMATIONS**
The Village Clerk read aloud the Proclamation for Character Counts! Day – October 2, 2018

**Motion** by Trustee Von Huben, seconded by Trustee Bucaro, to **adopt the Proclamation.** All Trustee present voted **AYE.**

**MOTION DECLARED CARRIED**

The Mayor stated that Trustee Bucaro will be presenting the Character Counts! awards on October 2nd. He noted that Trustee Von Huben represents the Board for Arbor Day. He asked if any trustees have a certain passion, to please let him know.

**APPROVAL OF MINUTES**
**Motion** by Trustee Ackerman, seconded by Trustee Bucaro, to approve the **Minutes of the September 10, 2018 Standing Committee of the Whole Meeting, and September 10, 2018 Village Board 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.**

**CONSENT AGENDA**
*Committee of the Whole*

1. **To waive the advertising of competitive bids and award a contract to Legna Iron Works, Inc., Roselle, IL in the amount of $29,200.00 for the replacement of the Golf Course Outdoor Staircases.**

*Finance and Administration*

1. **Approval of a Purchase Order in the amount of $48,038.55 to Lake Park High School District #108 representing the per capita tuition cost payment related to the 2017/18 school year**

2. **Approval of a Purchase Order in the amount of $34,766.31 to Bloomingdale School District #13 representing the per capita tuition cost payment related to the 2017/18 school year**

3. **Approval of a Purchase Order in the amount of $24,308.05 to Current Technologies Corporation for the software, installation and migration of Exchange 2016 as outlined in their quote dated August 27, 2018.**

*Traffic and Streets*

1. **To adopt RESOLUTION NO. 2018-R-19: A RESOLUTION ACCEPTING AN EASEMENT AGREEMENT FOR UNDERGROUND STREET LIGHT CABLE FROM THE OWNER OF CERTAIN PRIVATE PROPERTY LOCATED AT 255 EUCLID COURT IN THE VILLAGE OF BLOOMINGDALE, ILLINOIS.**

2. **To waive the advertising of competitive bids and award a one (1) year contract extension to Behm Pavement of Crystal Lake, IL 60014 in the amount of $.43 per lineal foot in a not to exceed amount of $65,000 for the Village of Bloomingdale Crack Sealing Project as indicated in the FY19 Budget.**

**ACTION ON CONSENT AGENDA**

The Mayor asked if there were any items to be removed or discussed. There were none.

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

AYES: Trustees Von Huben, Ackerman, Bucaro, Shannon, and Belmonte
ABSENT: Trustee Bolen

**MOTION DECLARED CARRIED**

**Motion** by Trustee Ackerman, seconded by Trustee Belmonte, to **approve items on Consent Agenda as presented.**

AYES: Trustees Ackerman, Belmonte Bucaro, Von Huben, and Shannon
ABSENT: Trustee Bolen

**MOTION DECLARED CARRIED**

**DISCUSSION ITEMS**

**FINANCE AND ADMINISTRATION** - Trustee Bolen

**1. Warrant #2 for the Month of September, 2018 - $1,641,840.34**

**Motion** by Trustee Von Huben, seconded by Trustee Ackerman, to approve **Warrant #2 for the month of September, 2018 in the amount of $1,641,840.34,** as presented.

AYES: Trustees Von Huben, Ackerman, Bucaro, Shannon, and Belmonte
ABSENT: Trustee Bolen

**MOTION DECLARED CARRIED**

**OTHER BUSINESS**
None

**RECESS TO EXECUTIVE SESSION**
**Motion** by Trustee Ackerman, seconded by Trustee Shannon, to **recess to Executive Session for the purpose to discuss Collective Bargaining - 5 ILCS 120/2(c)(2)** at 7:15 p.m.

AYES: Trustees Ackerman, Shannon, Bucaro, Von Huben, and Belmonte
ABSENT: Trustee Bolen

**MOTION DECLARED CARRIED**

**RECONVENE MEETING**
The Mayor reconvened the Village Board meeting of September 24, 2018 at 7:50 p.m.

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

PRESENT: Mayor Coladipietro, Trustees Ackerman, Bucaro, Von Huben, Shannon, and Belmonte
ABSENT: Trustee Bolen

**QUORUM PRESENT**

**ADJOURNMENT**
**Motion** by Trustee Ackerman, seconded by Trustee Bucaro, **to adjourn the meeting of September 24, 2018** at 7:51 p.m. All Trustees present voted **AYE.**

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,

Jane E. Micheiotti
Village Clerk

jem

91350030

BLOOMINGDALE TIF DISTRICT #3

Township: BLOOMINGDALE

Westgate

| | |
|---|---|
| 2017 Current Valuation: | 7,149,070 |
| Initial Valuation: | 1,029,570 |
| Revised Frozen Valuation: | 1,006,180 |
| Difference: | 6,142,890 |

| | |
|---|---|
| Residential: | 440,270 |
| Farm: | - |
| Commercial: | 565,910 |
| Industrial: | - |
| Total Real Estate: | 1,006,180 |
| Railroad: | - |
| Total: | 1,006,180 |

| | | | | | |
|---|---|---|---|---|---|
| | | | | | |
| DU PAGE COUNTY | .1749 | 10,743.91 | 2228 | 6,142,890 | 7.8566 |
| FOREST PRESERVE | .1306 | 8,022.61 | | | |
| DU PAGE WATER COMMISSION | - | - | | | |
| DU PAGE AIRPORT AUTHORITY | .0166 | 1,019.72 | | | |
| BLOOMINGDALE TOWNSHIP | .0984 | 6,044.60 | | | |
| BLOOMINGDALE TWP ROAD | .1056 | 6,486.89 | | | |
| VLG BLOOMINGDALE | .2939 | 18,053.95 | | | |
| BLOOMINGDALE LIBRARY | .3379 | 20,756.83 | | | |
| BLOOMINGDALE PARK | .4581 | 28,140.58 | | | |
| BLOOMINGDALE FIRE | .6422 | 39,449.64 | | | |
| GRADE SCHOOL DIST #13 | 3.0064 | 184,679.85 | | | |
| HIGH SCHOOL DIST #108 | 2.3489 | 144,290.35 | | | |
| JUNIOR COLLEGE #502 | .2431 | 14,933.37 | | | |
| | | | | | |
| TOTAL | | 482,622.30 | | | |

Attachment F

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

25-Aug-19

TIF #3; Pg. 22

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

$1,010,881.84 Current Principal Balance

| | Estimated Payment Date | Amount * Available in Debt Svc Fund | Interest Calculation From | To | # of Days | Interest | Payment Allocation: Deferred Accrued Interest: Accumulated Deferred Accrued Interest | Payment of Deferred Accrued Interest | Current Interest: Current Interest | Payment of Current Interest | Deferred Current Interest | Principal: Principal | Total Payment Amount | Principal Balance After Payment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 6/30/2005 | $ 9,153.91 | 01/29/04 | 06/30/05 | 511 | $ 140,844.38 | $ - | $ - | $ 140,844.38 | $ 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 | 180 | $ 49,612.50 | $ 131,690.47 | $ 8,348.22 | $ 49,612.50 | $ - | $ 49,612.50 | $ - | $ 8,348.22 | $1,470,000.00 |
| 3 | 6/30/2006 | $ 93,151.58 | 12/31/05 | 06/30/06 | 180 | $ 49,612.50 | $ 172,954.75 | $ 93,151.58 | $ 49,612.50 | $ - | $ 49,612.50 | $ - | $ 93,151.58 | $1,470,000.00 |
| 4 | 12/31/2006 | $ 39,289.99 | 06/30/06 | 12/31/06 | 180 | $ 49,612.50 | $ 129,415.67 | $ 39,289.99 | $ 49,612.50 | $ - | $ 49,612.50 | $ - | $ 39,289.99 | $1,470,000.00 |
| 5 | 6/30/2007 | $ 68,864.00 | 12/31/06 | 06/30/07 | 180 | $ 49,612.50 | $ 139,738.18 | $ 68,864.00 | $ 49,612.50 | $ - | $ 49,612.50 | $ - | $ 68,864.00 | $1,470,000.00 |
| 6 | 12/31/2007 | $ 64,966.82 | 06/30/07 | 12/31/07 | 180 | $ 49,612.50 | $ 120,486.68 | $ 64,966.82 | $ 49,612.50 | $ - | $ 49,612.50 | $ - | $ 64,966.82 | $1,470,000.00 |
| 7 | 6/30/2008 | $ 50,933.11 | 12/31/07 | 06/30/08 | 180 | $ 49,612.50 | $ 105,132.36 | $ 50,933.11 | $ 49,612.50 | $ - | $ 49,612.50 | $ - | $ 50,933.11 | $1,470,000.00 |
| 8 | 12/31/2008 | $ 66,154.70 | 06/30/08 | 12/31/08 | 180 | $ 49,612.50 | $ 103,811.75 | $ 66,154.70 | $ 49,612.50 | $ - | $ 49,612.50 | $ - | $ 66,154.70 | $1,470,000.00 |
| 9 | 6/30/2009 | $ 74,977.79 | 12/31/08 | 06/30/09 | 180 | $ 49,612.50 | $ 87,269.55 | $ 74,977.79 | $ 49,612.50 | $ - | $ 49,612.50 | $ - | $ 74,977.79 | $1,470,000.00 |
| 10 | 12/31/2009 | $ 57,172.33 | 06/30/09 | 12/31/09 | 180 | $ 49,612.50 | $ 61,904.26 | $ 57,172.33 | $ 49,612.50 | $ - | $ 49,612.50 | $ - | $ 57,172.33 | $1,470,000.00 |
| 11 | 6/30/2010 | $ 64,691.15 | 12/31/09 | 06/30/10 | 180 | $ 49,612.50 | $ 54,344.43 | $ 54,344.43 | $ 49,612.50 | $ 10,346.72 | $ 39,265.78 | $ - | $ 64,691.15 | $1,470,000.00 |
| 12 | 12/31/2010 | $ 65,964.82 | 06/30/10 | 12/31/10 | 180 | $ 49,612.50 | $ 39,265.78 | $ 39,265.78 | $ 49,612.50 | $ 26,699.04 | $ 22,913.46 | $ - | $ 65,964.82 | $1,470,000.00 |
| 13 | 6/30/2011 | $ 79,305.87 | 12/31/10 | 06/30/11 | 180 | $ 49,612.50 | $ 22,913.46 | $ 22,913.46 | $ 49,612.50 | $ 49,612.50 | $ - | $ 6,779.90 | $ 79,305.87 | $1,463,220.10 |
| 14 | 12/31/2011 | $ 76,934.80 | 06/30/11 | 12/31/11 | 180 | $ 49,383.68 | $ - | $ - | $ 49,383.68 | $ 49,383.68 | $ - | $ 27,551.12 | $ 76,934.80 | $1,435,668.98 |
| 15 | 6/30/2012 | $ 66,698.79 | 12/31/11 | 06/30/12 | 180 | $ 48,453.83 | $ - | $ - | $ 48,453.83 | $ 48,453.83 | $ - | $ 18,244.96 | $ 66,698.79 | $1,417,424.02 |
| 16 | 12/31/2012 | $ 75,065.24 | 06/30/12 | 12/31/12 | 180 | $ 47,838.06 | $ - | $ - | $ 47,838.06 | $ 47,838.06 | $ - | $ 27,227.18 | $ 75,065.24 | $1,390,196.83 |
| 17 | 6/30/2013 | $ 74,658.89 | 12/31/12 | 06/30/13 | 180 | $ 46,919.14 | $ - | $ - | $ 46,919.14 | $ 46,919.14 | $ - | $ 27,739.75 | $ 74,658.89 | $1,362,457.09 |
| 18 | 12/31/2013 | $ 69,842.25 | 06/30/13 | 12/31/13 | 180 | $ 45,982.93 | $ - | $ - | $ 45,982.93 | $ 45,982.93 | $ - | $ 23,859.32 | $ 69,842.25 | $1,338,597.77 |
| 19 | 6/30/2014 | $ 77,276.13 | 12/31/13 | 06/30/14 | 180 | $ 45,177.67 | $ - | $ - | $ 45,177.67 | $ 45,177.67 | $ - | $ 32,098.46 | $ 77,276.13 | $1,306,499.31 |
| 20 | 12/31/2014 | $ 75,192.01 | 06/30/14 | 12/31/14 | 180 | $ 44,094.35 | $ - | $ - | $ 44,094.35 | $ 44,094.35 | $ - | $ 31,097.66 | $ 75,192.01 | $1,275,401.66 |
| 21 | 6/30/2015 | $ 77,083.16 | 12/31/14 | 06/30/15 | 180 | $ 43,044.81 | $ - | $ - | $ 43,044.81 | $ 43,044.81 | $ - | $ 34,038.35 | $ 77,083.16 | $1,241,363.31 |
| 22 | 12/31/2015 | $ 51,252.88 | 06/30/15 | 12/31/15 | 180 | $ 41,896.01 | $ - | $ - | $ 41,896.01 | $ 41,896.01 | $ - | $ 9,356.87 | $ 51,252.88 | $1,232,006.44 |
| 23 | 6/30/2016 | $ 98,977.43 | 12/31/15 | 06/30/16 | 180 | $ 41,580.22 | $ - | $ - | $ 41,580.22 | $ 41,580.22 | $ - | $ 57,397.21 | $ 98,977.43 | $1,174,609.22 |
| 24 | 12/31/2016 | $ 57,511.73 | 06/30/16 | 12/31/16 | 180 | $ 39,643.06 | $ - | $ - | $ 39,643.06 | $ 39,643.06 | $ - | $ 17,868.67 | $ 57,511.73 | $1,156,740.55 |
| 25 | 6/30/2017 | $ 101,347.61 | 12/31/16 | 06/30/17 | 180 | $ 39,039.99 | $ - | $ - | $ 39,039.99 | $ 39,039.99 | $ - | $ 62,307.62 | $ 101,347.61 | $1,094,432.93 |
| 26 | 12/31/2017 | $ 50,598.01 | 06/30/17 | 12/31/17 | 180 | $ 36,937.11 | $ - | $ - | $ 36,937.11 | $ 36,937.11 | $ - | $ 13,660.90 | $ 50,598.01 | $1,080,772.03 |
| 27 | 6/30/2018 | $ 106,366.26 | 12/31/17 | 06/30/18 | 180 | $ 36,476.06 | $ - | $ - | $ 36,476.06 | $ 36,476.06 | $ - | $ 69,890.20 | $ 106,366.26 | $1,010,881.83 |
| 28 | 12/31/2018 | $ 24,875.46 | 06/30/18 | 12/31/18 | 180 | $ 34,117.26 | $ - | $ - | $ 34,117.26 | $ 34,117.26 | $ 9,241.80 | $ - | $ 24,875.46 | $1,010,881.83 |
| | 6/30/2019 | | 12/31/18 | 06/30/19 | 180 | | | | | | | | | $1,010,881.83 |
| | 12/31/2019 | | 06/30/19 | 12/31/19 | 180 | | | | | | | | | $1,010,881.83 |
| | 6/30/2020 | | 12/31/19 | 06/30/20 | 180 | | | | | | | | | $1,010,881.83 |
| | 12/31/2020 | | 06/30/20 | 12/31/20 | 180 | | | | | | | | | $1,010,881.83 |
| | 6/30/2021 | | 12/31/20 | 06/30/21 | 180 | | | | | | | | | $1,010,881.83 |
| | 12/31/2021 | | 06/30/21 | 12/31/21 | 180 | | | | | | | | | $1,010,881.83 |
| | 6/30/2022 | | 12/31/21 | 06/30/22 | 180 | | | | | | | | | $1,010,881.83 |
| | 12/31/2022 | | 06/30/22 | 12/31/22 | 180 | | | | | | | | | $1,010,881.83 |
| | 6/30/2023 | | 12/31/22 | 06/30/23 | 180 | | | | | | | | | $1,010,881.83 |
| | 12/31/2023 | | 06/30/23 | 12/31/23 | 180 | | | | | | | | | $1,010,881.83 |
| | 6/30/2024 | | 12/31/23 | 06/30/24 | 180 | | | | | | | | | $1,010,881.83 |
| | 12/31/2024 | | 06/30/24 | 12/31/24 | 180 | | | | | | | | | $1,010,881.83 |
| | 6/30/2025 | | 12/31/24 | 06/30/25 | 180 | | | | | | | | | $1,010,881.83 |
| | 12/31/2025 | | 06/30/25 | 12/31/25 | 180 | | | | | | | | | $1,010,881.83 |
| | 6/30/2026 | | 12/31/25 | 06/30/26 | 180 | | | | | | | | | $1,010,881.83 |
| | 12/31/2026 | | 06/30/26 | 12/31/26 | 180 | | | | | | | | | $1,010,881.83 |
| | TOTALS | $ 1,826,654.94 | | | | $ 1,376,778.56 | | $ 640,382.21 | $ 1,376,778.56 | $ 736,396.35 | | $ 459,118.16 | $ 1,826,654.94 | |

* - Amount attributable to Rosedale Estates

Attachment F

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

25-Aug-23

TIF #3; Pg. 23

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

$863,858.78 Current Principal Balance

| | Estimated Payment Date | Amount * Available in Debt Svc Fund | Interest Calculation From | Interest Calculation To | Interest Calculation # of Days | Interest Calculation Interest | Payment Allocation: Deferred Accrued Interest: Accumulated Deferred Accrued Interest | Payment Allocation: Deferred Accrued Interest: Payment of Deferred Accrued Interest | Payment Allocation: Current Interest: Current Interest | Payment Allocation: Current Interest: Payment of Current Interest | Payment Allocation: Current Interest: Deferred Current Interest | Payment Allocation: Principal: Principal | Total Payment Amount | Principal Balance After Payment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 12/31/2006 | $ 37,438.06 | 10/18/06 | 12/31/06 | 73 | $ 19,172.25 | $ - | $ - | $ 19,172.25 | $ 19,172.25 | $ (0.00) | $ 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 | $ (0.00) | $ - | $ 46,657.56 | $ 46,657.56 | $ - | $ 18,104.88 | $ 64,762.44 | $1,364,341.30 |
| 3 | 12/31/2007 | $ 60,324.51 | 06/30/07 | 12/31/07 | 180 | $ 46,046.52 | $ (0.00) | $ - | $ 46,046.52 | $ 46,046.52 | $ - | $ 14,277.99 | $ 60,324.51 | $1,350,063.31 |
| 4 | 6/30/2008 | $ 46,777.49 | 12/31/07 | 06/30/08 | 180 | $ 45,564.64 | $ (0.00) | $ - | $ 45,564.64 | $ 45,564.64 | $ - | $ 1,212.85 | $ 46,777.49 | $1,348,850.46 |
| 5 | 12/31/2008 | $ 60,702.58 | 06/30/08 | 12/31/08 | 180 | $ 45,523.70 | $ (0.00) | $ - | $ 45,523.70 | $ 45,523.70 | $ - | $ 15,178.88 | $ 60,702.58 | $1,333,671.58 |
| 6 | 6/30/2009 | $ 68,024.31 | 12/31/08 | 06/30/09 | 180 | $ 45,011.42 | $ (0.00) | $ - | $ 45,011.42 | $ 45,011.42 | $ - | $ 23,012.90 | $ 68,024.31 | $1,310,658.68 |
| 7 | 12/31/2009 | $ 50,975.10 | 06/30/09 | 12/31/09 | 180 | $ 44,234.73 | $ (0.00) | $ - | $ 44,234.73 | $ 44,234.73 | $ - | $ 6,740.37 | $ 50,975.10 | $1,303,918.32 |
| 8 | 6/30/2010 | $ 57,382.29 | 12/31/09 | 06/30/10 | 180 | $ 44,007.24 | $ (0.00) | $ - | $ 44,007.24 | $ 44,007.24 | $ - | $ 13,375.05 | $ 57,382.29 | $1,290,543.27 |
| 9 | 12/31/2010 | $ 57,911.87 | 06/30/10 | 12/31/10 | 180 | $ 43,555.84 | $ (0.00) | $ - | $ 43,555.84 | $ 43,555.84 | $ - | $ 14,356.03 | $ 57,911.87 | $1,276,187.23 |
| 10 | 6/30/2011 | $ 68,849.75 | 12/31/10 | 06/30/11 | 180 | $ 43,071.32 | $ (0.00) | $ - | $ 43,071.32 | $ 43,071.32 | $ - | $ 25,778.43 | $ 68,849.75 | $1,250,408.80 |
| 11 | 12/31/2011 | $ 65,745.37 | 06/30/11 | 12/31/11 | 180 | $ 42,201.30 | $ (0.00) | $ - | $ 42,201.30 | $ 42,201.30 | $ - | $ 23,544.07 | $ 65,745.37 | $1,226,864.73 |
| 12 | 6/30/2012 | $ 56,998.09 | 12/31/11 | 06/30/12 | 180 | $ 41,406.68 | $ (0.00) | $ - | $ 41,406.68 | $ 41,406.68 | $ - | $ 15,591.41 | $ 56,998.09 | $1,211,273.32 |
| 13 | 12/31/2012 | $ 64,147.72 | 06/30/12 | 12/31/12 | 180 | $ 40,880.47 | $ (0.00) | $ - | $ 40,880.47 | $ 40,880.47 | $ - | $ 23,267.25 | $ 64,147.72 | $1,188,006.08 |
| 14 | 6/30/2013 | $ 63,800.47 | 12/31/12 | 06/30/13 | 180 | $ 40,095.21 | $ (0.00) | $ - | $ 40,095.21 | $ 40,095.21 | $ - | $ 23,705.26 | $ 63,800.47 | $1,164,300.82 |
| 15 | 12/31/2013 | $ 59,684.37 | 06/30/13 | 12/31/13 | 180 | $ 39,295.15 | $ (0.00) | $ - | $ 39,295.15 | $ 39,295.15 | $ - | $ 20,389.22 | $ 59,684.37 | $1,143,911.60 |
| 16 | 6/30/2014 | $ 66,037.06 | 12/31/13 | 06/30/14 | 180 | $ 38,607.02 | $ (0.00) | $ - | $ 38,607.02 | $ 38,607.02 | $ - | $ 27,430.04 | $ 66,037.06 | $1,116,481.56 |
| 17 | 12/31/2014 | $ 64,256.05 | 06/30/14 | 12/31/14 | 180 | $ 37,681.25 | $ (0.00) | $ - | $ 37,681.25 | $ 37,681.25 | $ - | $ 26,574.80 | $ 64,256.05 | $1,089,906.75 |
| 18 | 6/30/2015 | $ 65,872.15 | 12/31/14 | 06/30/15 | 180 | $ 36,784.35 | $ (0.00) | $ - | $ 36,784.35 | $ 36,784.35 | $ - | $ 29,087.80 | $ 65,872.15 | $1,060,818.96 |
| 19 | 12/31/2015 | $ 43,798.65 | 06/30/15 | 12/31/15 | 180 | $ 35,802.64 | $ (0.00) | $ - | $ 35,802.64 | $ 35,802.64 | $ - | $ 7,996.01 | $ 43,798.65 | $1,052,822.95 |
| 20 | 6/30/2016 | $ 84,582.11 | 12/31/15 | 06/30/16 | 180 | $ 35,532.77 | $ (0.00) | $ - | $ 35,532.77 | $ 35,532.77 | $ - | $ 49,049.34 | $ 84,582.11 | $1,003,773.61 |
| 21 | 12/31/2016 | $ 49,147.21 | 06/30/16 | 12/31/16 | 180 | $ 33,877.36 | $ (0.00) | $ - | $ 33,877.36 | $ 33,877.36 | $ - | $ 15,269.85 | $ 49,147.21 | $988,503.77 |
| 22 | 6/30/2017 | $ 86,607.58 | 12/31/16 | 06/30/17 | 180 | $ 33,362.00 | $ (0.00) | $ - | $ 33,362.00 | $ 33,362.00 | $ - | $ 53,245.58 | $ 86,607.58 | $935,258.19 |
| 23 | 12/31/2017 | $ 43,239.02 | 06/30/17 | 12/31/17 | 180 | $ 31,564.96 | $ (0.00) | $ - | $ 31,564.96 | $ 31,564.96 | $ - | $ 11,674.06 | $ 43,239.02 | $923,584.12 |
| 24 | 6/30/2018 | $ 90,896.31 | 12/31/17 | 06/30/18 | 180 | $ 31,170.96 | $ (0.00) | $ - | $ 31,170.96 | $ 31,170.96 | $ - | $ 59,725.35 | $ 90,896.31 | $863,858.77 |
| 25 | 12/31/2018 | $ 21,257.56 | 06/30/18 | 12/31/18 | 180 | $ 29,155.23 | $ (0.00) | $ - | $ 29,155.23 | $ 21,257.56 | $ 7,897.67 | $ - | $ 21,257.56 | $863,858.77 |
| | 6/30/2019 | | 12/31/18 | 06/30/19 | 180 | | | | | | | | | $863,858.77 |
| | 12/31/2019 | | 06/30/19 | 12/31/19 | 180 | | | | | | | | | $863,858.77 |
| | 6/30/2020 | | 12/31/19 | 06/30/20 | 180 | | | | | | | | | $863,858.77 |
| | 12/31/2020 | | 06/30/20 | 12/31/20 | 180 | | | | | | | | | $863,858.77 |
| | 6/30/2021 | | 12/31/20 | 06/30/21 | 180 | | | | | | | | | $863,858.77 |
| | 12/31/2021 | | 06/30/21 | 12/31/21 | 180 | | | | | | | | | $863,858.77 |
| | 6/30/2022 | | 12/31/21 | 06/30/22 | 180 | | | | | | | | | $863,858.77 |
| | 12/31/2022 | | 06/30/22 | 12/31/22 | 180 | | | | | | | | | $863,858.77 |
| | 6/30/2023 | | 12/31/22 | 06/30/23 | 180 | | | | | | | | | $863,858.77 |
| | 12/31/2023 | | 06/30/23 | 12/31/23 | 180 | | | | | | | | | $863,858.77 |
| | 6/30/2024 | | 12/31/23 | 06/30/24 | 180 | | | | | | | | | $863,858.77 |
| | 12/31/2024 | | 06/30/24 | 12/31/24 | 180 | | | | | | | | | $863,858.77 |
| | 6/30/2025 | | 12/31/24 | 06/30/25 | 180 | | | | | | | | | $863,858.77 |
| | 12/31/2025 | | 06/30/25 | 12/31/25 | 180 | | | | | | | | | $863,858.77 |
| | 6/30/2026 | | 12/31/25 | 06/30/26 | 180 | | | | | | | | | $863,858.77 |
| | 12/31/2026 | | 06/30/26 | 12/31/26 | 180 | | | | | | | | | $863,858.77 |
| | TOTALS | $ 1,499,218.14 | | | | $ 970,262.57 | | $ - | $ 970,262.57 | $ 962,364.91 | | $ 536,853.22 | $ 1,499,218.14 | |

* - Amount attributable to Rosedale Estates

Attachment F



# Village of Bloomingdale

**Westgate TIF District**
**Bloomingdale Horizon Project**
**Bloomingdale Horizon Non-Recourse Redevelopment Note - 2007**

| | | | |
|---|---|---|---|
| 11/30/2007 | Date of Issue | | |
| $750,000.00 | Principal Amount | $319,166.89 | Principal Balance |
| 7.50% | Interest Rate | | |
| 360/30 | Day Basis | | |

| | | | | Interest Calculation | | | | Payment Allocation | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Deferred Accrued Interest | | Current Interest | | | Principal | | | |
| | Estimated Payment Date | Amount * Available in Debt Svc Fund | From | To | # of Days | Interest | Accumulated Deferred Accrued Interest | Payment of Deferred Accrued Interest | Current Interest | Payment of Current Interest | Deferred Current Interest | Principal | Total Payment Amount | Principal Balance After Payment |
| 1 | 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 |
| 2 | 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 |
| 3 | 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 | $ 56,250.00 | $ - | $ 10,961.91 | $ 72,393.11 | $739,038.09 |
| 4 | 10/31/2011 | $ 72,783.07 | 10/31/10 | 10/31/11 | 360 | $ 55,427.86 | $ (0.00) | $ - | $ 55,427.86 | $ 55,427.86 | $ - | $ 17,355.21 | $ 72,783.07 | $721,682.88 |
| 5 | 10/31/2012 | $ 88,394.84 | 10/31/11 | 10/31/12 | 360 | $ 54,126.22 | $ (0.00) | $ - | $ 54,126.22 | $ 54,126.22 | $ - | $ 34,268.63 | $ 88,394.84 | $687,414.25 |
| 6 | 10/31/2013 | $ 103,472.45 | 10/31/12 | 10/31/13 | 360 | $ 51,556.07 | $ - | $ - | $ 51,556.07 | $ 51,556.07 | $ - | $ 51,916.38 | $ 103,472.45 | $635,497.87 |
| 7 | 10/31/2014 | $ 105,793.82 | 10/31/13 | 10/31/14 | 360 | $ 47,662.34 | $ - | $ - | $ 47,662.34 | $ 47,662.34 | $ - | $ 58,131.48 | $ 105,793.82 | $577,366.39 |
| 8 | 10/31/2015 | $ 102,862.35 | 10/31/14 | 10/31/15 | 360 | $ 43,302.48 | $ - | $ - | $ 43,302.48 | $ 43,302.48 | $ - | $ 59,559.87 | $ 102,862.35 | $517,806.52 |
| 9 | 10/31/2016 | $ 102,864.54 | 10/31/15 | 10/31/16 | 360 | $ 38,835.49 | $ - | $ - | $ 38,835.49 | $ 38,835.49 | $ - | $ 64,029.05 | $ 102,864.54 | $453,777.47 |
| 10 | 10/31/2017 | $ 102,972.31 | 10/31/16 | 10/31/17 | 360 | $ 34,033.31 | $ - | $ - | $ 34,033.31 | $ 34,033.31 | $ - | $ 68,939.00 | $ 102,972.31 | $384,838.47 |
| 11 | 10/31/2018 | $ 94,534.46 | 10/31/17 | 10/31/18 | 360 | $ 28,862.88 | $ - | $ - | $ 28,862.88 | $ 28,862.88 | $ - | $ 65,671.58 | $ 94,534.46 | $319,166.89 |
| | 10/31/2019 | | 10/31/18 | 10/31/19 | 360 | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $319,166.89 |
| | 10/31/2020 | | 10/31/19 | 10/31/20 | 360 | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $319,166.89 |
| | 10/31/2021 | | 10/31/20 | 10/31/21 | 360 | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $319,166.89 |
| | 10/31/2022 | | 10/31/21 | 10/31/22 | 360 | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $319,166.89 |
| | 10/31/2023 | | 10/31/22 | 10/31/23 | 360 | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $319,166.89 |
| | 10/31/2024 | | 10/31/23 | 10/31/24 | 360 | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $319,166.89 |
| | 10/31/2025 | | 10/31/24 | 10/31/25 | 360 | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $319,166.89 |
| | 10/31/2026 | | 10/31/25 | 10/31/26 | 360 | | $ - | $ - | | $ - | $ - | $ - | $ - | $319,166.89 |
| | TOTALS | $ 948,702.25 | | | | $ 517,869.14 | | $ 26,223.59 | $ 517,869.14 | $ 491,645.55 | | $ 430,833.11 | $ 948,702.25 | |

* - Amount attributable to Alden - Bloomingdale Horizon

# 2018 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 27, 2018

## 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 9:02 a.m.

## III. ROLL CALL:

Present:

John Reiniche, Bloomingdale School District #13
Nancy MCaul, Bloomingdale Park District
Tim Jarzemsky, Bloomingdale Public Library
Michael Hovde, Bloomingdale Township
Adam Parisi, Lake Park High School Dist. #108
Jessica Infelise, Building & Zoning Dept., DuPage County
Gary L. Szott, Village of Bloomingdale

Also Present:

Peter Scalera, Village Administrator

No public members were in attendance.

## IV. APPROVAL OF 2017 ANNUAL JOINT REVIEW BOARD MEETING MINUTES OF November 29, 2017

Motion by Michael Hovde duly seconded by John Reiniche, to accept the 2017 Annual Joint Review Board Meeting Minutes of November 29, 2017, as presented.

AYES - Tim Jarzemsky, Adam Parisi, and Gary Szott
NAYS - None
ABSTAIN - Nancy McCaul and Jessica Infelise

MOTION DECLARED CARRIED

## V. REVIEW OF 2018 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, RIDGE, SPRINGBROOK – TIF #2*

Mr. Szott stated that the Lake and Ridge Streets TIF #2 involves the Springbrook Shopping Center excluding Portillo's and the Chase Bank. As of April 30, 2018, the ending fund balance of the TIF was approximately $833,000, during the year it received approximately $157,000 of increment. TIF #2 was created in 1999 and it's expected to expire in 2022 or 2023. Mr. Reiniche asked how long TIF #2 was and if it would run the whole course. Mr. Szott answered that TIF #2 would run about 23 years and believed it would run the whole course. Mr. Reiniche also wanted to know if the transfers for municipal sources were coming from the Village. Mr. Szott responded that at the start of TIF #2, there were two components to the incentive that were provided to the developer. One was use of property tax incentive and the other was the use of sales tax. As the shopping center itself generated additional sales tax, a component of the increment that was generated, was committed towards the developer as an incentive and the $961,000 represents the sales tax increment. Mr. Hovde questioned if on the sales tax part, if the reason the TIF will go full length is because it didn't generate what was anticipated. Mr. Szott said it was part of the reason but initially the commitment for the sales tax increment was ten years and that time period expired. The property tax increment was about a twelve year period and that had expired as well. The commitment to repay the developer, which was up to $3 million dollars, had also expired. The projected costs into the future or the amounts that are obligated going forward showed there was a deficit of over $200,000. Some of the costs are administrative but also the Village is pursuing a Lake Street streetscape and lighting enhancement program that started in FY18 and it's about a $4 million project that is going to run the length of Lake Street and will benefit the Springbrook TIF district. Part of the monies out of the Springbrook TIF ($725,000 and $270,000) will be used to support that project. Mr. Parisi asked about the status of the old Connie's property. Mr. Szott responded that there was an expected sale to Portillo's. Portillo's will use that property along with their existing property and reconfigure that area and their drive-thru. As previously mentioned, there was a $157,000 increment in FY18, that was from the 2016 tax levy. The 2017 tax levy will be FY19 revenue to the Village and that increment was $174,000.

***WESTGATE – TIF #3***

Mr. Szott 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 TIF fund balance was approximately $220,000 as of April 30, 2018. There was approximately $473,000 in increment received during the year. The increment received during this current FY19 from the 2017 tax levy is $473,000.

Approximately $384,000 of the FY18 increment primarily goes to note obligations that the Village has for the development of the Rosedale Estates subdivisions and Alden Bloomingdale Horizon Independent Senior Living along Lake Street. This increment is being used to support specific obligation of debt that the Village has committed to in order to provide the incentive to the developers to create those developments. The Bloomingdale Bank and Trust building at the northeast corner of Rosedale and Lake Street is not included in this TIF. The Village Board has approved the development for another assisted living community called Grandbrier. Grandbrier is in discussions with IDOT to put an intersection that's aligned with Rosedale. That development has not been approved for any incentive or any increment. The far eastern edge of the TIF #3 district will be impacted by the streetscape and lightning enhancement project that was mentioned earlier. A portion of the monies generated by TIF #3 will be used to support that project. Mr. Reiniche asked if IDOT will help pay for the enhancement program, Mr. Szott said they will not. There is a $3.9 million dollar deficit shown because of future obligations. Approximately $71,000 was paid to Bloomingdale School District #13 and #108 as per capita payments.

***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, 2018, there is a fund balance of $1,600. Approximately $27,000 dollars in increment was received in the year. The increment in TIF #4 is used predominantly for the repayment of a debt obligation, a $400,000 note that the Village issued in the form of a promise to pay based on the increment. No other activity occurred within the TIF during the fiscal year.

**EAST LAKE STREET – TIF #5**

Mr. Szott stated that the East Lake Street TIF was created in March, 2015. As of April 30, 2018, TIF #5 has a negative fund balance of over $1,000,000. During the year it produced approximately $18,000 in increment, the first year of significant increment. The increment received during this current FY19 from the 2017 tax levy is $254,000. There's been quite a bit of activity in the district that has caused the excess value against the increment to be generated.

The Dunkin Donuts will be open soon, it did not receive an increment. The only increment approved by the board is for the strip center across from it. It's a $600,000 incentive; $400,000 of which has been paid and $200,000 which remains to be paid based upon performance within the incentive agreement.

The Lake Street streetscape and lighting enhancement program has primarily been using a large portion of the monies from TIF #5 because it has the longest stretch of Lake Street as part of its boundaries. It has allocated a greater portion of the costs for that project, approximately $2.3 million dollars.

OTHER –

Mr. Szott informed that the Village was in discussions of creating TIF #6 to help revitalize Stratford Square Mall.

## VII. OTHER BUSINESS:

**None**

## VIII. ADJOURNMENT:

On a motion made by John Reiniche, duly seconded by Michael Hovde, the 2018 Annual Joint Review Board Meeting of November 27, 2018 adjourned at 9:48 a.m.

Respectfully submitted by:

Nora Saucedo
Deputy Village Clerk

/ns

# VILLAGE OF BLOOMINGDALE, ILLINOIS

# WESTGATE TAX INCREMENT FINANCING REDEVELOPMENT PROJECTS AREA

# FINANCIAL AND COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2019

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**WESTGATE TAX INCREMENT FINANACING**
**REDEVELOPMENT PROJECT AREA**

**TABLE OF CONTENTS**

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**PAGE**


**INDEPENDENT AUDITORS' REPORT** ..... 1

**SUPPLEMENTARY INFORMATION**

**INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL INFORMATION** ..... 2

Schedule of Revenues, Expenditures and Changes in Fund Balance ..... 3

Notes to the Financial Statements ..... 4

# SUPPLEMENTARY INFORMATION

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

668 N. RIVER ROAD • NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 • FAX 630.393.2516
www.lauterbachamen.com

# INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL INFORMATION

September 21, 2019

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, 2019, and have issued our report thereon dated September 21, 2019 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 out 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 Change in Fund Balance for the Westgate Tax Increment Financing Note Fund and the Westgate Tax Increment Financing Redevelopment Projects Fund is presented for purposes of additional analysis and are 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.

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**WESTGATE TAX INCREMENT FINANCING**
**REDEVELOPMENT PROJECTS AREA FUNDS**

**Schedule of Revenues, Expenditures and Changes in Fund Balance**
**For the Fiscal Year Ended April 30, 2019**

| | Westgate TIF Notes | Westgate TIF Redevelopment Projects | Totals |
|---|---|---|---|
| Revenues | | | |
| Taxes | | | |
| Property Taxes | $ 481,887 | - | 481,887 |
| Interest | 6,925 | - | 6,925 |
| Total Revenues | 488,812 | - | 488,812 |
| Expenditures | | | |
| Current | | | |
| General Government | | | |
| Purchased Services | | | |
| Intergovernmental | 82,805 | - | 82,805 |
| Economic Development | | | |
| Purchased Services | | | |
| Attorney and Counsel | - | 4,797 | 4,797 |
| Audit | - | 350 | 350 |
| Total Economic Development | - | 5,147 | 5,147 |
| Debt Service | | | |
| Principal Retirement | 195,287 | - | 195,287 |
| Interest and Fiscal Charges | 142,644 | - | 142,644 |
| Total Debt Service | 337,931 | - | 337,931 |
| Total Expenditures | 420,736 | 5,147 | 425,883 |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | 68,076 | (5,147) | 62,929 |
| Other Financing Sources (Uses) | | | |
| Transfers In | - | 1,273 | 1,273 |
| Transfers Out | (1,273) | - | (1,273) |
| | (1,273) | 1,273 | - |
| Net Change in Fund Balance | 66,803 | (3,874) | 62,929 |
| Fund Balance - Beginning | 220,468 | - | 220,468 |
| Fund Balance - Ending | 287,271 | (3,874) | 283,397 |

The notes to the financial statements are an integral part of this statement.

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**WESTGATE TAX INCREMENT FINANCING**
**REDEVELOPMENT PROJECT AREA**

**Notes to the Financial Statements**
**April 30, 2019**

## NOTE 1 – 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, 2019, 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.

### Basis of Accounting

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 AUDITORS' REPORT

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

668 N. RIVER ROAD • NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 • FAX 630.393.2516
www.lauterbachamen.com

**INDEPENDENT AUDITORS' REPORT**
**COMPLIANCE WITH PUBLIC ACT 85-1142**

September 21, 2019

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, 2019, and have issued our report thereon dated September 21, 2019.

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). 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).

*Lauterbach & Amen, LLP*
LAUTERBACH & AMEN, LLP

# TIF #4

# Lake and Rosedale

**FY 2019**
**ANNUAL TAX INCREMENT FINANCE REPORT**

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

| | | | |
|---|---|---|---|
| Name of Municipality: | **Village of Bloomingdale** | Reporting Fiscal Year: | **2019** |
| County: | DuPage | Fiscal Year End: | **04 /30 /2019** |
| Unit Code: | 022/020/32 | | |

**FY 2019 TIF Administrator Contact Information**

| | | | |
|---|---|---|---|
| First Name: | **Gary** | Last Name: | **Szott** |
| Address: | 201 S Bloomingdale Rd | Title: | Finance Director/Treasurer |
| Telephone: | 630-671-5631 | City: | Bloomingdale Zip: 60108 |
| E-mail-required | **szottg@vil.bloomingdale.il.us** | | |

I attest to the best of my knowledge, that this FY 2019 report of the redevelopment project area(s)

in the **City/Village** of: **Bloomingdale**

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

**Written signature of TIF Administrator** — **Date** 10/16/19

**Section 1** (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

**FILL OUT ONE FOR EACH TIF DISTICT**

| Name of Redevelopment Project Area | Date Designated DD/MM/20YY | Date If Terminated |
|---|---|---|
| Lake and Rosedale | 9/1/2006 | |
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*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**
**FY 2019**

| | |
|---|---|
| **Name of Redevelopment Project Area (below):** | |
| **Lake and Rosedale** | |
| **Primary Use of Redevelopment Project Area*:** | Commercial |

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

| | |
|---|---|
| **If "Combination/Mixed" List Component Types:** | |
| **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** | |

## Please utilize the information below to properly label the Attachments.

| | 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 (labled 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 ***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). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).** | 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, then 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 the 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 2019**

**Lake and Rosedale**

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ 1,627

| 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 | $ 28,556 | $ 385,340 | 100% |
| State Sales Tax Increment | $ - | $ - | 0% |
| Local Sales Tax Increment | $ - | $ - | 0% |
| State Utility Tax Increment | $ - | $ - | 0% |
| Local Utility Tax Increment | $ - | $ - | 0% |
| Interest | $ 246 | $ 1,280 | 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 Fund** | $ 28,802 | | |
| **Cumulative Total Revenues/Cash Receipts** | | $ 386,620 | 100% |
| **Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** | $ 29,903 | | |
| **Transfers to Municipal Sources** | $ - | | |
| **Distribution of Surplus** | | | |
| **Total Expenditures/Disbursements** | $ 29,903 | | |
| **Net/Income/Cash Receipts Over/(Under) Cash Disbursements** | $ (1,101) | | |
| **Previous Year Adjustment (Explain Below)** | $ - | | |
| **FUND BALANCE, END OF REPORTING PERIOD*** | $ 526 | | |

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

**Previous Year Explanation:**

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 2019

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. | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | $ - |
| 2. Annual administrative cost. | | |
| Attorney | 720 | |
| Audit | 350 | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | $ 1,070 |
| 3. Cost of marketing sites. | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | $ - |
| 4. Property assembly cost and site preparation costs. | | |
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| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | $ - |
| 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 the constructuion of public works or improvements. | | |
| | | |
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| | | |
| | | |
| | | |
| | | |
| | | $ - |

| 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. | | |
| TIF Note principal | 15,383 | |
| TIF Note interest | 13,450 | |
| | | $ 28,833 |
| 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<br>PAGE 3 | | |
|---|---|---|
| 13. Relocation costs. | | |
| | | |
| | | |
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| | | |
| | | $ - |
| 14. Payments in lieu of taxes. | | |
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| | | |
| | | |
| | | $ - |
| 15. Costs of job training, retraining, advanced vocational or career education. | | |
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| | | |
| | | $ - |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project. | | |
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| | | |
| | | $ - |
| 17. Cost of day care services. | | |
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| | | |
| | | $ - |
| 18. Other. | | |
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| | | |
| | | $ - |
| **TOTAL ITEMIZED EXPENDITURES** | | **$ 29,903** |

Section 3.2 B

FY 2019

TIF NAME: Lake and Rosedale

***Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.***

List all vendors, including other municipal funds, that were paid in excess of $10,000 during the current reporting year.

| Name | Service | Amount |
|---|---|---|
| Schaumburg Bank & Trust | TIF Note principal and interest | $ 28,833.15 |
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**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 2019**
**TIF NAME:** Lake and Rosedale
**FUND BALANCE BY SOURCE** $ 526

| | Amount of Original Issuance | Amount Designated |
|---|---|---|
| **1. Description of Debt Obligations** | | |
| Series 2009 TIF Redevelopment Note | $ 400,000 | $ 163,719 |
| Interest on 2009 Note (estimate) | $ 690,000 | $ 135,068 |
| | | |
| | | |
| | | |
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| | | |
| | | |
| | | |
| **Total Amount Designated for Obligations** | $ 1,090,000 | $ 298,787 |

| | | |
|---|---|---|
| **2. Description of Project Costs to be Paid** | | |
| Administration (11 years @ $7,500/yr) | | $ 82,500 |
| Audit (11 years @ $360/yr) | | $ 3,960 |
| Attorney & Counsel (11 years @ $1,000/yr) | | $ 11,000 |
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| **Total Amount Designated for Project Costs** | | $ 97,460 |

| | |
|---|---|
| **TOTAL AMOUNT DESIGNATED** | $ 396,247 |
| **SURPLUS/(DEFICIT)** | $ (395,721) |

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

**FY 2019**

**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.

X **Check here if no property was acquired by the Municipality within the 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 2019**

**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 total number of **ALL** activities undertaken in furtherance of the objectives of the redevelopment plan: | 2 |

LIST **ALL** 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 | $ 415,386 | $ 28,900 | $ 444,286 |
| Ratio of Private/Public Investment | 10 5/6 | | 10 9/70 |

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1*: Lake and Rosedale RPA**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ - | $ - | $ - |
| Public Investment Undertaken | $ 6,244 | $ 1,110 | $ 7,354 |
| Ratio of Private/Public Investment | 0 | | 0 |

**Project 2*: Bloomingdale Bank & Trust**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ 4,500,000 | $ - | $ 4,500,000 |
| Public Investment Undertaken | $ 409,142 | $ 27,790 | $ 436,932 |
| Ratio of Private/Public Investment | 11 | | 10 3/10 |

**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 the complete TIF report**

**SECTION 6**
**FY 2019**

**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 | $ 502,710 |

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 |
|---|---|
| Bloomingdale Park District | $ - |
| Bloomingdale Public Library | $ - |
| Bloomingdale Township & Road | $ - |
| Bloomingdale 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 Bloomingdale | $ - |

**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

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

Lake Street & Rosedale Avenue TIF Area
N
W
E
S
Legend
TIF
Lots
Parcels
Lot 1
0215101051
Date: 10/12/2011
Prepared By: M. Mila
Approved By: R. Prohaska
Checked By: G. Szott
Scale: N.T.S.
VILLAGE OF BLOOMINGDALE
1833
Growth With Pride

# Village of Bloomingdale

Growth with Pride

**Franco A. Coladipietro**
Village President

**Jane E. Michelotti**
Village Clerk

Attachment B

October 1, 2019

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, 2019

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, 2019.

Sincerely,

Franco A. Coladipietro, Village President
Village of Bloomingdale

201 South Bloomingdale Road / Bloomingdale, Illinois 60108-1403 / (630) 893-7000 / FAX: (630) 893-5136

# 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 9, 2019

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

To Whom It May Concern:

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, 2019 (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, 2019, 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




Elburn 630.365.6441 ■ Mokena 708.478.4600 ■ Woodstock 815.338.8011

91350040

BLOOMINGDALE TIF DISTRICT #4

Township: BLOOMINGDALE

Lk & Rosedale

| | |
|---|---|
| 2017 Current Valuation: | 502,710 |
| Initial Valuation: | 139,240 |
| Revised Frozen Valuation: | 139,240 |
| Difference: | 363,470 |

| | |
|---|---|
| Residential: | - |
| Farm: | - |
| Commercial: | 139,240 |
| Industrial: | - |
| Total Real Estate: | 139,240 |
| Railroad: | - |
| Total: | 139,240 |

| | | | | | |
|---|---|---|---|---|---|
| | | | | VALUE | |
| DU PAGE COUNTY | .1749 | 635.71 | 2235 | 363,470 | 7.8566 |
| FOREST PRESERVE | .1306 | 474.69 | | | |
| DU PAGE WATER COMMISSION | - | - | | | |
| DU PAGE AIRPORT AUTHORITY | .0166 | 60.34 | | | |
| BLOOMINGDALE TOWNSHIP | .0984 | 357.65 | | | |
| BLOOMINGDALE TWP ROAD | .1056 | 383.82 | | | |
| VLG BLOOMINGDALE | .2939 | 1,068.24 | | | |
| BLOOMINGDALE LIBRARY | .3379 | 1,228.17 | | | |
| BLOOMINGDALE PARK | .4581 | 1,665.06 | | | |
| BLOOMINGDALE FIRE | .6422 | 2,334.20 | | | |
| GRADE SCHOOL DIST #13 | 3.0064 | 10,927.35 | | | |
| HIGH SCHOOL DIST #108 | 2.3489 | 8,537.55 | | | |
| JUNIOR COLLEGE #502 | .2431 | 883.60 | | | |
| | | | | | |
| TOTAL | | 28,556.38 | | | |

Attachment F

# 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 | $163,719.86 | Current Principal Balance |
| 7.50% | Interest Rate | | |
| 360/30 | Day Basis | | |

| | Estimated Payment Date | Amount Available in Debt Svc Fund | Interest Calculation | | | | Payment Allocation | | | | | | Total Payment Amount | Principal Balance After Payment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Deferred Accrued Interest | | Current Interest | | | Principal | | |
| | | | From | To | # of Days | Interest | Accumulated Deferred Accrued Interest | Payment of Deferred Accrued Interest | Current Interest | Payment of Current Interest | Deferred Current Interest | Principal | | |
| 1 | 10/31/2009 | $ 104,458.98 | 05/01/09 | 10/31/09 | 180 | $ 15,000.00 | $ - | $ - | $ 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 | $ 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 | $ 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 | $ 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 | $ 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 | $ 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 | $ 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 | $ 14,926.43 | $ - | $ 8,195.65 | $ 23,122.08 | $190,823.41 |
| 9 | 10/31/2017 | $ 26,037.11 | 10/31/16 | 10/31/17 | 360 | $ 14,316.88 | $ - | $ - | $ 14,316.88 | $ 14,316.88 | $ - | $ 11,720.23 | $ 26,037.11 | $179,103.18 |
| 10 | 10/31/2018 | $ 28,833.15 | 10/31/17 | 10/31/18 | 360 | $ 13,449.83 | $ - | $ - | $ 13,449.83 | $ 13,449.83 | $ - | $ 15,383.32 | $ 28,833.15 | $163,719.86 |
| | 10/31/2019 | | 10/31/18 | 10/31/19 | 360 | | | $ - | | $ - | $ - | $ - | $ - | $163,719.86 |
| | 10/31/2020 | | 10/31/19 | 10/31/20 | 360 | | | $ - | | $ - | $ - | $ - | $ - | $163,719.86 |
| | 10/31/2021 | | 10/31/20 | 10/31/21 | 360 | | | $ - | | $ - | $ - | $ - | $ - | $163,719.86 |
| | 10/31/2022 | | 10/31/21 | 10/31/22 | 360 | | | $ - | | $ - | $ - | $ - | $ - | $163,719.86 |
| | 10/31/2023 | | 10/31/22 | 10/31/23 | 360 | | | $ - | | $ - | $ - | $ - | $ - | $163,719.86 |
| | 10/31/2024 | | 10/31/23 | 10/31/24 | 360 | | | $ - | | $ - | $ - | $ - | $ - | $163,719.86 |
| | 10/31/2025 | | 10/31/24 | 10/31/25 | 360 | | | $ - | | $ - | $ - | $ - | $ - | $163,719.86 |
| | 10/31/2026 | | 10/31/25 | 10/31/26 | 360 | | | $ - | | $ - | $ - | $ - | $ - | $163,719.86 |
| | 10/31/2027 | | 10/31/26 | 10/31/27 | 360 | | | $ - | | $ - | $ - | $ - | $ - | $163,719.86 |
| | 10/31/2028 | | 10/31/27 | 10/31/28 | 360 | | | $ - | | $ - | $ - | $ - | $ - | $163,719.86 |
| | 10/31/2029 | | 10/31/28 | 10/31/29 | 360 | | | $ - | | $ - | $ - | $ - | $ - | $163,719.86 |
| | TOTALS | $ 409,143.03 | | | | $ 172,862.89 | | $ - | $ 172,862.89 | $ 172,862.89 | | $ 236,280.14 | $ 409,143.03 | |

# 2018 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 27, 2018

## 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 9:02 a.m.

## III. ROLL CALL:

Present:

John Reiniche, Bloomingdale School District #13
Nancy MCaul, Bloomingdale Park District
Tim Jarzemsky, Bloomingdale Public Library
Michael Hovde, Bloomingdale Township
Adam Parisi, Lake Park High School Dist. #108
Jessica Infelise, Building & Zoning Dept., DuPage County
Gary L. Szott, Village of Bloomingdale

Also Present:

Peter Scalera, Village Administrator

No public members were in attendance.

## IV. APPROVAL OF 2017 ANNUAL JOINT REVIEW BOARD MEETING MINUTES OF November 29, 2017

Motion by Michael Hovde duly seconded by John Reiniche, to accept the 2017 Annual Joint Review Board Meeting Minutes of November 29, 2017, as presented.

AYES - Tim Jarzemsky, Adam Parisi, and Gary Szott
NAYS - None
ABSTAIN - Nancy McCaul and Jessica Infelise

MOTION DECLARED CARRIED

## V. REVIEW OF 2018 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, RIDGE, SPRINGBROOK – TIF #2*

Mr. Szott stated that the Lake and Ridge Streets TIF #2 involves the Springbrook Shopping Center excluding Portillo's and the Chase Bank. As of April 30, 2018, the ending fund balance of the TIF was approximately $833,000, during the year it received approximately $157,000 of increment. TIF #2 was created in 1999 and it's expected to expire in 2022 or 2023. Mr. Reiniche asked how long TIF #2 was and if it would run the whole course. Mr. Szott answered that TIF #2 would run about 23 years and believed it would run the whole course. Mr. Reiniche also wanted to know if the transfers for municipal sources were coming from the Village. Mr. Szott responded that at the start of TIF #2, there were two components to the incentive that were provided to the developer. One was use of property tax incentive and the other was the use of sales tax. As the shopping center itself generated additional sales tax, a component of the increment that was generated, was committed towards the developer as an incentive and the $961,000 represents the sales tax increment. Mr. Hovde questioned if on the sales tax part, if the reason the TIF will go full length is because it didn't generate what was anticipated. Mr. Szott said it was part of the reason but initially the commitment for the sales tax increment was ten years and that time period expired. The property tax increment was about a twelve year period and that had expired as well. The commitment to repay the developer, which was up to $3 million dollars, had also expired. The projected costs into the future or the amounts that are obligated going forward showed there was a deficit of over $200,000. Some of the costs are administrative but also the Village is pursuing a Lake Street streetscape and lighting enhancement program that started in FY18 and it's about a $4 million project that is going to run the length of Lake Street and will benefit the Springbrook TIF district. Part of the monies out of the Springbrook TIF ($725,000 and $270,000) will be used to support that project. Mr. Parisi asked about the status of the old Connie's property. Mr. Szott responded that there was an expected sale to Portillo's. Portillo's will use that property along with their existing property and reconfigure that area and their drive-thru. As previously mentioned, there was a $157,000 increment in FY18, that was from the 2016 tax levy. The 2017 tax levy will be FY19 revenue to the Village and that increment was $174,000.

***WESTGATE – TIF #3***

Mr. Szott 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 TIF fund balance was approximately $220,000 as of April 30, 2018. There was approximately $473,000 in increment received during the year. The increment received during this current FY19 from the 2017 tax levy is $473,000.

Approximately $384,000 of the FY18 increment primarily goes to note obligations that the Village has for the development of the Rosedale Estates subdivisions and Alden Bloomingdale Horizon Independent Senior Living along Lake Street. This increment is being used to support specific obligation of debt that the Village has committed to in order to provide the incentive to the developers to create those developments. The Bloomingdale Bank and Trust building at the northeast corner of Rosedale and Lake Street is not included in this TIF. The Village Board has approved the development for another assisted living community called Grandbrier. Grandbrier is in discussions with IDOT to put an intersection that's aligned with Rosedale. That development has not been approved for any incentive or any increment. The far eastern edge of the TIF #3 district will be impacted by the streetscape and lightning enhancement project that was mentioned earlier. A portion of the monies generated by TIF #3 will be used to support that project. Mr. Reiniche asked if IDOT will help pay for the enhancement program, Mr. Szott said they will not. There is a $3.9 million dollar deficit shown because of future obligations. Approximately $71,000 was paid to Bloomingdale School District #13 and #108 as per capita payments.

***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, 2018, there is a fund balance of $1,600. Approximately $27,000 dollars in increment was received in the year. The increment in TIF #4 is used predominantly for the repayment of a debt obligation, a $400,000 note that the Village issued in the form of a promise to pay based on the increment. No other activity occurred within the TIF during the fiscal year.

**EAST LAKE STREET – TIF #5**

Mr. Szott stated that the East Lake Street TIF was created in March, 2015. As of April 30, 2018, TIF #5 has a negative fund balance of over $1,000,000. During the year it produced approximately $18,000 in increment, the first year of significant increment. The increment received during this current FY19 from the 2017 tax levy is $254,000. There's been quite a bit of activity in the district that has caused the excess value against the increment to be generated.

The Dunkin Donuts will be open soon, it did not receive an increment. The only increment approved by the board is for the strip center across from it. It's a $600,000 incentive; $400,000 of which has been paid and $200,000 which remains to be paid based upon performance within the incentive agreement.

The Lake Street streetscape and lighting enhancement program has primarily been using a large portion of the monies from TIF #5 because it has the longest stretch of Lake Street as part of its boundaries. It has allocated a greater portion of the costs for that project, approximately $2.3 million dollars.

OTHER –

Mr. Szott informed that the Village was in discussions of creating TIF #6 to help revitalize Stratford Square Mall.

## VII. OTHER BUSINESS:

**None**

## VIII. ADJOURNMENT:

On a motion made by John Reiniche, duly seconded by Michael Hovde, the 2018 Annual Joint Review Board Meeting of November 27, 2018 adjourned at 9:48 a.m.

Respectfully submitted by:

Nora Saucedo
Deputy Village Clerk

/ns

# VILLAGE OF BLOOMINGDALE, ILLINOIS

# LAKE AND ROSEDALE TAX INCREMENT FINANCING REDEVOLOPMENT PROJECTS AREA

# FINANCIAL AND COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2019

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**LAKE AND ROSEDALE TAX INCREMENT FINANACING**
**REDEVELOPMENT PROJECTS AREA**

**TABLE OF CONTENTS**

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**PAGE**


**INDEPENDENT AUDITORS' REPORT** ..... 1

**SUPPLEMENTARY INFORMATION**

**INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL INFORMATION** ..... 2

Schedule of Revenues, Expenditures and Changes in Fund Balance ..... 3

Notes to the Financial Statements ..... 4

# SUPPLEMENTARY INFORMATION

Lauterbach & Amen, LLP
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# INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL INFORMATION

September 21, 2019

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, 2019, and have issued our report thereon dated September 21, 2019 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 out 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 Change in Fund Balance for the Lake and Rosedale Tax Increment Financing Note Fund and the Lake and Rosedale Tax Increment Financing Redevelopment Projects Fund is presented for purposes of additional analysis and are 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.

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**LAKE AND ROSEDALE TAX INCREMENT FINANCING**
**REDEVELOPMENT PROJECT AREA FUNDS**

**Schedule of Revenues, Expenditures and Changes in Fund Balance**
**For the Fiscal Year Ended April 30, 2019**

| | Lake and Rosedale TIF Note | Lake and Rosedale TIF Redevelopment Projects | Totals |
|---|---|---|---|
| Revenues | | | |
| Taxes | | | |
| Property Taxes | $ 28,556 | - | 28,556 |
| Interest | 246 | - | 246 |
| Total Revenues | 28,802 | - | 28,802 |
| Expenditures | | | |
| Current | | | |
| Economic Development | | | |
| Purchased Services | | | |
| Attorney and Counsel | - | 720 | 720 |
| Audit | - | 350 | 350 |
| Total Economic Development | - | 1,070 | 1,070 |
| Debt Service | | | |
| Principal Retirement | 15,383 | - | 15,383 |
| Interest and Fiscal Charges | 13,450 | - | 13,450 |
| Total Debt Service | 28,833 | - | 28,833 |
| Total Expenditures | 28,833 | 1,070 | 29,903 |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | (31) | (1,070) | (1,101) |
| Other Financing Sources (Uses) | | | |
| Transfers In | - | 1,070 | 1,070 |
| Transfers Out | (1,070) | - | (1,070) |
| | (1,070) | 1,070 | - |
| Net Change in Fund Balance | (1,101) | - | (1,101) |
| Fund Balance - Beginning | 1,627 | - | 1,627 |
| Fund Balance - Ending | 526 | - | 526 |

The notes to the financial statements are an integral part of this statement.

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**LAKE AND ROSEDALE TAX INCREMENT FINANCING**
**REDEVELOPMENT PROJECTS AREA**

**Notes to the Financial Statements**
**April 30, 2019**

## NOTE 1 – 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 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, 2019, 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.

### Basis of Accounting

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 AUDITORS' REPORT

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITORS' REPORT**
**COMPLIANCE WITH PUBLIC ACT 85-1142**

September 21, 2019

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, 2019, and have issued our report thereon dated September 21, 2019.

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). 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).

*Lauterbach & Amen, LLP*
LAUTERBACH & AMEN, LLP

# TIF #5

# East Lake Street

**FY 2019**
**ANNUAL TAX INCREMENT FINANCE REPORT**

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

| | | | |
|---|---|---|---|
| Name of Municipality: | Village of Bloomingdale | Reporting Fiscal Year: | 2019 |
| County: | DuPage | Fiscal Year End: | 04 /30 /2019 |
| Unit Code: | 022/020/32 | | |

**FY 2019 TIF Administrator Contact Information**

| | | | |
|---|---|---|---|
| First Name: | Gary | Last Name: | Szott |
| Address: | 201 S Bloomingdale Rd | Title: | Finance Director/Treasurer |
| Telephone: | 630-671-5631 | City: | Bloomingdale Zip: 60108 |
| E-mail-required | szottg@vil.bloomingdale.il.us | | |

I attest to the best of my knowledge, that this FY 2019 report of the redevelopment project area(s)

in the **City/Village** of: **Bloomingdale**

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

**Written signature of TIF Administrator** — **Date** 10/16/19

**Section 1** (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

**FILL OUT ONE FOR EACH TIF DISTICT**

| Name of Redevelopment Project Area | Date Designated DD/MM/20YY | Date If Terminated |
|---|---|---|
| East Lake Street | 3/30/2015 | |
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*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**
**FY 2019**

| | |
|---|---|
| **Name of Redevelopment Project Area (below):** | |
| **East lake Street** | |
| **Primary Use of Redevelopment Project Area*:** | Retail, Other Commercial |

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

| | |
|---|---|
| **If "Combination/Mixed" List Component Types:** | |
| **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** | |

## Please utilize the information below to properly label the Attachments.

| | 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 (labled 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 ***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). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).** | 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, then 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 the 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 2019**

**East lake Street**

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ (1,031,713)

| 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 | $ 253,855 | $ 274,135 | 24% |
| State Sales Tax Increment | $ - | $ - | 0% |
| Local Sales Tax Increment | $ - | $ - | 0% |
| State Utility Tax Increment | $ - | $ - | 0% |
| Local Utility Tax Increment | $ - | $ - | 0% |
| Interest | $ 2,974 | $ 3,089 | 0% |
| Land/Building Sale Proceeds | $ - | $ 835,480 | 72% |
| Bond Proceeds | $ - | $ - | 0% |
| Transfers from Municipal Sources | $ - | $ - | 0% |
| Private Sources | $ - | $ 51,350 | 4% |
| Other (identify source _____; if multiple other sources, attach schedule) | $ - | $ 121 | 0% |

| | | | |
|---|---|---|---|
| **All Amount Deposited in Special Tax Allocation Fund** | $ 256,829 | | |
| **Cumulative Total Revenues/Cash Receipts** | | $ 1,164,175 | 100% |
| **Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** | $ 169,527 | | |
| **Transfers to Municipal Sources** | $ - | | |
| **Distribution of Surplus** | | | |
| **Total Expenditures/Disbursements** | $ 169,527 | | |
| **Net/Income/Cash Receipts Over/(Under) Cash Disbursements** | $ 87,302 | | |
| **Previous Year Adjustment (Explain Below)** | $ - | | |
| **FUND BALANCE, END OF REPORTING PERIOD*** | $ (944,411) | | |

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

**Previous Year Explanation:**

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 2019

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. | | |
| | | $ - |
| 2. Annual administrative cost. | | |
| Attorney | 720 | |
| Audit | 350 | |
| | | $ 1,070 |
| 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. | | |
| Underground of overhead utilities | 38,910 | |
| | | $ 38,910 |
| 6. Costs of the constructuion of public works or improvements. | | |
| Lake Street streetscape and lighting enhancement project - | | |
| Engineering design | 23,555 | |
| Buildings & Grounds Improvements (Lake & Circle monument sign) | 105,992 | |
| | | $ 129,547 |

| 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. | | |
| | | |
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| | | |
| | | |
| | | $ - |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project. | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | $ - |
| 17. Cost of day care services. | | |
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| | | |
| | | |
| | | |
| | | |
| | | $ - |
| 18. Other. | | |
| | - | |
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| | | |
| | | |
| | | |
| | | |
| | | $ - |
| TOTAL ITEMIZED EXPENDITURES | | $ 169,527 |

Section 3.2 B

FY 2019

TIF NAME: East lake Street

***Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.***

List all vendors, including other municipal funds, that were paid in excess of $10,000 during the current reporting year.

| Name | Service | Amount |
|---|---|---|
| ComEd | Construction | $ 38,910.35 |
| Burke LLC | Design and Construction | $ 129,546.50 |

**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 2019**
**TIF NAME:** East lake Street
**FUND BALANCE BY SOURCE** $ (944,411)

| | Amount of Original Issuance | Amount Designated |
|---|---|---|
| **1. Description of Debt Obligations** | | |
| | | |
| | | |
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| | | |
| | | |
| | | |
| **Total Amount Designated for Obligations** | $ - | $ - |

| **2. Description of Project Costs to be Paid** | | |
|---|---|---|
| Administration (20 years @ $7,500/yr) | | $ 150,000 |
| Audit (20 years @ $360/yr) | | $ 7,200 |
| Attorney & Counsel (20 years @ $1,000/yr) | | $ 20,000 |
| 205-15 E. Lake St. developer incentive | | $ 200,000 |
| Lake St streetscape and lighting enhancements | | $ 2,047,400 |
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| | | |
| **Total Amount Designated for Project Costs** | | $ 2,424,600 |

| | |
|---|---|
| **TOTAL AMOUNT DESIGNATED** | $ 2,424,600 |
| **SURPLUS/(DEFICIT)** | $ (3,369,011) |

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

**FY 2019**

**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.

X **Check here if no property was acquired by the Municipality within the 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 2019**

**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 total number of **ALL** activities undertaken in furtherance of the objectives of the redevelopment plan: | 7 |

LIST **ALL** 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) | $ 4,804,815 | $ - | $ 4,804,815 |
| Public Investment Undertaken | $ 1,221,755 | $ 2,251,010 | $ 3,472,765 |
| Ratio of Private/Public Investment | 3 14/15 | | 1 28/73 |

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1*: East Lake Street RPA**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ - | $ - | $ - |
| Public Investment Undertaken | $ 170,690 | $ 3,610 | $ 174,300 |
| Ratio of Private/Public Investment | 0 | | 0 |

**Project 2*: Lock-Up Self Storage - complete**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ 1,602,300 | $ - | $ 1,602,300 |
| Public Investment Undertaken | $ - | $ - | $ - |
| Ratio of Private/Public Investment | 0 | | 0 |

**Project 3*: Lakeview Memory Care - complete**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ 1,444,700 | $ - | $ 1,444,700 |
| Public Investment Undertaken | $ - | $ - | $ - |
| Ratio of Private/Public Investment | 0 | | 0 |

**Project 4*: NE Corner Lake St & Circle Ave**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ 1,007,815 | $ - | $ 1,007,815 |
| Public Investment Undertaken | $ 723,408 | $ 200,000 | $ 923,408 |
| Ratio of Private/Public Investment | 1 11/28 | | 1 1/11 |

**Project 5*: Dunkin Donuts - complete**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ 750,000 | $ - | $ 750,000 |
| Public Investment Undertaken | $ - | $ - | $ - |
| Ratio of Private/Public Investment | 0 | | 0 |

**Project 6*: Lake Street street light pole replacements - complete**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ - | $ - | $ - |
| Public Investment Undertaken | $ 198,110 | $ - | $ 198,110 |
| Ratio of Private/Public Investment | 0 | | 0 |

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

**Project 7*: Lake Street streetscape and lighting enhancements**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ - | $ - | $ - |
| Public Investment Undertaken | $ 129,547 | $ 2,047,400 | $ 2,176,947 |
| Ratio of Private/Public Investment | 0 | | 0 |

**Project 8*:**

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

**Project 9*:**

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

**Project 10*:**

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

**Project 11*:**

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

**Project 12*:**

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

**Project 13*:**

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

**Project 14*:**

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

**Project 15*:**

| | | | |
|---|---|---|---|
| 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 the complete TIF report**

**SECTION 6**
**FY 2019**

**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 | $ 6,624,690 |

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 |
|---|---|
| Bloomingdale Park District | $ - |
| Bloomingdale Public Library | $ - |
| Bloomingdale Township & Road | $ - |
| Bloomingdale 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 Bloomingdale | $ - |

**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 |

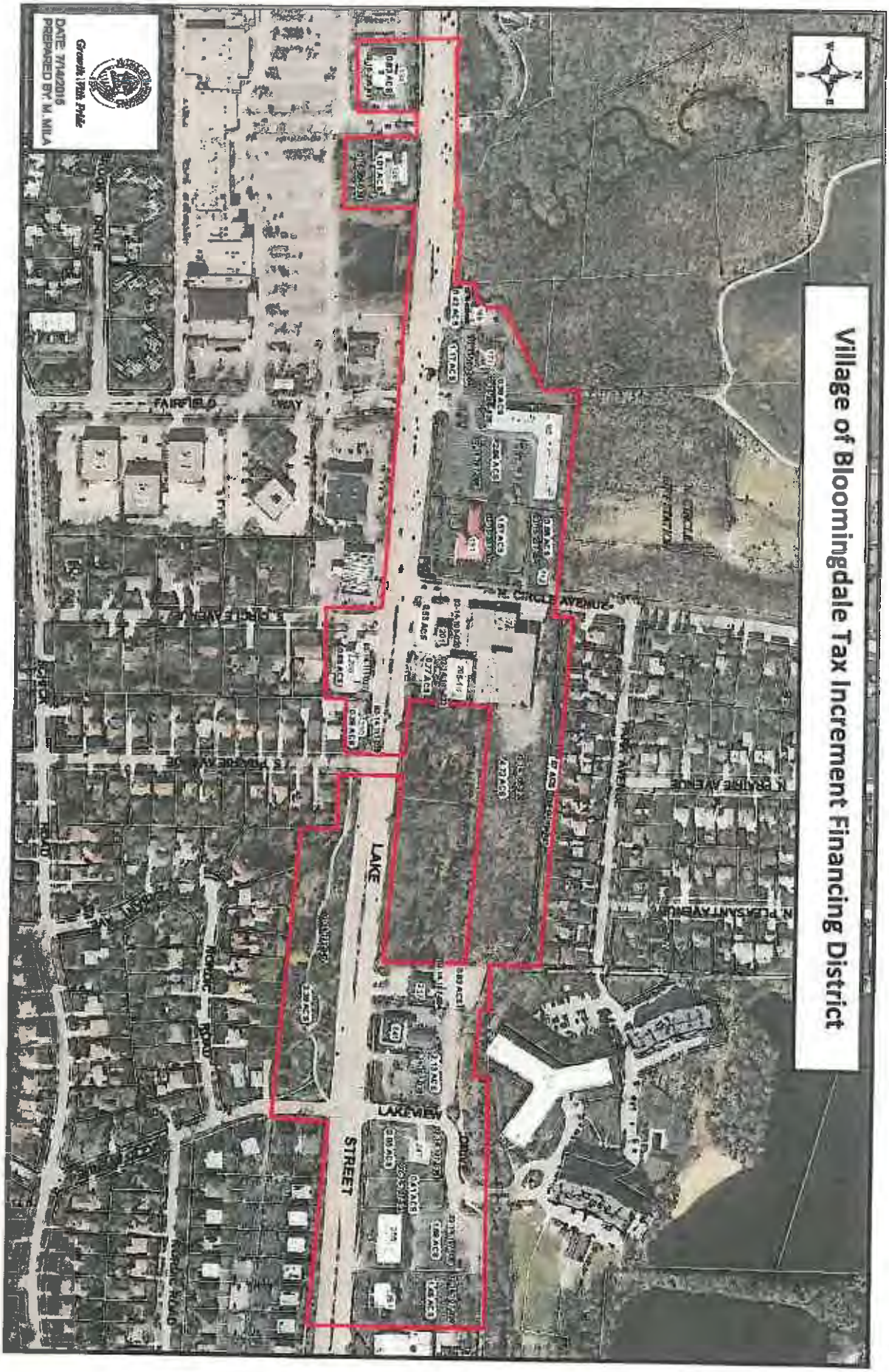
# LEGAL DESCRIPTION

## BLOOMINGDALE EAST LAKE STREET REDEVELOPMENT DISTRICT BOUNDARY

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 (R1955-758329, 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 (R1956-785047, 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 (R1956-

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; thence Southerly on the East line of said Lot 2 to the Southeast corner of said Lot 2; thence continuing Southerly on the East line of Lot 3 of Suncrest Highlands (R1956-785047, also being P.I.N. 02-14-112-003) to the Northwest corner of Lot 23 in Suncrest Highlands Unit 2 (R1957-853024, also being P.I.N 02-14-112-037); thence Easterly on the North Line of Lots 16-23 and Lot 14 to the Northeast corner of Lot 14 in 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 (R1979-088416, 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 Pavesi'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: 7/14/2015
PREPARED BY: M. MILA
FAIRFIELD
WAY
N. CIRCLE AVENUE
S. CIRCLE AVENUE
S. PRAIRIE AVENUE
N. PRAIRIE AVENUE
N. PLEASANT AVENUE
LAKE
STREET
LAKEVIEW
DRIVE
NORDIC
ROAD

# Village of Bloomingdale

Growth with Pride

**Franco A. Coladipietro**
Village President

**Jane E. Michelotti**
Village Clerk

Attachment B

October 1, 2019

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, 2019

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, 2019.

Sincerely,

Franco A. Coladipietro, Village President
Village of Bloomingdale

201 South Bloomingdale Road / Bloomingdale, Illinois 60108-1403 / (630) 893-7000 / FAX: (630) 893-5136

# 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 9, 2019

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

To Whom It May Concern:

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, 2019 (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, 2019, 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




Elburn 630.365.6441 ■ Mokena 708.478.4600 ■ Woodstock 815.338.8011

91350050

BLOOMINGDALE TIF DISTRICT #5

Township: BLOOMINGDALE

East Lake St

| | |
|---|---|
| 2017 Current Valuation: | 6,624,690 |
| Initial Valuation: | 3,534,440 |
| Revised Frozen Valuation: | 3,393,590 |
| Difference: | 3,231,100 |

| | |
|---|---|
| Residential: | 26,020 |
| Farm: | - |
| Commercial: | 3,367,570 |
| Industrial: | - |
| Total Real Estate: | 3,393,590 |
| Railroad: | - |
| Total: | 3,393,590 |

| | | | | CODE | VALUE | |
|---|---|---|---|---|---|---|
| | DU PAGE COUNTY | .1749 | 5,651.19 | 2242 | 3,231,100 | 7.8566 |
| | FOREST PRESERVE | .1306 | 4,219.82 | | | |
| | DU PAGE WATER COMMISSION | - | - | | | |
| | DU PAGE AIRPORT AUTHORITY | .0166 | 536.36 | | | |
| | BLOOMINGDALE TOWNSHIP | .0984 | 3,179.40 | | | |
| | BLOOMINGDALE TWP ROAD | .1056 | 3,412.04 | | | |
| | VLG BLOOMINGDALE | .2939 | 9,496.20 | | | |
| | BLOOMINGDALE LIBRARY | .3379 | 10,917.89 | | | |
| | BLOOMINGDALE PARK | .4581 | 14,801.67 | | | |
| | BLOOMINGDALE FIRE | .6422 | 20,750.12 | | | |
| | GRADE SCHOOL DIST #13 | 3.0064 | 97,139.80 | | | |
| | HIGH SCHOOL DIST #108 | 2.3489 | 75,895.31 | | | |
| | JUNIOR COLLEGE #502 | .2431 | 7,854.80 | | | |
| | | | | | | |
| | TOTAL | | 253,854.60 | | | |

# 2018 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 27, 2018

## 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 9:02 a.m.

## III. ROLL CALL:

Present:

John Reiniche, Bloomingdale School District #13
Nancy MCaul, Bloomingdale Park District
Tim Jarzemsky, Bloomingdale Public Library
Michael Hovde, Bloomingdale Township
Adam Parisi, Lake Park High School Dist. #108
Jessica Infelise, Building & Zoning Dept., DuPage County
Gary L. Szott, Village of Bloomingdale

Also Present:

Peter Scalera, Village Administrator

No public members were in attendance.

## IV. APPROVAL OF 2017 ANNUAL JOINT REVIEW BOARD MEETING MINUTES OF November 29, 2017

Motion by Michael Hovde duly seconded by John Reiniche, to accept the 2017 Annual Joint Review Board Meeting Minutes of November 29, 2017, as presented.

AYES - Tim Jarzemsky, Adam Parisi, and Gary Szott
NAYS - None
ABSTAIN - Nancy McCaul and Jessica Infelise

MOTION DECLARED CARRIED

## V. REVIEW OF 2018 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, RIDGE, SPRINGBROOK – TIF #2*

Mr. Szott stated that the Lake and Ridge Streets TIF #2 involves the Springbrook Shopping Center excluding Portillo's and the Chase Bank. As of April 30, 2018, the ending fund balance of the TIF was approximately $833,000, during the year it received approximately $157,000 of increment. TIF #2 was created in 1999 and it's expected to expire in 2022 or 2023. Mr. Reiniche asked how long TIF #2 was and if it would run the whole course. Mr. Szott answered that TIF #2 would run about 23 years and believed it would run the whole course. Mr. Reiniche also wanted to know if the transfers for municipal sources were coming from the Village. Mr. Szott responded that at the start of TIF #2, there were two components to the incentive that were provided to the developer. One was use of property tax incentive and the other was the use of sales tax. As the shopping center itself generated additional sales tax, a component of the increment that was generated, was committed towards the developer as an incentive and the $961,000 represents the sales tax increment. Mr. Hovde questioned if on the sales tax part, if the reason the TIF will go full length is because it didn't generate what was anticipated. Mr. Szott said it was part of the reason but initially the commitment for the sales tax increment was ten years and that time period expired. The property tax increment was about a twelve year period and that had expired as well. The commitment to repay the developer, which was up to $3 million dollars, had also expired. The projected costs into the future or the amounts that are obligated going forward showed there was a deficit of over $200,000. Some of the costs are administrative but also the Village is pursuing a Lake Street streetscape and lighting enhancement program that started in FY18 and it's about a $4 million project that is going to run the length of Lake Street and will benefit the Springbrook TIF district. Part of the monies out of the Springbrook TIF ($725,000 and $270,000) will be used to support that project. Mr. Parisi asked about the status of the old Connie's property. Mr. Szott responded that there was an expected sale to Portillo's. Portillo's will use that property along with their existing property and reconfigure that area and their drive-thru. As previously mentioned, there was a $157,000 increment in FY18, that was from the 2016 tax levy. The 2017 tax levy will be FY19 revenue to the Village and that increment was $174,000.

***WESTGATE – TIF #3***

Mr. Szott 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 TIF fund balance was approximately $220,000 as of April 30, 2018. There was approximately $473,000 in increment received during the year. The increment received during this current FY19 from the 2017 tax levy is $473,000.

Approximately $384,000 of the FY18 increment primarily goes to note obligations that the Village has for the development of the Rosedale Estates subdivisions and Alden Bloomingdale Horizon Independent Senior Living along Lake Street. This increment is being used to support specific obligation of debt that the Village has committed to in order to provide the incentive to the developers to create those developments. The Bloomingdale Bank and Trust building at the northeast corner of Rosedale and Lake Street is not included in this TIF. The Village Board has approved the development for another assisted living community called Grandbrier. Grandbrier is in discussions with IDOT to put an intersection that's aligned with Rosedale. That development has not been approved for any incentive or any increment. The far eastern edge of the TIF #3 district will be impacted by the streetscape and lightning enhancement project that was mentioned earlier. A portion of the monies generated by TIF #3 will be used to support that project. Mr. Reiniche asked if IDOT will help pay for the enhancement program, Mr. Szott said they will not. There is a $3.9 million dollar deficit shown because of future obligations. Approximately $71,000 was paid to Bloomingdale School District #13 and #108 as per capita payments.

***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, 2018, there is a fund balance of $1,600. Approximately $27,000 dollars in increment was received in the year. The increment in TIF #4 is used predominantly for the repayment of a debt obligation, a $400,000 note that the Village issued in the form of a promise to pay based on the increment. No other activity occurred within the TIF during the fiscal year.

**EAST LAKE STREET – TIF #5**

Mr. Szott stated that the East Lake Street TIF was created in March, 2015. As of April 30, 2018, TIF #5 has a negative fund balance of over $1,000,000. During the year it produced approximately $18,000 in increment, the first year of significant increment. The increment received during this current FY19 from the 2017 tax levy is $254,000. There's been quite a bit of activity in the district that has caused the excess value against the increment to be generated.

The Dunkin Donuts will be open soon, it did not receive an increment. The only increment approved by the board is for the strip center across from it. It's a $600,000 incentive; $400,000 of which has been paid and $200,000 which remains to be paid based upon performance within the incentive agreement.

The Lake Street streetscape and lighting enhancement program has primarily been using a large portion of the monies from TIF #5 because it has the longest stretch of Lake Street as part of its boundaries. It has allocated a greater portion of the costs for that project, approximately $2.3 million dollars.

OTHER –

Mr. Szott informed that the Village was in discussions of creating TIF #6 to help revitalize Stratford Square Mall.

## VII. OTHER BUSINESS:

**None**

## VIII. ADJOURNMENT:

On a motion made by John Reiniche, duly seconded by Michael Hovde, the 2018 Annual Joint Review Board Meeting of November 27, 2018 adjourned at 9:48 a.m.

Respectfully submitted by:

Nora Saucedo
Deputy Village Clerk

/ns

# VILLAGE OF BLOOMINGDALE, ILLINOIS

# EAST LAKE STREET TAX INCREMENT FINANCING REDEVELOPMENT PROJECTS AREA

## FINANCIAL AND COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2019

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**EAST LAKE STREET TAX INCREMENT FINANACING**
**REDEVELOPMENT PROJECTS AREA**

**TABLE OF CONTENTS**

---

**PAGE**


**INDEPENDENT AUDITORS' REPORT** ..... 1

**SUPPLEMENTARY INFORMATION**

**INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL INFORMATION** ..... 2

Schedule of Revenues, Expenditures and Changes in Fund Balance ..... 3

Notes to the Financial Statements ..... 4

# SUPPLEMENTARY INFORMATION

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

668 N. RIVER ROAD • NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 • FAX 630.393.2516
www.lauterbachamen.com

# INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL INFORMATION

September 21, 2019

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, 2019, and have issued our report thereon dated September 21, 2019 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 out 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 Change in Fund Balance for the East Lake Street Tax Increment Financing Redevelopment Projects Fund is presented for purposes of additional analysis and are 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.

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**EAST LAKE STREET TAX INCREMENT FINANCING**
**REDEVELOPMENT PROJECTS FUND**

**Schedule of Revenues, Expenditures and Changes in Fund Balance**
**For the Fiscal Year Ended April 30, 2019**

| | |
|---|---|
| Revenues | |
| Taxes | |
| Property Taxes | $ 253,855 |
| Interest | 2,974 |
| Total Revenues | 256,829 |
| Expenditures | |
| Current | |
| Economic Development | |
| Purchased Services | |
| Attorney and Counsel | 720 |
| Audit | 350 |
| Professional | 23,555 |
| Total Purchased Services | 24,625 |
| Capital Outlay | |
| OH Utility Undergrounding | 38,910 |
| Total Economic Development | 63,535 |
| Public Services | |
| Capital Outlay | |
| Buildings and Grounds Improvements | 105,992 |
| Total Expenditures | 169,527 |
| Net Change in Fund Balance | 87,302 |
| Fund Balance - Beginning | (1,031,713) |
| Fund Balance - Ending | (944,411) |

The notes to the financial statements are an integral part of this statement.

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**EAST LAKE STREET TAX INCREMENT FINANCING**
**REDEVELOPMENT PROJECTS AREA**

**Notes to the Financial Statements**
**April 30, 2019**

## NOTE 1 – 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, 2019, 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.

### Basis of Accounting

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 AUDITORS' REPORT

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

668 N. RIVER ROAD • NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 • FAX 630.393.2516
www.lauterbachamen.com

# INDEPENDENT AUDITORS' REPORT
# COMPLIANCE WITH PUBLIC ACT 85-1142

September 21, 2019

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, 2019, and have issued our report thereon dated September 21, 2019.

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). 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).

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP

# TIF #6

# Stratford Square Mall

**FY 2019**
**ANNUAL TAX INCREMENT FINANCE REPORT**

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

| | | | |
|---|---|---|---|
| Name of Municipality: | **Village of Bloomingdale** | Reporting Fiscal Year: | **2019** |
| County: | DuPage | Fiscal Year End: | **04 /30 /2019** |
| Unit Code: | 022/020/32 | | |

**FY 2019 TIF Administrator Contact Information**

| | | | |
|---|---|---|---|
| First Name: | **Gary** | Last Name: | **Szott** |
| Address: | 201 S Bloomingdale Rd | Title: | Finance Director/Treasurer |
| Telephone: | 630-671-5631 | City: | Bloomingdale Zip: 60108 |
| E-mail-required | **szottg@vil.bloomingdale.il.us** | | |

I attest to the best of my knowledge, that this FY 2019 report of the redevelopment project area(s)

in the **City/Village** of: **Bloomingdale**

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

**Written signature of TIF Administrator** — **Date** 10/16/19

**Section 1** (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

**FILL OUT ONE FOR EACH TIF DISTICT**

| Name of Redevelopment Project Area | Date Designated DD/MM/20YY | Date If Terminated |
|---|---|---|
| Stratford Square Mall | 3/25/2019 | |
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*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**
**FY 2019**

| | |
|---|---|
| **Name of Redevelopment Project Area (below):** | |
| **Stratford Square Mall** | |
| **Primary Use of Redevelopment Project Area*:** | Retail, Other Commercial |

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

| | |
|---|---|
| **If "Combination/Mixed" List Component Types:** | |
| **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** | |

## Please utilize the information below to properly label the Attachments.

| | 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 (labled 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 ***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). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).** | 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, then 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 the 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 2019**

**Stratford Square Mall**

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ -

| 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 | $ - | $ - | 0% |
| State Sales Tax Increment | $ - | $ - | 0% |
| Local Sales Tax Increment | $ - | $ - | 0% |
| State Utility Tax Increment | $ - | $ - | 0% |
| Local Utility Tax Increment | $ - | $ - | 0% |
| Interest | $ - | $ - | 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 Fund** | $ - | | |
| **Cumulative Total Revenues/Cash Receipts** | | $ - | 0% |
| **Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** | $ 39,544 | | |
| **Transfers to Municipal Sources** | $ - | | |
| **Distribution of Surplus** | | | |
| **Total Expenditures/Disbursements** | $ 39,544 | | |
| **Net/Income/Cash Receipts Over/(Under) Cash Disbursements** | $ (39,544) | | |
| **Previous Year Adjustment (Explain Below)** | $ - | | |
| **FUND BALANCE, END OF REPORTING PERIOD*** | $ (39,544) | | |

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

**Previous Year Explanation:**

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 2019

TIF NAME: Stratford Square Mall

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. | | |
| Consultant | 26,837 | |
| Surveyor | 4,311 | |
| Notices, filings and recordings | 844 | |
| Postage | 37 | |
| | | |
| | | |
| | | |
| | | $ 32,029 |
| 2. Annual administrative cost. | | |
| Attorney | 7,515 | |
| | | |
| | | |
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| | | |
| | | |
| | | |
| | | $ 7,515 |
| 3. Cost of marketing sites. | | |
| | | |
| | | |
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| | | |
| | | |
| | | $ - |
| 4. Property assembly cost and site preparation costs. | | |
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| | | |
| | | $ - |
| 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. | | |
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| | | |
| | | |
| | | |
| | | |
| | | $ - |
| 6. Costs of the constructuion of public works or improvements. | | |
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| | | |
| | | $ - |

| 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<br>PAGE 3 | | |
|---|---|---|
| 13. Relocation costs. | | |
| | | |
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| | | $ - |
| 14. Payments in lieu of taxes. | | |
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| | | $ - |
| 15. Costs of job training, retraining, advanced vocational or career education. | | |
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| | | |
| | | $ - |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project. | | |
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| | | |
| | | $ - |
| 17. Cost of day care services. | | |
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| | | $ - |
| 18. Other. | | |
| | - | |
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| | | |
| | | |
| | | |
| | | |
| | | $ - |
| **TOTAL ITEMIZED EXPENDITURES** | | $ 39,544 |

Section 3.2 B

FY 2019

TIF NAME: Stratford Square Mall

***Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.***

List all vendors, including other municipal funds, that were paid in excess of $10,000 during the current reporting year.

| Name | Service | Amount |
|---|---|---|
| Teska Associates | consulting | $ 26,837.25 |

**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 2019**
**TIF NAME:** Stratford Square Mall
**FUND BALANCE BY SOURCE** $ (39,544)

| 1. Description of Debt Obligations | Amount of Original Issuance | Amount Designated |
|---|---|---|
| | | |
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| | | |
| **Total Amount Designated for Obligations** | $ - | $ - |

| 2. Description of Project Costs to be Paid | | |
|---|---|---|
| Administration (24 years @ $7,500/yr) | | $ 180,000 |
| Audit (24 years @ $360/yr) | | $ 8,640 |
| Attorney & Counsel (24 years @ $1,000/yr) | | $ 24,000 |
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| **Total Amount Designated for Project Costs** | | $ 212,640 |

| | |
|---|---|
| **TOTAL AMOUNT DESIGNATED** | $ 212,640 |
| **SURPLUS/(DEFICIT)** | $ (252,184) |

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

FY 2019

**TIF NAME:** **Stratford Square Mall**

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

X **Check here if no property was acquired by the Municipality within the 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 2019**

**TIF Name:** **Stratford Square Mall**

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 total number of **ALL** activities undertaken in furtherance of the objectives of the redevelopment plan: | 2 |

LIST **ALL** 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) | $ - | $ - | $ - |
| Public Investment Undertaken | $ 39,544 | $ - | $ 39,544 |
| Ratio of Private/Public Investment | 0 | | 0 |

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1*: Stratford Square Mall RPA**

| | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | $ - | $ - | $ - |
| Public Investment Undertaken | $ 39,544 | $ - | $ 39,544 |
| Ratio of Private/Public Investment | 0 | | 0 |

**Project 2*: Stratford Square Mall Members LLC**

| | | | |
|---|---|---|---|
| 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 the complete TIF report**

**SECTION 6**
**FY 2019**

**TIF NAME:** **Stratford Square Mall**

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 |
|---|---|---|
| 2019 | unknown | unknown |

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 |
|---|---|
| Bloomingdale Park District | $ - |
| Bloomingdale Public Library | $ - |
| Bloomingdale Township & Road | $ - |
| Bloomingdale Fire Protection District | $ - |
| County of DuPage | $ - |
| DuPage County Health Department | $ - |
| DuPage County Forest Preserve District | $ - |
| DuPage Water Commission | $ - |
| DuPage Airport Authority | $ - |
| High School District #87 | $ - |
| Grade School District #93 | $ - |
| College of DuPage District #502 | $ - |
| Village of Bloomingdale | $ - |

**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:

| |
|---|
| |

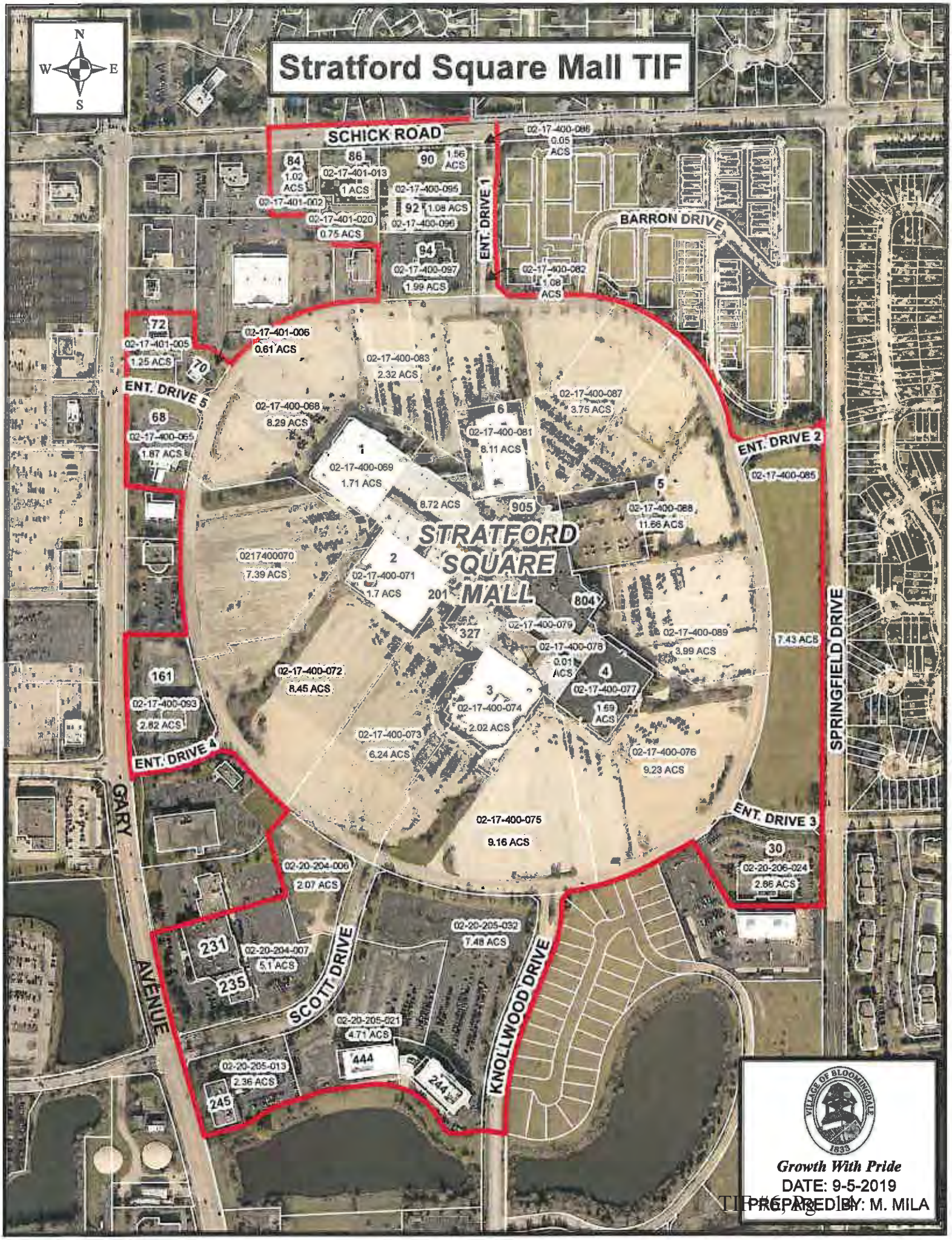
| Optional Documents | Enclosed |
|---|---|
| Legal description of redevelopment project area | X |
| Map of District | X |

LEGAL DESCRIPTION FOR STRATFORD SQUARE MALL AREA TIF:

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

BEGINNING AT THE INTERSECTION OF THE NORTH ROW LINE OF SCHICK ROAD AND THE NORTH EXTENSION OF THE WEST LINE OF THE EAST 50.54 FEET OF LOT 12 IN MERCHANTS PARK-STRATFORD SUBDIVISION RECORDED AS DOCUMENT NUMBER R80-78026; THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 29.59 FEET OF LOT 10 IN SAID MERCHANTS PARK SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF LOT 15 IN THE FIRST ADDITION TO MERCHANTS PARK-STRATFORD RECORDED AS DOCUMENT NUMBER R1982-014623; THENCE SOUTH ALONG THE LAST DESCRIBED LINE 67.33 FEET; THENCE EAST 51.63 FEET TO THE NORTH EXTENSION OF THE EAST LINE OF LOT 17 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF THE SOUTH 13.00 FEET OF LOT 16 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF LOT 18 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD ALSO BEING A NORTHERLY LINE OF STRATFORD ASSESSMENT PLAT NO. 9 RECORDED AS DOCUMENT NUMBER R1984-95983; THENCE SOUTHWESTERLY ALONG A CURVED NORTHWESTERLY LINE OF SAID STRATFORD ASSESSMENT PLAT NO. 9 TO THE EASTMOST CORNER OF LOT 1 IN STRATFORD ASSESSMENT PLAT NO. 6 RECORDED AS DOCUMENT NUMBER R1982-043189; THENCE NORTHWESTERLY, WEST, AND NORTH ALONG THE NORTHERLY LINE OF LOT 1 AND THE EAST AND NORTH LINES OF LOT 2 AND THE WEST EXTENSION OF THE NORTH LINE OF LOT 2 IN SAID STRATFORD ASSESSMENT PLAT NO. 6 TO THE WEST ROW LINE OF GARY AVENUE; THENCE SOUTH ALONG THE WEST ROW LINE OF GARY AVENUE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN STRATFORD ASSESSMENT PLAT NO. 8 RECORDED AS DOCUMENT NUMBER R83-77397; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE TO THE NORTHEAST CORNER OF LOT 1 IN SAID STRATFORD ASSESSMENT PLAT NO. 8; THEN SOUTHERLY TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND ITS WEST EXTENSION TO THE WEST ROW LINE OF SAID GARY AVENUE; THENCE SOUTH ALONG THE WEST ROW LINE OF GARY AVENUE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN STRATFORD ASSESSMENT PLAT NO. 14 RECORDED AS DOCUMENT NUMBER R1982-171196; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 2 TO THE EASTMOST CORNER OF SAID LOT 2 ALSO BEING THE NORTHERNMOST CORNER OF LOT 3 IN DUPAGE HEALTH SERVICES, INC. RESUBDIVISION RECORDED AS DOCUMENT NUMBER R1993-081604; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE WESTERLY SIDE OF LOT 3 TO THE NORTHEAST CORNER OF LOT 1 IN SAID DUPAGE HEALTH SERVICES, INC. RESUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 AND ITS WESTERLY EXTENSION TO THE WEST ROW LINE OF GARY AVENUE; THENCE SOUTHERLY ALONG THE WEST ROW LINE OF GARY AVENUE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN STRATFORD DEVELOPMENT PARCEL NO IV-NORTH AS PER DOCUMENT NUMBER R1983-048984; THENCE

EASTERLY ALONG THE LAST DESCRIBED LINE AND THE SOUTH LINE OF LOTS 2, 1, 6, 4, AND THE EASTERLY EXTENSION OF LOT 4 IN ASA PLAZA VENTURE RECORDED AS DOCUMENT NUMBER R1985-001245 TO THE WESTERLY LINE OF LOT 2 IN SUMMIT RESUBDIVISION RECORDED AS DOCUMENT NUMBER R94-010990; THENCE NORTHEASTERLY AND EASTERLY ALONG THE WESTERLY LINE AND NORTHERLY LINE OF SAID LOT 2 IN SUMMIT RESUBDIVISION THE WESTERNMOST CORNER OF LOT 1 IN SAID SUMMIT RESUBDIVISION; THEN SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHWESTERLY AND SOUTH LINE AND THE EAST EXTENSION OF SAID SOUTH LINE OF LOT 1 TO THE EAST ROW OF SPRINGFIELD WHEATON ROAD; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH A LINE THAT IS PERPENDICULAR TO THE SOUTHEASTMOST CORNER OF LOT 29, SAID CORNER BEING ON THE WEST ROW LINE OF SPRINGFIELD WHEATON ROAD IN BLOOMINGDALE WALK-TOWNHOME COLLECTION RECORDED AS DOCUMENT NUMBER R2006-150513; THENCE WEST ALONG THE LAST DESCRIBED LINE TO SAID SOUTHEAST CORNER OF LOT 29; THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE SOUTHERLY, AND SOUTHWESTERLY LINE OF SAID LOT 29 AND THE SOUTHERLY AND WESTERLY LINE OF LOT 30 IN SAID BLOOMINGDALE WALK-TOWNHOME COLLECTION TO THE SOUTH LINE OF SCHICK ROAD ALSO BEING THE NORTHWEST CORNER OF SAID LOT 30, THENCE NORTH PERPENDICULAR TO THE SOUTH ROW LINE OF SCHICK ROAD TO THE NORTH ROW LINE OF SCHICK ROAD; THENCE WEST ALONG THE NORTH ROW OF SCHICK ROAD TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.


Stratford Square Mall TIF
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02-20-205-013
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245
VILLAGE OF BLOOMINGDALE
1833
Growth With Pride
DATE: 9-5-2019
PREPARED BY: M. MILA

# Village of Bloomingdale

Growth with Pride

**Franco A. Coladipietro**
Village President

**Jane E. Michelotti**
Village Clerk

Attachment B

October 1, 2019

RE: Village of Bloomingdale, DuPage County, IL
Certificate of Compliance
Tax Increment Financing District #6 – Stratford Square Mall Redevelopment Project Area
For Year Ended April 30, 2019

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, 2019.

Sincerely,

Franco A. Coladipietro, Village President
Village of Bloomingdale

201 South Bloomingdale Road / Bloomingdale, Illinois 60108-1403 / (630) 893-7000 / FAX (630) 893-5136

# 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 9, 2019

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
Stratford Square Mall TIF #6
Annual Increment Finance Report

To Whom It May Concern:

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, 2019 (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, 2019, 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




Elburn 630.365.6441 ■ Mokena 708.478.4600 ■ Woodstock 815.338.8011

APPROVED VB meeting 11/26/18

November 12, 2018
Meeting Duly Noticed
According to Statute

**MINUTES OF A VILLAGE BOARD MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON NOVEMBER 12, 2018 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 Bucaro, Ackerman, Bolen, Shannon, Belmonte, and Von Huben
ABSENT: None

**QUORUM PRESENT**

**PLEDGE OF ALLEGIANCE**

**AUDIENCE PARTICIPATION**
**Motion** by Trustee Bolen, seconded by Trustee Ackerman, **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 Bucaro, **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 Bucaro, to **Approve the Agenda for the November 12, 2018 Meeting.** All Trustees present voted **AYE.**

**MOTION DECLARED CARRIED**

**APPROVAL OF MINUTES**
**Motion** by Trustee Bolen, seconded by Trustee Bucaro, to **Approve the Minutes of the October 22 Standing Committee of the Whole Meeting.**

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

**MOTION DECLARED CARRIED**

**Motion** by Trustee Von Huben, seconded by Trustee Bolen, to **Approve the Minutes of the October 22 Public Hearing.**

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

**MOTION DECLARED CARRIED**

**Motion** by Trustee Von Huben, seconded by Trustee Shannon, to **Approve the Minutes of the October 22 Regular Meeting of the Village President and Board of Trustees.**

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

**MOTION DECLARED CARRIED**

**PRESENTATION OF ITEMS FROM CONSENT AGENDA**
The Village Clerk read aloud the items to be placed on the Consent Agenda.

**CONSENT AGENDA**

*Committee of the Whole*

1. **To approve ORDINANCE 2018-39: AN ORDINANCE AMENDING TITLE 2 CHAPTER 5 SECTION 2-5-2 OF THE VILLAGE OF BLOOMINGDALE CODE OF ORDINANCES** and to waive the reading thereof and the second consideration.

2. **To approve the design build proposal in the amount of $43,977.00 to Oak Brook Mechanical Services, Inc., Elmhurst, IL for the replacement of two (2) RTU units.**

*Finance and Administration*

1. **To adopt RESOLUTION NO. 2018-R-22: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL AGREEMENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND TESKA ASSOCIATES, INC.**

2. **To adopt RESOLUTION NO. 2018-R-23: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A LETTER OF INTENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND LEOPARDO COMPANIES, INC.**

*Intergovernmental and Community Relations*

1. **To adopt RESOLUTION NO. 2018-R-24: A RESOLUTION ADOPTING THE DUPAGE COUNTY NATURAL HAZARD MITIGATION PLAN (NHMP) 2018 UPDATE.**

**ACTION ON CONSENT AGENDA**
There were no items to be removed or discussed.

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

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

**MOTION DECLARED CARRIED**

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

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

**MOTION DECLARED CARRIED**

**DISCUSSION ITEMS**

**COMMITTEE OF THE WHOLE**

**1. Appointment of Mike Winters to the Bloomingdale Golf Course Operations Committee**
Mr. Scalera stated the composition of the Operations Committee was changed to include a resident. Mr. Winters is an avid golfer at the Bloomingdale Golf Club. He had approached the Village and volunteered to serve on the committee. The Mayor welcomed Mr. Winters (who was present in the audience) and stated his passion would add insight to promote the Bloomingdale Golf Club and thanked him.

**Motion** by Trustee Von Huben, seconded by Trustee Bucaro, to **approve the appointment of Mike Winters to the Bloomingdale Golf Course Operations Committee for a term to expire on November 12, 2021.**

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

**MOTION DECLARED CARRIED**

**FINANCE AND ADMINISTRATION** - Trustee Bolen

**1. Acceptance of the Municipal Compliance Report**
Mr. Szott stated that this is the annual report prepared by the Police Pension Board of Trustees, and is a statutory requirement.

**Motion** by Trustee Bolen, seconded by Trustee Bucaro, to **accept the Municipal Compliance Report as prepared by the Police Pension Board of Trustees.**

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

**MOTION DECLARED CARRIED**

**2. 2018 Property Tax Levy Estimate and Announcement**
Mr. Szott stated that this is the beginning of the tax levy process and is an estimated tax levy announcement. He noted it is the same manner followed the last ten (10) years. To briefly name a few, it includes the corporate levy, IMRF contributions, Police Pension levy, and the Bloomingdale Library, since the Library cannot levy their own tax.

**Motion** by Trustee Bolen, seconded by Trustee Ackerman, to **announce a combined Village and Library estimated 2018 Tax Levy to be considered at the November 26, 2018 Village Board Meeting.**

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

**MOTION DECLARED CARRIED**

**3. Warrant #1 for the Month of November, 2018 - $1,658,269.32**

**Motion** by Trustee Bolen, seconded by Trustee Bucaro, to **approve Warrant #1 for the month of November, 2018 in the amount of $1,658,269.32,** as presented.

AYES: Trustees Bolen, Bucaro, Ackerman, Shannon, Belmonte, and Von Huben
ABSENT: Trustee

**MOTION DECLARED CARRIED**

**RECESS TO EXECUTIVE SESSION**

**Motion** by Trustee Bolen, seconded by Trustee Bucaro, to **recess to Executive Session for the Review of Collective Bargaining - 5 ILCS 120/2(c)(2)** at 7:14 p.m.

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

**MOTION DECLARED CARRIED**

**RECONVENE MEETING**

The Mayor reconvened the Village Board meeting of November 12, 2018 at 7:27 p.m.

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

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

**QUORUM PRESENT**

Trustee Von Huben suggested that the street names be changed at Springfield Place. It was then stated that the Village reach out to the current people who live there to see if they would object. Staff would also check out what is involved with the Post Office in making the change.

**ADJOURNMENT**

**Motion** by Trustee Bolen, seconded by Trustee Bucaro, **to adjourn the meeting of November 12, 2018** at 7:28 p.m. All Trustees present voted **AYE.**

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,

Jane E. Michelotti

Jane E. Michelotti
Village Clerk

jem

# THE VILLAGE OF BLOOMINGDALE

DUPAGE COUNTY, ILLINOIS

# RESOLUTION

NUMBER 2018-R-22

## A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL AGREEMENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND TESKA ASSOCIATES, INC.

FRANCO A. COLADIPIETRO, Mayor
JANE E. MICHELOTTI, Village Clerk

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 12th day of November, 2018

**RESOLUTION NO. 2018-R-22**

**A RESOLUTION
APPROVING AND AUTHORIZING
THE EXECUTION OF A PROFESSIONAL AGREEMENT BY AND BETWEEN
THE VILLAGE OF BLOOMINGDALE AND
TESKA ASSOCIATES, INC.**

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

**WHEREAS**, the Village of Bloomingdale (hereinafter referred to as "Village") upon approval of the corporate authorities may enter into an Agreement with another party pursuant to Illinois Statute;

**WHEREAS**, Teska Associates, Inc. (hereinafter referred to as "Teska") is professional consulting company that specializes in various municipal services including but not limited to services pertaining to the creation and implementation of tax increment financing districts;

**WHEREAS**, after several requests for assistance from the Stratford Square Mall ownership as well as its tenants the Village is of the opinion that the Stratford Square Shopping Mall is an area in need of public assistance in order to preserve a once thriving shopping district which is currently failing due to immense financial adversity which continually hinders the future development of the existing mall and surrounding out lots;

**WHEREAS**, the Village is interested in entering into an Agreement (hereinafter referred to as "Agreement") with Teska for the purpose of providing certain services relating to the evaluation and creation of a Tax Increment Financing District in and around the Stratford Square Shopping Mall such services would include the development of a redevelopment project plan and related budget; and

**WHEREAS**, the Village of Bloomingdale Corporate Authorities are of the opinion that it is in the best interests of the Village of Bloomingdale to enter into the attached Agreement with Teska Associates, Inc. for the purposes referenced herein.

**NOW, THEREFORE, BE IT RESOLVED** 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 this Resolution are full, true and correct and do hereby, by reference, incorporate and make them part of this Resolution as legislative findings.

**Section Two – Approval of Agreement**

The Village hereby approves the Agreement substantially in the form attached hereto and made a part hereof as Exhibit A.

**Section Three – Authorization and Direction**

The Village President is hereby authorized to execute, and the Village Clerk is hereby authorized to attest the Agreement, substantially in the form of such LOI which is attached hereto as Exhibit A, with such changes therein as shall be approved by the Village Attorney and 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 Four - 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.

**Section Five - 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 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 – Waiver of Bidding Process**

To the extent that any requirement of bidding would be applicable to the transactions contemplated hereunder, the same is hereby waived.

**Section Eight – Effective Date**

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

**Section Nine - Publication**

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

**Section Ten – Conflict Clause**

All Resolutions 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 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 Twelve – 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 |
| Patrick Shannon | X | | | X |
| Judi Von Huben | X | | | X |
| Franco A. Coladipietro (if necessary) | | | | X |
| TOTAL | 6 | 0 | 0 | 7 |

**PASSED AND APPROVED** by the Village of Bloomingdale Board of Trustees on the 12th day of November, 2018.

Franco A. Coladipietro
Village President

ATTEST:

Jane E. Michelotti
Village Clerk

Exhibit A

Agreement

AGREEMENT BETWEEN
*VILLAGE OF BLOOMINGDALE, ILLINOIS*
AND
TESKA ASSOCIATES, INC.

This AGREEMENT made and entered into this 16 day of October, 2019 by and between the Village of Bloomingdale, an *Illinois Municipal Corporation* with offices at *201 S. Bloomingdale Road, Bloomingdale, IL, 60108,* hereinafter referred to as the "CLIENT" and Teska Associates, Inc., an Illinois Corporation with offices at 627 Grove Street, Evanston, Illinois 60201, hereinafter referred to as the "CONSULTANT".

WITNESSETH:

WHEREAS, the CLIENT desires to engage the services of the CONSULTANT to furnish professional and technical assistance in connection with *the establishment of a Tax Increment District at Stratford Square and adjoining out-lot properties,* hereinafter referred to as the "PROGRAM", and the CONSULTANT has signified its willingness to furnish professional and technical services to the CLIENT:

NOW THEREFORE, the parties hereto do mutually agree as follows:

A. Scope of Consultant's Services

The CONSULTANT agrees to commence work upon execution of this AGREEMENT, and to perform those services outlined in Attachment "A", a copy of which is attached hereto and incorporated in this Agreement, utilizing the degree of skill and care exercised by practicing professionals performing similar services under similar conditions. CONSULTANT makes no other representations and no warranties of any kind, whether express or implied, with respect to its services rendered hereunder.

B. Services to be provided by the CLIENT

In the event that any information, data, reports, records and maps are existing and available and are useful for carrying out the work on this PROJECT, the CLIENT shall promptly furnish this material to the CONSULTANT. CONSULTANT shall be entitled to rely upon the accuracy and completeness of all information provided by the CLIENT and the CLIENT shall obtain any information reasonably necessary for the CONSULTANT to perform its work under this Agreement. The CLIENT will be responsible for the organization and conduct of all meetings necessary to carry out the services described in Attachment "A". The CLIENT designates *Pietro Scalera* to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the CLIENT's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until the

CONSULTANT has been advised in writing by the CLIENT that such authority has been revoked. The CONSULTANT shall assign *Lee Brown as its project manager* with respect to the work to be performed under this agreement.

C. Compensation

The CONSULTANT shall be compensated for services on the basis of hourly billing rates for professional and technical staff time devoted to the PROJECT, plus reimbursement for directly-related expenses such as travel (including use of automobiles at *$0.545* per mile, tolls, reproduction, subcontractors, etc.). The billing rates for professional staff are:

| | |
|---|---|
| *Lee M. Brown* | *$185*/hour |
| Other Principals | $150 – $190/hour |
| Senior Associates | $115 - $125/hour |
| Associates | $100 – $110/hour |
| Clerical/Technical | $60/hour |

Based upon the Scope of Services in Attachment A, the maximum compensation for this project will not exceed *$27,500*. An accurate accounting of the hours and expenses incurred on the assignment shall be kept by the CONSULTANT and the CLIENT will be invoiced accordingly.

This agreement is based on a not-to-exceed budget of **$27,500** for consulting services to create a new TIF district. This includes all services outlined above in the Scope of Services, as well as normal reimbursable expenses (travel and mail/delivery costs). Cost for required notices to the taxing bodies is included. The price does not include the cost of obtaining a legal description, which can likely be provided by the Village Engineer. If requested, the legal descriptions may be provided by a subcontractor to Teska Associates for additional fees. The cost of newspaper publication notices for meetings and mailing costs for the required public meeting and public hearing are dependent upon the final number of PINs and residential addresses within 750ft. of the final Project Area and are not included.

| | |
|---|---|
| Phase 1: Initial Project Review | $2,500 |
| Phase 2: Eligibility Report | $10,500 |
| Phase 3: Prepare Project Redevelopment Plan | $8,500 |
| Phase 4: Adoption of Redevelopment Project | $5,500 |
| Expenses | $500 |
| **Total** | **$27,500** |

D. Method of Payment

Method of payment shall be as follows: The CONSULTANT shall submit monthly invoices for costs incurred on the PROJECT during the billing period. Invoices are subject to the requirements of the Prompt Payment Act of the State of Illinois. To the extent permitted by applicable law, the CLIENT agrees to pay all costs and disbursements, including reasonable attorney's fees, incurred by the CONSULTANT in legal proceedings to collect for invoices which are delinquent and payable. No interest or collection costs shall be included in the upset maximum budget of this Agreement.

If the CLIENT fails to make any payment due the CONSULTANT within sixty (60) days from receipt of the invoice, the consultant may, after giving seven days' written notice to the CLIENT, suspend services under this AGREEMENT until it has been paid in full all amounts due.

E. Time of Performance

Work shall proceed in a timely manner according to mutually acceptable scheduling adopted between the CLIENT and CONSULTANT. The services of the CONSULTANT will begin upon delivery to the CONSULTANT of an executed copy of this Agreement and shall continue through July 31, 2019.

F. Excusable Delays

The CONSULTANT shall not be in default by reason of any failure in performance of this Agreement in accordance with its terms (including any failure by the CONSULTANT to make progress in the prosecution of the work hereunder which endangers such performance) if such failure arises out of causes beyond the reasonable control and without the fault or negligence of the CONSULTANT. Such causes may include, but are not restricted or limited to, acts of God, or of the public enemy, acts of the government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, illness, accidents, and unusually severe weather, but in every case the failure to perform must be beyond the control and without the fault or negligence of the CONSULTANT.

G. Termination

The CLIENT and the CONSULTANT shall have the right to terminate the Agreement by written notice delivered to the other party at least thirty (30) days prior to the specified effective date of such termination. In such event, all finished and unfinished documents prepared by the CONSULTANT under the Agreement shall become the property of the CLIENT upon payment of all invoices properly submitted and due the CONSULTANT under the terms of the Agreement. CLIENT acknowledges that

incomplete documents are not represented as suitable for any use or purpose, and further agrees to defend, indemnify, and hold the CONSULTANT harmless from and against all claims, costs, suits, damages, liabilities, and expenses, including reasonable attorneys' fees, arising from or relating to any use, reuse, or modification of any CONSULTANT-authored documents that occurs without the CONSULTANT'S consent and professional involvement. This includes any subsequent use or completion of any incomplete documents.

H. Dispute Resolution

The parties agree that all claims, disputes, or other matters in question that arise out of or relate to this AGREEMENT or the breach thereof shall be submitted to non-binding mediation as a condition precedent to the institution of legal proceedings. If mediation fails to resolve the matter, either party may initiate litigation in a court of competent jurisdiction in the State of Illinois.

I. Conflict of Interest

The CONSULTANT certifies that to the best of his knowledge, no CLIENT's employee or agent interested in the Agreement has any pecuniary interest in the business of the CONSULTANT or the Agreement, and that no person associated with the CONSULTANT has any interest that would conflict in any manner or degree with the performance of the Agreement.

J. Changes

The CLIENT may, from time to time, require or request changes in the scope or deadline of services of the CONSULTANT to be performed hereunder. Such changes, including any appropriate increase or decrease in the amount of compensation, which are mutually agreed upon by and between the CLIENT and the CONSULTANT, shall be incorporated in written amendments to this Agreement.

K. Hold Harmless

The CLIENT shall hold the CONSULTANT harmless, protect and defend the CONSULTANT against any claims brought by third parties in connection with the implementation of any recommendations made or services rendered by the CONSULTANT in accordance with the Agreement that are not the result of the CONSULTANT'S negligence.

To the fullest extent permitted by law, the total liability in the aggregate, of the CONSULTANT to the CLIENT or anyone claiming by, through, or under the CLIENT, whether arising in tort, breach of contract, or by virtue of any other cause of action or legal theory, shall be limited to the coverage and limits of the insurance required of CONSULTANT by this Agreement.

The CONSULTANT shall indemnify and hold the CLIENT from and against damages, costs, liabilities, and expenses, to the extent caused by the CONSULTANT'S negligence in the performance of its services under this Agreement.

L. Insurance

The CONSULTANT shall maintain and keep in force during the term of this Agreement Commercial General Liability and Automobile Liability coverage in the following minimum amounts:

Commercial General Liability

| | |
|---|---|
| General Aggregate Limit | $4,000,000 |
| Products-Completed Operation Aggregate | $4,000,000 |
| Each Occurrence Limit | $2,000,000 |
| Medical expense Limit | $10,000 |
| Auto - Combined Single Limits (each Accident) | $1,000,000 |
| Excess/Umbrella Liability | $1,000,000 |
| Workers Compensation (statutory limits) | $1,000,000 |

IN WITNESS WHEREOF, the CLIENT and the CONSULTANT have executed this Agreement on the date and year first above written.

CONSULTANT:
TESKA ASSOCIATES, INC.

BY: _____
*Lee M. Brown, President*

Date: 10/16/2018

CLIENT:
*VILLAGE OF BLOOMINGDALE, IL*

BY: _____
Village President

Date: 1/14/19

# ATTACHMENT A SCOPE OF SERVICES

**Phase 1: Initial Project Review**

**1.1 Analysis of Existing TIF.** Teska will review all available documentation of the existing conditions to better understand the probable eligibility factors.

**1.2 Kick-off Meeting.** Teska will meet with Village staff to review and agree on a clear approach for the project. Discussions will include the proposed TIF boundary, acquisition of relevant GIS base map information (if available), and details about the performance history of the existing Business District and any past development agreements as well as desired future (re)development within the study area.

**Phase 2: Eligibility Report**

**2.1 Eligibility Field Inventory.** Teska will conduct a field survey of the parcels in the Study Area identified in Task 1.2 in order to identify the existing land uses, site conditions, above ground public infrastructure conditions, and the characteristics of any existing buildings in accordance with the eligibility criteria contained in the Act. A selective photographic inventory of the properties covered in the field survey of the Study Areas will be prepared.

**2.2 Background Data Collection and Analysis.** Teska will work with the appropriate DuPage County departments and Village Staff to obtain supplemental information from official records related to the eligibility of the Study Area. Supplemental information includes base maps with tax identifiers, age of structures, presence of illegal uses, documented code violations, occupancy and vacancy status of structures, infrastructure deficiencies, equalized assessed values, and tax delinquencies. The information obtained through the field survey and through the review of pertinent documents will be tabulated and analyzed to ensure that the reconfigured Study Area is eligible as a Redevelopment Project Area in accordance with the Act.

**2.3 Eligibility Findings Report.** A draft report will be prepared for the Study Area which will outline the eligibility status of the parcels included in the proposed TIF district and any recommended remaining parcels in the existing TIF (if necessary). The report will include maps to show the proposed new TIF boundary, and any proposed remaining portion of the existing TIF.

**2.4 Eligibility Review Meeting.** Teska will meet with the Village, either at a Village Board of Trustees meeting or at a more informal staff level meeting, to review the draft Eligibility Study, and to discuss moving forward with preparation of the Redevelopment Plan.

**Phase 3: Prepare Project Redevelopment Plan**

**3.1 Plan Preparation.** Teska will prepare a Redevelopment Plan for the project area that will include all required elements as outlined in the Tax Increment Allocation Redevelopment Act (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes as amended. Highlights of the Redevelopment Plan's elements will include:

- Redevelopment Project Area boundary description, and corresponding maps;
- Redevelopment Plan and Program Objectives;
- Proposed Project Area land use plan, infrastructure, and public improvements; and
- Proposed TIF Budget based on projected incremental revenue.

The Redevelopment Plan will also include an examination of key opportunity sites within the Study Area.

**3.2 Identification of Public Notice of Meetings.** Teska will work with Village staff and DuPage County to identify the property owners of record and subsequent public notice list for all properties located within the Redevelopment Project Area and all properties within 750 feet of the Redevelopment Project Area as required per the Act. Teska will prepare all required notices. The Village will execute all required mailed and published public notification of Joint Review Board and other required public meetings and hearings as described in state statutes, and will keep complete records of these notices.

**3.3 Report Submittal and Review.** A draft Redevelopment Plan will be prepared and submitted for review by the Village. Teska will attend a meeting to review and discuss the draft Redevelopment Plan. Teska will make revisions to the draft Redevelopment Plan as necessary and create a Final Draft version of the Redevelopment Plan for the adoption process.

**Phase 4: Adoption of Redevelopment Project**

**4.1 Confer with Village Attorney.** Teska will confer with the Village Attorney and create a timeline for the adoption of the TIF, and assist with the preparation of the required approval ordinances.

**4.2 Joint Review Board Meeting.** The Village will convene a Joint Review Board (JRB) as required by TIF statute for the project area. Teska will attend one meeting of the JRB to present the findings of the Eligibility Study and the Redevelopment Plan, as well as a sample public notice.

**4.3 Public Notice of Meeting.** The Village will provide public notice of the public hearing described in Task 5.4. In advance of this task, Teska will have prepared and will provide to the Village a taxpayer of record list for each Property Identification Number (PIN) within the project area.

**4.4 Public Hearing.** Teska will participate in one formal public hearing as required by Illinois Revised Statutes to discuss the proposed TIF Plan and Program, discussion points from the Joint Review Board Meeting, and respond to questions from the public.

**4.5 Village Board of Trustees Deliberation.** Teska will participate in a Village Board of Trustees meeting to answer remaining questions and assist with TIF adoption and dissolution of all or portions of the existing TIF.

**4.6 Revisions.** Teska will perform revisions to the draft Eligibility Study, Housing Study and Redevelopment Plan as necessary, based on public comment and Village Board of Trustees recommendations. Teska will submit a final Redevelopment Plan and associated Eligibility Study, in print and electronic format.

**4.7 Filing of Required Documents.** Teska will assist the Village in submitting all required forms and data to the DuPage County Clerk and the Illinois Department of Commerce and Economic Opportunity.

End of Attachment A

APPROVED

V B mtg 1/28/19

January 14, 2019
Meeting Duly Noticed
According to Statute

**MINUTES OF A REGULAR VILLAGE BOARD MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON JANUARY 14, 2019 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 7:05 p.m.

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

PRESENT: Mayor Coladipietro, Trustees Shannon, Von Huben, Bucaro, Bolen, and Ackerman
ABSENT: Trustee Belmonte

**QUORUM PRESENT**

**PLEDGE OF ALLEGIANCE**

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

**MOTION DECLARED CARRIED**

**APPROVAL OF AGENDA**
**Motion** by Trustee Ackerman, seconded by Trustee Bucaro, **to approve the agenda for the January 14, 2019 Regular Village Board Meeting.** All Trustees present voted **AYE.**

**MOTION DECLARED CARRIED**

**APPROVAL OF MINUTES**
**Motion** by Trustee Bolen, seconded by Trustee Bucaro, **to approve the Minutes of the December 10, 2018 Standing Committee of the Whole of the Village President and Village of Bloomingdale Board of Trustees.** All Trustees present voted **AYE.**

**MOTION DECLARED CARRIED**

**Motion** by Trustee Von Huben, seconded by Trustee Bolen, **to approve the Minutes of the December 10, 2018 Public Hearing.** All Trustees present voted **AYE.**

**MOTION DECLARED CARRIED**

**Motion** by Trustee Bucaro, seconded by Trustee Ackerman, **to approve the Minutes of the December 10, 2018 Regular Meeting of the Village President and Village of Bloomingdale Board of Trustees.** All Trustees present voted **AYE.**

**MOTION DECLARED CARRIED**

**DISCUSSION ITEMS**

**TRAFFIC AND STREETS** - Trustee Belmonte

1. **Approval of Amendment to License Agreement with Sigecom, LL for use of certain Village of Bloomingdale Rights-of-Way**

Mr. Scalera noted the original agreement was with WOW, which now has a new company name. This allows work to be done in certain rights-of-way in the Village.

**Motion** by Trustee Von Huben, seconded by Trustee Ackerman, to **adopt RESOLUTION NO. 2019-R-01: A RESOLUTION AUTHORIZING AMENDMENT #2 OF A LICENSE AGREEMENT BETWEEN SIGECOM, LLC AND THE VILLAGE OF BLOOMINGDALE FOR USE OF CERTAIN VILLAGE RIGHTS-OF-WAY.**

AYES: Trustees Von Huben, Ackerman, Shannon, Bucaro, and Bolen
ABSENT: Trustee Belmonte

**MOTION DECLARED CARRIED**

2. **Approval of Master Pole Attachment Agreement between Village of Bloomingdale and New Cingular Wireless**

Mr. Scalera noted that this is an agreement with Cingular Wireless which identified the placement of small cell devices to be installed on various light poles in the Village. He noted it has been reviewed by staff and is a standard agreement to ensure the location is a right fit.

**Motion** by Trustee Von Huben, seconded by Trustee Bucaro, to adopt **RESOLUTION NO. 2019-R-02: A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO ENTER INTO A MASTER POLE AGREEMENT BETWEEN THE VILLAGE OF BLOOMINGDALE AND NEW CINGULAR WIRELESS PCS, LLC.**

AYES: Trustees Von Huben, Ackerman, Shannon, Bucaro, and Bolen
ABSENT: Trustee Belmonte

**MOTION DECLARED CARRIED**

**FINANCE AND ADMINISTRATION** - Trustee Bolen

1. Approval of Resolution of Intent to Utilize Tax Increment Financing to Improve Deteriorating Physical Conditions and to Stimulate New Economic Development within the Village

**Motion** by Trustee Bolen, seconded by Trustee Ackerman, to **adopt RESOLUTION NO. 2019-R-03: A RESOLUTION OF INTENT TO UTILIZE TAX INCREMENT FINANCING TO IMPROVE DETERIORATING PHYSICAL CONDITIONS AND TO STIMULATE NEW ECONOMIC DEVELOPMENT WITHIN THE VILLAGE.**

AYES: Trustees Bolen, Ackerman, Von Huben, Shannon, and Bucaro,
ABSENT: Trustee Belmonte

**MOTION DECLARED CARRIED**

2. Approval of Ordinance of the Village of Bloomingdale Fixing a Time and Place for a Public Hearing for the Establishment of the Stratford Square Tax Increment Financing District

**Motion** by Trustee Bolen, seconded by Trustee Bucaro, to approve **ORDINANCE NO. 2019-01: AN ORDINANCE OF THE VILLAGE OF BLOOMINGDALE FIXING A TIME AND PLACE FOR A PUBLIC HEARING FOR THE ESTABLISHMENT OF THE STRATFORD SQUARE TAX INCREMENT FINANCING DISTRICT.**

AYES: Trustees Bolen, Bucaro, Von Huben, Ackerman, Shannon
ABSENT: Trustee Belmonte

**MOTION DECLARED CARRIED**

**3. Warrant #1 for the Month of January, 2019 - $2,374,976.20**

**Motion** by Trustee Bolen, seconded by Trustee Bucaro, to **approve Warrant #1 for the month of January, 2019 in the amount of $2,374,976.20,** as presented.

AYES: Trustees Bolen, Bucaro, Von Huben, Ackerman, and Shannon
ABSENT: Trustee Belmonte

**MOTION DECLARED CARRIED**

**OTHER BUSINESS**
None

**RECESS TO EXECUTIVE SESSION:**
**Motion** by Trustee Bolen, seconded by Trustee Von Huben, to **recess to Executive Session for the Review of Collective Bargaining - 5 ILCS 120/2(c)(2) and Review of Sale or Lease of Real Estate – 5 ILCS 120/2(c)(6)** at 7:15 p.m.

AYES: Trustees Bolen, Von Huben, Ackerman, Shannon, and Bucaro
ABSENT: Trustee Belmonte

**MOTION DECLARED CARRIED**

**RECONVENE MEETING**
**Motion** by Trustee Von Huben, seconded by Trustee Bolen, to **adjourn Executive Session and reconvene the Regular Board Meeting.** All Trustees present voted AYE.

**MOTION DECLARED CARRIED**

The Mayor reconvened the Board Meeting of January 14, 2019 at 7:50 p.m.

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

PRESENT: Mayor Coladipietro, Trustees Shannon, Von Huben, Bucaro, Bolen, and Ackerman
ABSENT: Trustee Belmonte

**QUORUM PRESENT**

**ADJOURNMENT**
**Motion** by Trustee Bolen, a seconded by Trustee Bucaro, **to adjourn the meeting of January 14, 2019** at 7:51 p.m. All Trustees present voted **AYE**.

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,

Jane E. Michelotti

Jane E. Michelotti
Village Clerk

jem

# THE VILLAGE OF BLOOMINGDALE

DUPAGE COUNTY, ILLINOIS

# RESOLUTION

## NUMBER 2019-R-03

## A RESOLUTION OF INTENT TO UTILIZE TAX INCREMENT FINANCING TO IMPROVE DETERIORATING PHYSICAL CONDITIONS AND TO STIMULATE NEW ECONOMIC DEVELOPMENT WITHIN THE VILLAGE

Franco A. Coladipietro, Mayor
Jane E. Michelotti, Village Clerk

Vince Ackerman
Bill Bolen
William Belmonte
Frank Bucaro
Patrick Shannon
Judi Von Huben

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 14th day of January, 2019

**RESOLUTION NO. 2019-R-03**

**A RESOLUTION OF INTENT TO UTILIZE TAX INCREMENT FINANCING TO IMPROVE DETERIORATING PHYSICAL CONDITIONS AND TO STIMULATE NEW ECONOMIC DEVELOPMENT WITHIN THE VILLAGE**

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**WHEREAS,** the Village of Bloomingdale (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; and

**WHEREAS,** the Illinois General Assembly has passed the Real Property Tax Increment Allocation Redevelopment Act, as amended, (the Act) to allow the financing of public improvements to stimulate private investment in certified "Blighted Areas" and "Conservation Areas" by debt to be repaid by increases in property taxes in those areas; and

**WHEREAS,** the provisions of the Act have been held constitutional by the Supreme Court of the State of Illinois; and

**WHEREAS,** numerous municipalities in the State have successfully utilized the Act to improve seriously deteriorating physical conditions and to stimulate new economic development within their boundaries; and

**NOW THEREFORE, BE IT RESOLVED,** by the Village of Bloomingdale, DuPage County, State of Illinois, as follows:

**Section 1:** The Village President and Village Board (the corporate authorities) intend to investigate the feasibility of the Act, to include parcels primarily located within and adjacent to Stratford Drive, bounded by Schick Road, Gary Avenue, West Army Trail Road and Springfield Drive, as depicted on the attached map.

**Section 2:** The corporate authorities intend to employ, if feasible, the powers provided in the Act for the establishment of a Tax Increment Project Area for the purposes of removing or alleviating adverse conditions or instituting conservation measures necessary to encourage private investment, to restore and enhance the tax base of the taxing districts in the Study Area, and to promote and protect the health, safety, morals and welfare of the public.

**Section 3:** Municipal expenditures may be made for the investigation of the feasibility of the Act for the Study Area, the study of the impact upon housing in the area, the development of a required Redevelopment Plan, or the initiation of a redevelopment program prior to the formal adoption of the ordinances necessary to implement the full powers of the Act. It is the intent of the corporate authorities to utilize the financing provisions of the Act to recapture such expenses, to the extent that they are eligible, if and when the necessary implementation ordinances are passed and certified.

**Section 4:** This resolution of intent shall not obligate or impose a duty upon the corporate authorities to employ or institute the power derived under the Act.

**Section 5:** For additional information about the proposed amended redevelopment project area or to make comments or suggestions regarding the redevelopment of the area to be studied, interested parties should contact Village Administrator Pietro Scalera, 201 S. Bloomingdale Road E. Progress Street, Bloomingdale, IL 60108, or by phone at 630-893-7000.

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**DECIDED** pursuant to a roll call vote as follows:

| | YES | NO | ABSENT | PRESENT |
|---|---|---|---|---|
| Vince Ackerman | X | | | X |
| William Belmonte | | | X | |
| Bill Bolen | X | | | X |
| Frank Bucaro | X | | | X |
| Patrick Shannon | X | | | X |
| 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 14th day of January, 2019.

Franco A. Coladipietro, Village President

ATTEST:

Jane E. Michelotti, Village Clerk

# THE VILLAGE OF BLOOMINGDALE

DUPAGE COUNTY, ILLINOIS

# ORDINANCE

NUMBER 2019 - 01

## ORDINANCE OF THE VILLAGE OF BLOOMINGDALE FIXING A TIME AND PLACE FOR A PUBLIC HEARING FOR THE ESTABLISHMENT OF THE STRATFORD SQUARE TAX INCREMENT FINANCING DISTRICT

FRANCO A. COLADIPIETRO, Mayor
JANE E. MICHELOTTI, Village Clerk

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 14th day of January, 2019

**ORDINANCE NO. 2019- 01**

**ORDINANCE OF THE VILLAGE OF BLOOMINGDALE FIXING A TIME AND PLACE FOR A PUBLIC HEARING FOR THE ESTABLISHMENT OF THE STRATFORD SQUARE TAX INCREMENT FINANCING DISTRICT**

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

**WHEREAS,** the Village of Bloomingdale (hereinafter "the Village") is investigating the establishment of a Tax Increment Financing District (hereinafter the "TIF" District) within the Village limits; and

**WHEREAS,** pursuant to 65 ILCS 5/11-74.4-5, the Tax Increment Allocation Redevelopment Act (hereinafter the "TIF Act"), the Village is required to adopt an ordinance fixing the time and place for a public hearing to consider the adoption of a redevelopment plan and program for the district.

**NOW THEREFORE, BE IT RESOLVED,** by the Village of Bloomingdale, DuPage County, State of Illinois, as follows:

**Section One -** The Recitals set forth above are incorporated herein as if fully stated herein and made a material part hereof as the findings of the Village President and the Board of Trustees;

**Section Two -** The Board of Trustees shall hold a public hearing on *Monday, March 11, 2019 at 7:00 pm* Main Village Hall, located at 201 S. Bloomingdale, Bloomingdale, DuPage County, Illinois at which time any interested person or affected taxing district may file a written objection to, and be heard orally in respect to, all protests and objections to the designation of the redevelopment project area;

**Section 3 -** Notice of this hearing shall be given pursuant to 65 ILCS 5/11-74.4-5;

**Section 4 -** The proposed redevelopment boundaries, as depicted on the attached map,

includes parcels located within and adjacent to Stratford Drive, bounded by Schick Road, Gary Avenue, West Army Trail Road and Springfield Drive.

**Section 5 -** A copy of a proposed redevelopment plan, which describes the kind of improvements that are contemplated, is on file and available at the Village of Bloomingdale Main Village Hall during regular business hours;

**Section 6 -** The Board of Trustees shall hear and determine all protests and objections at the hearing, and the hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing. The Board of Trustees shall have the authority to amend the redevelopment plan as allowed by 65 ILCS 5/11-74.4-5.; and

**Section 7 -** This ordinance shall take immediate full force and effect from and after its passage, approval and publication as required by law.

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**DECIDED** pursuant to a roll call vote as follows:

| | YES | NO | ABSENT | PRESENT |
|---|---|---|---|---|
| Vince Ackerman | X | | | X |
| William Belmonte | | | X | |
| Bill Bolen | X | | | X |
| Frank Bucaro | X | | | X |
| Patrick Shannon | X | | | X |
| 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 14th day of January, 2019.

Franco A. Coladipietro
Village President

ATTEST:

Jane E. Michelotti
Village Clerk

APPROVED

VB mtg. 3/11/2019

Attachment D

February 25, 2019
Meeting Duly Noticed
According to Statute

**MINUTES OF A VILLAGE BOARD MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON FEBRUARY 25, 2019 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 Bolen, Bucaro, Ackerman, Shannon, and Belmonte
ABSENT: Trustee Von Huben

**QUORUM PRESENT**

**PLEDGE OF ALLEGIANCE**

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

**MOTION DECLARED CARRIED**

Mr. Sam Menton, 146 Warren, addressed the Board and stated that he has lived in Bloomingdale for 38 years and appreciated all the services the Village has provided; it's a great community! However, he was asking for the Board's assistance in dealing with Com Ed. He stated his power went out Sunday night at 6:38 p.m. and when he called Com Ed, their rep Cynthia Thomas, she said they had no record. He was very frustrated and his concern is that again this summer he will have a power failure when it the heat is at its peak.

The Mayor asked if Mr. Menton could help us. He said we work with the DuPage Mayors and Managers group and they're just as unhappy with Com Ed as well. He stated Com Ed listens to the representatives more than they listen to us. The Mayor stated if he talked to the representatives and asked them to get him some answers why this happens to his neighborhood all the time, then the Mayor will also have a layer of communication with the representatives to exert more pressure for his residents. The Mayor stated he will go with Mr. Menton to speak with the representatives about this and will set it up. He agreed to do so. The Mayor thanked Mr. Menton.

**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 Bolen, seconded by Trustee Ackerman, **to approve the agenda for the January 28, 2019 Village Board Meeting.** All Trustees present voted **AYE.**

**MOTION DECLARED CARRIED**

**PROCLAMATION: Proclamation Honoring "Black History Month"**
The Mayor stated we do not have a proclamation tonight as he had hoped. He happened to meet Paul Scott at Caputo's who works closely with NAACP and they talked about doing something at the Village to recognize Black History Month. There was not enough have time to do it properly. The Mayor stated he did want to recognize "Black History Month" for the record and it will be planned for next year.

**APPROVAL OF MINUTES**

**Motion** by Trustee Bolen, seconded by Trustee Bucaro, **to Approve the Minutes of the February 11, 2019 Standing Committee of the Whole Meeting and the February 11, 2019 Village Board 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.

**CONSENT AGENDA**

*Committee of the Whole*

1) To approve the Bloomingdale Golf Club 2019 Fees and Schedule as presented.

*Finance and Administration*

1) To adopt **RESOLUTION NO. 2019-R-09: A RESOLUTION TO ENDORSE THE LEGISLATIVE ACTION PROGRAM OF THE DUPAGE MAYORS AND MANAGERS CONFERENCE FOR THE 2019 LEGISLATIVE SESSION.**

2) To approve **ORDINANCE NO. 2019-08: 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, BLOOMINGDALE SAFFRON INC. (D.B.A. SAFFRON RESTAURANT)** and to waive the reading thereof and the second consideration.

3) To adopt **RESOLUTION NO. 2019-R-10: A RESOLUTION AUTHORIZING THE INDUCEMENT OF A DEVELOPER FOR THE PURPOSE OF THE DEVELOPMENT OF THE PROPERTIES COMMONLY REFERRED TO AS STATFORD SQUARE MALL BLOOMINGDALE, ILLINOIS.**

*Public Safety*

1) To adopt **RESOLUTION NO. 2019-R-11: A RESOLUTION AUTHORIZING AND APPROVING A POLICE TOWING SERVICES AGREEMENT BETWEEN BLOOMINGDALE RESCUE AND RECOVERY AND THE VILLAGE OF BLOOMINGDALE.**

*Facilities Infrastructure*

1) To adopt **RESOLUTION NO. 2019-R-12: A RESOLUTION AUTHORIZING AND APPROVING AN ENERGY MANAGEMENT AGREEMENT BETWEEN THE VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS AND NRG ENERGY, INC.**

*Traffic and Streets*

1) To approve **ORDINANCE NO. 2019-09: AN ORDINANCE AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF BLOOMINGDALE BY AN "ON-LINE" AUCTION SERVICE** and to waive the reading thereof and the second consideration.

2) To award the contract for the **2019 (FY19) Spring Tree Planting Program to St. Aubin Nursery of Kirkland, IL** in the amount of $35,607.00 pursuant to the unit prices indicated in its bid submitted January 30, 2019.

3) To approve a one year agreement with **Kramer Tree Specialists of West Chicago, IL** in the amount of $50,490.00 for the **FY20 Branch Collection Program.**

The Mayor asked if there were any items to be removed from the Consent Agenda. There were none.

**ACTION ON CONSENT AGENDA**
**Motion** by Trustee Bolen, seconded by Trustee Ackerman, to **establish and place items presented on Consent Agenda.**

AYES: Trustees Bolen, Ackerman, Bucaro, Shannon, and Belmonte
ABSENT: Trustee Von Huben

**MOTION DECLARED CARRIED**

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

AYES: Trustees Bucaro, Bolen, Ackerman, Shannon, and Belmonte
ABSENT: Trustee Von Huben

**MOTION DECLARED CARRIED**

**DISCUSSION ITEMS**

**FINANCE AND ADMINISTRATION** - Trustee Bolen

1. **Warrant #2 for the Month of February, 2019 - $1,203,490.79**

**Motion** by Trustee Bolen, seconded by Trustee Bucaro, to approve **Warrant #2 for the month of February, 2019 in the amount of $1,203,490.79,** as presented.

AYES: Trustees Bolen, Bucaro, Ackerman, Shannon, and Belmonte
ABSENT: Trustee Von Huben

**MOTION DECLARED CARRIED**

**OTHER BUSINESS**
None

**ADJOURNMENT**
**Motion** by Trustee Bolen, seconded by Trustee Ackerman, **to adjourn the meeting of February 25, 2019** at 7:29 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 2019-R-10

## A RESOLUTION AUTHORIZING THE INDUCEMENT OF A DEVELOPER FOR THE PURPOSE OF THE DEVELOPMENT OF THE PROPERTIES COMMONLY REFERRED TO AS STRATFORD SQUARE MALL BLOOMINGDALE, ILLINOIS 60108

FRANCO A. COLADIPIETRO, Mayor

JANE E. MICHELOTTI, Village Clerk

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 25th day of February, 2019

**RESOLUTION NO. 2019-R-10**

**A RESOLUTION AUTHORIZING THE INDUCEMENT OF A DEVELOPER FOR THE PURPOSE OF THE DEVELOPMENT OF THE PROPERTIES COMMONLY REFERRED TO AS STRATFORD SQUARE MALL 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, 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**, the Village of Bloomingdale in the process of creating a Tax Increment Financing District and approving a Redevelopment Plan and Project, for the properties within and around the Stratford Square Mall (hereinafter referred to as the "TIF District");

**WHEREAS,** FMC Stratford Mall Members, LLC or its designee (hereinafter referred to as the "Developer"), has proposed to redevelop the properties commonly referred to as Stratford Square Mall, 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 - Publication**

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

**Section Six – Conflict Clause**

All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section Seven – 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 Eight – Recording**

This Resolution 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 Bolen | X | | | X |
| Frank Bucaro | X | | | X |
| Patrick Shannon | X | | | X |
| Judi Von Huben | | | 1 | |
| Franco A. Coladipietro (if necessary) | | | | X |
| TOTAL | 5 | 0 | 1 | 6 |

**PASSED AND APPROVED** by the Village of Bloomingdale Board of Trustees on the 25th day of February, 2019.

Franco A. Coladipietro
Village President

ATTEST:

Jane E. Michelotti
Village Clerk

**Franco Coladipietro**
Village President

**Jane E. Michelotti**
Village Clerk

# AGENDA

## A PUBLIC HEARING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE

**Monday, March 11, 2019, 7:00 PM**
**Village Hall - Council Chambers**
**201 S. Bloomingdale Road**
**Bloomingdale, IL 60108**

**CALL TO ORDER:**

**ROLL CALL:**

**PURPOSE OF PUBLIC HEARING:** **Review and Discussion on a proposed redevelopment plan (the "*Redevelopment Plan*") and the designation of a proposed redevelopment project area to be known as the Stratford Square Redevelopment Project Area No. 6 (the "*Project Area*") and the adoption of Tax Increment Allocation Financing (TIF) therefore.**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

*Posted this 8th day of March, 2019 at 5:00 p.m.*

APPROVED VB mtg 3/25/19

**MINUTES OF A PUBLIC HEARING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON MARCH 11, 2019 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

**CALL TO ORDER**
The public hearing was called to order by Village President Coladipietro at 7:03 p.m.

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

PRESENT: Mayor Coladipietro, Trustees Bucaro, Ackerman, Shannon, Belmonte, and Von Huben
ABSENT: Trustee Bolen

**QUORUM PRESENT**

**PURPOSE OF PUBLIC HEARING**
The Mayor stated the purpose of the Public Hearing is the review and discussion on a proposed redevelopment plan (the "*Redevelopment Plan*") and the designation of a proposed redevelopment project area to be known as the Stratford Square Redevelopment Project Area No. 6 (the "*Project Area*") and the adoption of Tax Increment Allocation Financing (TIF) therefore.

**ACKNOWLEDGMENT OF THE PUBLIC HEARING NOTICE**
The Clerk noted that the Public Notice was published for two (2) days, Friday, February 15, 2019 and Friday, February 22, 2019 in the local edition of the *Daily Herald,* according to State Statute.

**PRESENTATION**
Mr. Lee Brown of Teska Associates, Inc. of Evanston, IL, gave a presentation on the purpose and intent of a TIF. He explained that a TIF can take up to 23 years to be paid, but it can also be paid sooner. It is not a tax; it does not create any additional tax; nor does it freeze any property owners' taxes. Its tax rate is the same, whether you are inside or outside a TIF district. He then explained what it is. He stated that it is not new to Illinois there are 1,300 TIF's in the State. This will be the sixth one for the Village.

The purpose is to improve an area, by physical improvements in public right-of-ways, or environmental clean-up, or providing some assistance, to name a few. He showed the area of the TIF being discussed around Stratford Square Mall. It did not include all the areas and he explained eligibility, the age of building, conditions, ability to benefit the properties, the mall itself, the parking area around the mall, and a series of parcels that are either over 35 years of age, or contribute to the eligibility of the overall business. There are 3 primary criteria: obsolescence, access to safety, and decline of equalized accessed value (EVA). A map showed various colored areas, which were vacant and included. He explained the EVA history for Stratford Square Mall in 2012 which was $40 million, and in 2017 it was $22 million, almost one-half the value. The Mayor expressly pointed this out.

Mr. Brown continued the purpose is to encourage private investment in that site to reinvent it to the former EAV. Greater activity generates greater retail taxes and property taxes. He reviewed the various line items in the TIF and in the 10th or 15th year, the TIF allows the assistance to the School District as a line item. He reviewed the schedule with the Joint Review Board meeting on February 6 which recommended that the TIF District be established. He noted this is the March 11 Public Hearing. The Village Board may now vote in favor of it in 14 days, which will be on March 25. The maximum length would be 23 years in 2042. It could, however, be paid in advance of that.

He reiterated that the TIF does not create any additional tax, inside or outside the TIF district. Notice of this went residents with 750 feet of the proposed district. When residents get something in the mail that states Tax Increment District, he noted the biggest mistake the State of Illinois ever made was to include the word "tax" in the document, which suggests tax and that is not the case. Again, he noted, there is no difference in the tax whether you are inside or outside the district.

**COMMENTS FROM VILLAGE BOARD MEMBERS**
There was no comment from the Board.

**PUBLIC COMMENT**
Ms. Kelly Gits, 147 Round Tree Court, addressed the Board, with a concern regarding the line item #7 with the School District and the thousands of dollars in taxes. Mr. Brown brought the screen up and the line item that she was referring to. Mr. Brown stated that it was a $1,000 and it was a benefit that was paid to the schools, and it was not anticipated. She thanked Mr. Brown for clarifying that.

**ADJOURNMENT**
**Motion** by Trustee Von Huben, seconded by Trustee Bucaro, to adjourn the Public Hearing of March 11, 2019 at 7:24 p.m. All Trustees present voted **AYE**.

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,

Jane E. Michelotti

Jane E. Michelotti
Village Clerk

jem

APPROVED VB mtg. 4/8/2019

Attachment D

March 25, 2019
Meeting Duly Noticed
According to Statute

**MINUTES OF A REGULAR VILLAGE BOARD MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON MARCH 25, 2019 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 7:10 p.m.

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

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

**QUORUM PRESENT**

**PLEDGE OF ALLEGIANCE**

**AUDIENCE PARTICIPATION**
There was no public present.

**APPROVAL OF AGENDA**
**Motion** by Trustee Bolen, seconded by Trustee Von Huben, to **approve the agenda for the March 25, 2019 Village Board 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 March 11, 2019 Standing Committee of the Whole Meeting, the Minutes of the March 11, 2019 Public Hearing, and the Minutes of the March 11, 2019 Regular Meeting of the Village President and Village of Bloomingdale Board of Trustees.**

AYES: Trustees Von Huben, Ackerman, Bolen, and Belmonte
ABSENT: Trustees Bucaro and Shannon

**MOTION DECLARED CARRIED**

**PRESENTATION OF ITEMS FROM CONSENT AGENDA**
The Village Clerk read aloud the items to be placed on the Consent Agenda.

**CONSENT AGENDA**

*Committee of the Whole*

1) To approve **ORDINANCE NO. 2019-13: 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 "P-3" LIQUOR LICENSES, DIYA FOODS, INC. (D.B.A. HOMETOWN PANTRY), AND THEN INCREASE THE NUMBER OF CLASS "P-3" LIQUOR LICENSES, SURREY ENTERPRISES, INC. (D.B.A. HOMETOWN PANTRY)** and to waive the reading thereof and the second consideration.

*Planning, Zoning & Environmental Concerns*

1) To approve **ORDINANCE NO. 2019-14: AN ORDINANCE APPROVING A REDEVLOPMENT PLAN AND PROJECT FOR THE STRATFORD SQUARE MALL TAX INCREMENT FINANCE DISTRICT BLOOMINGDALE, ILLINOIS** and to waive the reading thereof and the second consideration.

2) To approve **ORDINANCE NO. 2019-15: AN ORDINANCE DESIGNATING THE STRATFORD SQUARE MALL TAX INCREMENT FINANCING DISTRICT AS A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT VILLAGE OF BLOOMINGDALE, ILLINOIS** and to waive the reading thereof and the second consideration.

3) To approve **ORDINANCE NO. 2019-16: AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE STRATFORD SQUARE MALL TAX INCREMENT FINANCING DISTRICT BLOOMINGDALE, ILLINOIS** and to waive the reading thereof and the second consideration.

The Mayor asked if there were any items to be removed from the Consent Agenda. There were none.

**MOTION TO ESTABLISH AND PLACE ITEMS PRESENTED ON CONSENT AGENDA**
**Motion** by Trustee Ackerman, seconded by Trustee Bolen, to **establish and place items presented on Consent Agenda.**

AYES: Trustees Ackerman, Bolen, Belmonte, and Von Huben
ABSENT: Trustees Bucaro and Shannon
**MOTION DECLARED CARRIED**

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

AYES: Trustees Ackerman, Bolen, Belmonte, and Von Huben
ABSENT: Trustees Bucaro and Shannon
**MOTION DECLARED CARRIED**

**DISCUSSION ITEMS**

**FINANCE AND ADMINISTRATION** - Trustee Bolen

**1. Warrant #2 for the Month of March, 2019 - $1,253,432.14**

**Motion** by Trustee Bolen, seconded by Trustee Ackerman, to **approve Warrant #2 for the month of March, 2019 in the amount of $1,253,432.14,** as presented.

AYES: Trustees Bolen, Ackerman, Belmonte, and Von Huben
ABSENT: Trustees Bucaro and Shannon
**MOTION DECLARED CARRIED**

**2. Resolution - Collective Bargaining Agreement**

**Motion** by Trustee Bolen, seconded by Trustee Ackerman, to **adopt RESOLUTION NO. 2019-R-13: A RESOLUTION APPROVING A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE VILLAGE OF BLOOMINGDALE AND THE FRATERNAL ORDER OF POLICE LABOR COUNCIL FOR AND ON BEHALF OF CERTAIN FULL TIME SWORN PEACE OFFICERS BELOW THE RANK OF SERGEANT IN THE POLICE DEPARTMENT OF THE VILLAGE OF BLOOMINGDALE.**

AYES: Trustees Bolen, Ackerman, Belmonte, and Von Huben
ABSENT: Trustees Bucaro and Shannon

**MOTION DECLARED CARRIED**

**OTHER BUSINESS**
None

**ADJOURNMENT**
**Motion** by Trustee Bolen, seconded by Trustee Ackerman, **to adjourn the meeting of March 25, 2019** at 7:17 p.m. All Trustees present voted **AYE.**

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,

Jane E. Michelotti

Jane E. Michelotti
Village Clerk

jem

Attachment D

3 0 0 8 0 5 9 3
Tx:40043271

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
06/13/2019 02:46 PM

DOCUMENT # R2019-046879

# THE VILLAGE OF BLOOMINGDALE

DUPAGE COUNTY, ILLINOIS

# ORDINANCE

NUMBER **2019-14**

## AN ORDINANCE APPROVING A REDEVELOPMENT PLAN AND PROJECT FOR THE STRATFORD SQUARE MALL TAX INCREMENT FINANCE DISTRICT BLOOMINGDALE, ILLINOIS

FRANCO A. COLADIPIETRO, Mayor
JANE E. MICHELOTTI, Village Clerk

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 25th day of March, 2019

Prepared by and Return to:
Village of Bloomingdale
Attn: Village Clerk
201 S. Bloomingdale Road
Bloomingdale, IL 60108

**ORDINANCE NO.2019-14**

**AN ORDINANCE APPROVING
A REDEVELOPMENT PLAN AND PROJECT FOR
THE STRATFORD SQUARE MALL
TAX INCREMENT FINANCE DISTRICT
BLOOMINGDALE, ILLINOIS**

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

**WHEREAS**, the Village is authorized by Illinois statute to create certain qualified areas as tax increment financing districts in order to assist in the redevelopment of those designated areas;

**WHEREAS**, it is desirable and in the best interest of the residents of the Village of Bloomingdale, DuPage County, Illinois, for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (hereinafter referred to as the "Act"), for a redevelopment plan and redevelopment project (hereinafter referred to as the "Plan and Project") within the municipal boundaries of the Village within a project area (hereinafter referred to as the "Area") as described in this Ordinance, which Area constitutes in the aggregate more than 144 acres;

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, the Mayor and Village Board of the Village of Bloomingdale (hereinafter referred to as the "Corporate Authorities") called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for March 11, 2019;

**WHEREAS**, due notice with respect to such hearing was given pursuant to the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on Tuesday, January 22, 2019 by publication on Wednesday, January 23, 2019 and Tuesday, February 12, 2019 and by certified mail to taxpayers and by regular mail to residential addresses within the Area between January 23, 2019 and February 12, 2019;

**WHEREAS**, the Village did heretofore convene a Joint Review Board as required by and in all respects in compliance with the provisions of the Act;

**WHEREAS**, the Joint Review Board met on Wednesday, Febraruy 6, 2019 to review the public record, planning documents and proposed ordinances approving the Plan and Project and consider whether the Plan and Project and Area satisfy the requirements of the Act;

**WHEREAS**, on Wednesday, Febraruy 6, 2019 the Joint Review Board considered and approved the Plan and Project and the designation of the Area;

**WHEREAS**, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the Area that cause the Area to be a "blighted area" as defined in the Act;

**WHEREAS**, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the Area to determine whether private development would take place in the Area as a whole without the adoption of the Plan;

**WHEREAS**, the Corporate Authorities have reviewed the conditions pertaining to real property in the Area to determine whether contiguous parcels of real property and improvements thereon in the Area would be substantially benefited by the Project improvements;

**WHEREAS**, the Corporate Authorities have reviewed the Plan and Project and also the existing comprehensive planning process for development of the Village as a whole to determine whether the Plan and Project conform to the existing comprehensive planning process of the Village; and

**WHEREAS**, the Corporate Authorities are of the opinion that it is in the best interests of the safety, health and welfare of the residents of the Village of Bloomingdale to adopt the Project, Plan and designate the property referenced herein as a Project Area pursuant to the Tax Increment Allocation Redevelopment Act.

**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: Description of Property**

The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

**Section Three: Findings**

The Corporate Authoriteis of the Village of Bloomingdale hereby make the following findings:

a. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a blighted area as defined therein.

b. The Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

c. The Plan and Project conform to the existing comprehensive planning process for the development of the Village as a whole, as reflected in the Village's zoning map.

d. As set forth in the Plan it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan shall be retired no later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to the ad valorem taxes levied in the twenty-third calendar year after the Area is designated.

e. The parcels of real property in the Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the Project improvements are included in the Area.

**Section Four: Approval of Plan and Project**

That the Plan and Project, which were the subject matter of the public hearing held on Monday, March 11, 2019 are hereby adopted and approved as updated. A copy of the Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference

**Section Five: Effective Date**

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

**Section Six: Publication**

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

**Section Seven: Conflict Clause**

All Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section Seven: 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 Eight: Recording**

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:

| | YES | NO | ABSENT | PRESENT |
|---|---|---|---|---|
| Vince Ackerman | X | | | X |
| William Belmonte | X | | | X |
| Bill Bolen | X | | | X |
| Frank Bucaro | | | X | |
| Patrick Shannon | | | X | |
| Judi Von Huben | X | | | X |
| Franco A. Coladipietro (if necessary) | | | | X |
| TOTAL | 4 | 0 | 2 | 5 |

**PASSED AND APPROVED** by the Village of Bloomingdale of Trustees on the 25th day of March, 2019:

Franco A. Coladipietro
Village President

ATTEST:

Jane E. Michelotti
Village Clerk

## Exhibits

Exhibit A - Description of Property

Exhibit B - General Street Location

Exhibit C - Map

Exhibit D - Plan and Project

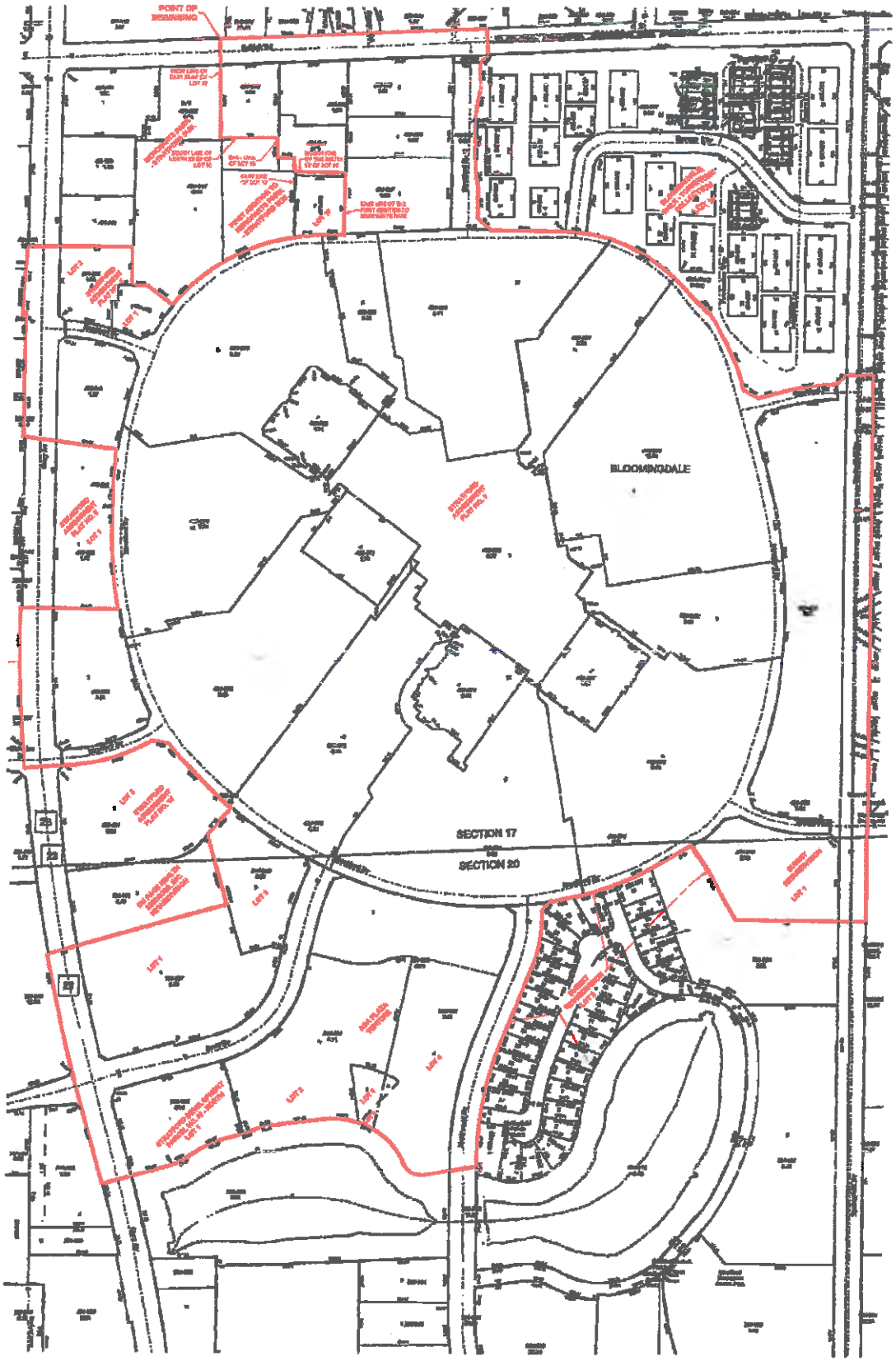
LEGAL DESCRIPTION FOR STRATFORD SQUARE MALL AREA TIF:

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

BEGINNING AT THE INTERSECTION OF THE NORTH ROW LINE OF SCHICK ROAD AND THE NORTH EXTENSION OF THE WEST LINE OF THE EAST 50.54 FEET OF LOT 12 IN MERCHANTS PARK-STRATFORD SUBDIVISION RECORDED AS DOCUMENT NUMBER R80-78026; THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 29.59 FEET OF LOT 10 IN SAID MERCHANTS PARK SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF LOT 15 IN THE FIRST ADDITION TO MERCHANTS PARK-STRATFORD RECORDED AS DOCUMENT NUMBER R1982-014623; THENCE SOUTH ALONG THE LAST DESCRIBED LINE 67.33 FEET; THENCE EAST 51.63 FEET TO THE NORTH EXTENSION OF THE EAST LINE OF LOT 17 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF THE SOUTH 13.00 FEET OF LOT 16 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF LOT 18 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD ALSO BEING A NORTHERLY LINE OF STRATFORD ASSESSMENT PLAT NO. 9 RECORDED AS DOCUMENT NUMBER R1984-95983; THENCE SOUTHWESTERLY ALONG A CURVED NORTHWESTERLY LINE OF SAID STRATFORD ASSESSMENT PLAT NO. 9 TO THE EASTMOST CORNER OF LOT 1 IN STRATFORD ASSESSMENT PLAT NO. 6 RECORDED AS DOCUMENT NUMBER R1982-043189; THENCE NORTHWESTERLY, WEST, AND NORTH ALONG THE NORTHERLY LINE OF LOT 1 AND THE EAST AND NORTH LINES OF LOT 2 AND THE WEST EXTENSION OF THE NORTH LINE OF LOT 2 IN SAID STRATFORD ASSESSMENT PLAT NO. 6 TO THE WEST ROW LINE OF GARY AVENUE; THENCE SOUTH ALONG THE WEST ROW LINE OF GARY AVENUE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN STRATFORD ASSESSMENT PLAT NO. 8 RECORDED AS DOCUMENT NUMBER R83-77397; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE TO THE NORTHEAST CORNER OF LOT 1 IN SAID STRATFORD ASSESSMENT PLAT NO. 8; THEN SOUTHERLY TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND ITS WEST EXTENSION TO THE WEST ROW LINE OF SAID GARY AVENUE; THENCE SOUTH ALONG THE WEST ROW LINE OF GARY AVENUE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN STRATFORD ASSESSMENT PLAT NO. 14 RECORDED AS DOCUMENT NUMBER R1982-171196; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 2 TO THE EASTMOST CORNER OF SAID LOT 2 ALSO BEING THE NORTHERNMOST CORNER OF LOT 3 IN DUPAGE HEALTH SERVICES, INC. RESUBDIVISION RECORDED AS DOCUMENT NUMBER R1993-081604; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE WESTERLY SIDE OF LOT 3 TO THE NORTHEAST CORNER OF LOT 1 IN SAID DUPAGE HEALTH SERVICES, INC. RESUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 AND ITS WESTERLY EXTENSION TO THE WEST ROW LINE OF GARY AVENUE; THENCE SOUTHERLY ALONG THE WEST ROW LINE OF GARY AVENUE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN STRATFORD DEVELOPMENT PARCEL NO IV-NORTH AS PER DOCUMENT NUMBER R1983-048984; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE AND THE SOUTH LINE OF LOTS 2, 1, 6, 4, AND THE EASTERLY EXTENSION OF LOT 4 IN ASA PLAZA VENTURE RECORDED AS DOCUMENT NUMBER R1985-001245 TO THE WESTERLY LINE OF LOT 2 IN SUMMIT RESUBDIVISION RECORDED AS DOCUMENT NUMBER R94-010990; THENCE NORTHEASTERLY AND EASTERLY ALONG THE WESTERLY LINE AND NORTHERLY LINE OF SAID LOT 2 IN SUMMIT RESUBDIVISION THE WESTERNMOST CORNER OF LOT 1 IN SAID SUMMIT RESUBDIVISION; THEN SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHWESTERLY AND SOUTH LINE AND THE EAST EXTENSION OF SAID SOUTH LINE OF LOT 1 TO THE EAST ROW OF SPRINGFIELD WHEATON ROAD; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH A LINE THAT IS PERPENDICULAR TO THE SOUTHEASTMOST CORNER OF LOT 29, SAID CORNER BEING ON THE WEST ROW LINE OF SPRINGFIELD WHEATON ROAD IN BLOOMINGDALE WALK-TOWNHOME COLLECTION RECORDED AS DOCUMENT NUMBER R2006-150513; THENCE WEST ALONG THE LAST DESCRIBED LINE TO SAID SOUTHEAST CORNER OF LOT 29; THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE SOUTHERLY, SOUTHWESTERLY AND WEST LINE OF SAID LOT 29 IN SAID BLOOMINGDALE WALK-TOWNHOME COLLECTION TO THE SOUTH LINE OF SCHICK ROAD ALSO BEING THE NORTHWEST CORNER OF SAID LOT 29, THENCE NORTH PERPENDICULAR TO THE SOUTH ROW LINE OF SCHICK ROAD TO THE NORTH ROW LINE OF SCHICK ROAD; THENCE WEST ALONG THE NORTH ROW OF SCHICK ROAD TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Attachment D

# T.I.F. LEGAL DESCRIPTION EXHIBIT
OF
# STRATFORD SQUARE MALL AREA

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Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying

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

SHEET 1

Attachment D

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FRED BUCHOLZ, RECORDER
DUPAGE COUNTY, ILLINOIS
06/13/2019 02:46 PM

DOCUMENT # R201 046600

# THE VILLAGE OF BLOOMINGDALE

DUPAGE COUNTY, ILLINOIS

# ORDINANCE

NUMBER 2019-15

**AN ORDINANCE DESIGNATING THE STRATFORD SQUARE MALL TAX INCREMENT FINANCING DISTRICT AS A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT VILLAGE OF BLOOMINGDALE, ILLINOIS**

FRANCO A. COLADIPIETRO, Mayor
JANE E. MICHELOTTI, Village Clerk

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 25th day of March, 2019

Prepared by and Return to:
Village of Bloomingdale
Attn: Village Clerk
201 S. Bloomingdale Road
Bloomingdale, IL 60108



9

ORDINANCE NO. 2019-15

AN ORDINANCE DESIGNATING
THE STRATFORD SQUARE MALL
TAX INCREMENT FINANCING DISTRICT AS
A REDEVELOPMENT PROJECT AREA
PURSUANT TO THE
TAX INCREMENT ALLOCATION REDEVELOPMENT ACT
VILLAGE OF BLOOMINGDALE, ILLINOIS

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

**WHEREAS**, the Village is authorized by Illinois statute to create certain qualified areas as business districts and further amend said areas as needed or requested;

**WHEREAS**, it is desirable and in the best interest of the residents of the Village of Bloomingdale, DuPage County, Illinois for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (hereinafter referred to as the "Act"), for a redevelopment plan and project (the "Plan and Project") within the municipal boundaries of the Village and within a redevelopment project area (hereinafter referred to as the "Area") as described herein;

**WHEREAS**, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made at a public hearing held on March 11, 2019 and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act;

**WHEREAS**, the Village did heretofore convene a Joint Review Board as required by and in all respects in compliance with the provisions of the Act and the Joint Review Board considered and approved the Plan and Project and the designation of the Area;

**WHEREAS**, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the Area that cause the Area to be a "blighted area" as defined in the Act;

**WHEREAS**, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the Area to determine whether private development would take place in the Area as a whole without the adoption of the Plan;

**WHEREAS**, the Corporate Authorities have reviewed the conditions pertaining to real property in the Area to determine whether contiguous parcels of real property and improvements thereon in the Area would be substantially benefited by the Project improvements;

**WHEREAS**, the Corporate Authorities have reviewed the Plan and Project and also the existing comprehensive planning process for development of the Village as a whole to determine whether the Plan and Project conform to the existing comprehensive planning process of the Village; and

**WHEREAS**, the Corporate Authorities are of the opinion that it is in the best interests of the safety, health and welfare of the residents of the Village of Bloomingdale to designate the property referenced herein as a Project Area pursuant to the Tax Increment Allocation Redevelopment Act.

**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: Description of Property**

The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

**Section Three: Approval of Designation of Project Area**

That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Tax Increment Allocation Redevelopment Act.

**Section Four: Effective Date**

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

**Section Five: Publication**

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

**Section Six: Conflict Clause**

All Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section Seven: 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 Eight: Recording**

This Ordinance 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:

| | YES | NO | ABSENT | PRESENT |
|---|---|---|---|---|
| Vince Ackerman | X | | | X |
| William Belmonte | X | | | X |
| Bill Bolen | X | | | X |
| Frank Bucaro | | | X | |
| Patrick Shannon | | | X | |
| Judi Von Huben | X | | | X |
| Franco A. Coladipietro (if necessary) | | | | X |
| TOTAL | 4 | 0 | 2 | 5 |

**PASSED AND APPROVED** by the Village of Bloomingdale of Trustees on the 25th day of March, 2019:

Franco A. Coladipietro
Village President

ATTEST:

Jane E. Michelotti
Village Clerk

Exhibits

Exhibit A – Legal Description

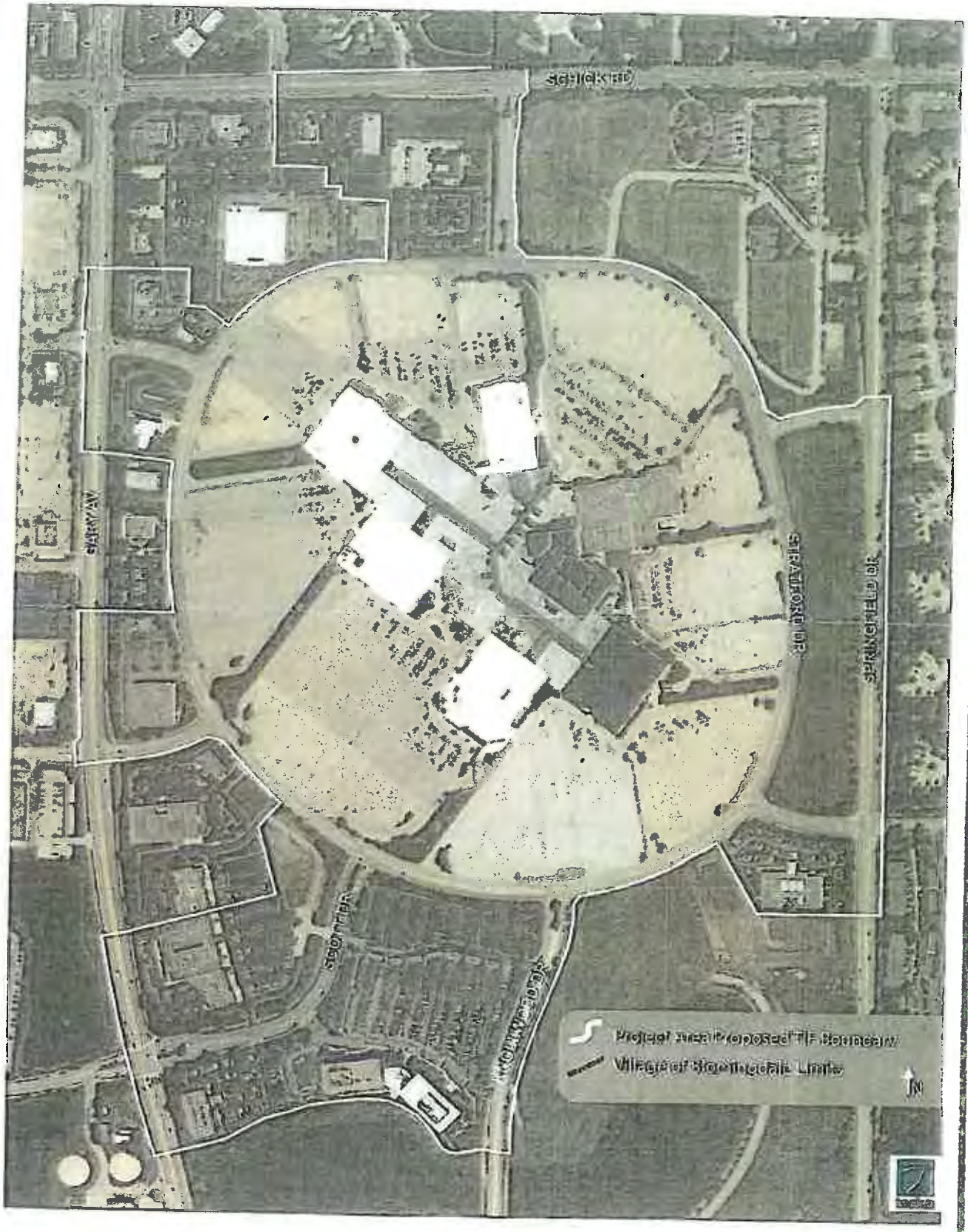
Exhibit B – General Street Location

Exhibit C – Map of Redevelopment Project Area

LEGAL DESCRIPTION FOR STRATFORD SQUARE MALL AREA TIF:

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

BEGINNING AT THE INTERSECTION OF THE NORTH ROW LINE OF SCHICK ROAD AND THE NORTH EXTENSION OF THE WEST LINE OF THE EAST 50.54 FEET OF LOT 12 IN MERCHANTS PARK-STRATFORD SUBDIVISION RECORDED AS DOCUMENT NUMBER R80-78026; THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 29.59 FEET OF LOT 10 IN SAID MERCHANTS PARK SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF LOT 15 IN THE FIRST ADDITION TO MERCHANTS PARK-STRATFORD RECORDED AS DOCUMENT NUMBER R1982-014623; THENCE SOUTH ALONG THE LAST DESCRIBED LINE 67.33 FEET; THENCE EAST 51.63 FEET TO THE NORTH EXTENSION OF THE EAST LINE OF LOT 17 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF THE SOUTH 13.00 FEET OF LOT 16 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF LOT 18 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD ALSO BEING A NORTHERLY LINE OF STRATFORD ASSESSMENT PLAT NO. 9 RECORDED AS DOCUMENT NUMBER R1984-95983; THENCE SOUTHWESTERLY ALONG A CURVED NORTHWESTERLY LINE OF SAID STRATFORD ASSESSMENT PLAT NO. 9 TO THE EASTMOST CORNER OF LOT 1 IN STRATFORD ASSESSMENT PLAT NO. 6 RECORDED AS DOCUMENT NUMBER R1982-043189; THENCE NORTHWESTERLY, WEST, AND NORTH ALONG THE NORTHERLY LINE OF LOT 1 AND THE EAST AND NORTH LINES OF LOT 2 AND THE WEST EXTENSION OF THE NORTH LINE OF LOT 2 IN SAID STRATFORD ASSESSMENT PLAT NO. 6 TO THE WEST ROW LINE OF GARY AVENUE; THENCE SOUTH ALONG THE WEST ROW LINE OF GARY AVENUE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN STRATFORD ASSESSMENT PLAT NO. 8 RECORDED AS DOCUMENT NUMBER R83-77397; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE TO THE NORTHEAST CORNER OF LOT 1 IN SAID STRATFORD ASSESSMENT PLAT NO. 8; THEN SOUTHERLY TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND ITS WEST EXTENSION TO THE WEST ROW LINE OF SAID GARY AVENUE; THENCE SOUTH ALONG THE WEST ROW LINE OF GARY AVENUE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN STRATFORD ASSESSMENT PLAT NO. 14 RECORDED AS DOCUMENT NUMBER R1982-171196; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 2 TO THE EASTMOST CORNER OF SAID LOT 2 ALSO BEING THE NORTHERNMOST CORNER OF LOT 3 IN DUPAGE HEALTH SERVICES, INC. RESUBDIVISION RECORDED AS DOCUMENT NUMBER R1993-081604; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE WESTERLY SIDE OF LOT 3 TO THE NORTHEAST CORNER OF LOT 1 IN SAID DUPAGE HEALTH SERVICES, INC. RESUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 AND ITS WESTERLY EXTENSION TO THE WEST ROW LINE OF GARY AVENUE; THENCE SOUTHERLY ALONG THE WEST ROW LINE OF GARY AVENUE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN STRATFORD DEVELOPMENT PARCEL NO IV-NORTH AS PER DOCUMENT NUMBER R1983-048984; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE AND THE SOUTH LINE OF LOTS 2, 1, 6, 4, AND THE EASTERLY EXTENSION OF LOT 4 IN ASA PLAZA VENTURE RECORDED AS DOCUMENT NUMBER R1985-001245 TO THE WESTERLY LINE OF LOT 2 IN SUMMIT RESUBDIVISION RECORDED AS DOCUMENT NUMBER R94-010990; THENCE NORTHEASTERLY AND EASTERLY ALONG THE WESTERLY LINE AND NORTHERLY LINE OF SAID LOT 2 IN SUMMIT RESUBDIVISION THE WESTERNMOST CORNER OF LOT 1 IN SAID SUMMIT RESUBDIVISION; THEN SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHWESTERLY AND SOUTH LINE AND THE EAST EXTENSION OF SAID SOUTH LINE OF LOT 1 TO THE EAST ROW OF SPRINGFIELD WHEATON ROAD; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH A LINE THAT IS PERPENDICULAR TO THE SOUTHEASTMOST CORNER OF LOT 29, SAID CORNER BEING ON THE WEST ROW LINE OF SPRINGFIELD WHEATON ROAD IN BLOOMINGDALE WALK-TOWNHOME COLLECTION RECORDED AS DOCUMENT NUMBER R2006-150513; THENCE WEST ALONG THE LAST DESCRIBED LINE TO SAID SOUTHEAST CORNER OF LOT 29; THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE SOUTHERLY, SOUTHWESTERLY AND WEST LINE OF SAID LOT 29 IN SAID BLOOMINGDALE WALK-TOWNHOME COLLECTION TO THE SOUTH LINE OF SCHICK ROAD ALSO BEING THE NORTHWEST CORNER OF SAID LOT 29, THENCE NORTH PERPENDICULAR TO THE SOUTH ROW LINE OF SCHICK ROAD TO THE NORTH ROW LINE OF SCHICK ROAD; THENCE WEST ALONG THE NORTH ROW OF SCHICK ROAD TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.


SCHICK RD
STRATFORD DR
SPRINGFIELD DR
Project Area/Proposed TIF Boundary
Village of Streamwood Limits
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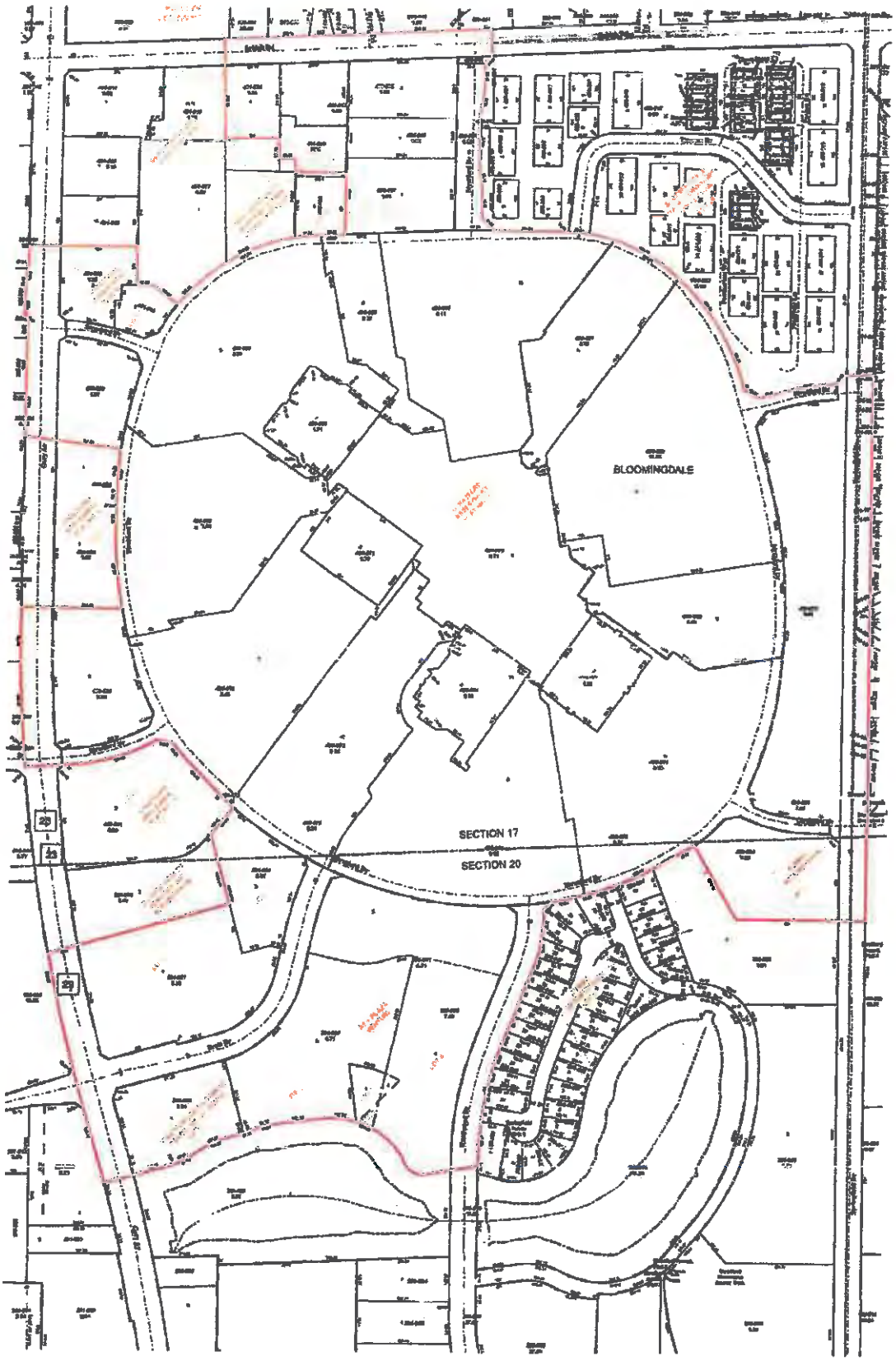
Attachment D

# T.I.F. LEGAL DESCRIPTION EXHIBIT
of
# STRATFORD SQUARE MALL AREA




Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-8770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.mei.com

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

SHEET 1

# PIN and Parcel Address

| PIN | Parcel Address | PIN | Property Address | PIN | Property Address |
|---|---|---|---|---|---|
| 02-17-400-068 | 1 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-081 | 6 Stratford Square, Bloomingdale, IL 60108 | 02-17-401-002 | 84 Stratford Drive Bloomingdale, IL 60108 |
| 02-17-400-069 | 1 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-082 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-17-401-005 | 72 Stratford Drive Bloomingdale, IL 60108 |
| 02-17-400-070 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-083 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-17-401-006 | 70 Stratford Drive Bloomingdale, IL 60108 |
| 02-17-400-071 | 2 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-085 | Springfield Drive, Bloomingdale, IL 60108 | 02-17-401-013 | 86 Stratford Drive Bloomingdale, IL 60108 |
| 02-17-400-072 | 2 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-086 | Schick Road, Bloomingdale, IL 60108 | 02-17-401-020 | Stratford Drive Bloomingdale, IL 60108 |
| 02-17-400-073 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-087 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-20-204-006 | Gary Avenue Bloomingdale, IL 60108 |
| 02-17-400-074 | 3 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-088 | 5 Stratford Square, Bloomingdale, IL 60108 | 02-20-204-007 | 231-235 S. Gary Avenue Bloomingdale, IL 60108 |
| 02-17-400-075 | 3 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-089 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-20-205-013 | 245 S. Gary Avenue Bloomingdale, IL 60108 |
| 02-17-400-076 | 4 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-093 | 161 Gary Avenue, Bloomingdale, IL 60108 | 02-20-205-021 | 444 Scott Drive, Bloomingdale, IL 60108 |
| 02-17-400-077 | 4 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-095 | 90 Stratford Drive Bloomingdale, IL 60108 | 02-20-205-032 | 244 Knollwood Drive, Bloomingdale, IL 60108 |
| 02-17-400-078 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-096 | 92 Stratford Drive Bloomingdale, IL 60108 | 02-17-400-065 | 68 Stratford Drive, Bloomingdale, IL 60108 |
| 02-17-400-079 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-097 | 94 Stratford Drive Bloomingdale, IL 60108 | 02-20-206-024 | 30 Stratford Drive, Bloomingdale, IL 60108 |

Attachment D

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FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
06/13/2019 02:46 PM

DOCUMENT # R2019-046881

# THE VILLAGE OF BLOOMINGDALE

DUPAGE COUNTY, ILLINOIS

## ORDINANCE

NUMBER 2019-16

## AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE STRATFORD SQUARE MALL TAX INCREMENT FINANCING DISTRICT BLOOMINGDALE, ILLINOIS

FRANCO A. COLADIPIETRO, Mayor
JANE E. MICHELOTTI, Village Clerk

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 25th day of March, 2019

Prepared by and Return to:
Village of Bloomingdale
Attn: Village Clerk
201 S. Bloomingdale Road
Bloomingdale, IL 60108

# ORDINANCE NO. 2019-16

## AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE STRATFORD SQUARE MALL TAX INCREMENT FINANCING DISTRICT BLOOMINGDALE, ILLINOIS

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

**WHEREAS**, the Village is authorized by Illinois statute to create certain qualified areas as business districts and further amend said areas as needed or requested;

**WHEREAS**, it is desirable and in the best interest of the residents of the Village of Bloomingdale, DuPage County, Illinois for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, as amended (hereinafter referred to as the "Act");

**WHEREAS**, the Village has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (hereinafter referred to as the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act; and

**WHEREAS**, the Corporate Authorities are of the opinion that it is in the best interests of the safety, health and welfare of the residents of the Village of Bloomingdale to adopt financing for the Project, Plan and designated the property referenced herein to the Tax Increment Allocation Redevelopment Act.

**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: Description of Property**

The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

**Section Three: Adoption Financing**

That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A and as further depicted by the map of the Area as set forth in Exhibit C.

**Section Four:**

Allocation of Ad Valorem Taxes. That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property

in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area above the initial equalized assessed value shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "Stratford Square Mall Special Tax Allocation Fund" of the Village and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

**Section Five: Effective Date**

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

**Section Six: Publication**

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

**Section Seven: Conflict Clause**

All Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section Eight: 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 Nine: Recording**

This Ordinance 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:

| | YES | NO | ABSENT | PRESENT |
|---|---|---|---|---|
| Vince Ackerman | X | | | X |
| William Belmonte | X | | | X |
| Bill Bolen | X | | | X |
| Frank Bucaro | | | X | |
| Patrick Shannon | | | X | |
| Judi Von Huben | X | | | X |
| Franco A. Coladipietro (if necessary) | | | | X |
| TOTAL | 4 | 0 | 2 | 5 |

**PASSED AND APPROVED** by the Village of Bloomingdale of Trustees on the 25th day of March, 2019:

Franco A. Coladipietro
Village President

ATTEST:

Jane E. Michelotti
Village Clerk

Exhibit

Exhibit A - Description of Property

Exhibit B - General Street Location

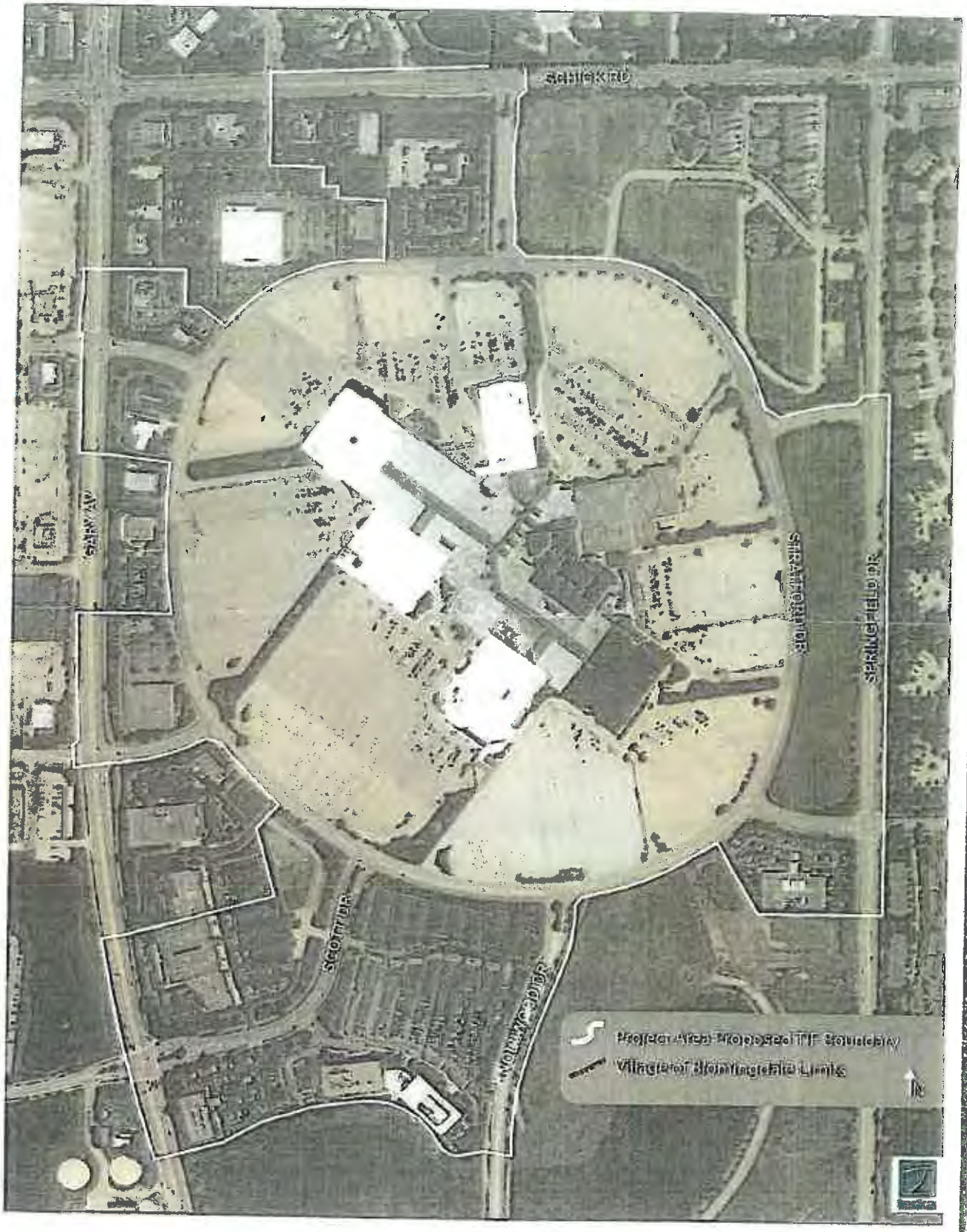
Exhibit C - Map

LEGAL DESCRIPTION FOR STRATFORD SQUARE MALL AREA TIF:

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

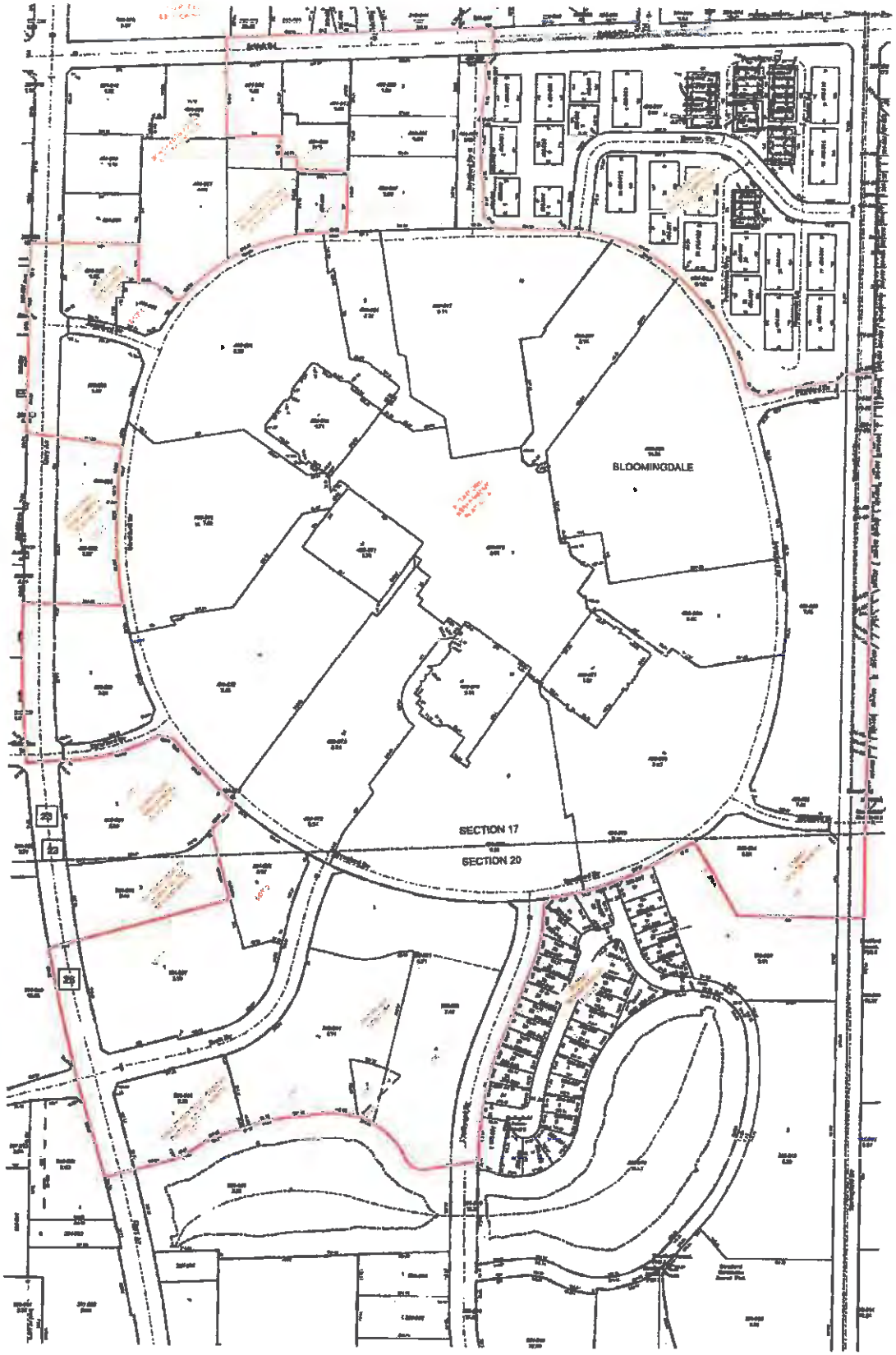
BEGINNING AT THE INTERSECTION OF THE NORTH ROW LINE OF SCHICK ROAD AND THE NORTH EXTENSION OF THE WEST LINE OF THE EAST 50.54 FEET OF LOT 12 IN MERCHANTS PARK-STRATFORD SUBDIVISION RECORDED AS DOCUMENT NUMBER R80-78026; THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 29.59 FEET OF LOT 10 IN SAID MERCHANTS PARK SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF LOT 15 IN THE FIRST ADDITION TO MERCHANTS PARK-STRATFORD RECORDED AS DOCUMENT NUMBER R1982-014623; THENCE SOUTH ALONG THE LAST DESCRIBED LINE 67.33 FEET; THENCE EAST 51.63 FEET TO THE NORTH EXTENSION OF THE EAST LINE OF LOT 17 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF THE SOUTH 13.00 FEET OF LOT 16 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF LOT 18 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD ALSO BEING A NORTHERLY LINE OF STRATFORD ASSESSMENT PLAT NO. 9 RECORDED AS DOCUMENT NUMBER R1984-95983; THENCE SOUTHWESTERLY ALONG A CURVED NORTHWESTERLY LINE OF SAID STRATFORD ASSESSMENT PLAT NO. 9 TO THE EASTMOST CORNER OF LOT 1 IN STRATFORD ASSESSMENT PLAT NO. 6 RECORDED AS DOCUMENT NUMBER R1982-043189; THENCE NORTHWESTERLY, WEST, AND NORTH ALONG THE NORTHERLY LINE OF LOT 1 AND THE EAST AND NORTH LINES OF LOT 2 AND THE WEST EXTENSION OF THE NORTH LINE OF LOT 2 IN SAID STRATFORD ASSESSMENT PLAT NO. 6 TO THE WEST ROW LINE OF GARY AVENUE; THENCE SOUTH ALONG THE WEST ROW LINE OF GARY AVENUE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN STRATFORD ASSESSMENT PLAT NO. 8 RECORDED AS DOCUMENT NUMBER R83-77397; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE TO THE NORTHEAST CORNER OF LOT 1 IN SAID STRATFORD ASSESSMENT PLAT NO. 8; THEN SOUTHERLY TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND ITS WEST EXTENSION TO THE WEST ROW LINE OF SAID GARY AVENUE; THENCE SOUTH ALONG THE WEST ROW LINE OF GARY AVENUE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN STRATFORD ASSESSMENT PLAT NO. 14 RECORDED AS DOCUMENT NUMBER R1982-171196; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 2 TO THE EASTMOST CORNER OF SAID LOT 2 ALSO BEING THE NORTHERNMOST CORNER OF LOT 3 IN DUPAGE HEALTH SERVICES, INC. RESUBDIVISION RECORDED AS DOCUMENT NUMBER R1993-081604; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE WESTERLY SIDE OF LOT 3 TO THE NORTHEAST CORNER OF LOT 1 IN SAID DUPAGE HEALTH SERVICES, INC. RESUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 AND ITS WESTERLY EXTENSION TO THE WEST ROW LINE OF GARY AVENUE; THENCE SOUTHERLY ALONG THE WEST ROW LINE OF GARY AVENUE TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN STRATFORD DEVELOPMENT PARCEL NO IV-NORTH AS PER DOCUMENT NUMBER R1983-048984; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE AND THE SOUTH LINE OF LOTS 2, 1, 6, 4, AND THE EASTERLY EXTENSION OF LOT 4 IN ASA PLAZA VENTURE RECORDED AS DOCUMENT NUMBER R1985-001245 TO THE WESTERLY LINE OF LOT 2 IN SUMMIT RESUBDIVISION RECORDED AS DOCUMENT NUMBER R94-010990; THENCE NORTHEASTERLY AND EASTERLY ALONG THE WESTERLY LINE AND NORTHERLY LINE OF SAID LOT 2 IN SUMMIT RESUBDIVISION THE WESTERNMOST CORNER OF LOT 1 IN SAID SUMMIT RESUBDIVISION; THEN SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHWESTERLY AND SOUTH LINE AND THE EAST EXTENSION OF SAID SOUTH LINE OF LOT 1 TO THE EAST ROW OF SPRINGFIELD WHEATON ROAD; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH A LINE THAT IS PERPENDICULAR TO THE SOUTHEASTMOST CORNER OF LOT 29, SAID CORNER BEING ON THE WEST ROW LINE OF SPRINGFIELD WHEATON ROAD IN BLOOMINGDALE WALK-TOWNHOME COLLECTION RECORDED AS DOCUMENT NUMBER R2006-150513; THENCE WEST ALONG THE LAST DESCRIBED LINE TO SAID SOUTHEAST CORNER OF LOT 29; THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE SOUTHERLY, SOUTHWESTERLY AND WEST LINE OF SAID LOT 29 IN SAID BLOOMINGDALE WALK-TOWNHOME COLLECTION TO THE SOUTH LINE OF SCHICK ROAD ALSO BEING THE NORTHWEST CORNER OF SAID LOT 29, THENCE NORTH PERPENDICULAR TO THE SOUTH ROW LINE OF SCHICK ROAD TO THE NORTH ROW LINE OF SCHICK ROAD; THENCE WEST ALONG THE NORTH ROW OF SCHICK ROAD TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Attachment D



Attachment D

# T.I.F. LEGAL DESCRIPTION EXHIBIT
OF
# STRATFORD SQUARE MALL AREA

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Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone (630) 271-0770
Survey (630) 271-0880
FAX (630) 271-0774
Website: www.mei.com

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

SHEET 1 OF 1 SHEETS

## PIN and Parcel Address

| PIN | Parcel Address | PIN | Property Address | PIN | Property Address |
|---|---|---|---|---|---|
| 02-17-400-068 | 1 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-081 | 6 Stratford Square, Bloomingdale, IL 60108 | 02-17-401-002 | 84 Stratford Drive Bloomingdale, IL 60108 |
| 02-17-400-069 | 1 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-082 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-17-401-005 | 72 Stratford Drive Bloomingdale, IL 60108 |
| 02-17-400-070 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-083 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-17-401-006 | 70 Stratford Drive Bloomingdale, IL 60108 |
| 02-17-400-071 | 2 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-085 | Springfield Drive, Bloomingdale, IL 60108 | 02-17-401-013 | 86 Stratford Drive Bloomingdale, IL 60108 |
| 02-17-400-072 | 2 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-086 | Schick Road, Bloomingdale, IL 60108 | 02-17-401-020 | Stratford Drive Bloomingdale, IL 60108 |
| 02-17-400-073 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-087 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-20-204-006 | Gary Avenue Bloomingdale, IL 60108 |
| 02-17-400-074 | 3 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-088 | 5 Stratford Square, Bloomingdale, IL 60108 | 02-20-204-007 | 231-235 S. Gary Avenue Bloomingdale, IL 60108 |
| 02-17-400-075 | 3 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-089 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-20-205-013 | 245 S. Gary Avenue Bloomingdale, IL 60108 |
| 02-17-400-076 | 4 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-093 | 161 Gary Avenue, Bloomingdale, IL 60108 | 02-20-205-021 | 444 Scott Drive, Bloomingdale, IL 60108 |
| 02-17-400-077 | 4 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-095 | 90 Stratford Drive Bloomingdale, IL 60108 | 02-20-205-032 | 244 Knollwood Drive, Bloomingdale, IL 60108 |
| 02-17-400-078 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-096 | 92 Stratford Drive Bloomingdale, IL 60108 | 02-17-400-065 | 68 Stratford Drive, Bloomingdale, IL 60108 |
| 02-17-400-079 | 152 Stratford Square, Bloomingdale, IL 60108 | 02-17-400-097 | 94 Stratford Drive Bloomingdale, IL 60108 | 02-20-206-024 | 30 Stratford Drive, Bloomingdale, IL 60108 |

SPRINGFIELD DR.
STRATFORD DR.
SCHICK RD
SCOTT DR
GARY AV
Project Area Proposed TIF Boundary
Village of Bloomingdale Limits

# TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROGRAM FOR TIF DISTRICT 6

*Stratford Square TIF District*

Adopted March 25, 2019

Prepared By:

Teska Associates, Inc.

# TABLE OF CONTENTS

**INTRODUCTION** ..... 4

TAX INCREMENT FINANCING ..... 4

**REDEVELOPMENT PROJECT AREA DESCRIPTION** ..... 8

SUMMARY OF THE ELIGIBILITY OF THE PROJECT AREA TIF DISTRICT ..... 10

**REDEVELOPMENT PLAN AND PROGRAM** ..... 10

PURPOSE OF THE REDEVELOPMENT PLAN ..... 10
REDEVELOPMENT PLAN GOALS & OBJECTIVES ..... 11
FUTURE LAND USE PLAN ..... 11
REDEVELOPMENT OPPORTUNITY SITES ..... 14
ELIGIBLE PROJECT COSTS ..... 17
PHASING OF PROJECT ..... 19
ESTIMATED PROJECT COSTS ..... 20
SOURCES OF FUNDS ..... 21
NATURE & TERM OF OBLIGATIONS TO BE ISSUED ..... 21
INITIAL EQUALIZED ASSESSED VALUATION ..... 22
ANTICIPATED EQUALIZED ASSESSED VALUATION ..... 23
PAYMENT IN LIEU OF TAXES ..... 23
PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN & PROGRAM ..... 23

**FINANCIAL IMPACT OF REDEVELOPMENT** ..... 23

**FINDINGS OF NEED FOR TAX INCREMENT FINANCING** ..... 27

PROJECT AREA NOT SUBJECT TO GROWTH ..... 27
CONFORMANCE WITH COMPREHENSIVE PLAN ..... 27
DATE OF COMPLETION ..... 27

**APPENDIX A: TIF ELIGIBILITY FINDINGS REPORT** ..... 28

# LIST OF TABLES AND FIGURES

**TABLE 1:** REDEVELOPMENT OPPORTUNITY SITES ..... 13
**TABLE 2:** ESTIMATED REDEVELOPMENT PROJECT COSTS ..... 19
**TABLE 3:** EQUALIZED ASSESSED VALUATION ..... 21

**FIGURE A:** STRATFORD SQUARE TIF PROJECT AREA BOUNDARY ..... 4
**FIGURE B:** EXISTING LAND USE ..... 8
**FIGURE C:** FUTURE LAND USE PLAN ..... 12
**FIGURE D:** REDEVELOPMENT OPPORTUNITY SITES ..... 15

## INTRODUCTION

Since its initial development in the early 1980's, Stratford Square Mall has been a resource and destination for the western suburbs of Chicago and an important economic engine for the growth and stability of the Village of Bloomingdale. National trends in retailing and the behavior of retail customers have driven the failure of retail business, and especially retail mall facilities, throughout the country. An accumulation of vacancies, of diminished retail sales and municipal sales tax receipts have pressed the Village toward actively encouraging and supporting a revitalization effort within and around the mall property. The Village of Bloomingdale will establish a Tax Increment Finance District to drive new private reinvestment.

The Tax Increment Project Area lies within the Stratford Planned Development (PUD) (approved in 1973) and a B-3 zoning district. The Project Area currently includes a variety of uses, including commercial, office, and medical services. Adjacent to the project area, there are residential developments (both medium and high densities) and other commercial areas.

The Project Area includes the entirety of the Stratford Square Mall and several outlots. Initially built in 1981, Stratford Square was one of the most prominent shopping centers in the region. The property has 1.3 million square feet of retail space and was developed so as to be the central development surrounded by a variety of complimentary commercial uses. Stratford Square was originally developed with four anchor spaces (Marshall Fields, Weiboldt's, Carson Pirie Scott, and Montgomery Ward). Two anchor spaces (now Kohl's and Sears) were built later.

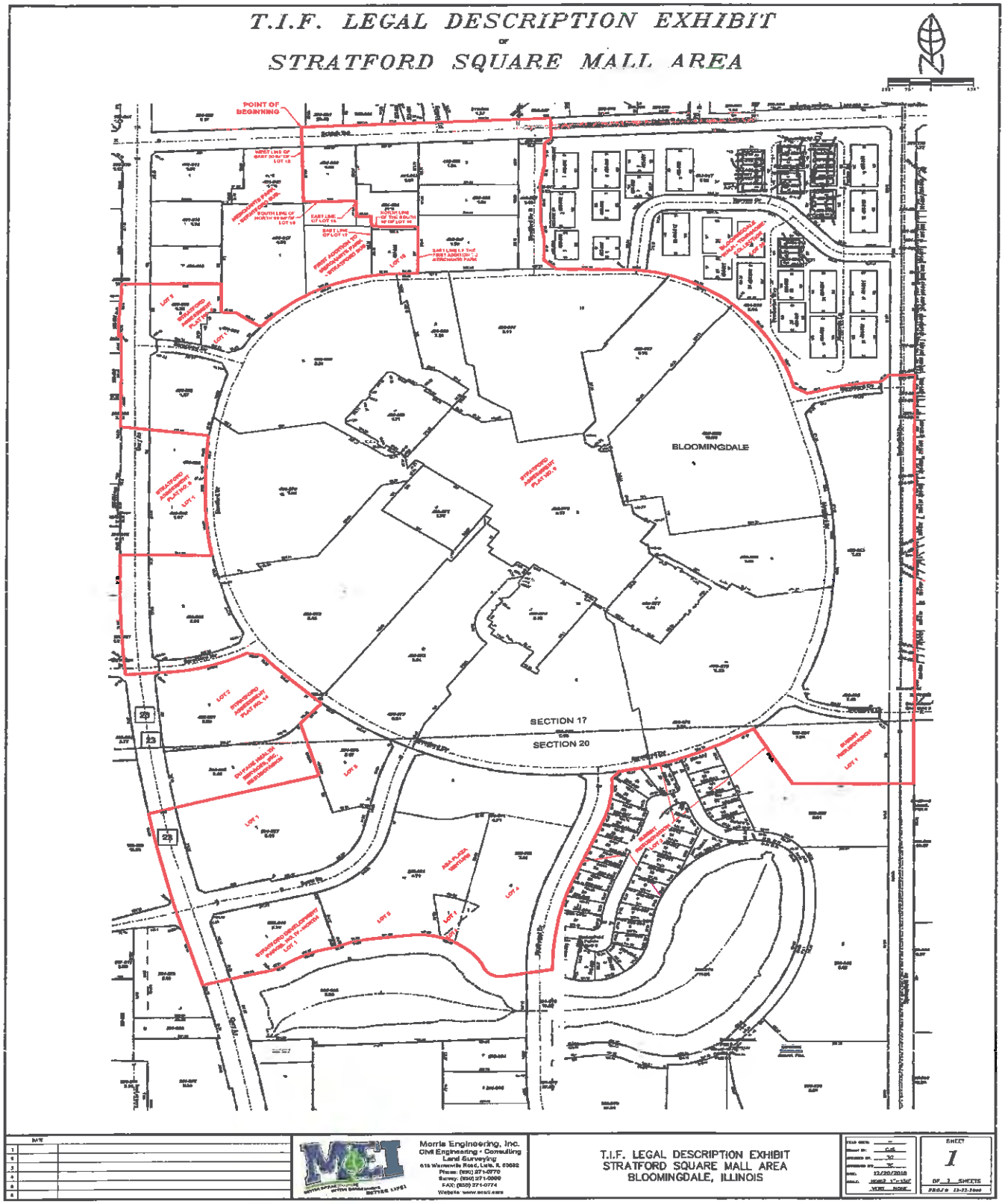
While Stratford Square Mall and the surrounding commercial-retail uses have been a staple of the region, the rise of e-commerce alongside changing consumer shopping behaviors have taken a toll on the mall and its surrounding businesses and restaurants. Adaptation through retrofit and reuse of older structures is a viable solution for many spaces that experience a change in market demand, however, the design of regional malls and their circulation, such as that of Stratford Square, are often difficult candidates for market driven adaptation. Therefore, the Village of Bloomingdale has recognized that appropriate redevelopment and reinvestment within the Project Area will not occur without the support of a Tax Increment Financing district.

### Tax Increment Financing

Tax increment financing is permitted in Illinois under the "Tax Increment Allocation Redevelopment Act" (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes, as amended (hereinafter the "Act"). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. Besides describing the redevelopment objectives, this Redevelopment Area Plan and Program report sets forth in general terms the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to improve eligible "conservation" or "blighted" areas in accordance with an adopted Redevelopment Plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.

**Figure A: Stratford Square TIF Project Area Boundary**



The Act stipulates specific procedures which must be adhered to in determining the eligibility of a Redevelopment Project area. A "Redevelopment Project Area" is defined as:

"...an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/11-74.4-3(p)).

Section 5/11-74.4-3(a) defines a "conservation area" as:

"...any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; or declining total equalized assessed value."

This report and its appendices summarize the analysis and findings of Teska's work. Teska has prepared this report with the understanding that the Village would rely on: (1) the findings and conclusions of this report in proceeding with the designation of the study areas as a "Redevelopment Project Area" under the Act; and (2) the fact that Teska has obtained the necessary information to conclude that the study area can be designated as a "Redevelopment Project Area" in compliance with the Act.

The Legal Description of the Project Area is as follows:

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

BEGINNING AT THE INTERSECTION OF THE NORTH ROW LINE OF SCHICK ROAD AND THE NORTH EXTENSION OF THE WEST LINE OF THE EAST 50.54 FEET OF LOT 12 IN MERCHANTS PARK-STRATFORD SUBDIVISION RECORDED AS DOCUMENT NUMBER R80-78026; THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 29.59 FEET OF LOT 10 IN SAID MERCHANTS PARK SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF LOT 15 IN THE FIRST ADDITION TO MERCHANTS PARK-STRATFORD RECORDED AS DOCUMENT NUMBER R1982-014623; THENCE SOUTH ALONG THE LAST DESCRIBED LINE 67.33 FEET; THENCE EAST 51.63 FEET TO THE NORTH EXTENSION OF THE EAST LINE OF LOT 17 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF THE SOUTH 13.00 FEET OF LOT 16 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE SOUTHEAST CORNER OF LOT 18 IN SAID FIRST ADDITION TO MERCHANTS PARK-STRATFORD ALSO BEING A NORTHERLY LINE OF STRATFORD ASSESSMENT PLAT NO. 9 RECORDED AS DOCUMENT NUMBER R1984-95983;

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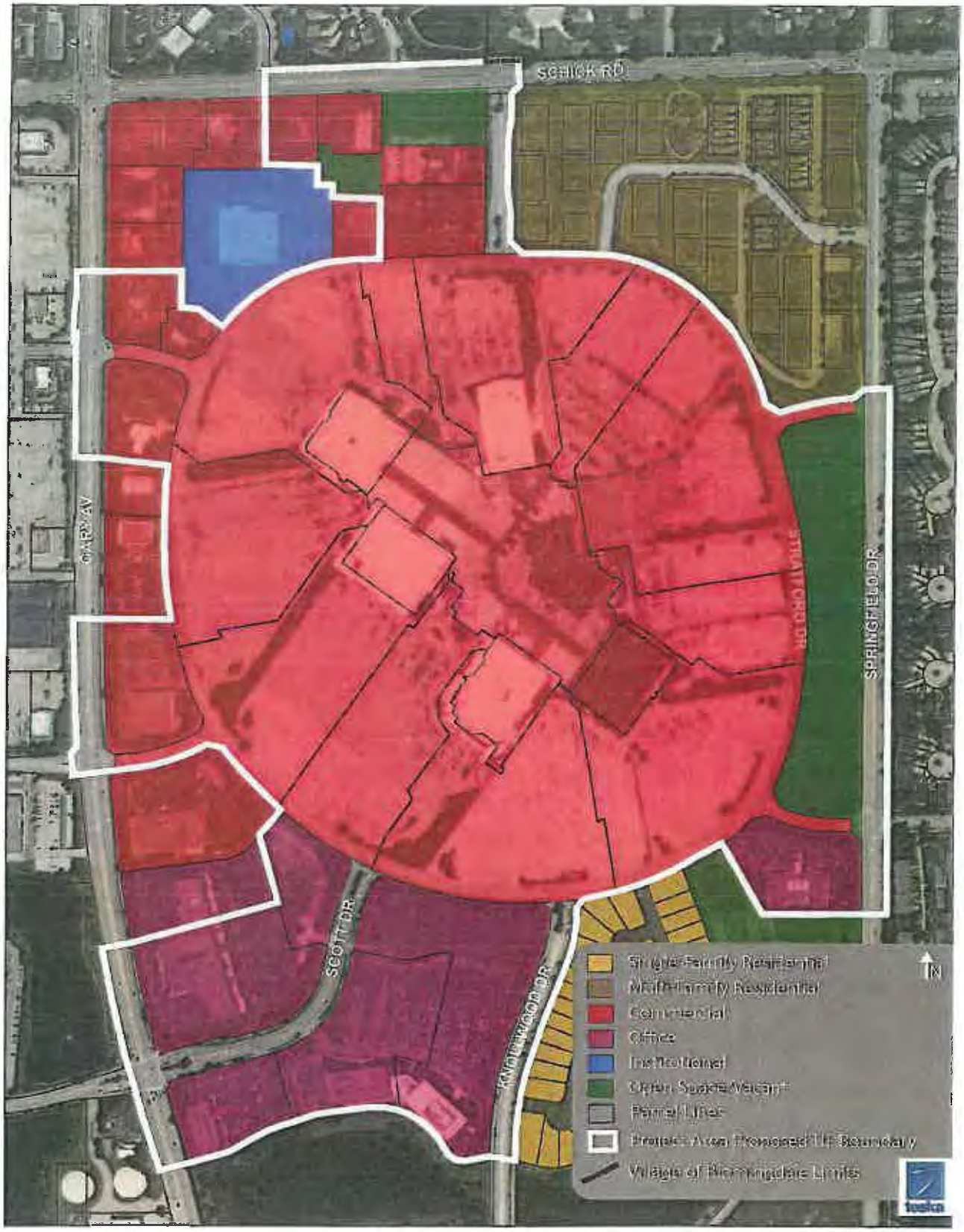
## REDEVELOPMENT PROJECT AREA DESCRIPTION

Determination of eligibility of the Redevelopment Project Area is based on a comparison of data gathered through field observations by Teska Associates, Inc. (Teska), document and archival research, and information obtained from the Village of Bloomingdale, the Township Assessor of Bloomingdale, StreetMAC LLC, and DuPage County against the eligibility criteria set forth in the Act. The boundaries of the Project Area were carefully established in adherence to the eligibility criteria and include only parcels which would benefit by the Redevelopment Plan and Program. The Project Area generally consists of properties within the boundaries of Schick Road (north), Gary Avenue (east), West Army Trail Road (south) and Springfield Drive (west). The exact boundaries are illustrated in "Figure A: Stratford Square TIF Project Area Boundary". The Project Area includes a total 20 structures on a total of 36 parcels. The Project Area is approximately one-hundred forty-four (144) acres, including privately owned roadways but excluding streets and rights-of-way.

Existing Land Uses (see Figure B) within the Project Area are predominantly commercial, though there are also business and medical office uses, and some yet undeveloped parcels. Adjacent to the Project Area, there are also residential and institutional uses. Office uses are clustered in the south of the Project Area. No residential uses currently exist within the boundary of project area, and no relocation of residents or residential uses is anticipated in the project area.

**Figure B: Existing Land Use**



Summary of the Eligibility of the Project Area TIF District

In October and November of 2018, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the Project Area. These "Eligibility Findings" indicate that the Project Area meets the statutory requirements of a "conservation area" (50% of the buildings within the Project Area at least 35 years or more in age and a combination of at least three blighting factors) and is therefore eligible for designation as a "Tax Increment Finance Redevelopment Project Area."

As detailed in Appendix A – Tax Increment Financing Eligibility report of this Redevelopment Plan, the Project Area is eligible for designation as a "conservation area" due to the predominance and extent of the following characteristics:

1. Obsolescence
2. Excessive Vacancies
3. Decline in Equalized Assessed Value

Each of these factors contributes significantly to the eligibility of the Project Area as a "conservation area". All these characteristics point towards the need for designation of the Project Area as a "conservation area" to be followed by public intervention in order that redevelopment might occur.

## REDEVELOPMENT PLAN AND PROGRAM

The revitalization of the Project Area presents challenges and opportunities for the Village of Bloomingdale. The success of this effort will depend upon cooperation between private investors and local government. Public and private development efforts have not, as yet, been able to stimulate the comprehensive revitalization of the Project Area. The adoption of this Redevelopment Plan and Program will assist with the implementation of the goals and objectives of the Comprehensive Plan, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Program. Through public investment, the area will become attractive to private investment.

The Act describes a Redevelopment Plan as:

*"... the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area."*

The successful implementation of the Project Area Plan and Program requires that the Village take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. **The Project Area would not reasonably be redeveloped without the use of such incremental revenues.**

Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act" (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes as amended (hereinafter the "Act"), the purpose of a Redevelopment Plan and Program is to promote the health, safety, morals, and welfare of the general public by:

- Alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
- Improving existing public utilities and infrastructure within the area; and
- Enhancing the overall quality of the business environment in the Village of Bloomingdale.

Redevelopment Plan Goals & Objectives

The aim of the Redevelopment Plan is the revitalization of the Project Area as an attractive, regionally significant mixed-use district which will contribute to the health and vitality of the Village of Bloomingdale. The goals and objectives of the Redevelopment Plan are both those articulated in the Illinois Tax Allocation Redevelopment Act, and those stated in the Village of Bloomingdale Comprehensive Plan. The goals and objectives outlined in these plans which relate to this Redevelopment Plan are summarized below:

The Village of Bloomingdale most recently updated their Comprehensive Plan in 2010. The Plan anticipated an ongoing period of uncertainty with regards to the future of retail which would have an impact for the Bloomingdale community given its position as a regional shopping destination. Stratford Square Mall had already begun leasing to non-retail tenants "such as cosmetic procedures and therapeutic massage" at the writing of the plan.

The land use goal was to "maximize property values in Bloomingdale by maintaining compatible and efficient land use patterns while providing ample opportunities for living, working, shopping, and recreation in Bloomingdale." The goal for commercial uses was to "preserve and enhance the Village's regional significance as a retail center and provide residents with easy access to neighborhood shopping opportunities." Objectives for each of these goals relate to ensuring that new development is consistent with the Comprehensive Plan, that there is a focus on infill development, and that circulation (vehicular and pedestrian) to and within sites is a high priority.

The plan included a list of *Strategic Development Areas and Sites*. One parcel within the Project Area is included in this list, known as the "Canoe Parcel" due to its shape. In the past, proposals for multi-story condominiums have not been successfully developed. In general, there are several challenges to developing this parcel and the Village indicated interest in keeping the parcel either as open space or small-scale professional offices, or a foundation office. There are no direct entrances from Springfield and entrance from the Stratford ring road would be necessary.

Future Land Use Plan

The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are based upon the guidelines and development opportunities presented in the Village of Bloomingdale 2010 Comprehensive Plan.

The intent of the Future Land Use Plan is to provide a long-range guide for determining the uses to which the land should eventually be put, and to direct subsequent zoning decisions as redevelopment occurs within the Project Area. **The designation of an existing use as a redevelopment site is not intended to suggest any immediate requirement for redevelopment**. Rather, these sites are identified as a way of planning for their future redevelopment if a property owner pursues a development project or an existing business vacates a property.

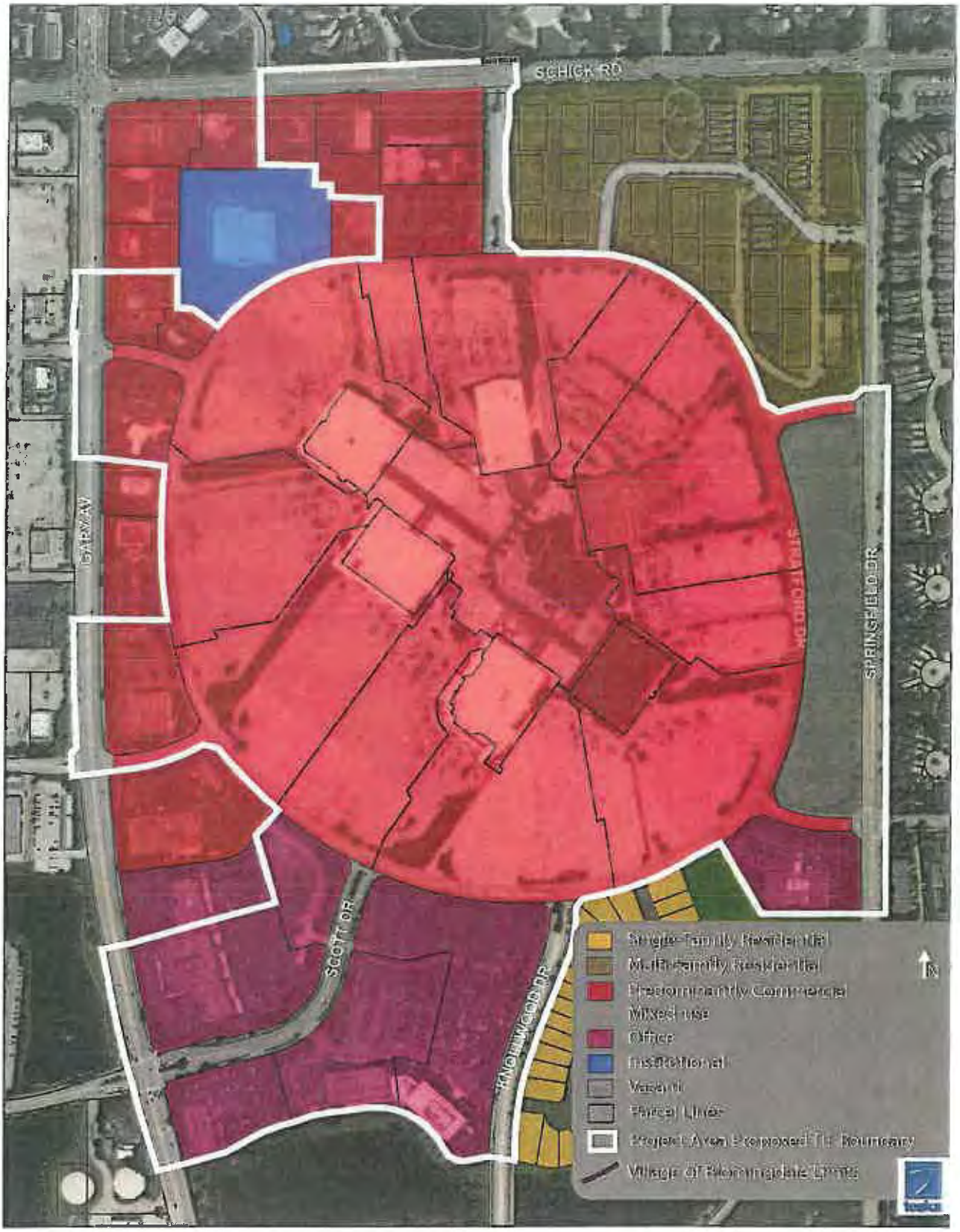
The Future Land Use Plan (see Figure C) shows anticipated land uses at completion of project activities. The existing land uses of many properties are anticipated to continue. However, on identified redevelopment opportunity sites (described in the next section), proposed changes in land use focus on enhancing the commercial character and appearance of the Project Area. General land use descriptions are as follows:

Predominantly Commercial Mixed Use

Commercial uses include a variety of commercial-retail and service uses primarily within Stratford Drive and between Stratford Drive and Gary Avenue and Schick Road. Future commercial uses include both retail, restaurant and services businesses appropriate for a commercial center located along commercial corridors. The use of existing mall space for retail purposes has diminished over time in favor of a mix of retail, entertainment, lifestyle, exercise facilities, and to a disproportionate extent, personal service businesses. One objective of the plan and program will be to increase the proportion of businesses with the mall which generate sales taxes. Existing office uses are anticipated to remain. The reuse or redevelopment of existing retail commercial buildings and property may accommodate additional office uses which raise the property value and create more demand for retail and commercial services.

* *Parking and open space uses associated with any of the above categories are permitted.*

**Figure C: Future Land Use Plan**



Redevelopment Opportunity Sites

Several development and redevelopment opportunity sites have been identified in the Project Area (Figure D: Redevelopment Opportunity Sites).

Table 1 indicates the potential future opportunity sites, existing land uses, and potential future land uses. Several opportunity sites may have more than one potential use. Although the first use is shown on the Future Land Use Plan described in the previous section, any land use described in Table 1 is appropriate and within the intent of this Redevelopment Plan.

**The Redevelopment Plan shall serve as a guideline for the Project Area but is not meant to establish specific requirements**. Adjustments may be made in response to market conditions and other key factors as long as they remain faithful to the Village's overall goals and objectives for the Project Area and the Village of Bloomingdale in general. For example, maintained and improved circulation, including vehicular and pedestrian access are generally recommended for existing buildings throughout the entire Project Area. Therefore, this Redevelopment Plan is consistent with the Village's Comprehensive Plan and is intended to be a key vehicle for implementing the plan.

***Table 1: Redevelopment Opportunity Sites***

| Site | Area (Acres) | EAV (2017) | Existing Land Use | Future Land Use |
|---|---|---|---|---|
| A | 0.75 | $ 21,960 | Vacant | Predominantly Commercial Mixed-Use |
| B | 19.71 | $ 1,091,260 | Commercial | Predominantly Commercial Mixed-Use |
| C | 2.82 | $ 617,530 | Commercial | Predominantly Commercial Mixed-Use |
| D | 10.15 | $ 954,450 | Commercial | Predominantly Commercial Mixed-Use |
| E | 6.24 | $ 379,970 | Commercial | Predominantly Commercial Mixed-Use |
| F | 2.07 | $ 232,100 | Vacant | Office |
| G | 11.18 | $ 1,618,730 | Commercial | Predominantly Commercial Mixed-Use |
| H | 10.92 | $ 1,404,150 | Commercial | Predominantly Commercial Mixed-Use |
| I | 2.86 | $ 756,800 | Office | Office |
| J | 7.43 | $ 204,780 | Vacant | Office |
| K | 3.99 | $ 242,950 | Commercial | Predominantly Commercial Mixed-Use |

| Site | Area (Acres) | EAV (2017) | Existing Land Use | Future Land Use |
|---|---|---|---|---|
| L | 11.66 | $ 1,757,170 | Commercial | Predominantly Commercial Mixed-Use |
| M | 3.75 | $ 228,340 | Commercial | Predominantly Commercial Mixed-Use |
| **Total** | **93.53** | **$ 9,510,190** | | |

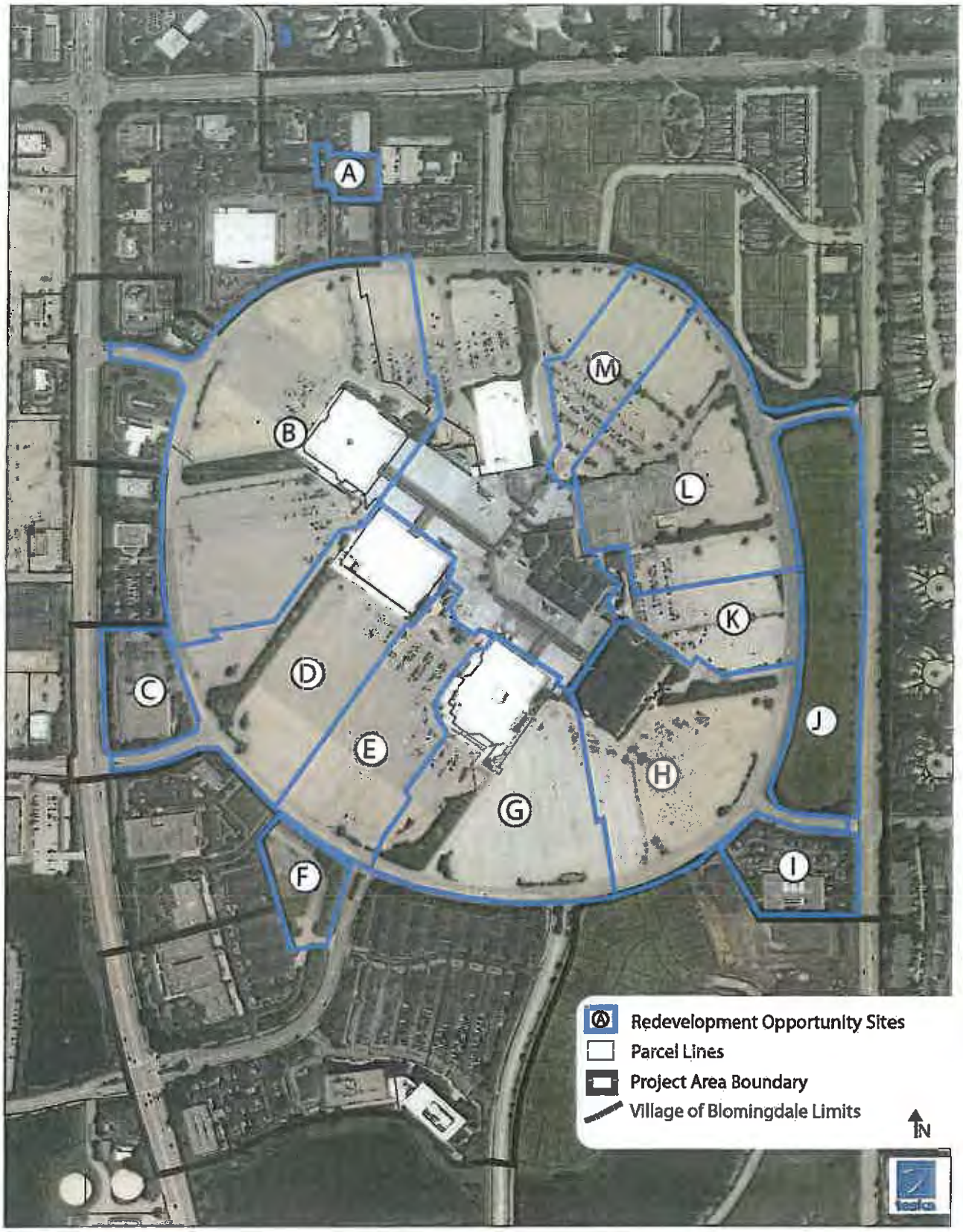
The Village may also determine that other redevelopment opportunities, where consistent with the land use designations on the Future Land Use Plan, are within the intent of this Redevelopment Plan.

As indicated by Figure D, the Project Area parcels are primarily planned for auto-oriented commercial uses between Schick Road and Stratford Drive, mixed-use commercial uses within Stratford Drive, commercial service uses between Gary Avenue and Stratford Drive, and Office uses south of Stratford drive. Scattered institutional and open space uses within the Project Area are anticipated to remain.

In addition to these opportunity sites, the Redevelopment Plan also anticipates activities to be undertaken by the public sector, which are identified in the Estimated Project Costs section of this report (page 19). All of the redevelopment opportunities and public improvements should be conducted with the guidance of the Village's Comprehensive Plan.

Undertaking these redevelopment activities will generate increased tax revenues, strengthen commercial uses, create mixed-use commercial opportunities, upgrade public improvements such as roadways, parking areas, sidewalks, etc., and provide a stimulus for additional development in surrounding areas. Through these improvements, the character and economic viability of the Project Area and the Court Street corridor will be improved over time.

**Figure D: Redevelopment Opportunity Sites**



Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project, as allowed by Statute. Such costs may include, without limitation, the following:

*Costs of studies, surveys, development plans, specifications, and administrative expenses*

Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected.

*Property Assembly Costs*

Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.

The existing, vacant Macy's department store, its several parking lots, mall-controlled parking lots, and several store spaces within the northern first and second floor area of the mall are anticipated to be assembled, cleared, and redeveloped. The Village has adopted an inducement resolution, in advance of the establishment of the TIF to attract a redeveloper to construct a Woodman's Supermarket and Fueling centers. The inducement resolution and the redeveloper have stipulated that the redevelopment cannot and will not occur without the assistance of the TIF district in the property assembly costs.

To meet the development objectives of this Stratford Square TIF Plan, the Village may determine it necessary to acquire properties within the Project Area. The Village may elect to do so during the lifetime of the TIF through a direct market transaction, and, under exceptional circumstances, the Village Board may choose to exercise its power of eminent domain, including appropriate and just compensation for property acquisition. It is not the intent of the Village to acquire through eminent domain, or to acquire specific properties at this time. However, a determination by the Village to acquire properties may be made without further amendment to this Plan.

Property, which may be acquired by the Village, may be assembled into appropriate development or rehabilitation sites. These properties may be sold or leased by the Village to other public bodies or to private developers, in whole or in part. Terms of conveyance may be incorporated into appropriate disposition documents or agreements and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land. The Village reserves the right to sell or lease any property acquired within the Project Area during the 23-year duration of the TIF District. Any future modifications to the stated disposition actions of this Plan will be in accordance with the objectives of this Redevelopment Plan and Program and will not require any amendment to the Plan.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the Village. Furthermore, no conveyance, lease, mortgage, or other disposition of land or agreement relating to the development of property shall be made without providing reasonable opportunity for the submission of alternative proposals or bids.

*Rehabilitation*

Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification. The TIF district may support rehabilitation or reconstruction of mall buildings or outlot buildings in an effort to eliminate the obsolescent commercial spaces or facilities.

*Public Works*

Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building.

Public improvements in the form of underground infrastructure, roadways, lighting, traffic lighting, and storm water facilities which directly serve the uses within the project area are not anticipated to be constructed on public rights-of-way, public property, or within permanent public easements. However, such improvements may be necessary to attract and support specific private reinvestment in buildings and uses will be authorized by the Village in phases and in locations supporting such specific private reinvestment.

*Financing costs*

Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto. In an effort to induce private reinvestment, the Village may borrow funds or make loans to the TIF Fund in advance of the return of such funds from incremental revenues.

*Taxing District Capital Costs*

To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.

*Residential Impact Costs*

If property within the District are redeveloped for residential uses consistent with the Plan and Program, and such redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units, and such housing units generate school age children attending public schools, the TIF district will reimburse the school district and the library district for increased costs in accordance with the limitation set forth in the Act.

*Developer Interest Costs*

Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, not exceeding the limits set forth in the Act.

Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately, though some will likely occur over a longer period of time. All projects are anticipated to be completed within the 23-year life of the TIF District. The Village may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Program. Internal and external building remodeling, additions, rehabilitations, reuse and other activities on individual properties will also occur throughout the life of the TIF District.

Estimated Project Costs

Estimated public project costs are listed in Table 2. These costs are based on 2019 dollars and are therefore subject to inflation. Increases in estimated Total Redevelopment Project Costs of more than five percent (5%), after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to amendment procedures as provided under the Act.

***Table 2: Estimated Redevelopment Project Costs***

| **Category** | **Cost** |
|---|---|
| Costs of Studies, Surveys, Development Plans, Implementation and administration of the Redevelopment Plan | $500,000 |
| Property Assembly including Acquisition, Site Preparation, Demolition, Environmental Remediation, and Site Improvements | $4,950,000 |
| Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures | $3,000,000 |
| Financing Costs | $400,000 |
| Taxing District Capital Costs and Residential Impact Costs (1) | $50,000 |
| Developer Interest Costs, taxing districts eligible reimbursement and capital costs | $100,000 |
| Total Estimated Project Costs (2) | $9,000,000 |

*(1) Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the Village or other public entities. As provided in the Act, Redevelopment Project Costs may include, to the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.*

*(2) Actual costs for each category identified above may vary provided that the total estimated project costs may not be exceeded without amendment to this Redevelopment Plan.*

Sources of Funds

The Act provides a method for municipalities to finance public development costs with incremental real estate tax revenues. Incremental tax revenues are derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue.

Funds necessary to pay redevelopment project costs may be derived from several authorized sources. These may include, but are not limited to, the following:

1. Real property tax increment revenues from the Project Area;
2. Tax revenues resulting from any Special Service Area districts or Business Districts within the Project Area;
3. Interest earned on temporary investments;
4. Gifts, grants, and contributions;
5. Sale or lease of land proceeds;
6. User fees;
7. Transfer from a contiguous redevelopment project area created under the Act;
8. Proceeds from the issuance of bonds, notes or other financial instruments.

The principal source of funds to undertake redevelopment activities will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel. There may also be other eligible local sources of revenue, such as the sale or lease of Village owned property, that the Village determines are appropriate to allocate to the payment of redevelopment project costs.

The Village may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs with the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Plan.

Nature & Term of Obligations to be Issued

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan, and whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the Village from undertaking initiatives designed to stimulate appropriate private investment in the Project Area.

Certain redevelopment projects may be of a certain scale or on a certain timetable as to preclude financing on a cash basis. These projects may be funded using tax increment revenue obligations issued pursuant to the Act for a term not to exceed December 31st of the year after the 23rd year. Consistent

with the conservative nature of the financial plan for this Redevelopment Plan, **the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.**

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this Plan, as now or hereafter amended, in accordance with law.

The Village may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the following:

1. Net revenues of all or part of a redevelopment project;
2. Taxes levied and collected on any or all property in the municipality;
3. The full faith and credit of the municipality;
4. A mortgage on part or all of the redevelopment projects; or
5. Any other taxes or anticipated receipts that the municipality may lawfully pledge.

Initial Equalized Assessed Valuation

Table 3 lists the equalized assessed valuation of properties in the Project Area. The total 2017 equalized assessed valuation of the Project Area is **$22,402,080.**

***Table 3: Equalized Assessed Valuation, 2017***

| PIN | 2017 EAV | PIN | 2017 EAV | PIN | 2017 EAV |
|---|---|---|---|---|---|
| 02-17-400-068 | $ 373,500 | 02-17-400-081 | $ 1,194,730 | 02-17-401-002 | $ 132,660 |
| 02-17-400-069 | $ 126,500 | 02-17-400-082 | $ 65,770 | 02-17-401-005 | $ 304,080 |
| 02-17-400-070 | $ 449,990 | 02-17-400-083 | $ 141,270 | 02-17-401-006 | $ 129,880 |
| 02-17-400-071 | $ 440,120 | 02-17-400-085 | $ 204,780 | 02-17-401-013 | $ 314,380 |
| 02-17-400-072 | $ 514,330 | 02-17-400-086 | $ 50 | 02-17-401-020 | $ 21,960 |
| 02-17-400-073 | $ 379,970 | 02-17-400-087 | $ 228,340 | 02-20-204-006 | $ 232,100 |
| 02-17-400-074 | $ 1,052,250 | 02-17-400-088 | $ 1,757,170 | 02-20-204-007 | $ 1,405,240 |
| 02-17-400-075 | $ 563,430 | 02-17-400-089 | $ 242,950 | 02-20-205-013 | $ 1,065,910 |
| 02-17-400-076 | $ 562,150 | 02-17-400-093 | $ 617,530 | 02-20-205-021 | $ 482,430 |
| 02-17-400-077 | $ 842,000 | 02-17-400-095 | $ 123,330 | 02-20-205-032 | $ 1,243,590 |
| 02-17-400-078 | $ 3,050 | 02-17-400-096 | $ 363,000 | 02-17-400-065 | $ 337,220 |
| 02-17-400-079 | $ 5,052,540 | 02-17-400-097 | $ 677,080 | 02-20-206-024 | $ 756,800 |
| | | | | **TOTAL:** | **$ 22,402,080** |

Anticipated Equalized Assessed Valuation

Upon the completion of the development projects, it is estimated that the equalized assessed valuation of real property within the Project Area will be in excess of **$33,750,000** (2019 dollars), which represents an approximate **50%** increase in the total equalized assessed valuation. This figure is based upon estimates of value of new development projects that are anticipated.

Payment in Lieu of Taxes

No payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Program.

Provisions for Amending the Redevelopment Plan & Program

The Redevelopment Plan and Program may be amended pursuant to provisions of the Act.

## FINANCIAL IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Program, the Project Area is not reasonably expected to see an increase in EAV or be appropriately redeveloped by private enterprise. In the absence of financial assistance and public improvements provided by the Village, there is a prospect that the economic condition of the Project Area will continue to decline and spread beyond the Project Area. Given the anchoring nature of the commercial center at the heart of the Project Area, continual decline will distract from the potential for new development and occupation in existing buildings and sites, which would lead to higher vacancies, lower assessed values and further diminished sales tax receipts. The continued erosion of the assessed valuation of property in and outside of the Project Area will lead to a reduction of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Plan is expected to have short-term and long-term positive financial impacts on all the taxing districts affected by this Redevelopment Plan. In the short term, the Village's effective use of tax increment financing can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, the completion of redevelopment projects and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from any enhanced tax base which results from the increase in equalized assessed valuation generated as a result of financial incentives proposed in this Redevelopment Plan.

It is anticipated that the implementation of this Redevelopment Plan and Project will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by addressing Project Area vacancies and the lag in growth (as compared to the remainder of the Village). The Redevelopment Plan does not provide for new residential uses in the Project Area, therefore no direct increased burden will be placed on the area's school districts. To the extent that such development does occur, and school age children result from new community arrivals, the elementary and high school taxing districts could potentially be affected. The Village will follow the guidelines provided by the Act to compensate the districts at levels dictated by the precise increase in net new students pursuant to the Act.

Additionally, should the Village achieve success in attracting private investment which does result in the demonstrated need for increased services from any other taxing district, the Village would consider declaring sufficient TIF related surpluses, which funds are neither expended or obligated for redevelopment activities, as provided by the Act, to assist such taxing districts in paying the costs for any increased services. Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village. This will occur only after all TIF eligible costs to satisfy any financial obligations that have incurred or expended by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act. The exception to this provision will be to the extent that the Village utilizes TIF funding to assist in the redevelopment of residential units. In such cases the Village will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act.

The following taxing districts cover the Project Area:

- DuPage County
- DuPage Water Commission
- DuPage Airport Authority
- Community College of DuPage District 502
- Bloomingdale Township
- Forest Preserve District of DuPage County
- Grade School District #93
- High School District #87
- Village of Bloomingdale
- Bloomingdale Park District
- Bloomingdale Library District
- Bloomingdale Fire Protection

*Impact on DuPage County*

DuPage County provides a variety of services, principally the County Court system, health, senior and administrative services, and flooding mitigation activities. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the County. Due to the small size of the Project Area in relation to the overall County, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No specific program is set forth in this Redevelopment Plan.

*Impact on DuPage Water Commission*

The DuPage Water Commission oversees water access and quality for communities within DuPage County. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by DuPage Water Commission, although the impact is not anticipated to be significant. Due to the small size of the Project Area in relation to the overall DuPage Water Commission service area, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No specific program is set forth in this Redevelopment Plan.

*Impact on DuPage Airport Authority*

The DuPage Airport Authority provides general aviation access and operates the DuPage Airport. No redevelopment activities anticipated in the plan are anticipated to impact the Airport Authority, and no specific program is set forth in this Redevelopment Plan.

*Impact on Community College of DuPage District 502*

Community College of DuPage District 502 provides education and training services to residents of DuPage County, Illinois. The replacement of underutilized property with new development and redevelopment may cause a minimal increased demand for the services and programs provided by Community College of DuPage District 502, including training programs to serve new businesses and educational services for new residents. However, the impact is anticipated to be insignificant given the relatively small size of the Project Area in proportion to the size of the community college district. Therefore, no specific program is set forth in this Redevelopment Plan.

*Impact on Bloomingdale Township*

Bloomingdale Township provides a variety of services, including road maintenance and property assessments. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by Bloomingdale Township, although the impact is not anticipated to be significant. Roads within the Project Area are either private property or are controlled by either the Village of Bloomingdale or DuPage County. No specific program is set forth in this Redevelopment Plan.

*Impact on Forest Preserve District of DuPage County*

The Forest Preserve District of DuPage County operates and maintains forest preserves and educational programs throughout the County. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the County resulting from an increase in employees. Due to the small size of the Project Area in relation to the County at large, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No program is set forth in this Redevelopment Plan.

*Impact on Grade School District #93*

There are no recommendations for new residential development within the Project Area as a result of this Redevelopment Plan. To address the potential impact on Grade School District #93, the TIF Act under subsection (q) "Redevelopment Project Costs", subsection (7.5) requires that if a redevelopment project results in increased attendance from a project that has received TIF assistance, SD #93 shall be paid, from the TIF fund, the increase cost in accordance with the method described in the Act. Therefore, no additional redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

*Impact on High School District #87*

There are no recommendations for new residential development within the Project Area as a result of this Redevelopment Plan. To address the potential impact on High School District #8, the TIF Act under subsection (q) "Redevelopment Project Costs", subsection (7.5) requires that if a redevelopment project

results in increased attendance from a project that has received TIF assistance, SD #87 shall be paid, from the TIF fund, the increase cost in accordance with the method described in the Act. Therefore, no additional redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

*Impact on Village of Bloomingdale*

The Village of Bloomingdale provides a variety of services, including police protection, forestry and tree care, snow removal, road maintenance, water and sewer service, and building and zoning services. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the Village. As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the Village which are made necessary by development as described in this Redevelopment Plan. The public improvements section of this plan and program highlight some of these anticipated capital costs.

*Impact on Bloomingdale Park District*

The Bloomingdale Park District provides a variety of services, including operation and maintenance of parks and recreational facilities throughout the Village. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the Village resulting from an increase in employees. Due to the size of the Project Area in relation to the Village at large, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No program is set forth in this Redevelopment Plan.

*Impact on Bloomingdale Library District*

The Bloomingdale Library District provides library services and educational programming in the Village of Bloomingdale. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the Village. As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the Village which are made necessary by development as described in this Redevelopment Plan. The public improvements section of this plan and program highlight some of these anticipated capital costs.

*Impact on Bloomingdale Fire Protection District*

The Bloomingdale Fire Protection District provides fire protection services to residents and businesses of the Village of Bloomingdale. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the Village. Due to the small size of the Project Area in relation to the Bloomingdale Fire Protection District at large, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No program is set forth in this Redevelopment Plan.

## FINDINGS OF NEED FOR TAX INCREMENT FINANCING

On the basis of the findings contained in the Stratford Square TIF Eligibility Report and this Redevelopment Plan, the Bloomingdale Village Board of Trustees may adopt the following findings pursuant to Section 11-74.4-3(n) of the Act.

### Project Area Not Subject to Growth

The Village finds that the Project Area on the whole is facing decline in property value and increasing vacancy and transitions in land use and dominant commercial businesses as follows:

- As described in the TIF Eligibility Findings Report (see Appendix A), the conditions of the Project Area testify to an increase in obsolescence of the Project Area. In particular, the Eligibility Report identifies obsolescence, significant and widespread vacancies, and a significant decline in EAV, which are consequences of changes in consumer retail behavior and the marketability of the type of commercial retail spaces available within the Project Area. While each individual property may not exhibit these conditions, the Project Area as a whole is characterized by a reasonable extent and meaningful distribution of these factors which has resulted in underutilization of this area.
- The equalized assessed value (EAV) of the Project Area has decreased in four of the last five years (available as part of Appendix A – TIF Eligibility Findings Report).
- The Project Area is part of a planned development and several areas adjacent to the Project area have had long periods of vacancy or have not been developed as commercial uses in accordance with the initial PUD.

Therefore, the Village of Bloomingdale finds that the Project Area has not maintained value relative to the commercial-retail market and shows significant signs of obsolescence. Therefore, the Project Area is not reasonably anticipated to remain competitive within the intended market without adoption of this Redevelopment Plan.

### Conformance with Comprehensive Plan

This Redevelopment Plan and Program is consistent with the community improvement goals identified in the 2010 Bloomingdale Comprehensive Plan.

### Date of Completion

The estimated year of completion of the redevelopment projects and retirement of obligations issued to finance redevelopment project costs is December 31, 2042 (The year after the 23rd year from the date of adoption of the ordinance approving the Project Area).

# APPENDIX A: TIF ELIGIBILITY FINDINGS REPORT

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Tax Increment Financing

Eligibility Report

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Stratford Square TIF District

Prepared by:

Teska Associates, Inc.

# CONTENTS

**INTRODUCTION** ..... **30**

**TAX INCREMENT FINANCING OVERVIEW** ..... **30**

**DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA** ..... **31**

**ELIGIBILITY FINDINGS** ..... **33**

- AGE OF BUILDINGS ..... 33
- DILAPIDATION ..... 36
- OBSOLESCENCE ..... 37
- DETERIORATION ..... 40
- ILLEGAL USE OF STRUCTURES ..... 40
- PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS ..... 41
- EXCESSIVE VACANCIES ..... 41
- LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES ..... 46
- INADEQUATE UTILITIES ..... 46
- EXCESSIVE LAND COVERAGE AND OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES ..... 47
- DELETERIOUS LAND USE OR LAYOUT ..... 47
- LACK OF COMMUNITY PLANNING ..... 51
- ENVIRONMENTAL REMEDIATION COSTS IMPEDING DEVELOPMENT ..... 52
- DECLINE IN EQUALIZED ASSESSED VALUE ..... 52

**CONCLUSION** ..... **53**

# LIST OF EXHIBITS

**EXHIBIT A:** PROPOSED TIF BOUNDARY ..... 31
**EXHIBIT B:** BUILDING LOCATION AND AGE ..... 34
**EXHIBIT C:** OBSERVED VACANCY OF PARCELS ..... 42
**EXHIBIT D:** OBSERVED VACANCIES AND UNDERUTUILIZED SPACE WITHIN STRATFORD SQUARE MALL ..... 43
**EXHIBIT E:** OBSERVED BUSINESSES OCCUPIED AND IN TRANSITION WITHIN STRATFORD SQUARE MALL ..... 44
**EXHIBIT F:** EXISTING LAND USE ..... 48
**EXHIBIT G:** STRATFORD PUD (VILLAGE OF BLOOMINGDALE, 2018 ZONING MAP) ..... 49
**EXHIBIT H:** EQUALIZED ASSESSED VALUES OF PROJECT AREA ..... 5

## INTRODUCTION

What would become the Village of Bloomingdale was the third platted town in DuPage County, in 1845. At that time, the town included areas of Roselle and unincorporated Medinah. Development continued in the area, and in 1923 the Village of Bloomindale (separate from areas of Medinah and Roselle) was incorporated. Bloomingdale's population in 1950 was 338 and by 1960, it quadrupled to 1,262. A special census in 1976 counted the population at almost 10,000. Today, the Village of Bloomingdale is home to more than 22,000 residents.

Stratford Square Mall was developed as part of the Stratford Planned Unit Development (PUD), approved in 1973, which included a mix of uses, including commercial, office, open space and residential. The indoor regional mall includes 1.3 million square feet of commercial-retail space.

## TAX INCREMENT FINANCING OVERVIEW

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 – 74.4 – 1 et seq., as amended (the "Act"), stipulates specific procedures which must be adhered to in determining the eligibility of a Redevelopment Project area. A "Redevelopment Project Area" is defined as:

"...an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/11-74.4-3(p)).

Section 5/11-74.4-3(a) defines a "conservation area" as:

"...any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; or declining total equalized assessed value."

Determination of eligibility of the proposed Redevelopment Project Area is based on a comparison of data gathered through field observations by Teska Associates, Inc. (Teska), document and archival research, and information obtained from the Village of Bloomingdale, the Township Assessor of Bloomingdale, StreetMAC LLC, and DuPage County against the eligibility criteria set forth in the Act.

This report summarizes the analysis and findings of Teska's work. Teska has prepared this report with the understanding that the Village would rely on: (1) the findings and conclusions of this report in proceeding with the designation of the study areas as a "Redevelopment Project Area" under the Act; and (2) the fact that Teska has obtained the necessary information to conclude that the study area can be designated as a "Redevelopment Project Area" in compliance with the Act.

## DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

Section 5/11-74.4-3(p) defines a "Redevelopment project area" as:

"...an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas."

The Project Area includes a total of **36** parcels/properties within the boundaries of Schick Road (north), Gary Avenue (east), West Army Trail Road (south) and Springfield Drive (west). The Project Area includes select properties from the Stratford Planned Development (PUD) and a B-3 zoning district; it currently includes a variety of vacant and improved property with uses that include commercial, office, and medical services. Adjacent to the project area, there are residential developments (both medium and high densities) and other commercial areas.

The Project Area includes the entirety of the Stratford Square Mall and several outlots. Built in 1981, Stratford Square was one of the most prominent shopping centers in the region. The property has 1.3 million square feet of retail space and was developed so as to be the central development surrounded by a variety of complimentary commercial uses. Stratford Square was originally developed with four anchor spaces (Marshall Fields, Weiboldt's, Carson Pirie Scott, and Montgomery Ward). Two anchor spaces (now Kohl's and Sears) were built later.

In total, the Project Area includes 36 parcels, covering approximately 144 acres. There is a total of 20 structures.

Exhibit A: Proposed TIF Boundary

## ELIGIBILITY FINDINGS

Teska Associates, Inc. conducted research, compiled data, and conducted a field survey of all properties within the Redevelopment Project Area. Research included establishing a timeline of (re)development, (re)tenancy and land uses. Teska also compiled data regarding the equalized assessed values for all properties.

An initial ***field*** survey of the building and ground conditions, and of land uses within the Redevelopment Project Area occurred on ***Tuesday, October 30, 2018.*** A second field survey of occupancy occurred on ***Wednesday, November 14, 2018.*** Field notes were taken for each parcel and for suites within properties. In addition to the research, data and field observations compiled by Teska, the Village of Bloomingdale, Bloomingdale Township Assessor's Office, and StreetMAC LLC also provided access to data.

### Age of Buildings

In order to be designated as a 'conservation area', at least 50% of the structures must be 35 years or more in age, and a combination of at least three (3) of the other blighting factors must be present to a meaningful extent and reasonably distributed throughout the Project Area.

There are 20 structures located with the Project Area, including structures that make up the Stratford Square Mall and adjacent outlot buildings. Building construction dates were provided by the Village of Bloomingdale and indicate that a substantial majority (**11 structures, 55%**) of the Project Area was developed prior to 1983 (35 years).

Due to this finding, the definition of 'conservation area' is evaluated in this Eligibility Report, requiring 'age of buildings' plus three (3) additional eligibility criteria for TIF designation. The Project Area exhibits the following criteria to qualify as a 'conservation area' under the Tax Increment Allocation Redevelopment Act:

### Major Qualifying Factors:

4. Obsolescence
5. Excessive Vacancies
6. Decline in Equalized Assessed Value

Minor Qualifying Factors: (present within the Project Area but not to a sufficient extent or distribution as to be considered a major qualifying factor):

1. Deterioration
2. Inadequate Utilities
3. Deleterious Land Use or Layout
4. Lack of Community Planning

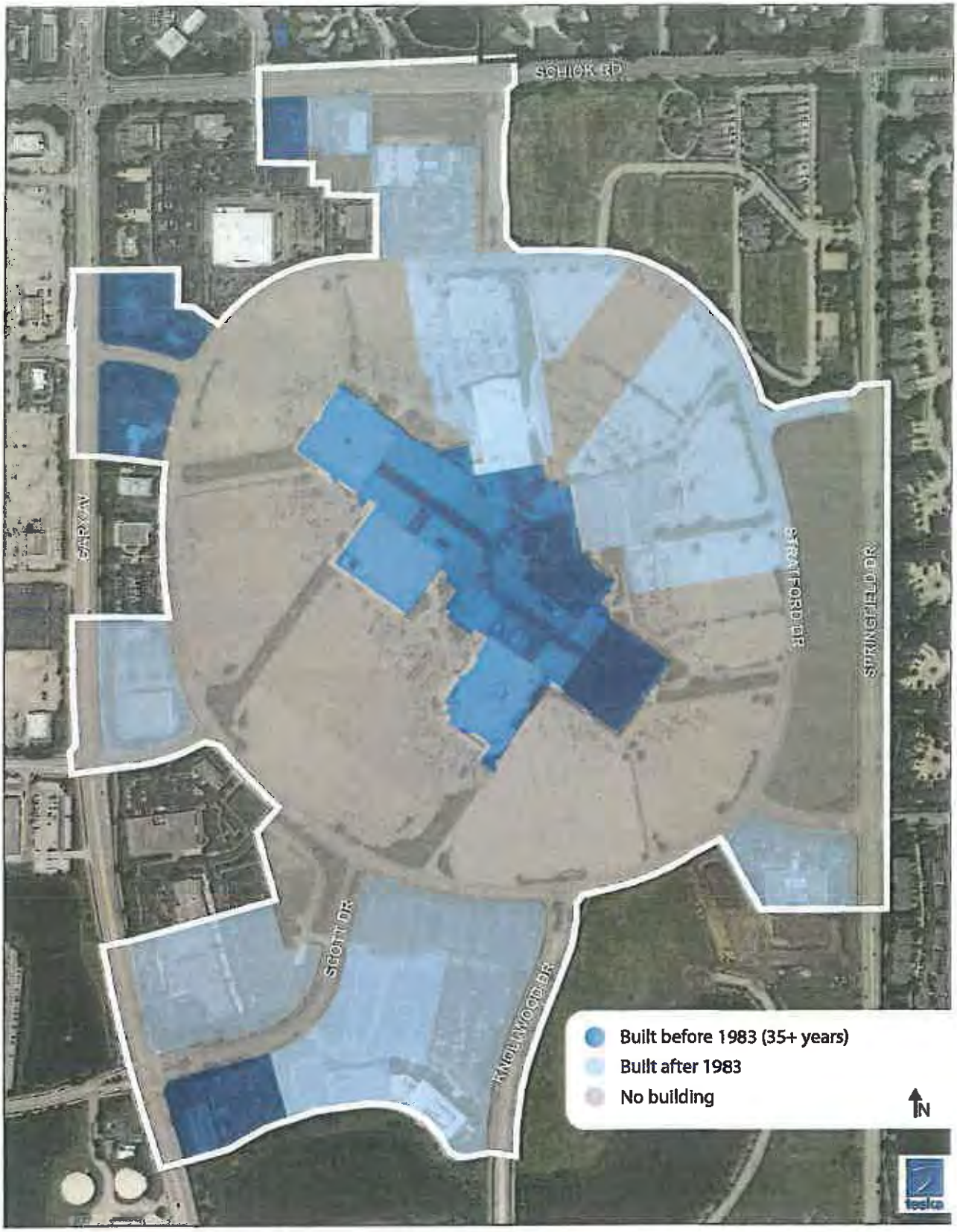
### Factors Not Present:

1. Dilapidation
2. Illegal Use of Structures
3. Presence of Structures Below Minimum Code Standards

4. Lack of Ventilation, Light, or Sanitary Facilities
5. Excessive Land Covered and Overcrowding of Structures
6. Environmental Remediation Costs Impeding Development

A more detailed description of each qualifying factor is provided on the following pages:

Exhibit B: Buildings Location & Age



Dilapidation

Dilapidation refers to an advanced state of disrepair of buildings or improvements of the neglect of necessary repairs, causing the building or improvement to fall into a state of decay. At a minimum, dilapidated buildings include those with critical defects in primary structural components (roof, bearing walls, floor structure, and foundation), building systems (heating, ventilation, lighting and plumbing), and secondary structural components in such combination and extent that (i) major repair is required or, (ii) the defects are so serious and so extensive that the buildings must be removed.

Field observations of exterior building conditions within the Project Area do not indicate widespread characteristics of dilapidation of building structures or materials. Therefore, Dilapidation is not considered to be a qualifying factor towards the eligibility of the Project Area as a 'conservation area'

Obsolescence

Structures are typically built for specific uses or purposes with the design, location, height, and space intended for a specific type of occupancy at a given time. An obsolete building or improvement is one which is becoming obsolete or going out of use—not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse. Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include the following sub categories:

*Functional Obsolescence*

Functional obsolescence occurs where the physical characteristics of one building property is no longer used by, or can no longer attract, uses which are viable and competitive in the marketplace. Buildings become functionally obsolete when they contain characteristics or deficiencies, which limit the reuse and marketability of such buildings. Characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or outdated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Design and spatial layout characteristic of buildings and site improvements include, but are not limited to, floor area, height, column spacing, loading and service areas, building orientation, on-site parking and storage areas, and vehicular circulation.

Over time, geographical and structural changes occur within industries and real estate markets causing properties to become ill suited for their original use, resulting in deficiencies in those buildings that limit their ability to function for their original purpose. This loss in functionality and overall usefulness or desirability of a property, diminishes the value of the property and the building, and such obsolescence is typically difficult and expensive to correct, and often leads to vacancies and disinvestment.

*Economic Obsolescence*

Economic obsolescence is generally a result of financial or market conditions such as rent rates or taxes or fees that cannot be supported by viable uses that re competitive or appropriate for the location, resulting in a diminished market value of the property for its original intended use. Symptoms of economic obsolescence include excessive vacancies, lack of maintenance, deterioration, and dilapidation of buildings and site improvements. Site improvements, including sewer and water lines, public utility lines (gas, electric, and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this type of obsolescence may include inadequate utility capacities, outdated designs, etc.

Successive or long periods of vacancy or decline in rents or lease rates are evidence of the economic obsolescence that leads to further disinvestment and further declines in the value and attractiveness or buildings and property.

The Project Area exhibits signs of both functional and economic obsolescence:

With regard to *functional obsolescence*, properties in the Project Area are unable to compete in the marketplace due to the limited ability to reuse and market buildings for their original uses today.

In the Project Area, retail and dining opportunities were clustered around the Stratford Square ring-road and along adjacent streets (Gary Avenue and West Army Trail Road). The physical design of malls such as Stratford Square intended to create a prime environment for retail sales capture—convenience of shopping in one location for a variety of goods, comfort of shopping in a climate-controlled environment, on-site dining options, and access to department stores and entertainment, such as movie theaters.

The intentional design and spatial layout of malls did enhance retail sales, but the rise of e-commerce has rendered the design of the mall obsolete for consumers as more purchases now take place online. While evidence does not suggest that all brick-and-mortar retail, especially retail clustering is no longer profitable, some sectors (music, video and toy stores for example) have been disproportionately impacted and some layouts (suburban regional malls) are continually falling into disuse as the benefits of physical market clustering are lessened by the benefits of marketing through social media and e-commerce platforms. Credit Suisse projects that 20% to 25% of malls in the US (more than 200 shopping centers) will close within five years simply due to store closures, especially anchor tenants. As a retail store or a restaurant, the benefits of locating in or around Stratford Square are greatly reduced due to the domino effects of the loss of a certain mass of viable stores, foot traffic and persistent vacancy of anchor tenants.

The design and layout of buildings in the Project Area is rigid and therefore acts as a barrier to maintaining market value over time as the original intended uses become obsolete. The rigid design and layout are specifically ill-suited for retrofit for reuse due to building orientation, unsuitable floor area, and inefficient vehicle circulation—all of which contribute to economic obsolescence as the properties fall into disuse. Several spaces within the Project Area have been renovated for non-retail uses, but given the nature of such businesses, foot traffic generated by these spaces is limited, which contradicts the intention of the design and layout of the Project Area.

The retail environment within the Project Area is ill-suited for the present commercial-retail market in Bloomingdale. This is evidenced by the closure (or anticipated closure) of anchor retailers, the repurposing of indoor mall uses to service businesses and for "by appointment" sports and entertainment uses, the closure of several outlot businesses and their subsequent repurposing of outlot facilities for other uses (such as medical and office), and the rezoning of property adjacent to Stratford Square over time, from residential to office to residential. Without anchor tenants, the retail environments of malls are not viable, evidenced in the closure of malls nationwide as a result of anchor tenant closure.

As regional malls decline, the surrounding community feels the impacts economically as tax revenues decline.

With regard to *economic obsolescence*, properties in the Project Area show signs of market rejection and an overall diminished value in the market for the original intended uses. Observed symptoms of economic obsolescence in the Project Area include a higher proportion of non-retail uses, widespread vacancy (including anchors), and irregular store hours.

Field observations revealed that while there are significant vacancies, there are also a significant number of occupied uses that underutilize retail space. These uses range from storage, public seating areas, amusement, contractors, recreation, repair, nail salons, and other service uses. There are 31 spaces (22%) of store units which were observed to be occupied by a use that does not represent the original intended retail use of the space. While these businesses may help retain higher levels of occupancy for the mall overall, these types of businesses were not the intended commercial uses for these spaces and are a strong indicator that these spaces are economically obsolescent and deemed unsuitable for the retail businesses that were meant to occupy these spaces.

Occupancy, inclusive of the underutilized spaces, within Stratford Square mall is around 69% (including anchors). In some cases, empty storefronts have been turned into window displays for businesses within the mall, large mural advertisements cover a false wall and in other holes have been cut out of false walls to accommodate vending machines.

Characteristics of Functional and Economic Obsolescence are distributed widely throughout the Project Area, therefore Obsolescence is considered a major qualifying factor towards designation of the Project Area as a 'conservation area'.

Deterioration

Buildings in a state of deterioration exhibit defects, which are not easily correctable in the course of normal maintenance. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g. doors, windows, porches, gutters and downspouts, fascia materials, etc.) and major defects in primary building components (e.g. foundations, walls, frames, roofs, etc.) respectively.

Field observations within the Project Area indicated that a limited number of structures exhibit signs of deterioration, however site improvement needs, such as deteriorated paving, pot holes and faded striping in parking areas are widely distributed.

Thus, deterioration of buildings is not widespread throughout the Project Area and is considered only a minor contributing factor. Deterioration of buildings and site improvements is not a significant contributing factor towards designation of the Project Area and as 'conservation area'.

Illegal Use of Structures

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to the following:

- Illegal home occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state or local environmental and occupational safety and health regulations;
- Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

Field observations did not reveal obvious instances of illegal uses, and no documented cases of illegal uses were discovered. Although isolated instances of illegal uses may be present within the Project Area, they are not widespread or distributed widely throughout the Project Area. Therefore, illegal use of individual structures is not considered as a qualifying factor towards designation of the Project Area as a 'conservation area'.

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies, which presume to threaten health and safety.

Field observations did not reveal instances of potential code violations throughout the Project Area. The presence of structures below minimum code standards is therefore not found to be a qualifying factor towards designation of the Project Area as a 'conservation area'

Excessive Vacancies

Establishing the presence of this factor requires the identification and documentation of the presence of vacant buildings and vacant portions of buildings. Excessive vacancy refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy or utilization and vacancies within buildings.

The Redevelopment Project Area is part of a larger development designed to attract and retain customers by providing a convenient and efficient format for shopping for a variety of goods and easy access to fast-casual dining. Malls thrive off of the clustering of complimentary retail uses and the design of malls such as Stratford Square were intended to drive sales growth for smaller retailers by co-locating large department stores (anchors) and smaller retailers and food establishments together. The scale of Stratford Square is such that vacancies are more obvious because in the indoor environment acts as to contain shoppers and surround them with retail. Therefore, persistent vacancies and an increasing number of vacancies (including an increase in the amount of vacant floor space) threatens the commercial environment within and adjacent to the Project Area.

Field observations indicate that there are a significant number of vacancies within the Project Area. Of the 20 structures within the Redevelopment Project Area, 4 (20%) are 100% vacant. In addition, the parcel containing Stratford Square mall has a total of 139 individual suites within Stratford Square mall alone (excludes anchor suites). Of those suites, (31 (22%) are vacant, and another three spaces were observed to be transitioning out of business, effectively increasing vacancy to 27%.

Although Carson's is a recent closure, the J.C. Penney has been vacant for several years and Burlington Coat Factory, which took over the vacant Montgomery Ward, occupies only the lower level and has left the upper level vacant since 2002. Macy's has been closed for 18 months.

Vacancies were also found to be clustered in the Redevelopment Project Area, but all commercial properties, inherently impact the sales of neighboring retailers and commercial areas. Exhibit X shows the layout of Stratford Square and indicates based on sections of both the lower and upper floors that vacancies are often clustered but are widespread throughout the mall.

Instances of vacant and/or partially vacant commercial structures are present within the Project Area to a significant degree as to be considered as a major qualifying factor towards designation of the Project Area as a 'conservation district'.

Exhibit C: Observed Vacancy of Parcels

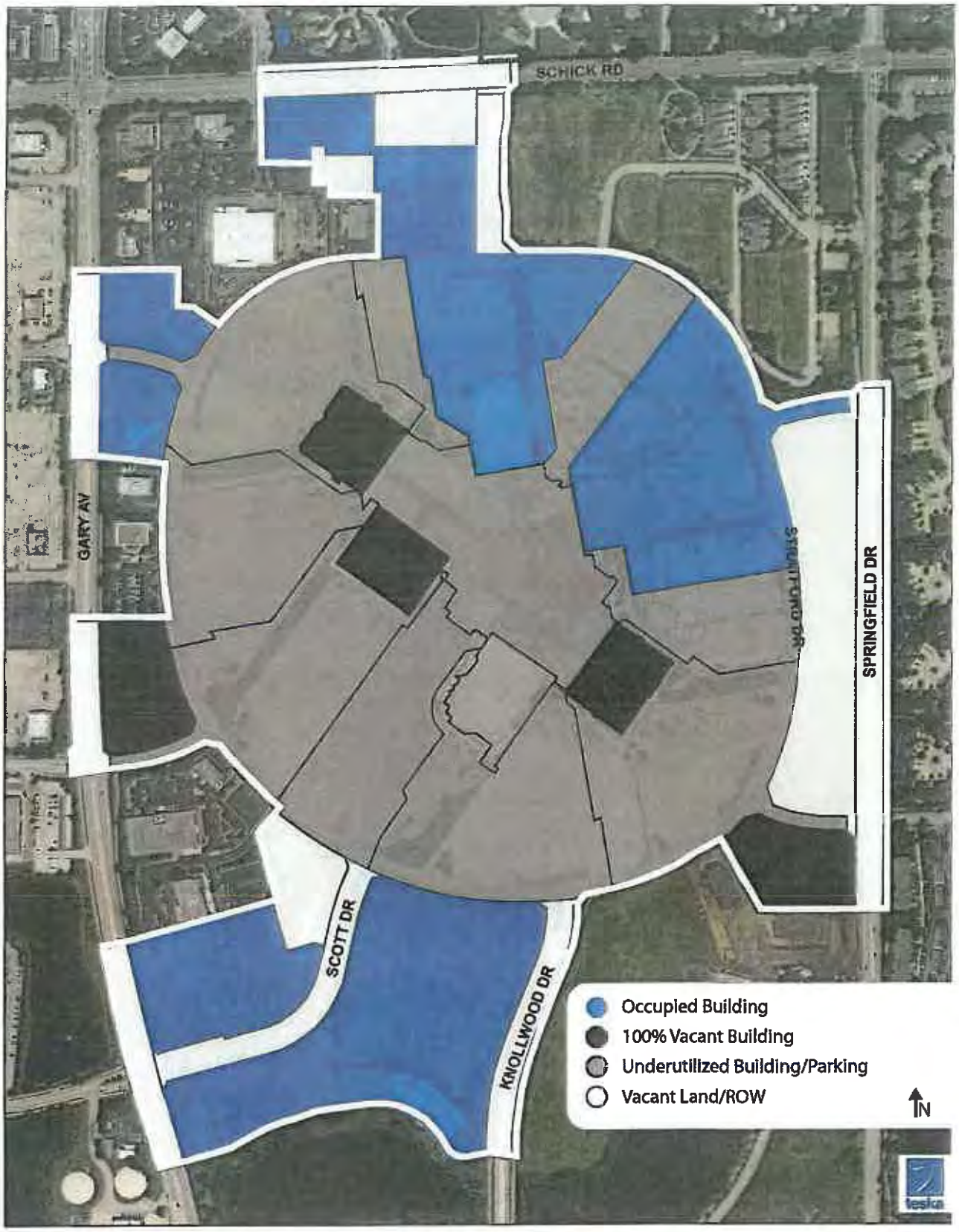


Exhibit D: Observed Vacancies & Underutilized Spaces within Stratford Square Mall

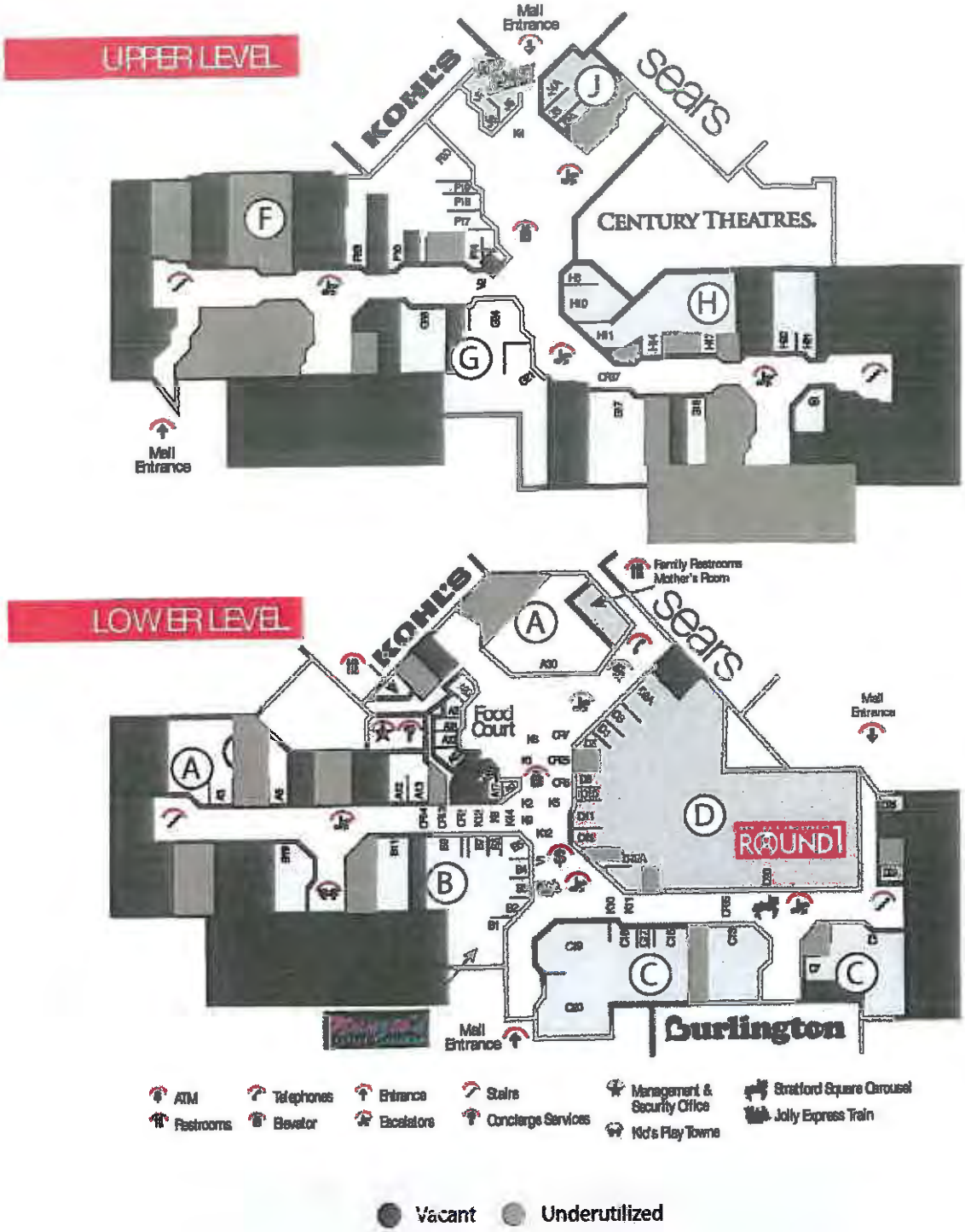
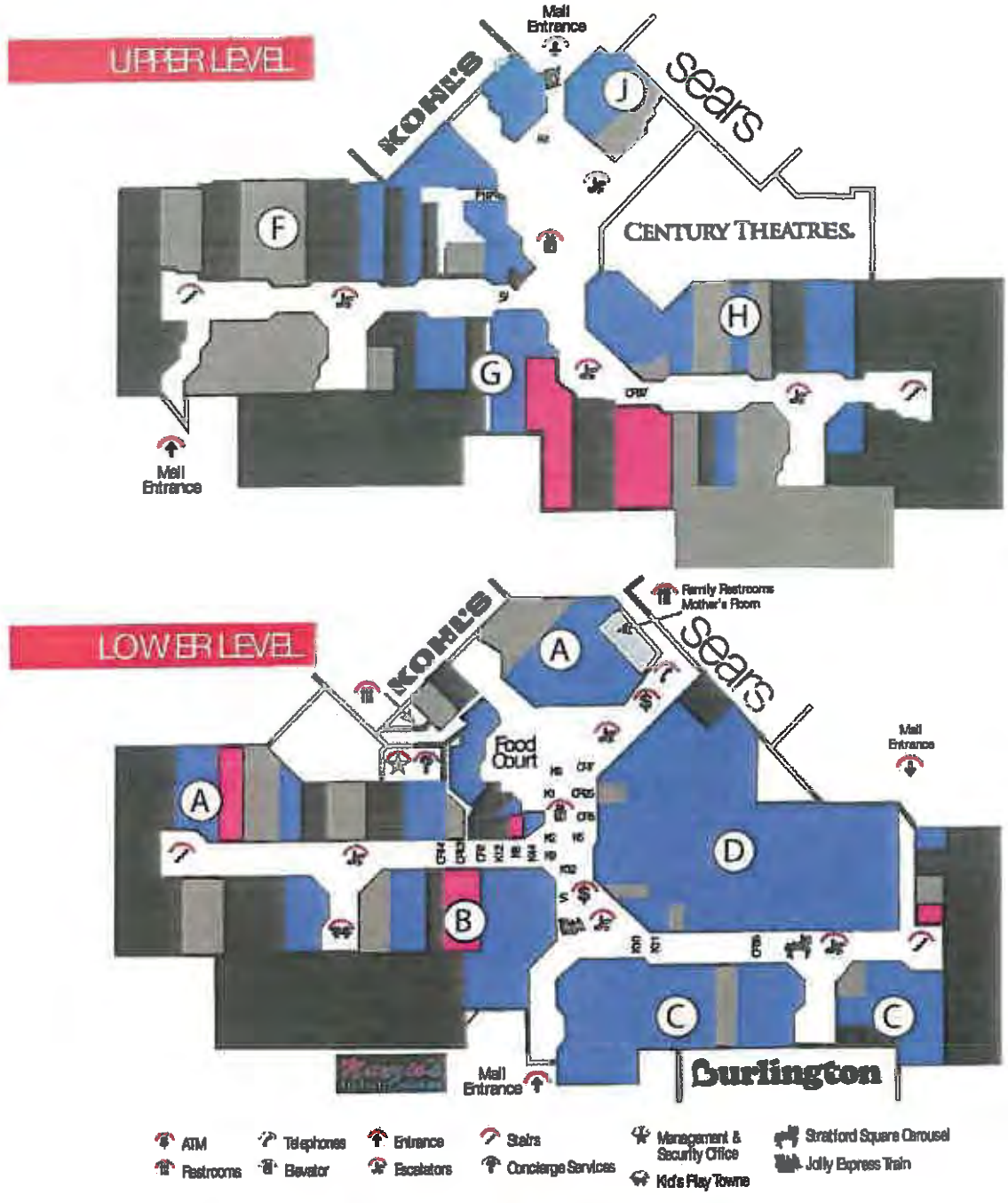


Exhibit E: Observed Businesses Occupied & In Transition within Stratford Square Mall



Lack of Ventilation, Light or Sanitary Facilities

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criteria used for determining the presence of this factor can be found in local codes and ordinance, or in locally adopted national codes such as the International Building Codes (IBC) by the International Code Council (ICC), and the Modal Housing Code of the American Public Health Association (APHA). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health and building occupants, e.g. residents, employees, or visitors.

Field observations did not reveal any structures exhibiting a lack of ventilation, light or sanitary facilities within the Project Area. Therefore, a lack of ventilation, light or sanitary facilities is not widely distributed and does not contribute to the designation of the Project Area as a 'conservation area'.

Inadequate Utilities

This factor relates to all underground and overhead utilities, including, but not limited to, storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electric service, which may be shown to be inadequate. Inadequate utilities would include those which are (i) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas, (ii) deteriorated, antiquated, obsolete, or in disrepair or are lacking.

Field observations did not reveal any evidence of inadequate underground utilities within the Project Area. However, road surfaces evidence significant decay and are likely in need of repair within the life of the TIF District. Information provided by the Village of Bloomingdale indicates that currently, utilities serving the Project Area are adequate and meet the demand for service required in this area. Therefore, inadequate utilities do not contribute to the designation of the Project Area as a 'conservation area'.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor may be documented by showing all instances where building coverage is excessive. Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public-right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions are presumed to have an adverse or blighting effect on nearby development. This characteristic is viewed relative to its urban context, common practice, and contemporary development standards.

Field observations did not reveal any properties excessive land coverage or overcrowding of structures. Though there exists a cluster of structures within the Project Area, the layout was intentional, with purposeful provisions for parking and circulation of pedestrians and vehicles. In other areas of the Project Area, poor circulation contributes to a feeling of overcrowding of uses, but improvements in circulation would reasonably alleviate congestion.

Conditions of excessive land coverage do not exist within the Project Area. Clustering of structure contributing to a planned crowding of structures does exist but does not pose a threat to health and safety or circulation. Therefore, excessive land coverage and overcrowding of structures and community facilities do not contribute to the designation of the Project Area as a 'conservation area'.

Deleterious Land Use or Layout

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

The land use and layout within the Project Area was built to accommodate a large number of users and facilitate efficient circulation in, out and within the Project area. In particular, parking areas are large swaths of land that connect directly to a ring-road and lead patrons directly to establishments or a major entrance of their choosing at Stratford Square. Several entrances are co-located with entrances to anchor tenant spaces for Stratford Square. With full occupancy of anchors, visitors would have the option to park in their preferred location at any entrance. With the closure of several anchors, many entrances have been sealed, requiring visitors to bypass the portions of the mall that are effectively closed, suggesting significant vacancy and abandonment. Thus, a primary land use within the Project Area is surface parking (approximately 74 acres, 52% of all privately-owned land within the Project Area), only approximately 63% of all surface parking lots within the Stratford Square mall is presently being used to access entrances to the mall. In addition, field observations indicate that surface parking capacity significantly exceeds demand.

All outlots within the Project Area are intended to be accessed by the ring-road, and in some cases share road access with other businesses. In a few cases, clustered uses have created an intensity of use that is inappropriate for the access roads. The necessity of access through the ring-road both encourages

(re)development to occur in such a manner as to take advantage of the ring-road, however, it also encourages the rigidity of the original layout which is not inherently economically beneficial or necessarily viable for commercial retail. Parcels for outlots are consistent with shapes and sizes of outlots in the current market, but the parcels that make up the Stratford Square mall are irregularly shaped, and redevelopment of a single parcel is not ideal.

In addition, field observations indicated that residential development is occurring adjacent to the Project Area. While the nature of land use within and surrounding the Project Area is becoming more mixed, these uses are not inherently incompatible and are not significantly different from historical land use plans for the Stratford PUD.

**Exhibit F: Existing Land Use**

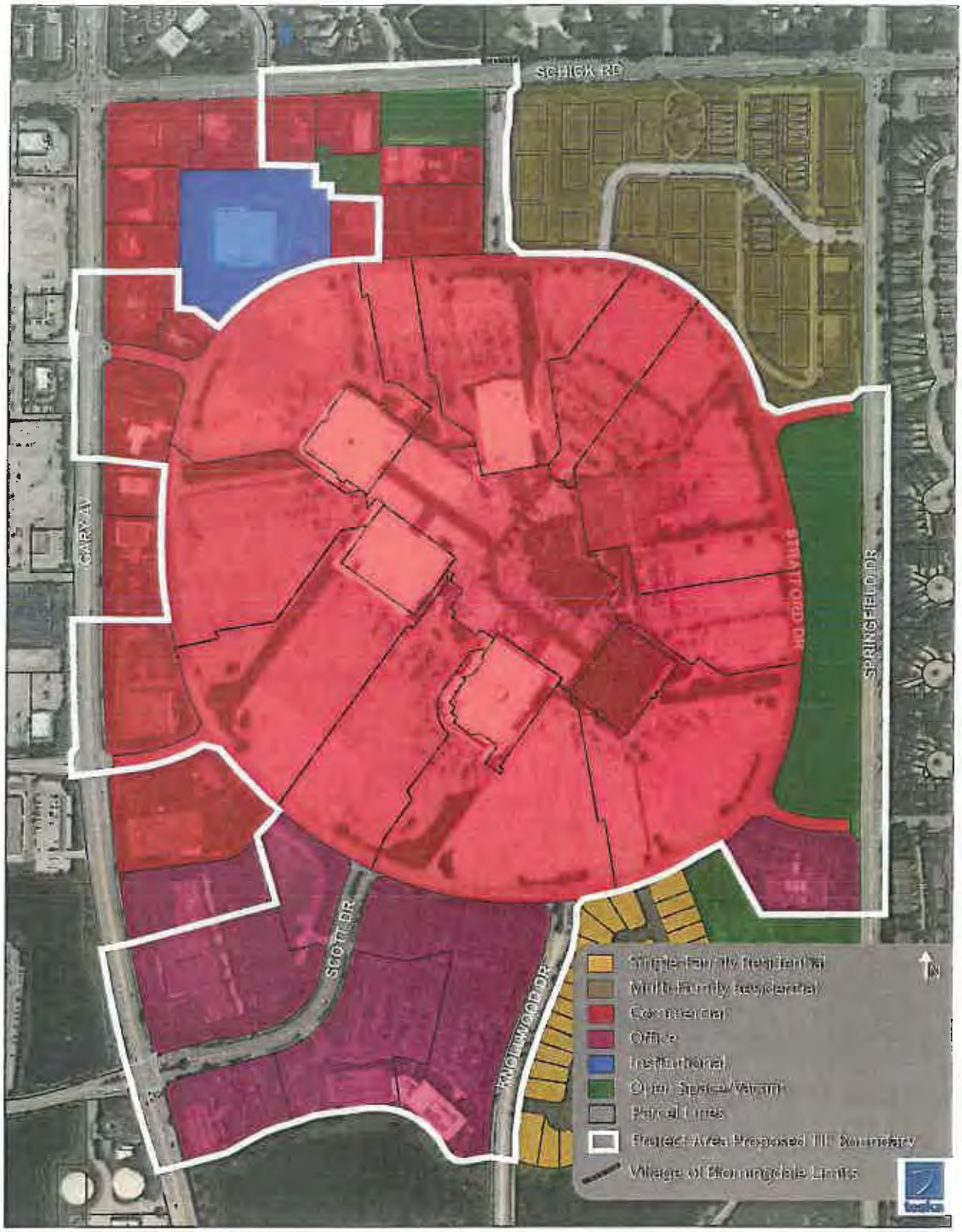
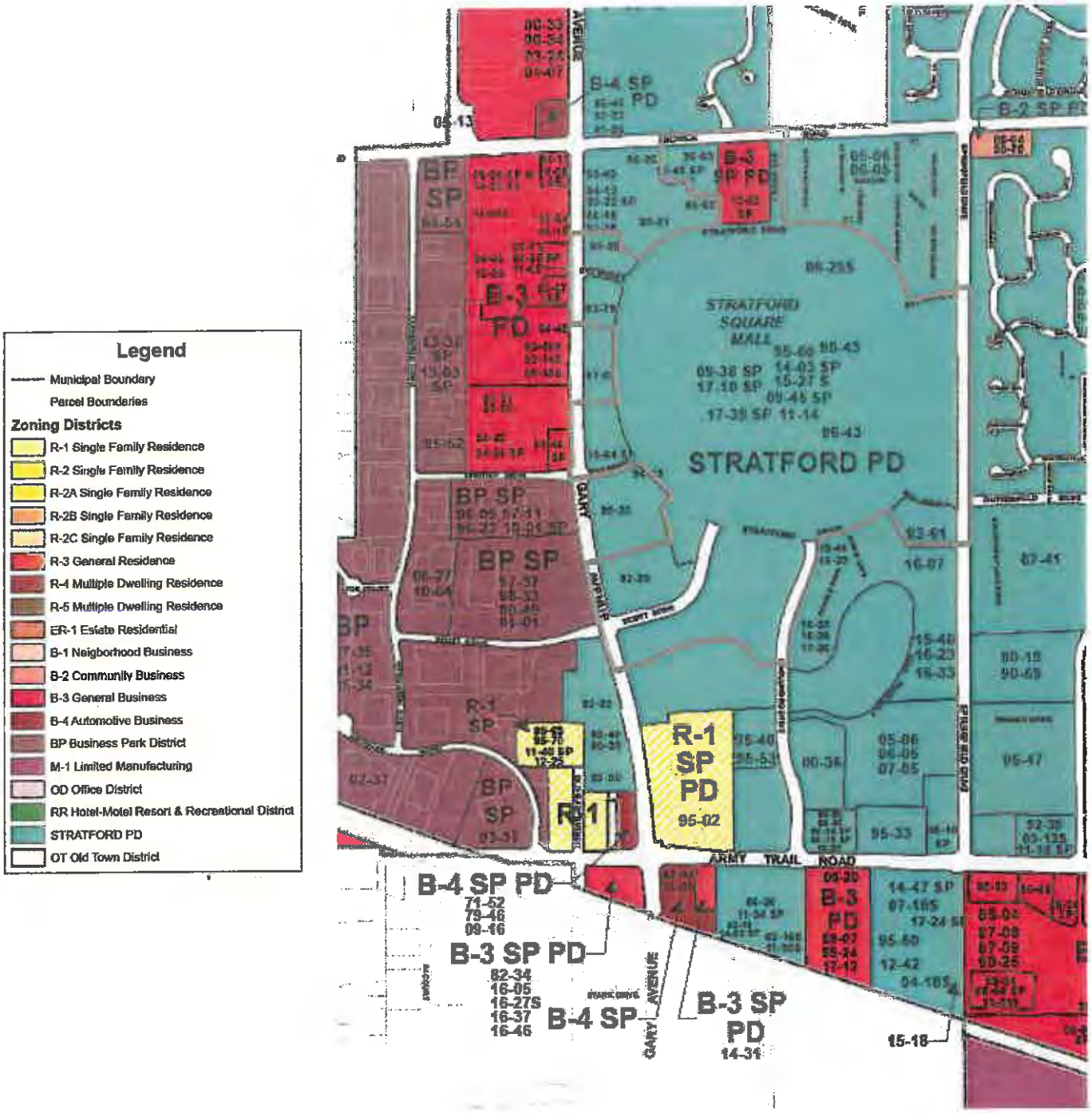


Exhibit G: Stratford PUD (Village of Bloomingdale, 2018 Zoning Map)



Lack of Community Planning

Lack of community planning may be a significant factor if the proposed Project Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed, or it was considered inadequate, and/or was vitally ignored during the time of the area's development. Lack of planning may be documented by establishing the date of adoption of the Village's Comprehensive Plan (or other plans which may be relevant) and determining whether the area developed before or after that date. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding, including adverse or incompatible land use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size and shape to meet contemporary development standards.

**Community/Land Use Plans**

The Village of Bloomingdale adopted a zoning ordinance in 1969 and the Village has maintained land use plans since then. The most recent Comprehensive Land Use Plan was adopted in 2010, updating previous plans from 1998, 1995 and 1989. All of these plans were written and adopted after the development of the Project Area, and as such make mention only to the continued support for commercial retail and limited office uses in this area.

The 2010 Comprehensive Plan specifically addresses the need to pay attention and react to changes in consumer behavior to mitigate the impacts to commercial-retail in Bloomingdale and recognizes that Stratford Square had already taken measures to address these changes. In particular, the plan recognized that Stratford Square had begun to lease small spaces to non-retail tenants such as therapeutic massage and cosmetic procedures (2010 Comprehensive Plan, p. 3).

Within the Project Area, 4 (10%) of parcels are undeveloped, representing 11.8 acres (8% of Project Area). One is currently being used as a stormwater detention area and another, known as the "Canoe Parcel", was considered a Strategic Development Area in the 2010 Comprehensive Plan (p. 26).

Within the Project Area, circulation occurs in a number of fashions. For properties within Stratford Square, there are a total of six access roads: Scott Drive, Camden Drive, Butterfield Drive, and Knollwood Drive.

The Stratford Planned Unit Development was adopted before the creation of a Comprehensive Plan, but the PUD itself laid the groundwork for land use regulations and organization for the PUD area. Therefore, there was a lack of a community-wide plan before development occurred in the Project Area, contributing to obsolescence of the development, inadequate street layout, including inadequate circulation and parking facilities. Lack of Community Planning is considered a minor contributing factor towards designation of the Project Area as a 'conservation area'.

Environmental Remediation Costs Impeding Development

This factor may be documented by determining if any requirements by the Illinois Environmental Protection Agency (IEPA), the United States Environmental Protection Agency (EPA), or any study conducted by a recognized independent expert consultant has resulted in the need to incur remediation costs for a site that have resulted in impeding further site redevelopment.

The need for environmental clean-up of sites within the project area is both an eligibility condition and an eligible cost of a TIF district. Where the proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

The documented existence of sub-surface contamination, with documented significant clean-up costs, and the existence of probable additional contamination constitute a material impediment to the development or redevelopment of the redevelopment project area. Conditions of environmental remediation needs are not known to be present within the Project Area do not contribute to the designation of the Project Area as a 'conservation area'.

Decline in Equalized Assessed Value

This factor can be cited if the total equalized assessed value of the Project Area has declined for 3 of the last 5 calendar years in which information is available, or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available, or is increasing at an annual rate that is less that the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 Calendar years for which information is available.

Exhibit H: Equalized Assessed Values of Project Area

| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|---|---|---|---|---|---|---|
| Project Area EAV | $40,747,860 | $36,565,530 | $35,756,630 | $31,454,990 | $31,928,590 | $22,402,080 |
| % Change | | -10% | -2% | -12% | 2% | -30% |

As shown in the Exhibit H above, the aggregate equalized assessed value (EAV) of all parcels within the Project Area decreased in 4 of the past 5 years.

Based on the documented decreasing equalized assessed value of property within the Project Area over the previous 5 years, the decline in the equalized assessed value is a contributing factor towards designation of the Project Area as a 'conservation area'.

## CONCLUSION

Based on the findings contained herein, the Project Area as a whole qualifies as a 'conservation area' in accordance with the criteria established in the Act, based on the predominance of buildings within the Project Area being older than 35 years in age, and the documented extent of parcels exhibiting characteristics of the following major contributing factors:

1. Obsolescence
2. Excessive Vacancies
3. Decline in Equalized Assessed Value

Each of these factors contributes significantly to the eligibility of the Project Area as a 'conservation area'. All of these characteristics point towards the need for designation of the Project Area as a 'conservation area' to be followed by public intervention in order that redevelopment might occur.

In addition, the documented extent of parcels exhibiting characteristics of the following factors contribute to the overall eligibility of the Project Area as minor qualifying factors:

1. Deterioration
2. Deleterious Land Use or Layout
4. Lack of Community Planning

March 11, 2019
Meeting Duly Noticed
According to Statute

# MINUTES OF A VILLAGE BOARD MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON MARCH 11 2019 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 7:25 p.m.

## ROLL CALL

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

PRESENT: Mayor Coladipietro, Trustees Von Huben, Shannon, Belmonte, Bucaro, and Ackerman
ABSENT: Trustee Bolen

**QUORUM PRESENT**

## PLEDGE OF ALLEGIANCE

## AUDIENCE PARTICIPATION

**Motion** by Trustee Bucaro, seconded by Trustee Ackerman, **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 Bucaro, **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 Bucaro, **to approve the agenda for the March 11, 2019 Village Board Meeting.** All Trustees present voted **AYE.**

**MOTION DECLARED CARRIED**

## APPROVAL OF MINUTES

**Motion** by Trustee Bucaro, seconded by Trustee Shannon, **to approve the minutes of the February 25, 2019 Standing Committee of the Whole Meeting.**

AYES: Trustees Bucaro, Shannon, Von Huben, Belmonte, and Ackerman
ABSENT: Trustee Bolen

**MOTION DECLARED CARRIED**

**Motion** by Trustee Ackerman, seconded by Trustee Shannon, **to approve the minutes of the February 25, 2019 Public Hearing.**

AYES: Trustees Ackerman, Shannon, Von Huben, Belmonte, and Bucaro
ABSENT: Trustee Bolen

**MOTION DECLARED CARRIED**

**Motion** by Trustee Shannon, seconded by Trustee Bucaro, **to approve the minutes of the February 25, 2019 Village Board Meeting.**

AYES: Trustees Shannon, Bucaro, Von Huben, Belmonte, and Ackerman
ABSENT: Trustee Bolen

**MOTION DECLARED CARRIED**

**PRESENTATION OF ITEMS FROM CONSENT AGENDA**
The Village Clerk read aloud the items to be placed on the Consent Agenda.

**CONSENT AGENDA**
*Facilities Infrastructure*
1) To award a contract to Suez Water Well Solutions in Elburn, IL for the FY19 Pump Replacement from a 200HP to a 60 HP located at Pump Station #8 in the amount of $48,904.00, pursuant to their bid dated February 1, 2019.

*Traffic and Streets*
1) To waive the bid process and approve the purchase of twenty-two (22) water meters in the amount of $29,235.00 to Core & Main (formally HD Waterworks Supply), in Carol Stream, IL

*Planning, Zoning & Environmental Concerns*
1) To approve **ORDINANCE NO. 2019-10: AN ORDINANCE APPROVING THE OFFICIAL ZONING MAP OF THE VILLAGE OF BLOOMINGDALE, ILLINOIS** and to waive the reading thereof and the second consideration.

2) To approve **ORDINANCE NO. 2019-11: AN ORDINANCE APPROVING A SPECIAL USE FOR A FINAL PLANNED DEVELOPMENT, WITH EXCEPTIONS, FINAL SITE PLAN APPROVAL AND FINAL SUBDIVISION APPROVAL** and to waive the reading thereof and the second consideration.

3) To approve **ORDINANCE NO. 2019-12: AN ORDINANCE AMENDING THE BOUNDARIES OF THE BLOOMINGDALE STRATFORD SQUARE BUSINESS DISTRICT LOCATED IN THE VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS** and to waive the reading thereof and the second consideration.

The Mayor asked if there were any items to be removed from the Consent Agenda. There were none.

**ACTION ON CONSENT AGENDA**
**Motion** by Trustee Von Huben, seconded by Trustee Bucaro, to **establish and place items presented on Consent Agenda.**

AYES: Trustees Von Huben, Bucaro, Shannon, Belmonte, and Ackerman
ABSENT: Trustee Bolen

**MOTION DECLARED CARRIED**

**Motion** by Trustee Bucaro, seconded by Trustee Ackerman, to **approve items on Consent Agenda as presented.**

AYES: Trustees Bucaro, Ackerman, Von Huben, Shannon, and Belmonte
ABSENT: Trustee Bolen

**MOTION DECLARED CARRIED**

## DISCUSSION ITEMS

### FINANCE AND ADMINISTRATION - Trustee Bolen

**1. Treasurer's Report – Third Quarter/Period**

Mr. Szott noted that this is through January 31, 2019, 2/3 of the fiscal year. He also noted that there is nothing remarkable.

**Motion** by Trustee Von Huben, seconded by Trustee Ackerman, to **accept the Treasurer's Report for the Third Quarter period from May 1, 2018 to January 31, 2019**, as presented.

AYES: Trustees Von Huben, Ackerman, Shannon, Belmonte, and Bucaro
ABSENT: Trustee Bolen

**MOTION DECLARED CARRIED**

**2. Warrant #1 for the Month of March, 2019 - $1,194,662.27**

**Motion** by Trustee Von Huben, seconded by Trustee Bucaro, to **approve Warrant #1 for the month of March, 2019 in the amount of $1,194,662.27,** as presented.

AYES: Trustees Von Huben, Bucaro, Shannon, Belmonte, and Ackerman
ABSENT: Trustee Bolen

**MOTION DECLARED CARRIED**

## OTHER BUSINESS

The Mayor requested re-visiting the Tiffany Pointe Parking Lot. Village Engineer Bob Prohaska was asked what the approximate cost was answered it was in the $700,000 range. He noted there were two (2) grants in play, one from the DuPage Stormwater Committee for $60,000 which just awarded in the last week. Another grant from the Department of Commerce and Economic Opportunity for $500,000 is still pending approval. The Mayor stated he checked in on that when he was in Springfield and it may get tied up in budget discussions. He stated if this does get approved in May, he asked Mr. Prohaska if this project can be done in 2019.

Mr. Prohaska answered that this is a 2019 construction project and the schedule is premised on all the pieces falling into place with a 5-6 months construction period. He noted some work needs to be coordinated with ComEd for the electrical service. Mr. Scalera noted the $500,000 grant does have timelines as well that we would have to meet. It would be a summer project that we would have to have wrapped up before Septemberfest. Mr. Prohaska stated the plans are finished and ready to go and as soon as we have the green light to advertise for bids. In advertising for bids, usually grant restrictions state the bid documents must include items such as prevailing wages and steel must be manufactured in the U.S.

## ADJOURNMENT

**Motion** by Trustee Ackerman, seconded by Trustee Bucaro, **to adjourn the meeting of March 11, 2019** at 7:40 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 2019 - 11

## AN ORDINANCE APPROVING A SPECIAL USE FOR A FINAL PLANNED DEVELOPMENT, WITH EXCEPTIONS, FINAL SITE PLAN APPROVAL AND FINAL SUBDIVISION APPROVAL

FRANCO A. COLADIPIETRO, Mayor
JANE E. MICHELOTTI, Village Clerk

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 11th day of March, 2019

**ORDINANCE NO. 2019 - 11**

**AN ORDINANCE APPROVING
A SPECIAL USE FOR
A FINAL PLANNED DEVELOPMENT,
WITH EXCEPTIONS,
FINAL SITE PLAN APPROVAL AND
FINAL SUBDIVISION APPROVAL**

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

**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**, Woodman's Food Market (hereinafter referred to as the "Petitioner") has requested approval of a special use for a Final Planned Development, with exceptions, final site plan approval and final subdivision approval (hereinafter collectively referred to as the "Application") in connection with the Petitioner's plans to construct a grocery store, on the Subject Property.

**WHEREAS,** The Petitioner previously received approvals for special uses to allow for a carwash and two fueling stations (one attended and one unattended), as well as several exceptions to the Zoning Ordinances, pursuant to Ordinance No. 2018-36, adopted on September 10, 2018;

**WHEREAS**, the project will include the construction of an approximately 250,000 square foot grocery store, on 19.25 acres of the mall property, the proposal also includes a 2,300 square foot carwash and two gas stations;

**WHEREAS**, the Village Planning and Zoning Commission (hereinafter referred to as the "Commission") conducted a public hearing identified as PC Case No. 2018-105 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 requests to be reasonable in that the requested zoning relief is appropriate under the standards adopted by the Village in Title 11: Zoning Regulations of the Village Code applicable to the Petitioner's Application;

**WHEREAS**, the Commission made positive findings of fact dated February 5, 2019 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 find 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 properties subject to the granting of the requested approvals is described in Exhibit B, which is attached hereto and made a part hereof.

**Section Four - Approval of a Special Use**

The corporate authorities of the Village of Bloomingdale hereby approve the requested special use, specifically, the Village Board approves a special use for a final planned development, with exceptions. Special uses for a carwash and two fueling stations (one attended and one unattended) to be operated in conjunction with the grocery store, were previously approved pursuant to Ordinance No. 2018-36.

**Section Five - Final Site Plan and Final Subdivision Approval**

The corporate authorities of the Village of Bloomingdale hereby approve the final site plan and final subdivision pertaining to the approximately 250,000 square foot grocery store.

**Section Six – Grant of Exceptions**

The corporate authorities of the Village of Bloomingdale previously granted the following exceptions to the Zoning Ordinances as requested by the Petitioner, pursuant to Ordinance No. 2018-36 and approved by the Board of Trustees on September 10, 2018:

a) signage (wall and monument),

b) tree preservation, landscaping and screening,

c) exterior lighting as it relates to fixture color/finish, setbacks from property lines, lighting levels and pole heights,

d) reductions in minimum required building setbacks for the grocery store, carwash, gas station and fueling station,

e) building materials,

f) to have a non-masonry trash enclosure,

g) reductions in the number of loading spaces,

h) an overall building height of 51'-0", in lieu of the 35'-0" allowed,

i) mechanical screening to be less than that of the tallest piece of equipment,

j) reductions in minimum required pavement setbacks,

k) reductions in the required landscaping setbacks,

l) reductions in certain requirements for parking space dimensions,

m) reductions in the required parking for the grocery store to allow 747 parking spaces, in lieu of the 1,215 required, and

n) reductions in the required parking for the Gas and Lube to allow 6 spaces, in lieu of the 22 required.

and any additional requirements of the Village of Bloomingdale Zoning Code, as requested by the Petitioner and fully described in Exhibit A.

**Section Seven – Amendments to Ordinance No. 2018 – 36**

The corporate authorities of the Village of Bloomingdale hereby amend Ordinance No. 2018 – 36 to provide for the following:

a) Exceptions to the Zoning Ordinance to allow three (3) signs on the unattended gas station canopy, with the business identification sign being 33.5 square feet and the two price signs being 24 square feet each, for a total of 81.5 square feet;

b) Exceptions to the Zoning Ordinance to allow three (3) signs on the attended gas station canopy, with the business identification sign being 33.5 square feet and the two price signs being 24 square feet each, for a total of 81.5 square feet;

c) Exception to allow an ice storage bin outside of the gas/lube center, which is considered outdoor storage;

d) Exception to increase the originally approved box sign on the gas/lube center, to allow both signs to be 34.7 square feet, in lieu of the 16 square feet that was approved;

e) Exception to allow propane storage outside of the food market, which is considered outdoor storage;

f) Expansion of the existing special use, to allow for a remote diesel fuel dispenser located on the adjacent island of the gas/lube center.

**Section Eight - Additional Requirements**

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

a) The Petitioner shall comply with the all of the recommendations of the Engineering Division in their memorandum dated January 31, 2019, and.

b) The Petitioner shall comply with the recommendations of the Fire Protection District in their memorandum dated January 9, 2019.

**Section Nine - 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 following plans 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, as Exhibit C (hereinafter referred to as the "Approved Plans") and shall govern except where they are inconsistent with the specific terms of this Ordinance.

**Section Ten - 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 these special uses are limited to the specific business operation described herein.

**Section Eleven - 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 Twelve - 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 D) 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 Thirteen - 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 | |
| Frank Bucaro | X | | | X |
| Patrick Shannon | X | | | X |
| 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 11th day of March, 2019.

Franco A. Coladipietro
Village President

ATTEST:

Jane E. Michelotti
Village Clerk

Exhibit A

Findings of Fact and Recommendation

PLANNING, ZONING & ENVIRONMENTAL CONCERNS

A

**Village of Bloomingdale**
**Community and Economic Development**
201 S. Bloomingdale Road
Bloomingdale, IL 60108
Tel: 630-671-5694
Fax: 630-893-1596

## MEMORANDUM

**TO:** Peter Scalera, Village Administrator

**FROM:** Sean Gascoigne, Director of Community and Economic Development

**DATE:** March 7, 2019

**SUBJECT:** Woodman's Food Market – 152 Stratford Drive

The Petitioner, Woodman's Food Market, is proposing to construct an approximately 250,000 square foot grocery store, on 19.25 acres of the mall property at the former Macy's Site. The proposal also includes a 2,300 square foot carwash and two gas stations, one unattended (4,500 square feet) and one that contains an oil change facility and convenience store that is 3,100 square feet.

On February 5, 2019, the Planning and Zoning Commission considered a request for a final Planned Development, as well as Final Site Plan and Final Subdivision. The request also included minor modifications to the approvals that were received as part of the preliminary planned development approval. The Planning and Zoning Commission unanimously recommended for approval of the final requests, including the proposed changes to the site plan and signage, as well as a request for outdoor storage of an ice bin at the convenient store and propane storage at the food market. Additionally, they recommended approval for a remote diesel fuel dispenser on the island adjacent to the Gas/Lube center. The Findings of Fact were discussed at the February 25, 2019 Standing Committee of the Whole and the applicant is now requesting approval of the ordinance adopting the approval. As such, the proposed ordinance is attached for your reference and approval.

**Village of Bloomingdale**
**Planning and Zoning Commission**
201 S. Bloomingdale Road
Bloomingdale, IL 60108
Tel: 630-671-5694
Fax: 630-893-1596

## MEMORANDUM

**To:** President Coladipietro & Board of Trustees

**From:** Leonard Jaster, Chairman
Bloomingdale Planning and Zoning Commission

**Date:** February 5, 2019

**Subject:** Planning and Zoning Commission's Findings of Fact and Recommendations
Woodman's Food Market ("Petitioner")
Special Use for a Final Planned Development, with Exceptions, Amendments to Ordinance No. 2018-36, Final Site Plan Approval and Final Subdivision Approval.
152 Stratford Square
PC Case No. 2018-105

## I. PROJECT SUMMARY AND REQUESTED RELIEF

The Petitioner is proposing to construct an approximately 250,000 square foot grocery store, on 19.25 acres of the mall property. The proposal also includes a 2,300 square foot carwash and two gas stations, one unattended (4,500 square feet) and one that contains an oil change facility and convenience store that is 3,100 square feet.

Food Market
The proposed food market is approximately 250,000 square feet, with 136,000 square feet dedicated to shopping area and the remainder to be utilized as storage. As stated in the Petitioner's submittal to the Planning and Zoning Commission, the food market is a full-service grocery store containing sections for a bakery, produce, meat, frozen foods, health and beauty aids, dry goods and a liquor department. With very few exceptions, all food is pre-packaged as Woodman's does not facilitate on-site baking or areas of consumption, for the groceries they sell. The food market would be open 24 hours a day, 7 days a week.

Gas Station (Unattended)
Directly west of the food market and almost directly across from Entrance Drive 5, the Petitioner is proposing to place a 4,500 square foot fueling station. The station would contain 5 dispensers and would operate 24 hours a day, 7 days a week, without an attendant onsite.

Gas Station w/ Convenient Store and Oil/Lube Center
South of the food market would be a fully-staffed, 3,100 square foot gas station, with a convenience store and lube center. The attended hours of operation for the fueling station and convenient store would be 7 a.m. to 7 p.m., while the quick lube would operate with slightly modified hours with Monday through Friday, being 8:00 a.m. to 6 p.m., Saturday from 9:00 a.m. to 5:00 p.m. and Sunday from

10:00 a.m. to 3 p.m. The fueling station will operate unattended from 7 p.m. to 7 a.m. While the original staff report indicated that this station would only operate during the same hours noted for the convenience store, the Petitioner clarified that it would only be the oil change bays and convenience stores that would operate utilizing the restricted hours and that the fueling bays would actually operate 24 hours a day, with no attendant present during the hours that the convenient store and oil change bays were closed. The Commission did not express any concern with the operation of two, 24-hour gas stations.

Carwash

Immediately adjacent to the gas station and lube center is a proposed 2,300 square foot, two-bay automated carwash. Based on the preliminary engineering plans, the carwash will maintain a stacking capacity for at least 12 vehicles (6 in each bay), in addition to the vehicles that would be in the carwash itself. The carwash is proposed to operate 24 hours a day, 7 days a week.

Final Approvals

Pursuant to the proposed request, the Petitioner is requesting the following general approvals:

1. A special use permit for a Final Planned Development;
2. Final Site Plan Approval;
3. Final Subdivision/Plat Approval;
4. Amendments to Ordinance No: 2018-36 to allow:
   a. Exceptions to the Zoning Ordinance to allow three (3) signs on the unattended gas station canopy, with the business identification sign being 33.5 square feet and the two price signs being 24 square feet each, for a total of 81.5 square feet;
   b. Exceptions to the Zoning Ordinance to allow three (3) signs on the attended gas station canopy, with the business identification sign being 33.5 square feet and the two price signs being 24 square feet each, for a total of 81.5 square feet;
   c. Exception to allow an ice storage bin outside of the gas/lube center, which is considered outdoor storage;
   d. Exception to increase the originally approved box sign on the gas/lube center, to allow both signs to be 34.7 square feet, in lieu of the 16 square feet that was approved;
   e. Exception to allow propane storage outside of the food market, which is considered outdoor storage;
   f. Expansion of the existing special use, to allow for a remote diesel fuel dispenser located on the adjacent island of the gas/lube center.

## II. PLANNING AND ZONING COMMISSION DELIBERATION AND FINDINGS:

Please refer to the staff report dated January 29, 2019 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 Petitioner is proposing to add a remote diesel fuel dispenser, located on the island adjacent to the Gas/Lube facility that was not part of the original approval. Based on the proposed location and its proximity to the other gas pumps, the Commission did not have any issues with the request for the additional pump.

B. Architecture/Elevations
The Petitioner provided elevations, as they relate to the Control Building, at the unattended fueling station. The building was identified on the site plans during preliminary approvals, however elevations were not available at that time. The Commission agreed that the materials and appearance of the Control Building, matched that of the other structures and as such, were fine with the elevations proposed.

C. Outdoor Storage
While the Petitioner originally indicated that no outdoor storage was proposed, they are now proposing to offer a propane exchange service, as well as an ice storage bin. The ice storage bin is proposed to be located outside of the Gas & Lube Center, while the propane storage is proposed for the front of the food market and both require approval as outdoor storage. The Commission did not express any concern with the request.

D. Signage
The Petitioner originally proposed to install two (2), internally illuminated box signs, on the wall of the Gas & Lube Center. The original signs were 16 square feet (4'-0" x 4'-0") and they are proposing to enlarge both, to allow both signs to be 34.7 square feet (8'-8" x 4'-0"). The style and number of signs will remain the same, only the size is proposed to change due to graphics on the second half of the sign reading "Woodman's Gas & Lube". The Commission felt as though this request was relatively minor in nature and as such, had no issues with the modification to the approved signs.

The Petitioner is also proposing to install identical signage for both the attended and unattended fueling stations. As part of the preliminary approvals, the Petitioner received approval to have signage on the canopy of the unattended fueling station. The Petitioner indicated during the public hearing that the request for the same signage, on both canopies, was erroneously left out of the request and they are now looking to get identical signage for both canopies. Staff also identified an error made during the preliminary approvals, to clarify the record. The staff report and ordinance for the preliminary approval, mistakingly identified the proposed canopy signage as being for the unattended fueling station, however it should have been for the attended fueling station. The additional signage being requested as part of the final approvals, would now be for the unattended gas station. Staff indicated that should both sets of signage be approved, the new ordinance for the final approvals would allow the same signage for both canopies and would clarify the approvals. Should the second set of signs not be approved, the ordinance would reflect the error and that the preliminary approvals afford them the canopy signage for the attended gas station and not the unattended gas station, as originally documented. Following the explanation and understanding the error, the Commission was fine with both fueling stations containing identical signage.

## III. RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION – No. 2018-105:

Moved by Commissioner Coleman, seconded by Commissioner Flood to recommend in favor of the following final approvals and relief in connection with a Petition to construct an approximately 247,000 square foot food market, with a carwash and two fueling stations (one unattended and the other containing 3 bays for oil changes and a convenient store). Said development is proposed for the 19.25-

acre site, with a surface parking lot, on the properties commonly known as 152 Stratford Square. ("Subject Property"):

1. A special use permit for a Final Planned Development;
2. Final Site Plan Approval;
3. Final Subdivision/Plat Approval;
4. Amendments to Ordinance No: 2018-36 to allow:
   a. Exceptions to the Zoning Ordinance to allow three (3) signs on the unattended gas station canopy, with the business identification sign being 33.5 square feet and the two price signs being 24 square feet each, for a total of 81.5 square feet;
   b. Exceptions to the Zoning Ordinance to allow three (3) signs on the attended gas station canopy, with the business identification sign being 33.5 square feet and the two price signs being 24 square feet each, for a total of 81.5 square feet;
   c. Exception to allow an ice storage bin outside of the gas/lube center, which is considered outdoor storage;
   d. Exception to increase the originally approved box sign on the gas/lube center, to allow both signs to be 34.7 square feet, in lieu of the 16 square feet that was approved;
   e. Exception to allow propane storage outside of the food market, which is considered outdoor storage;
   f. Expansion of the existing special use, to allow for a remote diesel fuel dispenser located on the adjacent island of the gas/lube center.

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

1. The Petitioner shall comply with the all of the recommendations of the Engineering Division in their memorandum dated January 31, 2019.

2. The Petitioner shall comply with the recommendations of the Fire Protection District in their memorandum dated January 9, 2019.

**The Roll Call Vote for #2018-105:**

The Roll Call Vote:

Ayes: Commissioners Coleman, Flood, Troiola, Damato, Vitacco, King and Chairman Jaster
Nays: None
Absent: None
Other Considerations: None
Minority Report: None

Respectfully submitted,

Leonard Jaster
Chairman Pro
Planning and Zoning Commission
February 5, 2019

**IV. Procedural Requirements:**

**Date of Hearing:** February 5, 2019

**Date Petition Filed with Village Clerk:** January 4, 2019

**Supporting Data:** See staff report

**Other Data Required By Planning and Zoning Commission:**

Yes Statement of compliance and evidence demonstrating that the proposed approvals and uses will conform to the standards established for special uses and planned development.

**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 approvals are 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: **January 10, 2019.**

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 approvals are sought as follows:

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 special uses and planned development with exceptions.

No Copy of the written protest served by the protestor(s) on the attorney for the applicant for the proposed special uses and planned development w/ exceptions.

**Public Testimony at the Hearing - No**

**Hearing/Meeting:**

Yes Public Hearing/meeting on the proposed approvals. Date(s) of hearing/meeting or continuation thereof: **February 5, 2019.**
Date Hearing/Meeting Closed for this portion of the approvals: **February 5, 2019.**

## 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 approvals was had at the meeting held on the following date:
**February 5, 2019**

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 approvals.

**Attachment "A" - List of Petitioner's Exhibits and Submittals for #2018-105:**

| No. | Item | Prepared By | Date |
|---|---|---|---|
| 1 | Zoning Exception List | FoxArneson | 2/5/2019 |
| 2 | Overall Site Plan (C400) | raSmith | 11/30/2018 |
| 3 | Overall Landscape Plan (L100) | raSmith | 11/30/2018 |
| 4 | Plat of Subdivision (3 pages) | Compass Surveying | 12/31/2018 |
| 5 | Overall Architectural Site Plan (CR101) | FoxArneson | 1/4/2019 |
| 6 | Gas & Lube Floor Plans and | Fox Arneson | 1/4/2019 |

| | | | |
|---|---|---|---|
| | Exterior Elevations (A100) | | |
| 7 | Overall Floor Plan (A110) | Fox Arneson | 1/4/2019 |
| 8 | Car Wash Floor Plans and Elevations (A200) | Fox Arneson | 1/4/2019 |
| 9 | Exterior Elevations (A210-A213) | Fox Arneson | 1/4/2019 |
| 10 | Building Sections (A310-A311) | Fox Arneson | 1/4/2019 |
| 11 | Signs 1-11 | Fox Arneson | 1/4/2019 |
| 12 | Elevations and Sample Materials for Gas and Lube (A & B) | Fox Arneson | 1/4/2019 |
| 13 | Perspectives and Renderings (C-E) | Fox Arneson | 1/4/2019 |
| 14 | Elevations and Sample Materials for Food Market (1 & 2) | Fox Arneson | 1/4/2019 |
| 15 | Perspectives and Renderings (3-6) | Fox Arneson | 1/4/2019 |

**Attachments "B"**

1. Staff Report from the Director of Community and Economic Development dated January 29, 2019.
2. Memorandum from Bloomingdale Fire Protection District dated January 9, 2019.
3. Memorandum from the Village Engineer dated January 31, 2019.
4. Legal Description and Property Information

**Legal Description and Property Information**

LOT 4 OF STRATFORD SQUARE MALL FIRST SUBDIVISION, PART OF THE SOUTHEAST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

Common Address: 152 Stratford Square, Bloomingdale, IL 60108
Property Index Number: 02-17-400-070

Exhibit B

Legal Description of Property

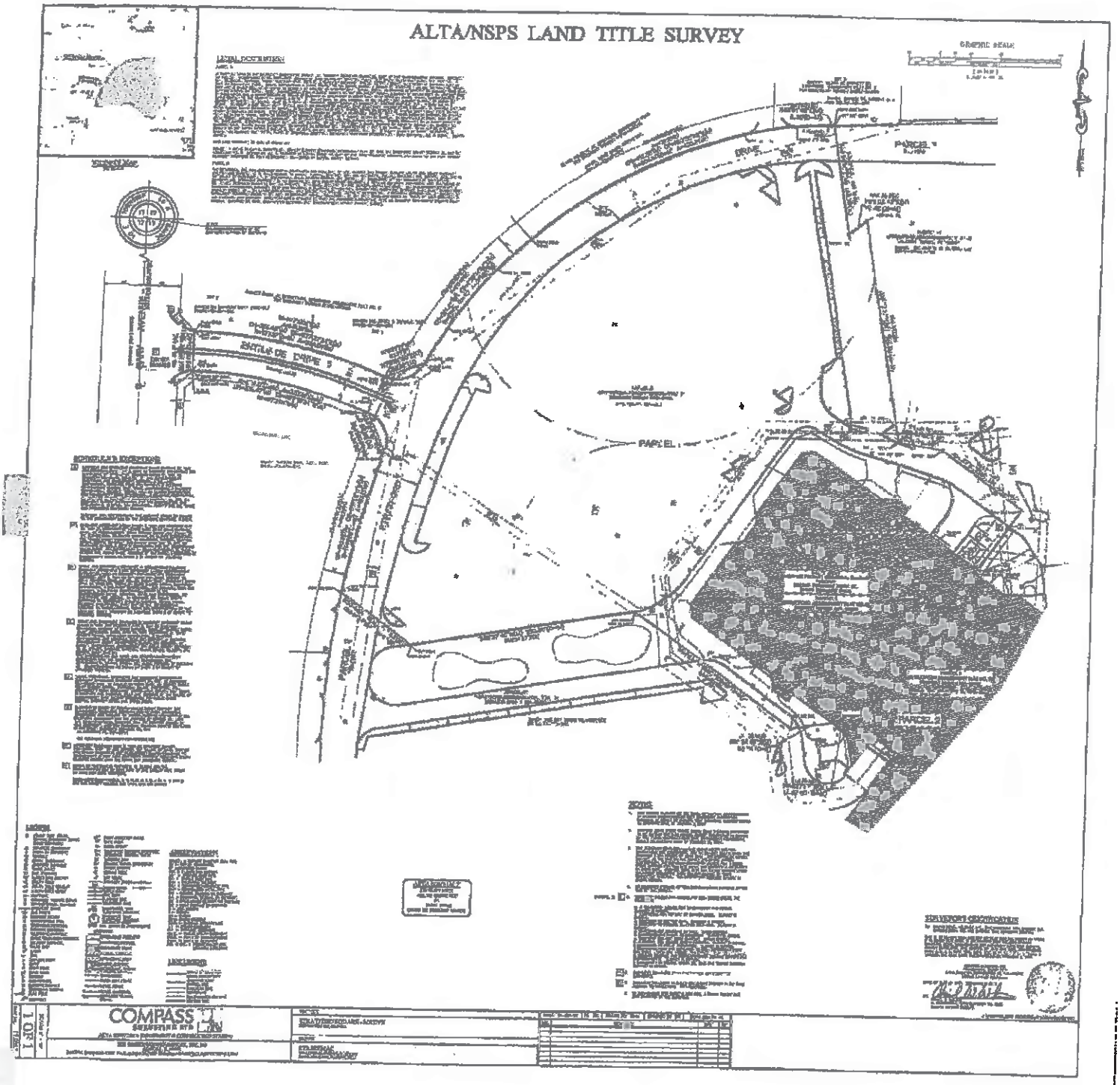
LOT 4 OF STRATFORD SQUARE MALL FIRST SUBDIVISION, PART OF THE SOUTHEAST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

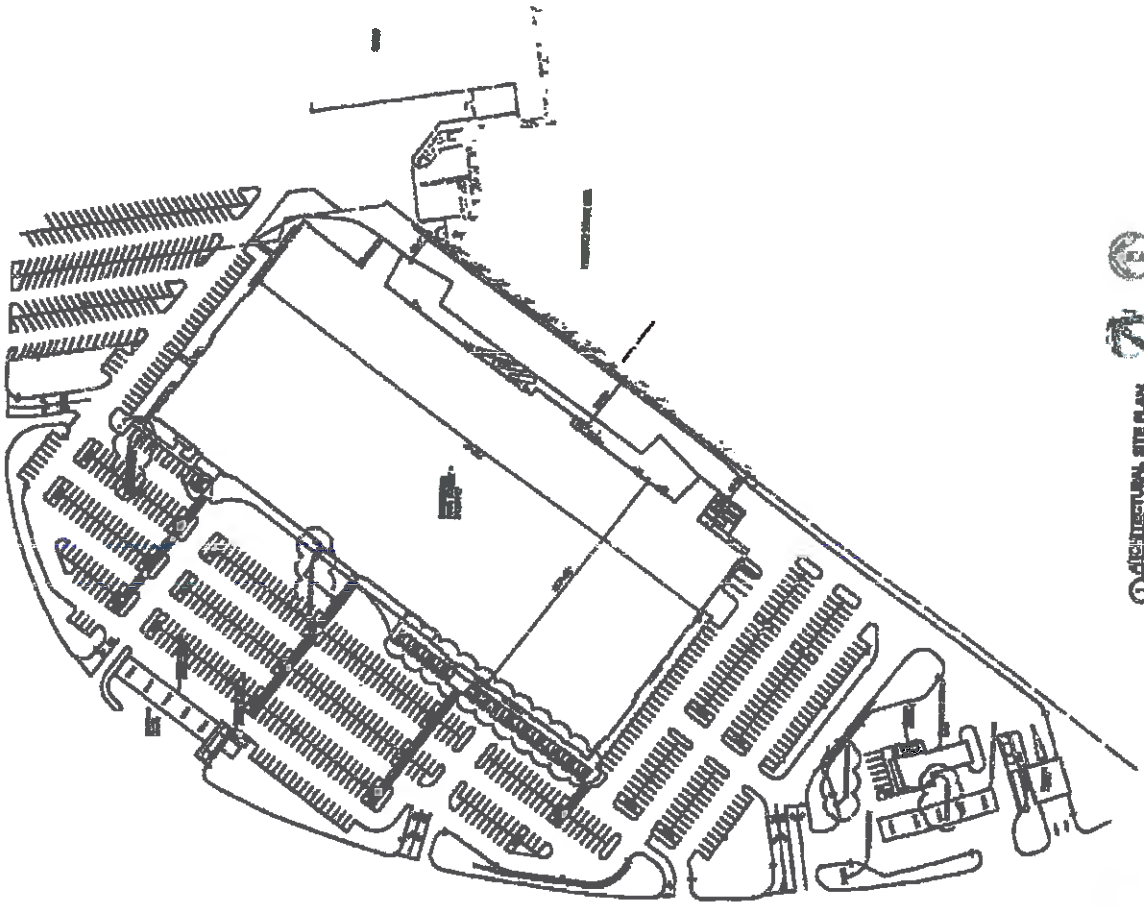
| | |
|---|---|
| Common Address: | 152 Stratford Square<br>Bloomingdale, IL 60108 |
| Property Index Number: | 02-17-400-070 |

Exhibit C

Approved Plans

# SITE PLANS


ALTA/NSPS LAND TITLE SURVEY
PARCEL 1
PARCEL 2
COMPASS

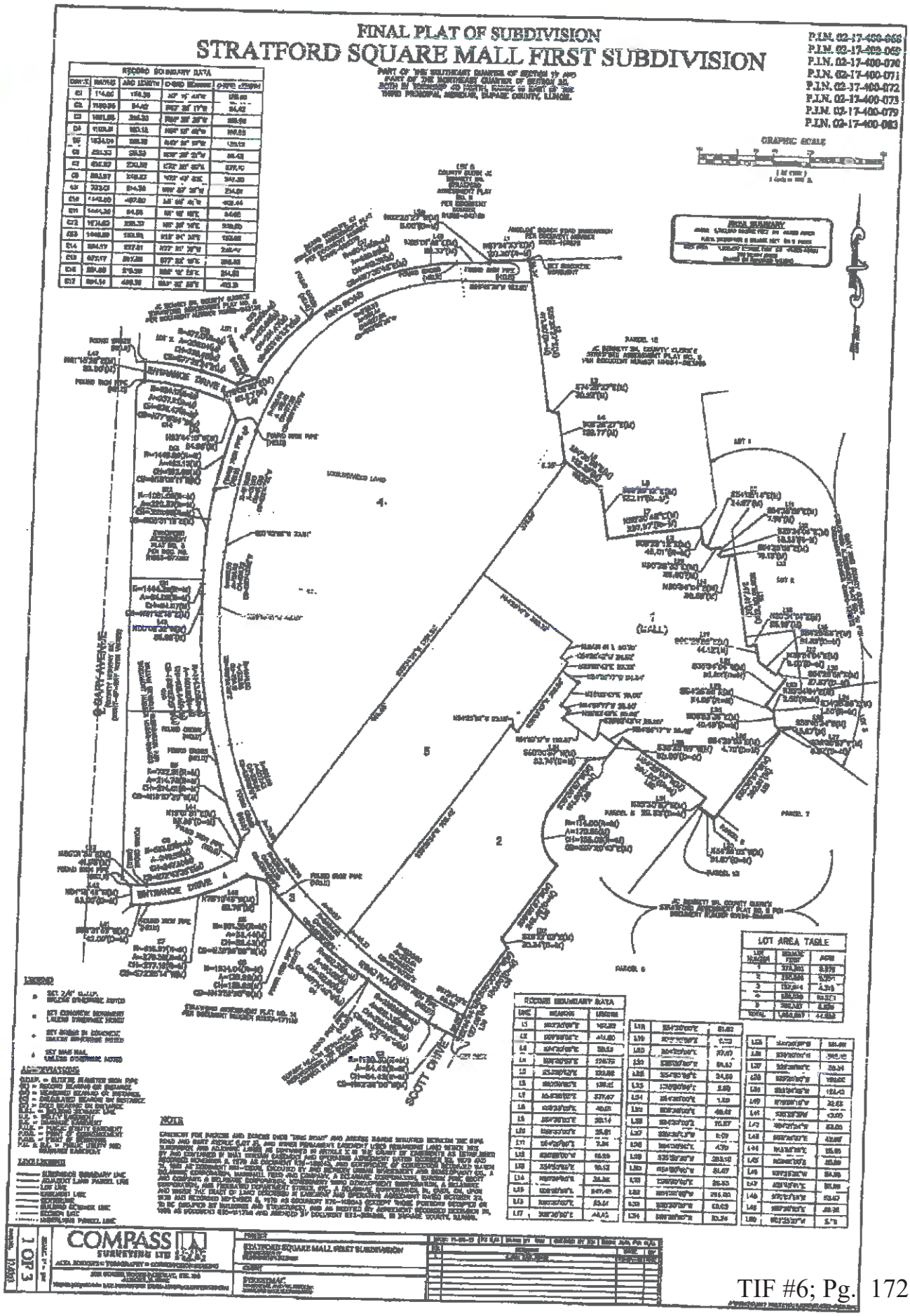


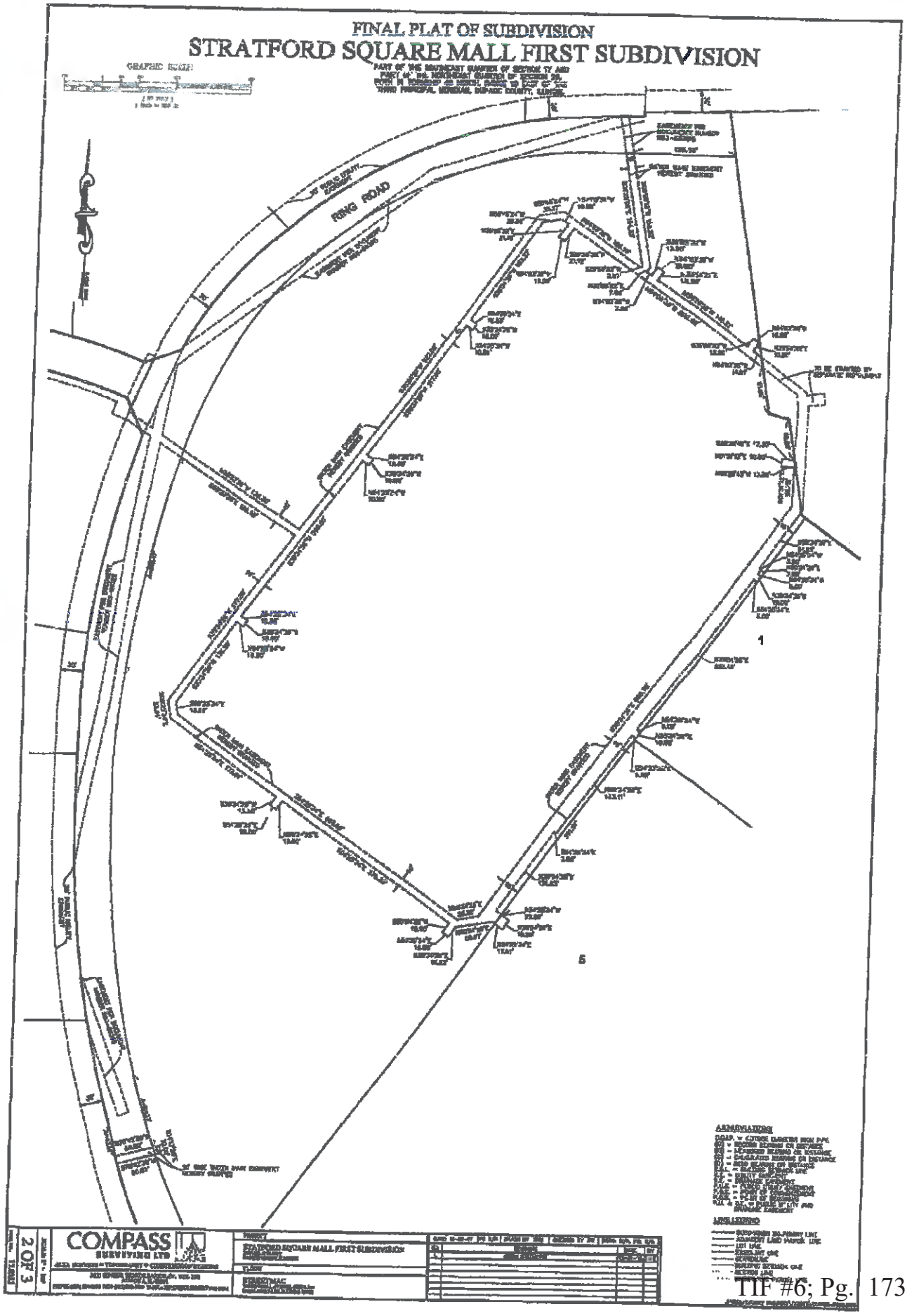
CR101

# FINAL PLAT OF SUBDIVISION
# STRATFORD SQUARE MALL FIRST SUBDIVISION

P.I.N. 02-17-400-068
P.I.N. 02-17-400-069
P.I.N. 02-17-400-070
P.I.N. 02-17-400-071
P.I.N. 02-17-400-072
P.I.N. 02-17-400-073
P.I.N. 02-17-400-079
P.I.N. 02-17-400-083

PART OF THE SOUTHEAST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DuPAGE COUNTY, ILLINOIS.




FINAL PLAT OF SUBDIVISION
STRATFORD SQUARE MALL FIRST SUBDIVISION
RING ROAD
COMPASS
SURVEYING LTD
2 OF 3

# FINAL PLAT OF SUBDIVISION

# STRATFORD SQUARE MALL FIRST SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

## OWNER'S CERTIFICATE

STATE OF ______ }

COUNTY OF ______ }

## DRAINAGE CERTIFICATE

STATE OF ILLINOIS }

COUNTY OF DUPAGE }

## CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }

COUNTY OF DUPAGE }

## VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }

COUNTY OF DUPAGE }

## VILLAGE CERTIFICATE

STATE OF ILLINOIS }

COUNTY OF DUPAGE }

## NOTARY CERTIFICATE

STATE OF ______ }

COUNTY OF ______ }

## PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }

COUNTY OF DUPAGE }

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }

COUNTY OF DUPAGE }

## CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS }

COUNTY OF DUPAGE } SS

## WATER MAIN EASEMENT PROVISIONS

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }

COUNTY OF DUPAGE }

## SURVEYOR'S AUTHORIZATION TO RECORD

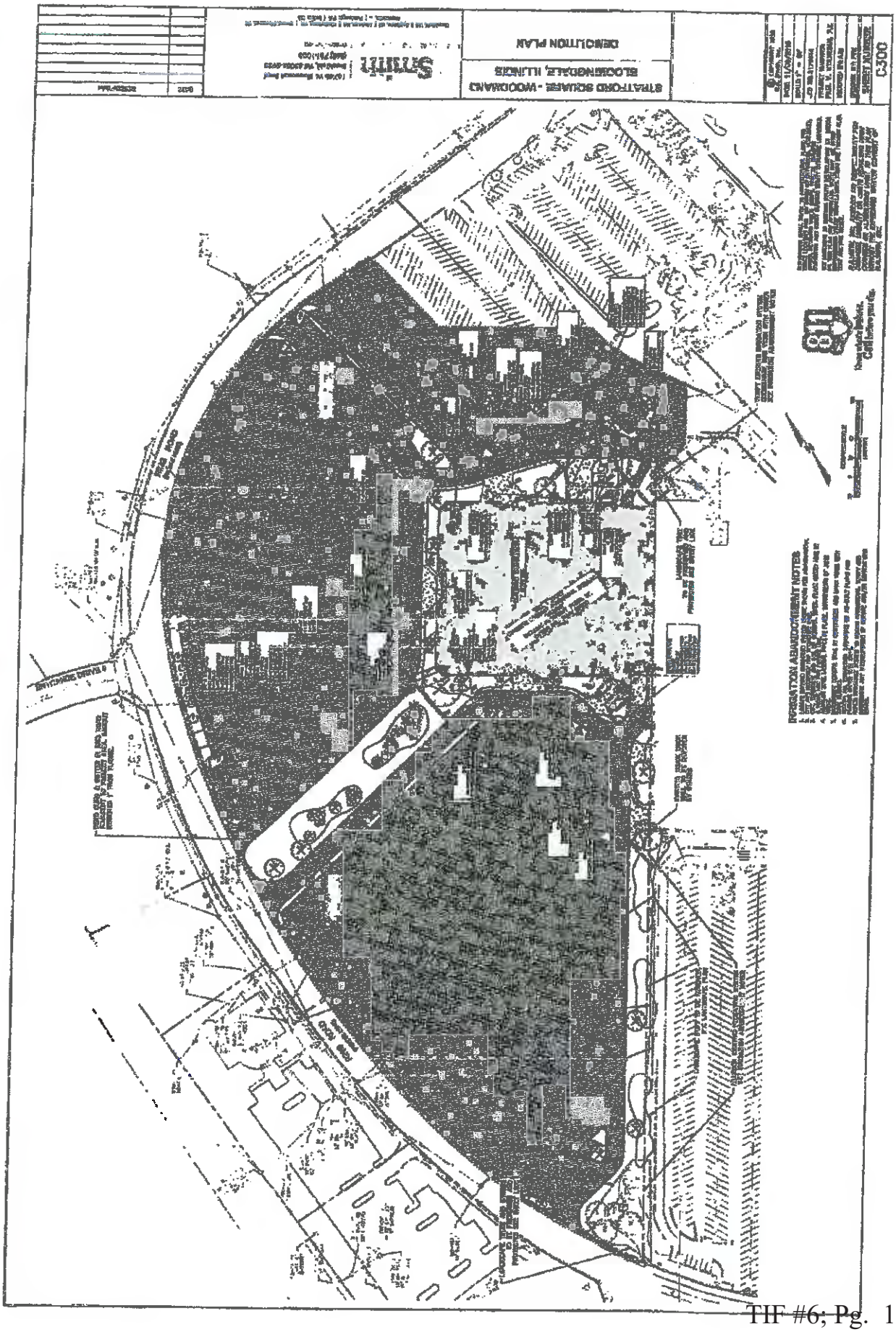
COMPASS SURVEYING LTD

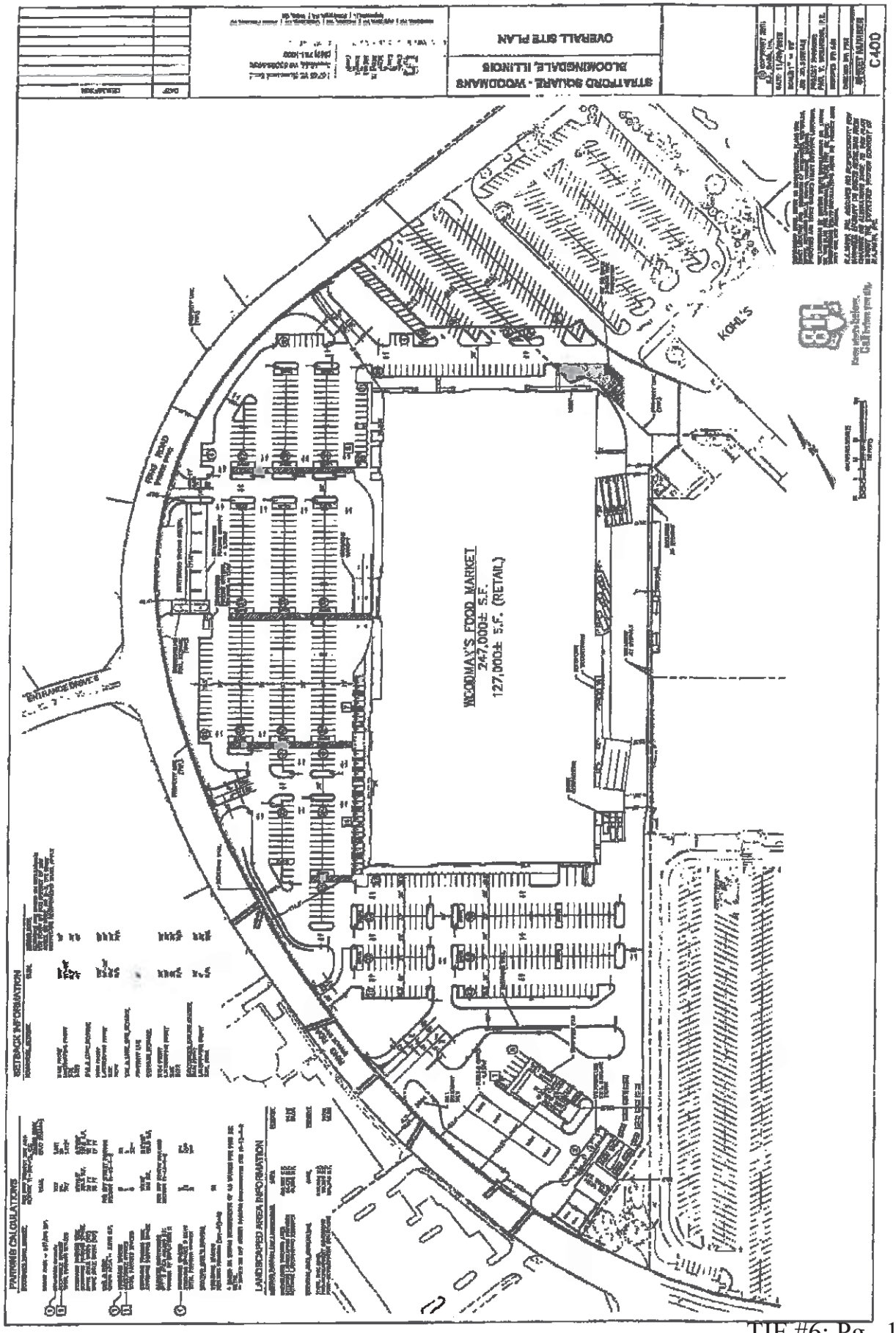
3 OF 3

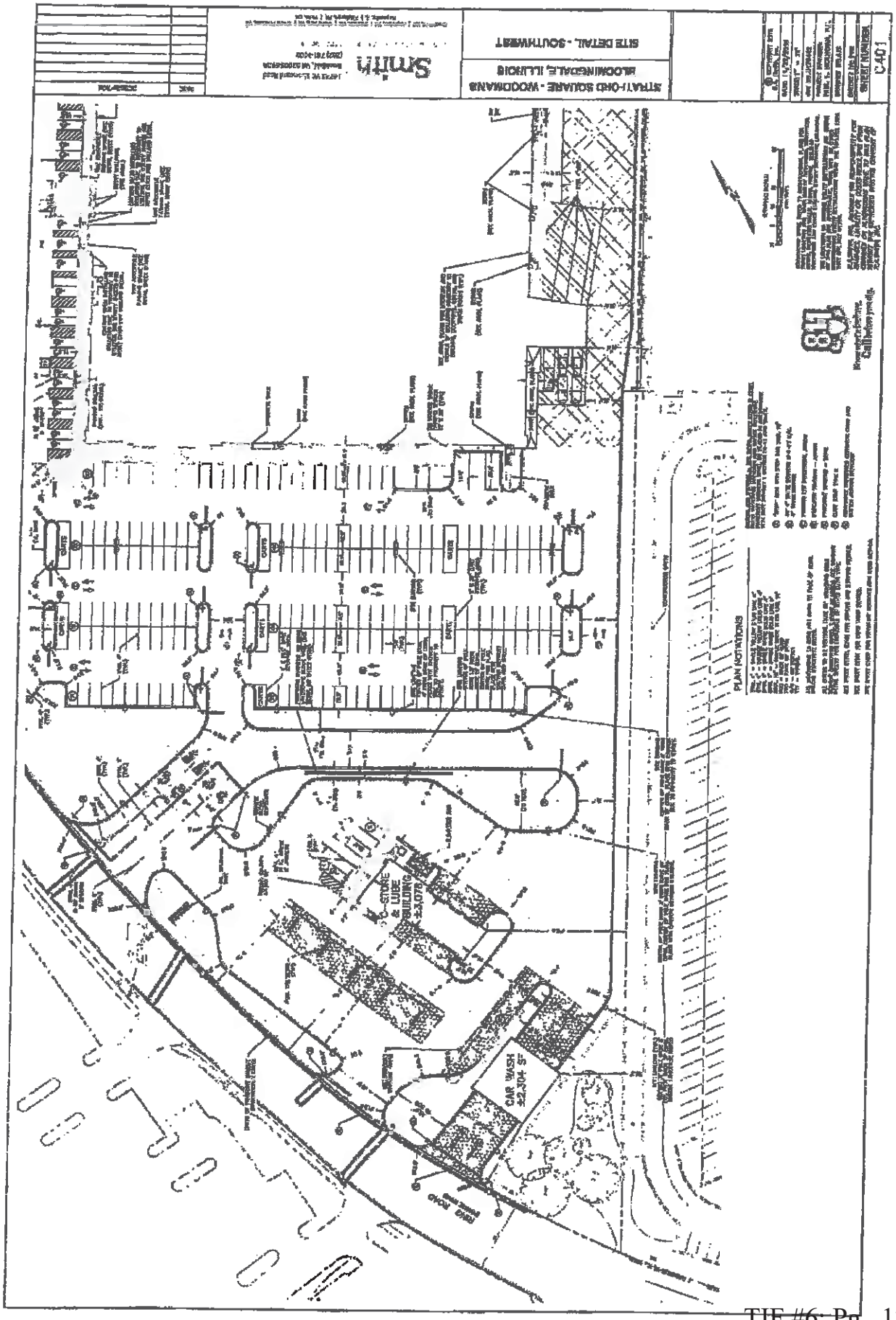
COMPASS SURVEYING LTD

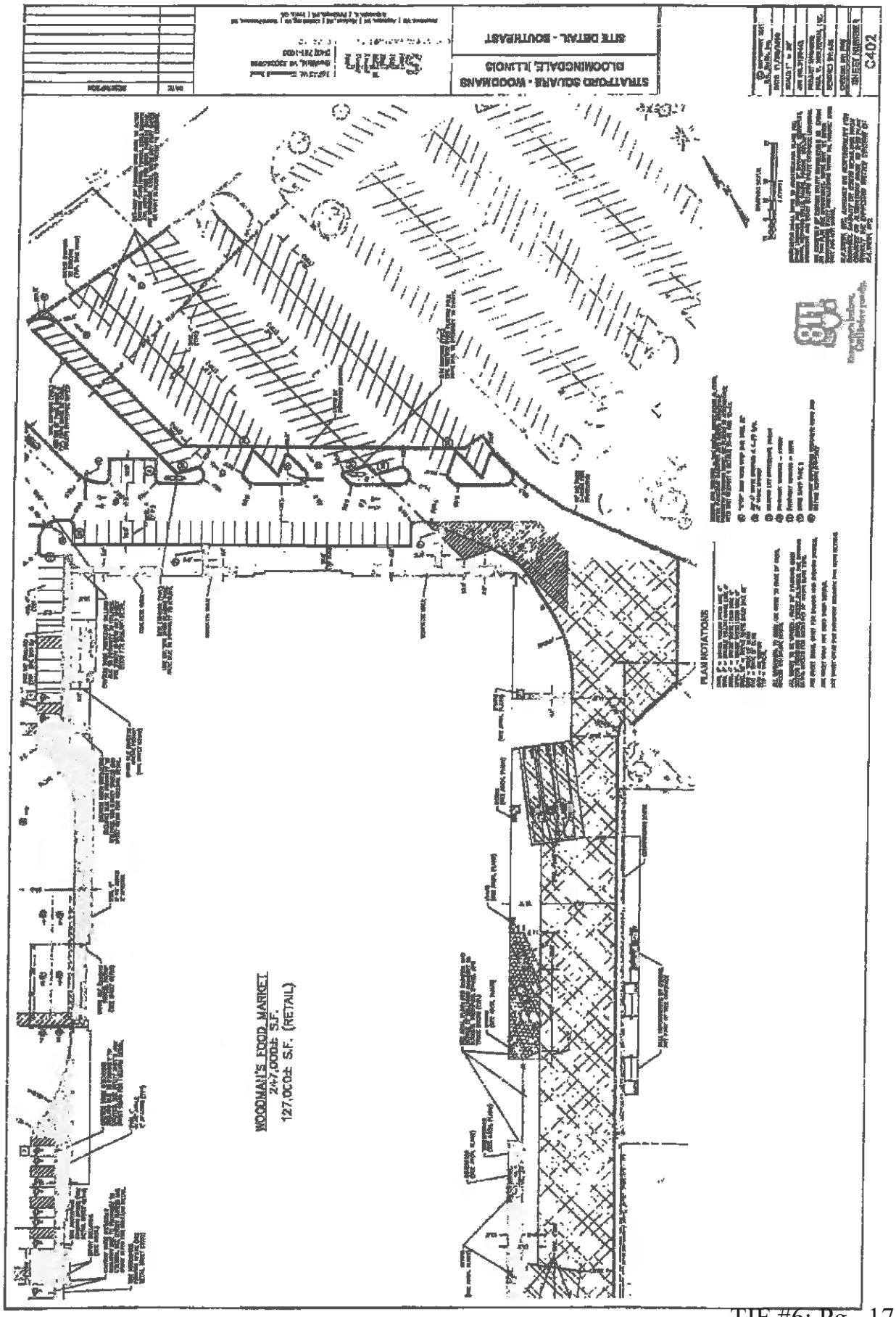
ALTA SURVEYS & TOPOGRAPHY & CONSTRUCTION STAKING

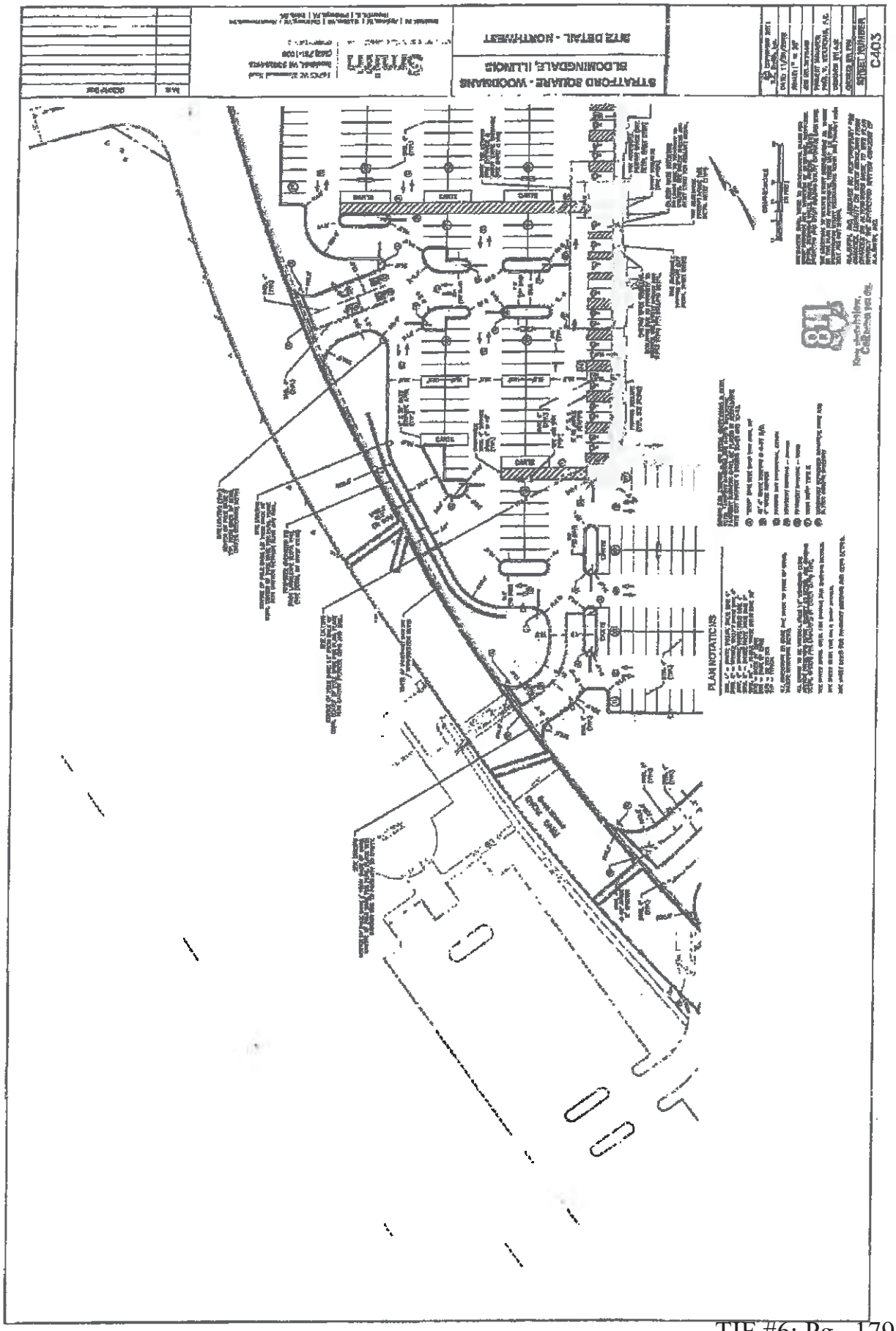
PROJECT: STRATFORD SQUARE MALL FIRST SUBDIVISION


STRATFORD SQUARE - WOODMAN'S
BLOOMINGDALE, ILLINOIS
DEMOLITION PLAN
Smith
C-300


STRATFORD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
OVERALL SITE PLAN
C400
WOODMAN'S FOOD MARKET
247,000± S.F.
127,000± S.F. (RETAIL)
KOHL'S
SETBACK INFORMATION
PARKING CALCULATIONS
LANDSCAPED AREA INFORMATION


STRATI-OHD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
SITE DETAIL - SOUTHWEST
Smith
C401
PLAN NOTATIONS
C-STORE & LUBE BUILDING ±3,078
CAR WASH ±2,304 SF
RIVER ROAD


STRATFORD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
SITE DETAIL - SOUTHEAST
C402
WOODMAN'S FOOD MARKET
247,000± S.F.
127,000± S.F. (RETAIL)
PLAN NOTATIONS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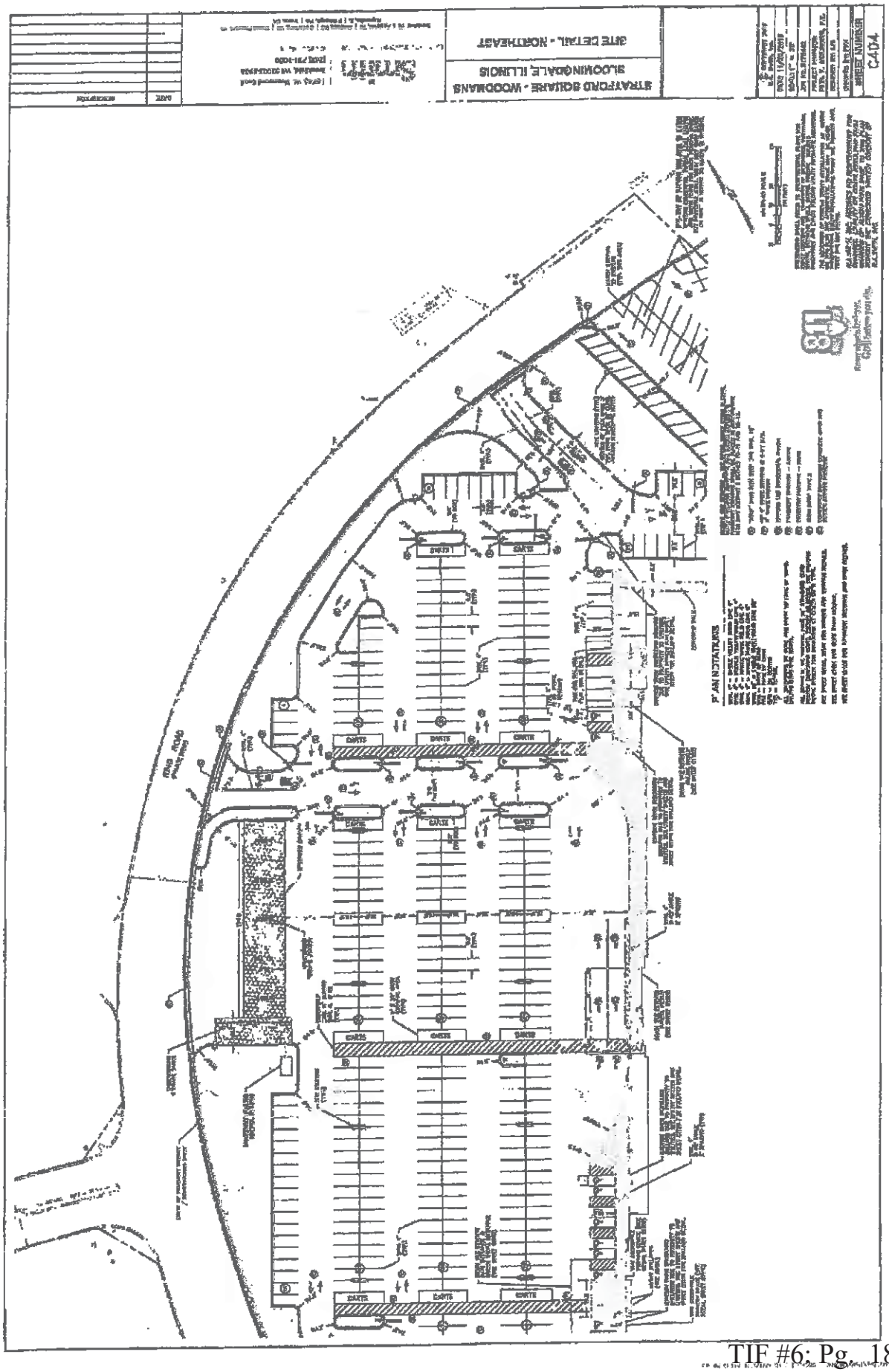
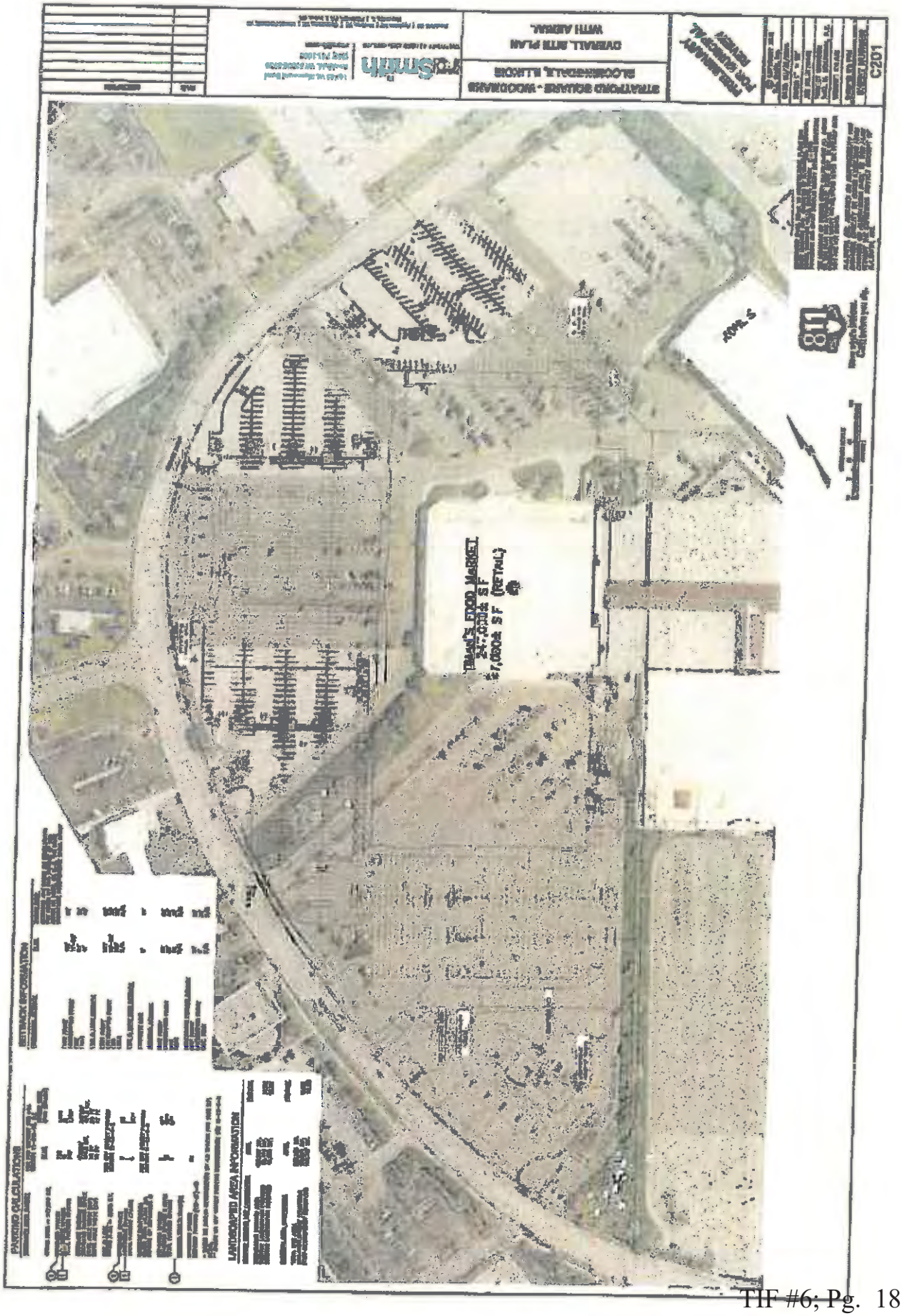
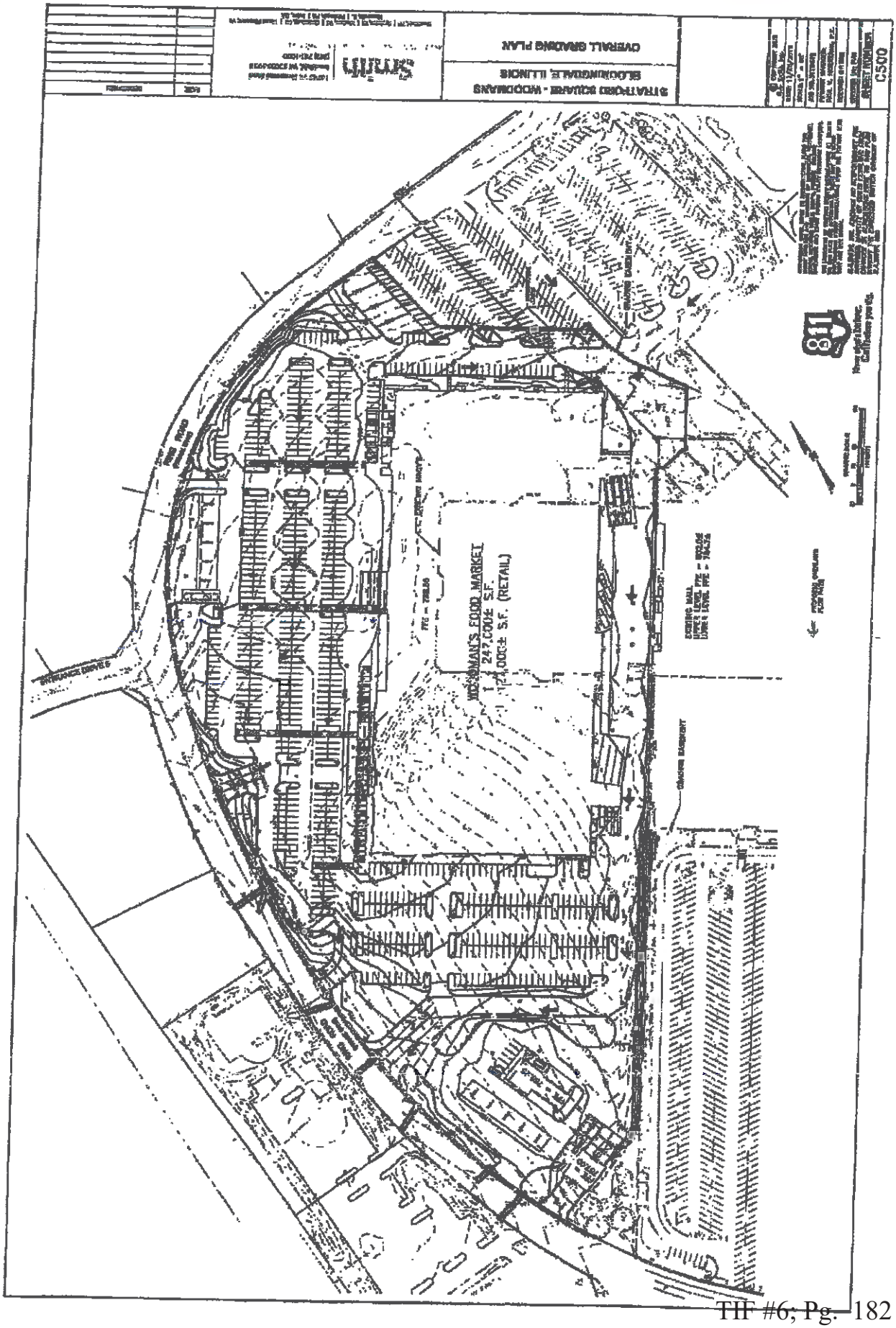
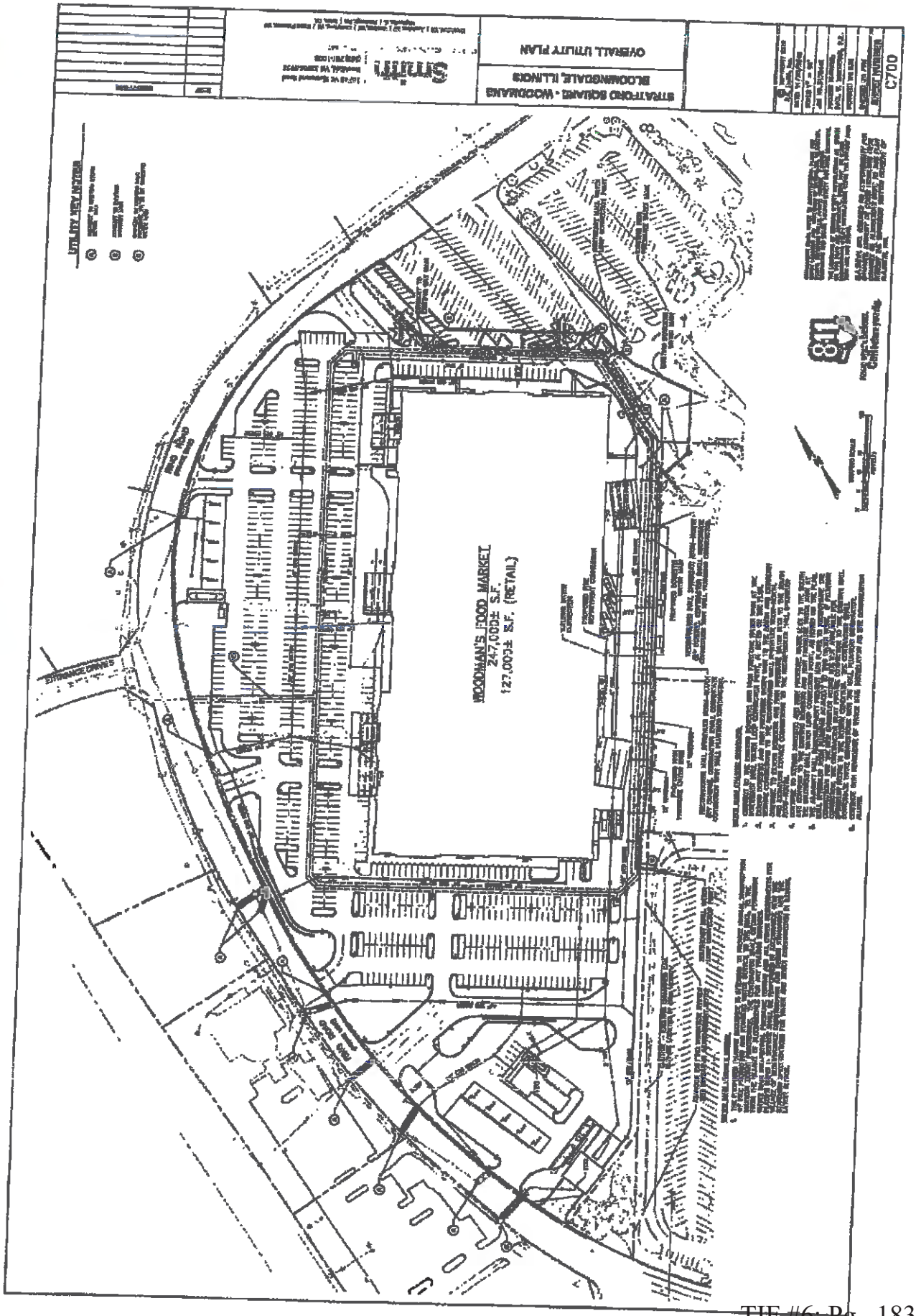
BLOOMINGDALE, ILLINOIS
SITE DETAIL - NORTHWEST
C403

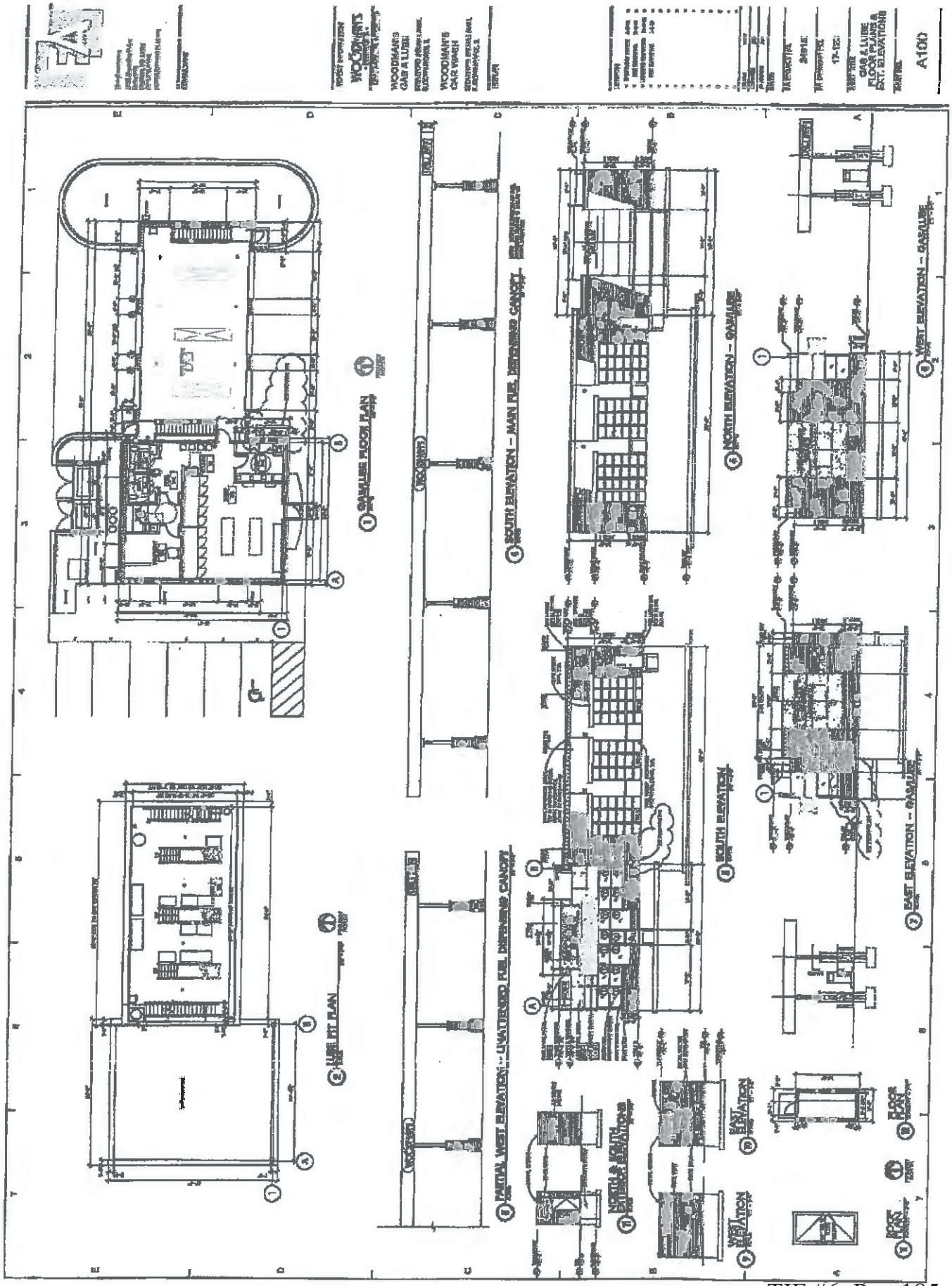

STRATFORD SQUARE - WOODMANS
BLOOMINGDALE ILLINOIS
SITE DETAIL - NORTHEAST
C404

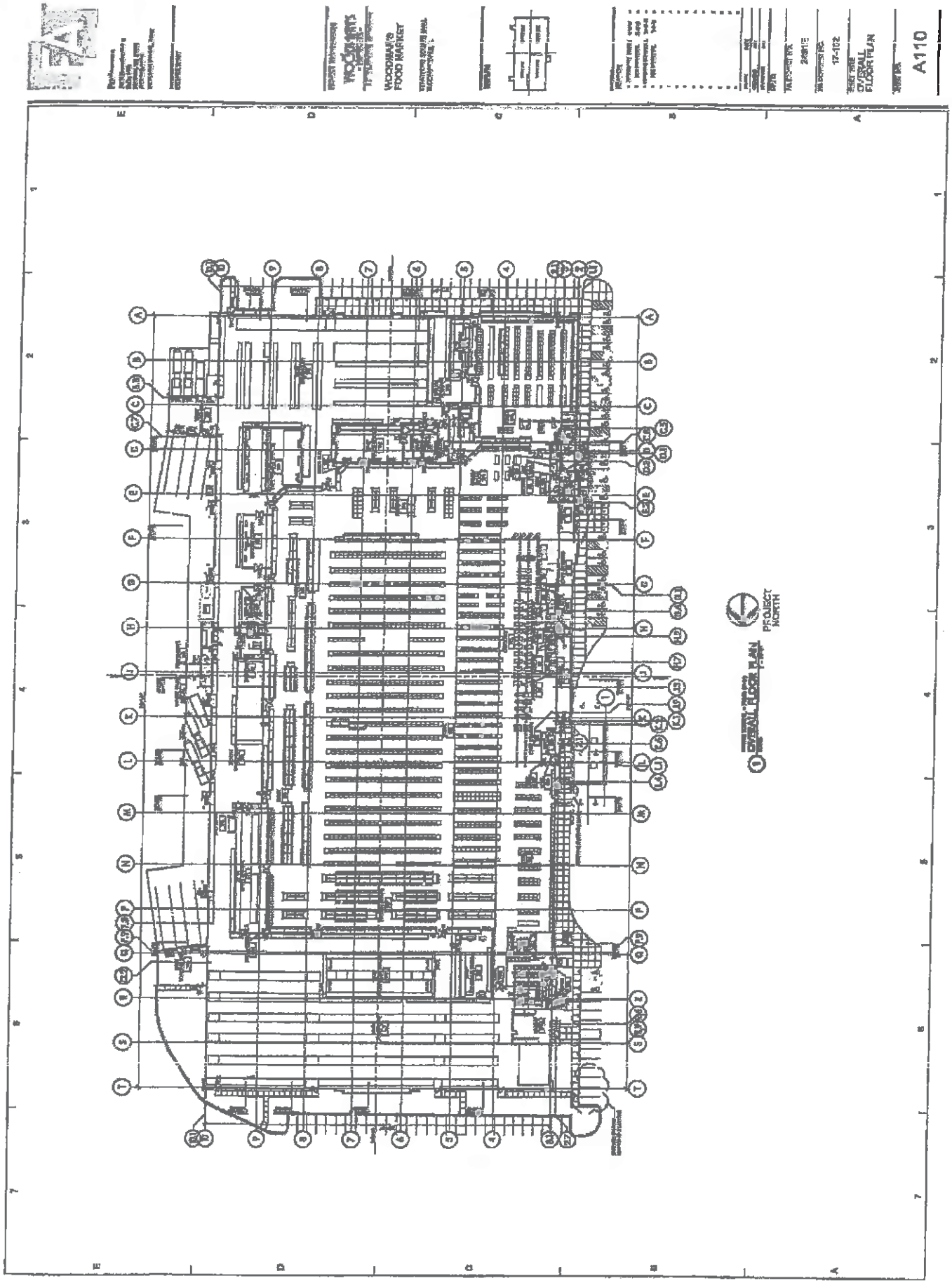

STRATFORD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
OVERALL SITE PLAN
WITH AERIAL
PRELIMINARY FOR MUNICIPAL REVIEW
C201
811
TIMAN'S FOOD MARKET
247,000± SF
47,000± SF (RETAIL)
SETBACK INFORMATION
PARKING CALCULATIONS
LANDSCAPED AREA INFORMATION

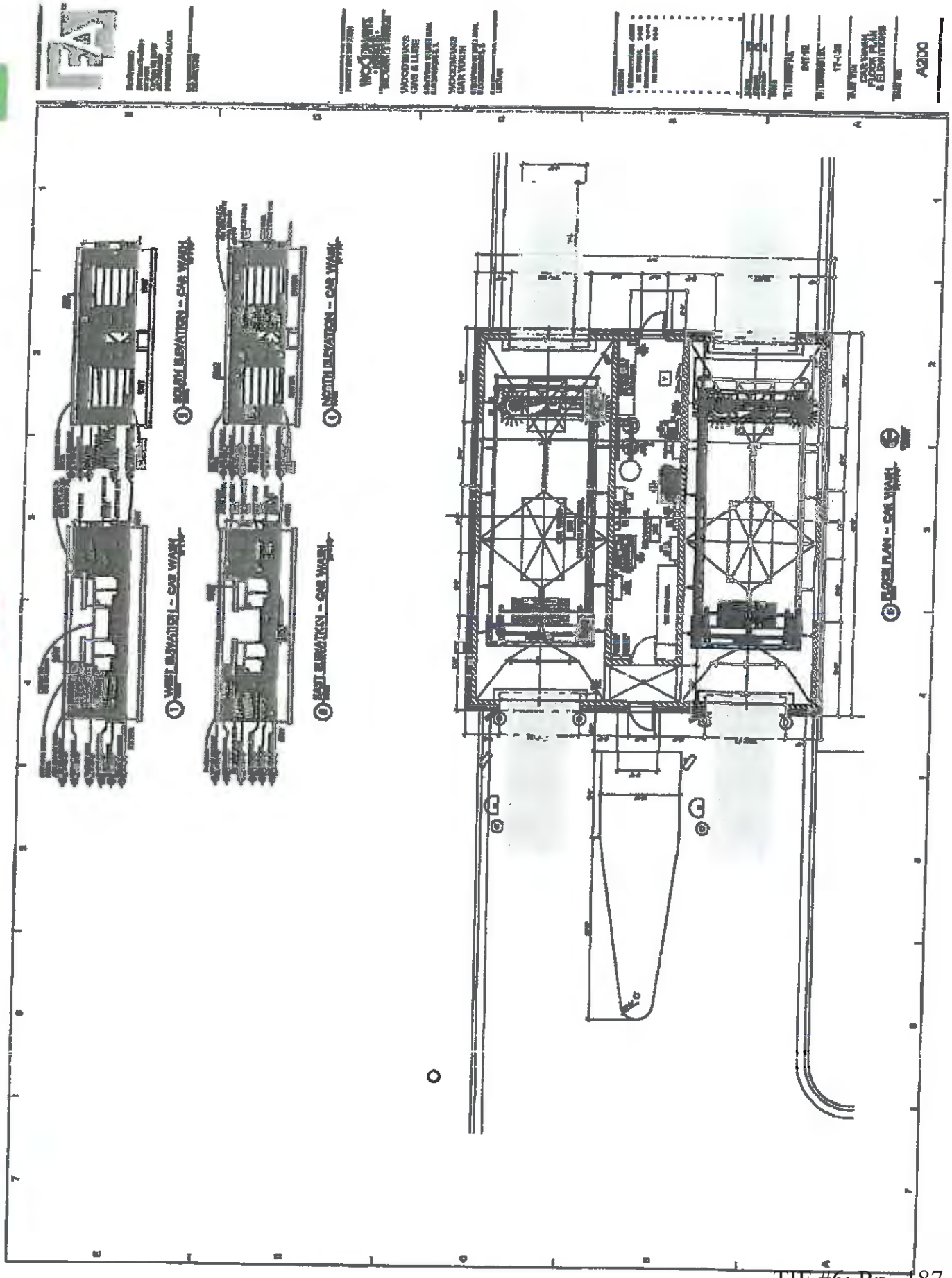

STRATFORD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
OVERALL GRADING PLAN
C500
WOODMAN'S FOOD MARKET
247,000± S.F.
(RETAIL)

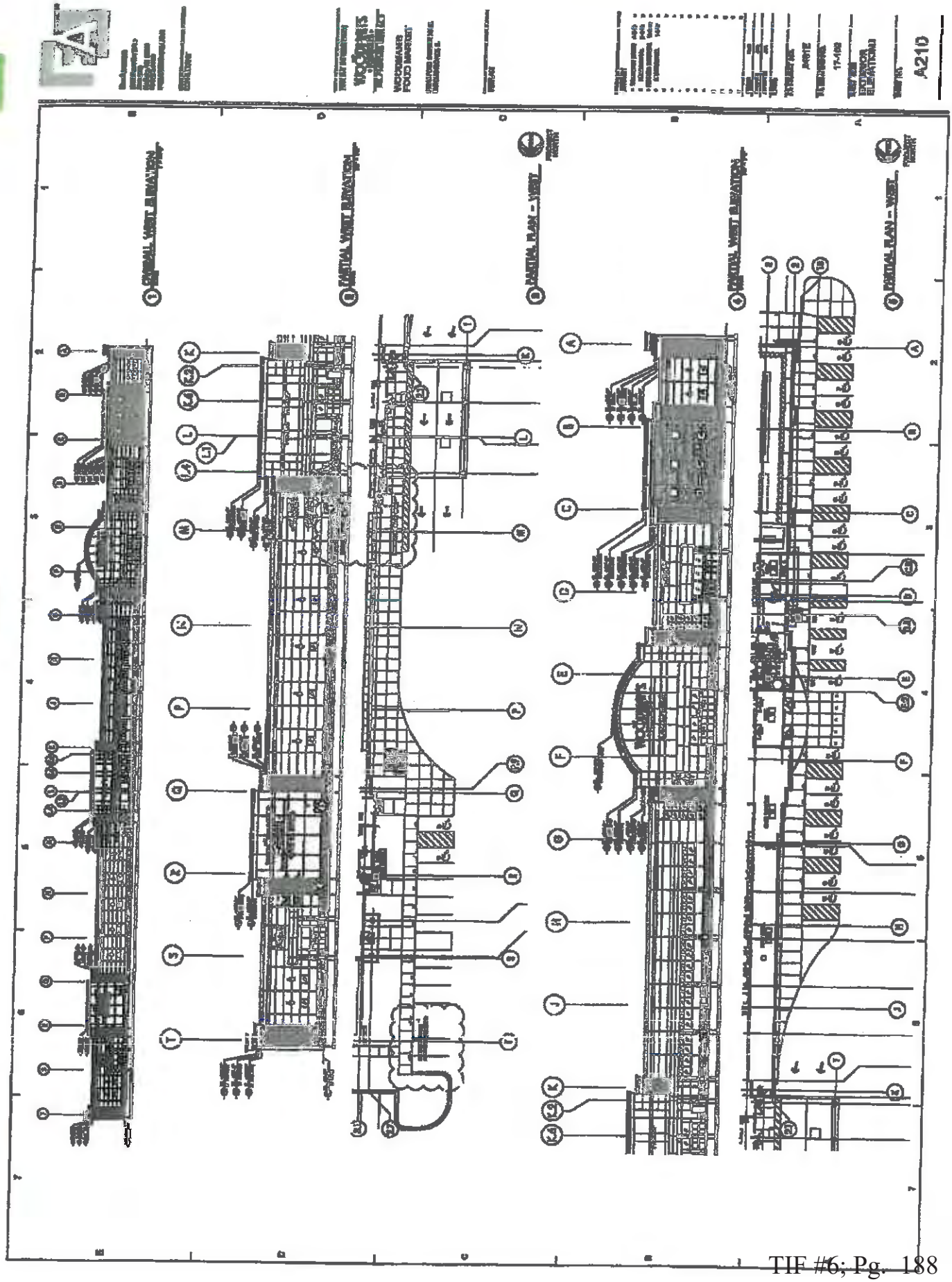

STRATFORD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
OVERALL UTILITY PLAN
C7.0
WOODMAN'S FOOD MARKET
247,000± S.F.
127,000± S.F. (RETAIL)
ENTRANCE DRIVES

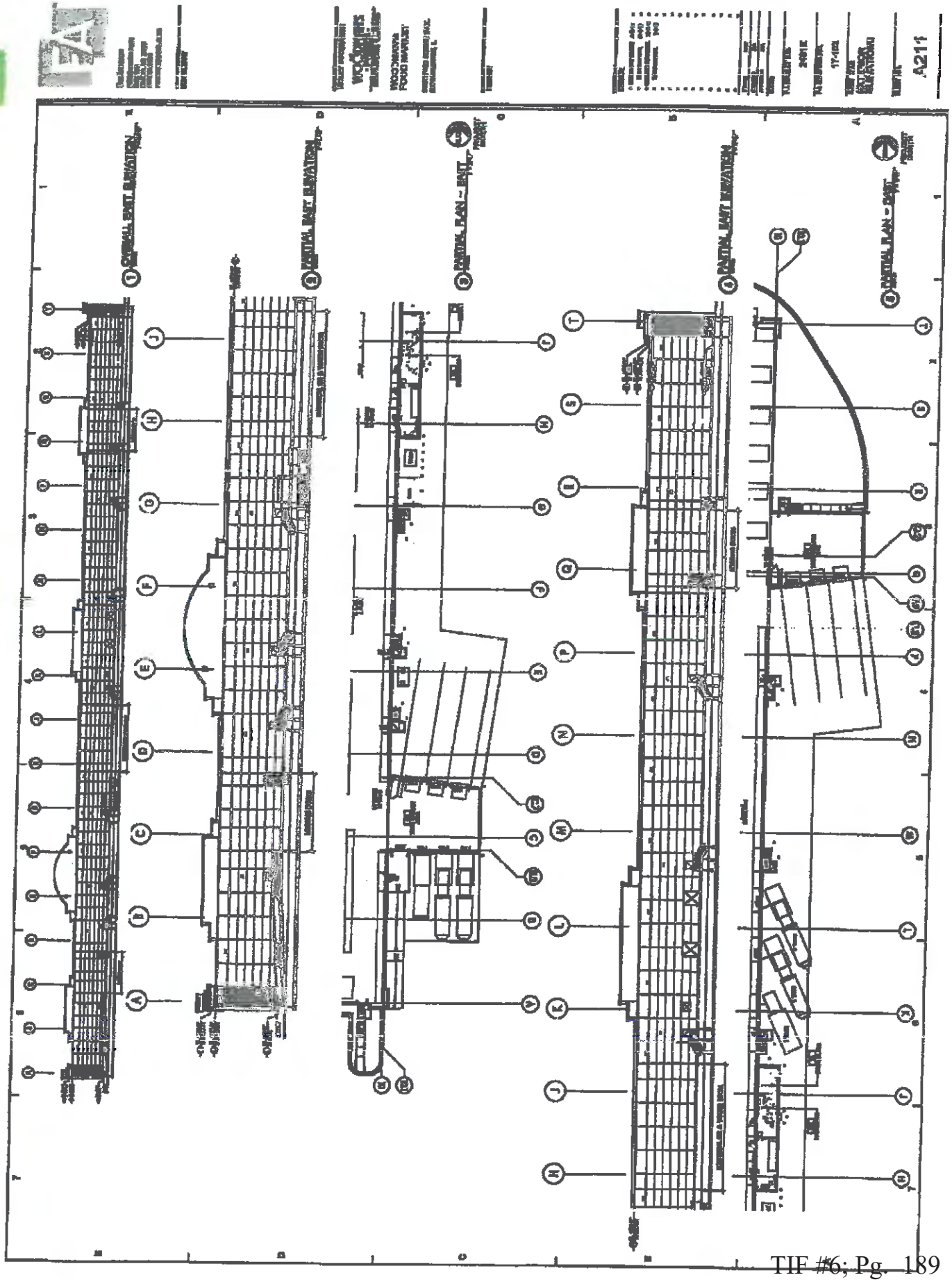
# DETAILED ELEVATIONS/ FLOOR PLANS & SECTIONS


WOODMANS
CAR WASH
A100


WOODMAN'S FOOD MARKET
OVERALL FLOOR PLAN
A110
PROJECT NORTH


WEST ELEVATION – CAR WASH
SOUTH ELEVATION – CAR WASH
EAST ELEVATION – CAR WASH
NORTH ELEVATION – CAR WASH
FLOOR PLAN – CAR WASH
A200


PARTIAL WEST ELEVATION
PARTIAL WEST ELEVATION
PARTIAL PLAN - WEST
PARTIAL WEST ELEVATION
PARTIAL PLAN - WEST
A210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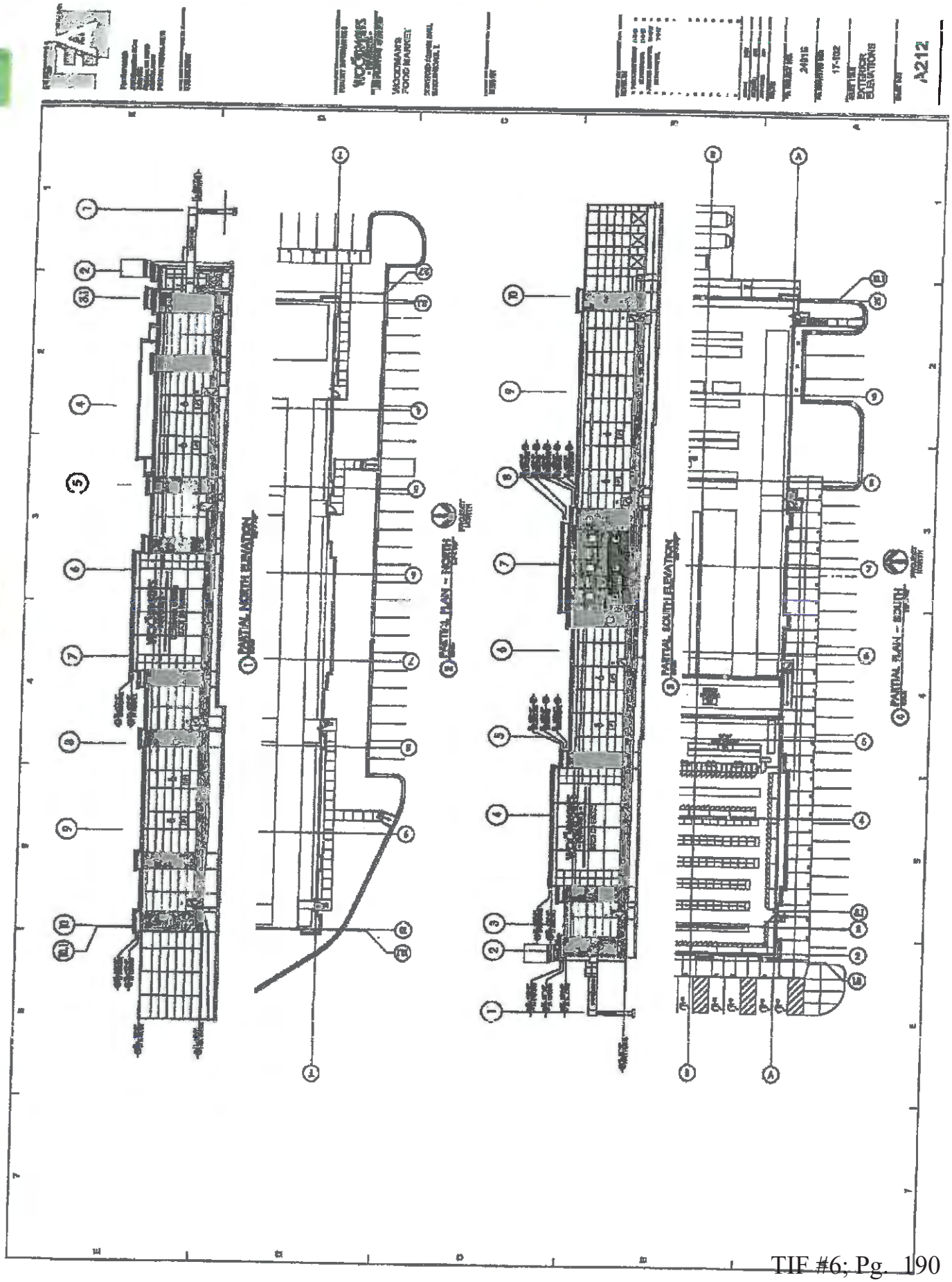
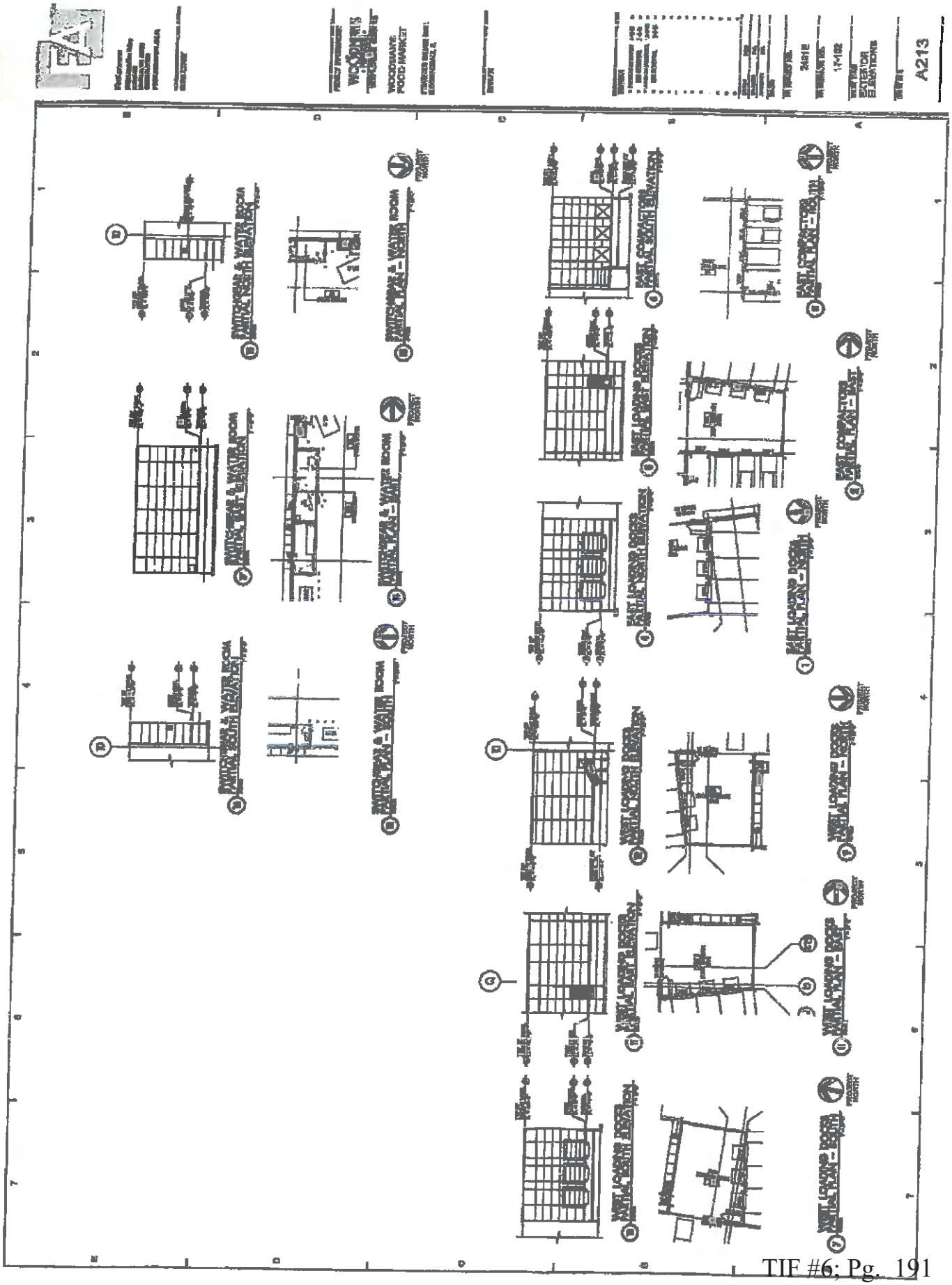
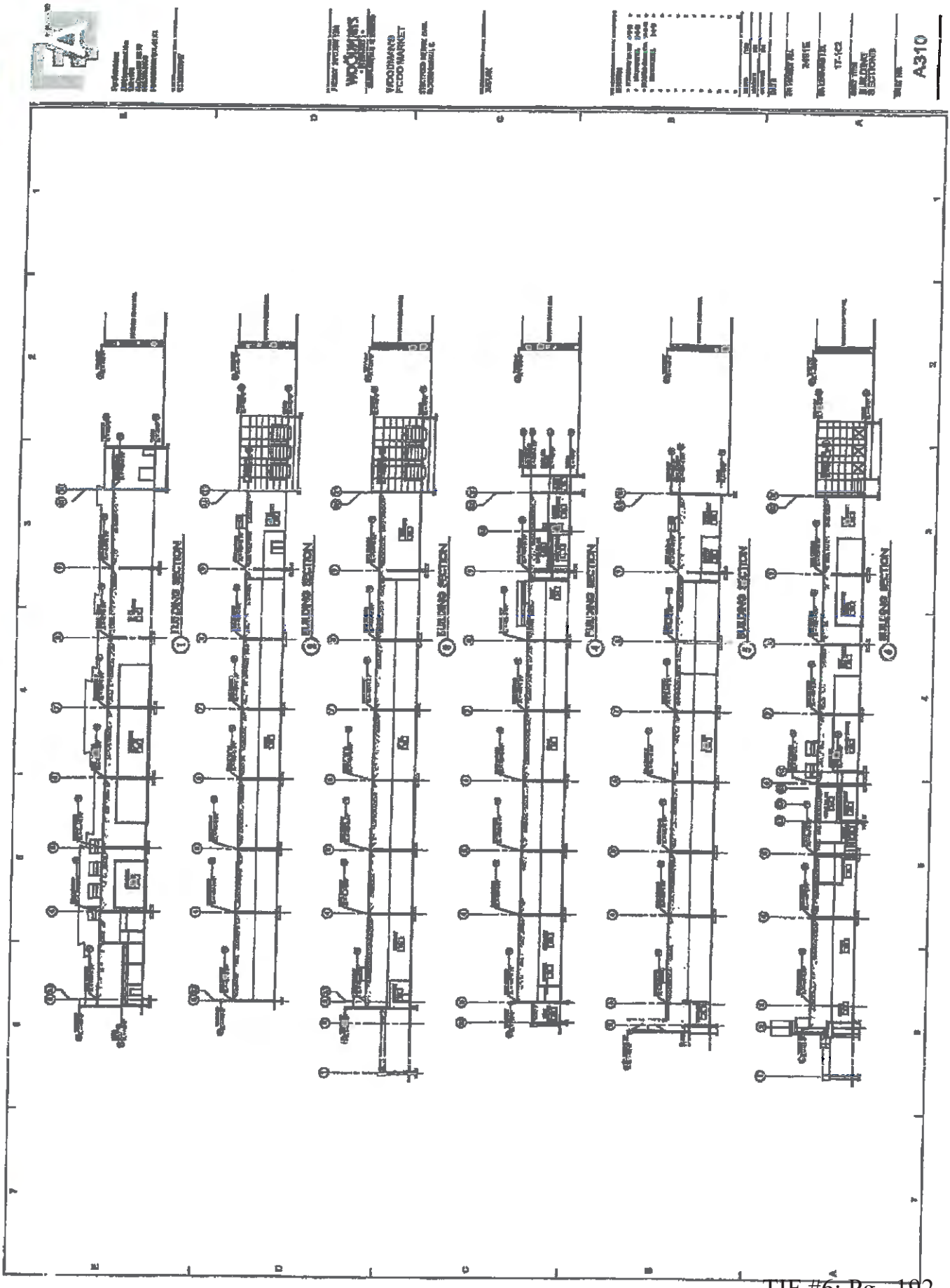

PARTIAL NORTH ELEVATION
PARTIAL PLAN - NORTH
PARTIAL SOUTH ELEVATION
PARTIAL PLAN - SOUTH
24015
17-102
EXTERIOR ELEVATIONS
A212


WOODMANS
WOODMANS FOOD MARKET
A213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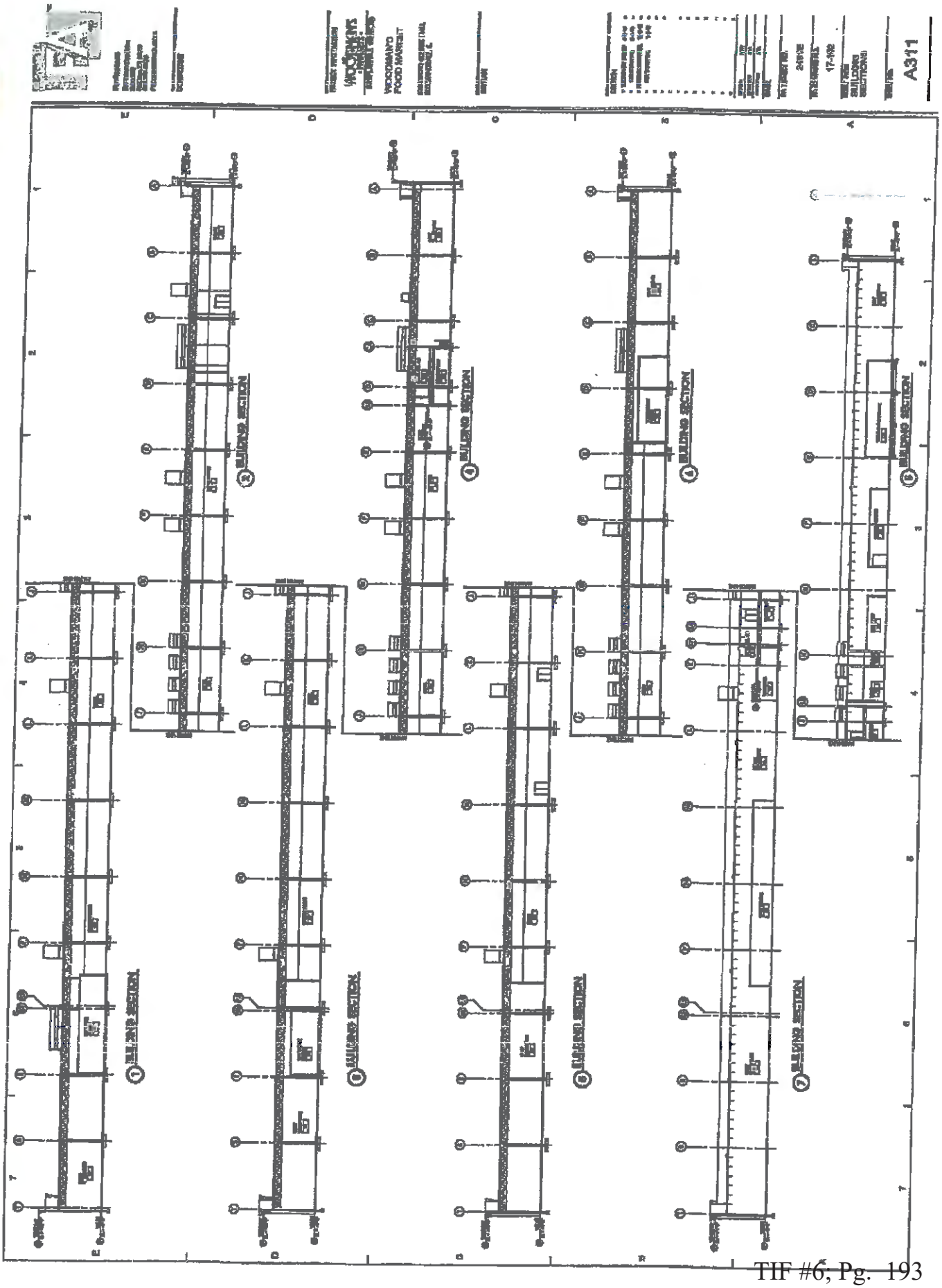
BUILDING SECTION
BUILDING SECTION
BUILDING SECTION
BUILDING SECTION
BUILDING SECTION
BUILDING SECTION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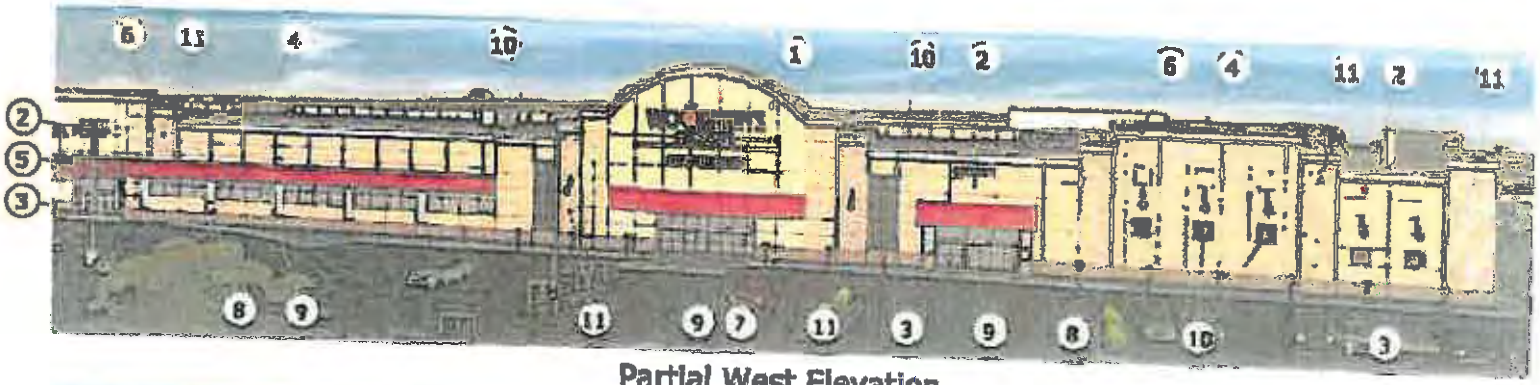
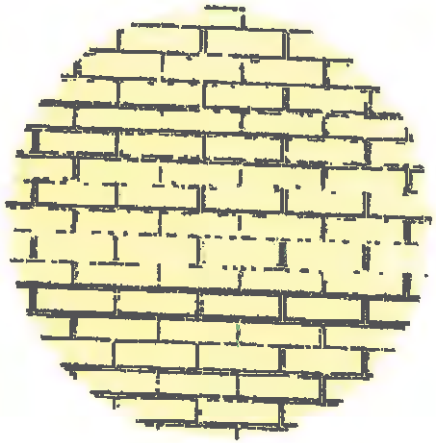
BUILDING SECTION
BUILDING SECTION
BUILDING SECTION
BUILDING SECTION
BUILDING SECTION
BUILDING SECTION
BUILDING SECTION



Partial West Elevation

Partial West Elevation



Painted Precast Mortar Joints

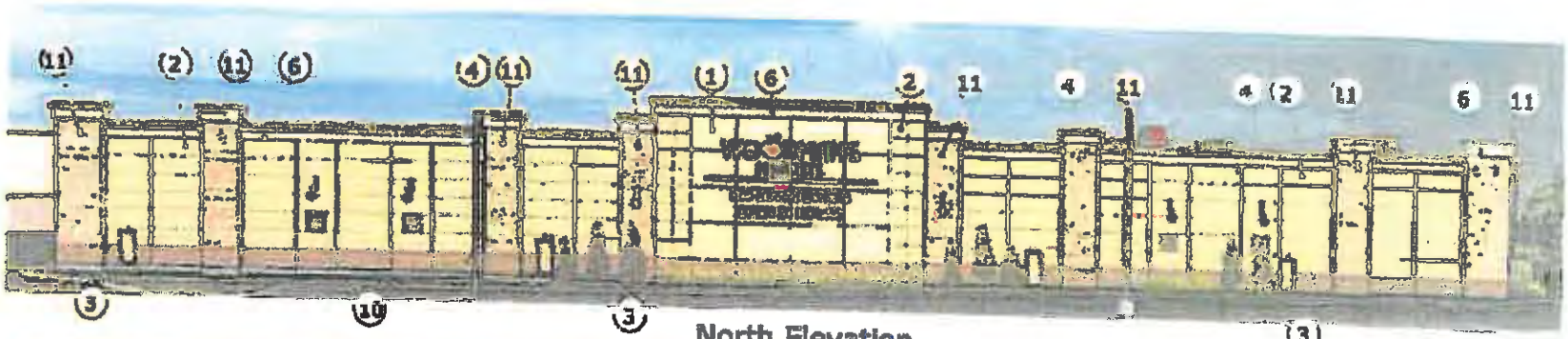
1. Elastomeric Coating Coast Point - (SW 2053)
2. Elastomeric Coating Bedouin Beige - (SW 2044)
3. Elastomeric Coating Mocha - (SW 6067)
4. Sheet Metal Trim Brite Red
5. Aluminum Composite Material Brite Red
6. EIFS STO White - (9433)
7. Metal Frames Clear Anodized Aluminum
8. Aluminum Composite Material Platinum
9. Storefront Glass Clear
10. Spandrel Glass Dark
11. Mortar Joint - Coast Point Brick Face - Bedouin Beige

WOODMAN'S MARKETS

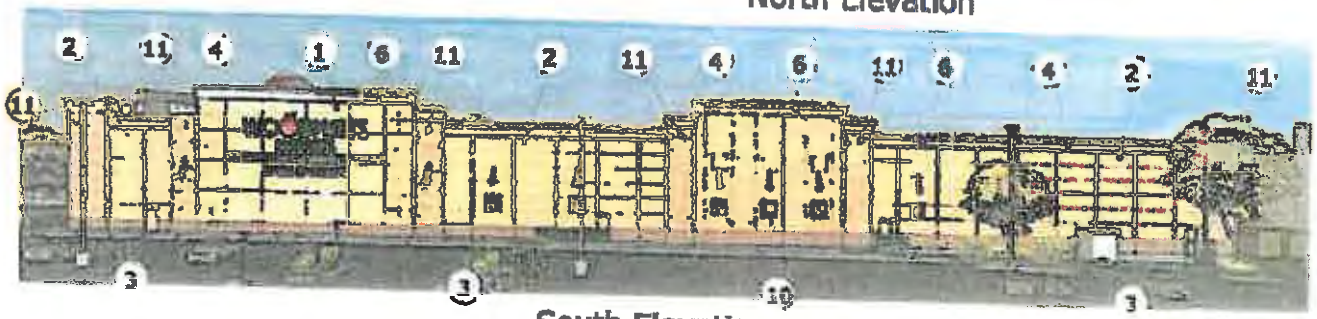
Bloomingdale Food Market

1

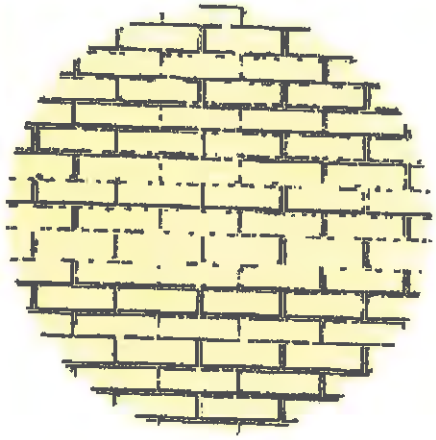
Date: 1/14/2019
Revised: 1/4/2019



North Elevation



South Elevation



Painted Precast Mortar Joints

1. Elastomeric Coating Coast Point - (SW 2053)
2. Elastomeric Coating Bedouin Beige - (SW 2044)
3. Elastomeric Coating Mocha - (SW 6067)
4. Sheet Metal Trim Brite Red
5. Aluminum Composite Material Brite Red
6. EIFS STO White - (9433)
7. Metal Frames Clear Anodized Aluminum
8. Aluminum Composite Material Platinum
9. Storefront Glass Clear
10. Spandrel Glass Dark
11. Mortar Joint - Coast Point Brick Face - Bedouin Beige

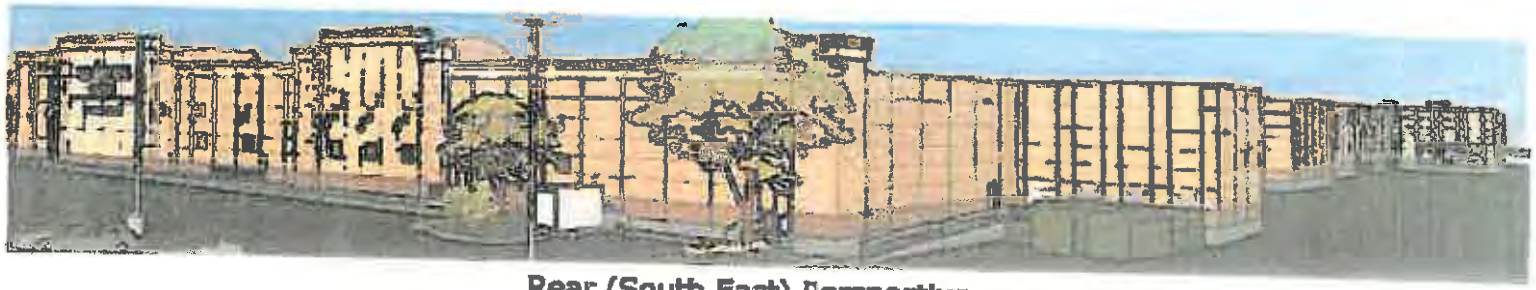
WOODMAN'S MARKETS

Bloomingdale Food Market

2

Date: 1/14/2019
Revised: 1/4/2019

Front (West) Elevation



Rear (South East) Perspective

WOODMAN'S MARKETS

Bloomingdale Food Market

3

Date: 1/14/2018
Revised: 1/4/2019

Partial Front (West) Elevation

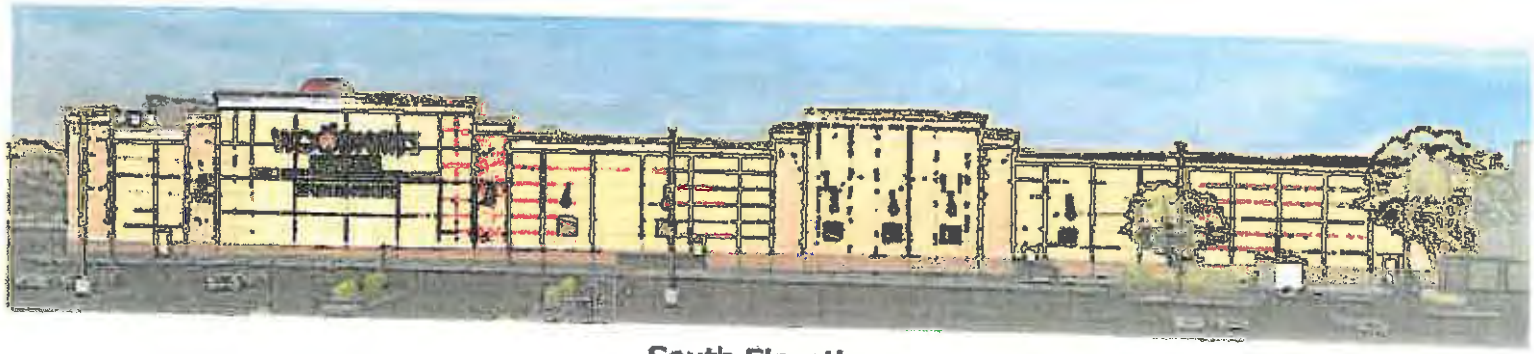
Partial Front (West) Elevation

WOODMAN'S MARKETS

Bloomingdale Food Market

4

Date: 1/14/2018
Revised: 1/4/2019



South Elevation

South West Perspective

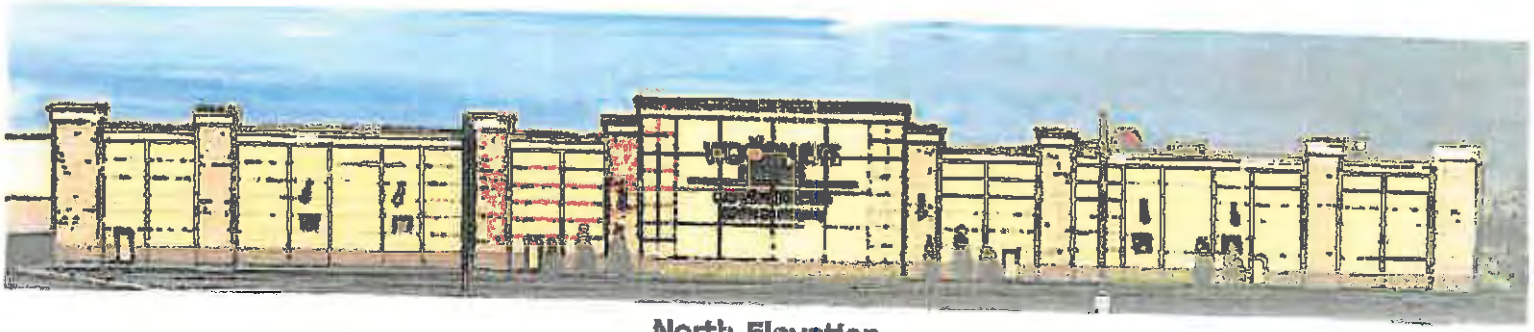
Enlarged North West Perspective

WOODMAN'S MARKETS

Bloomingdale Food Market

5

Date: 1/14/2019
Revised: 1/4/2019



North Elevation

North West Perspective

Enlarged South West Perspective

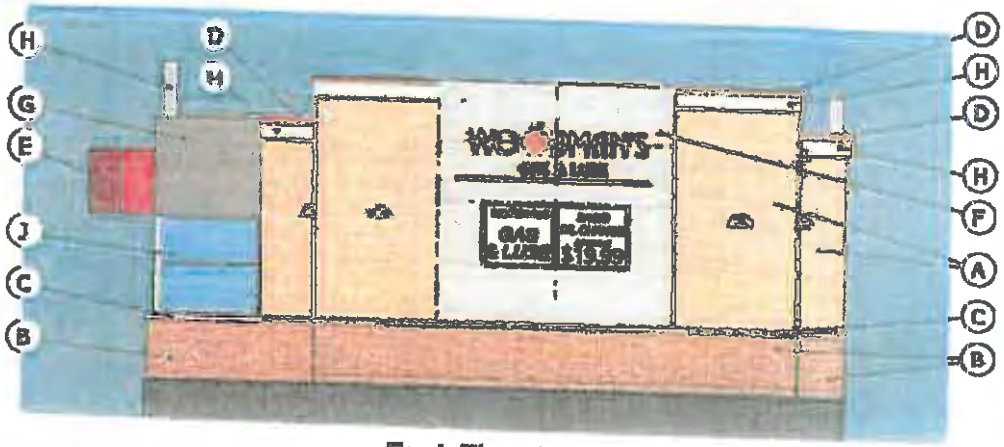
WOODMAN'S MARKETS

Bloomingdale Food Market

Date: 1/14/2018
Revised: 1/4/2019

South Elevation

- (A) Face Brick #1 (Light) — Bowerston Shale Co., Hanover Plant #43 Utility
- (B) Face Brick & Inset #2 (Dark) — Interstate Brick, L-4 Copperstone
- (C) Cast Stone (Natural) — Big River Cast Stone Inc., #8-19
- (D) Sheet Metal Trim — Brite Red
- (E) Aluminum Composite Material — Brite Red
- (F) Aluminum Composite Material — Platinum
- (G) Aluminum Composite Material — Pewter
- (H) Aluminum Composite Material — Bone White
- (J) Storefront Glass — Clear




East Elevation

WOODMAN'S MARKETS

Bloomingdale Gas & Lube

A

Date: 1/14/2019
Revised: 1/8/2019

Attachment E

North Elevation

- (A) Face Brick #1 (Light) — Bowerston Shale Co., Hanover Plant #43 Utility
- (B) Face Brick & Inset #2 (Dark) — Interstate Brick, L-4 Copperstone
- (C) Cast Stone (Natural) — Big River Cast Stone Inc., #8-19
- (D) Sheet Metal Trim — Brite Red
- (E) Aluminum Composite Material — Brite Red
- (F) Aluminum Composite Material — Platinum
- (G) Aluminum Composite Material — Pewter
- (H) Aluminum Composite Material — Bone White
- (J) Storefront Glass — Clear

West Elevation

WOODMAN'S MARKETS

Bloomingdale Gas & Lube

B

Date: 1/14/2018
Revised: 1/4/2019

FoxArneson

Gas & Lube Perspective

Gas & Lube Birdseye

WOODMAN'S MARKETS

Bloomingdale Gas & Lube

C

Order 1/14/2018
Revised: 1/4/2019



Attachment E

Unattended Fuel Dispensing Canopy Perspective

Unattended Fuel Dispensing Canopy & Control Building Perspective

WOODMAN'S MARKETS

Bloomingdale Gas & Lube

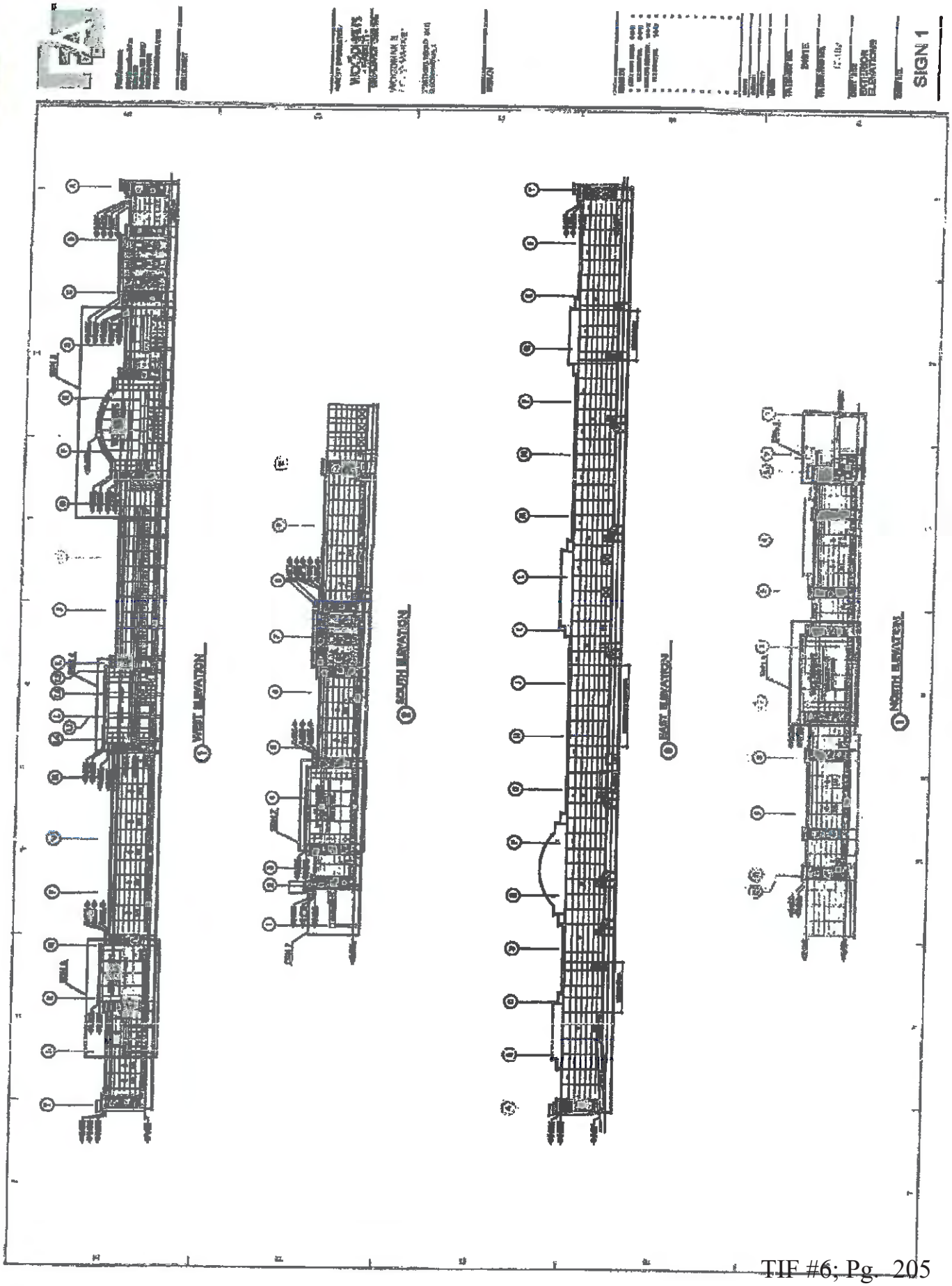
E

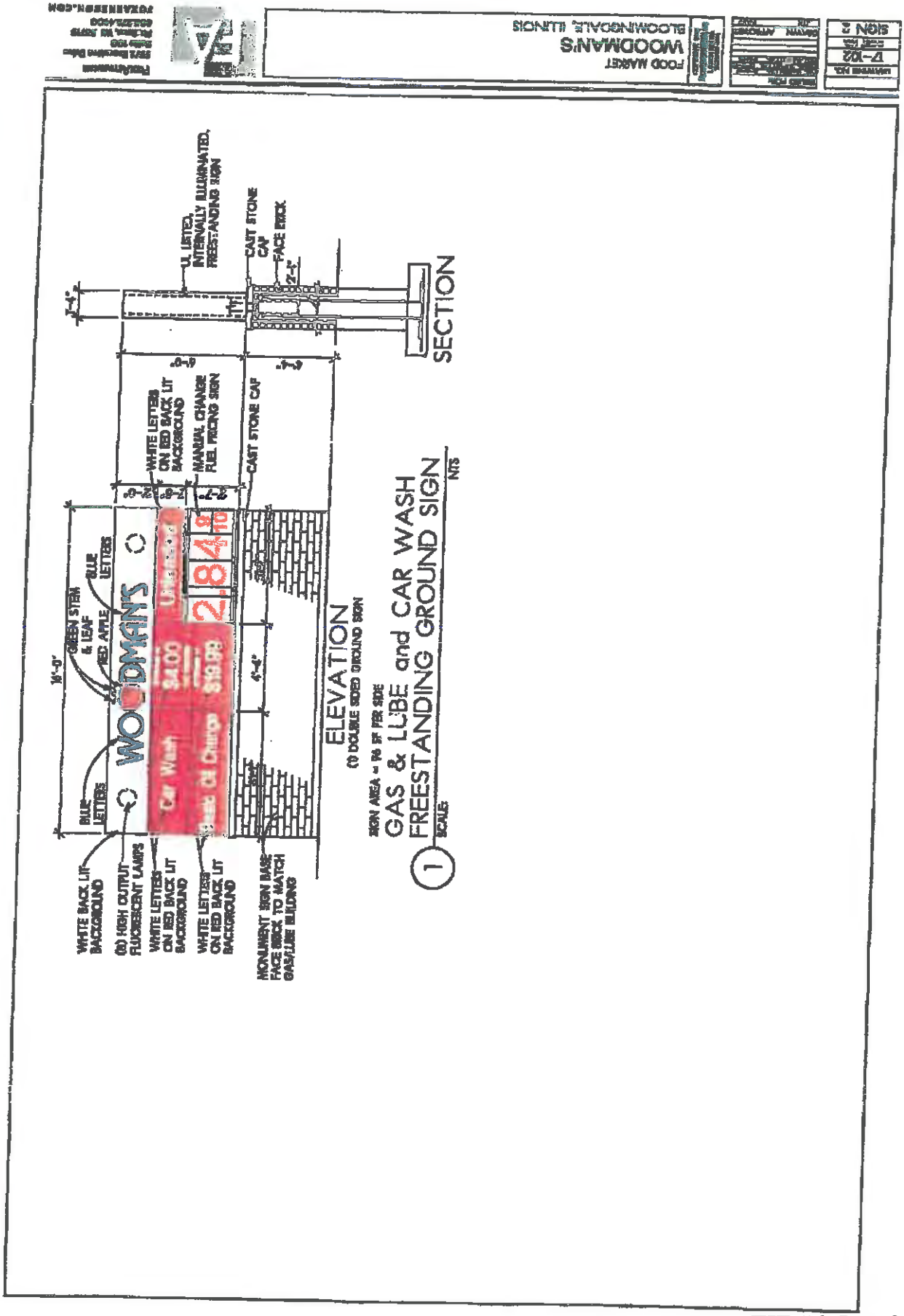
Date: 1/14/2019
Revised: 1/4/2019

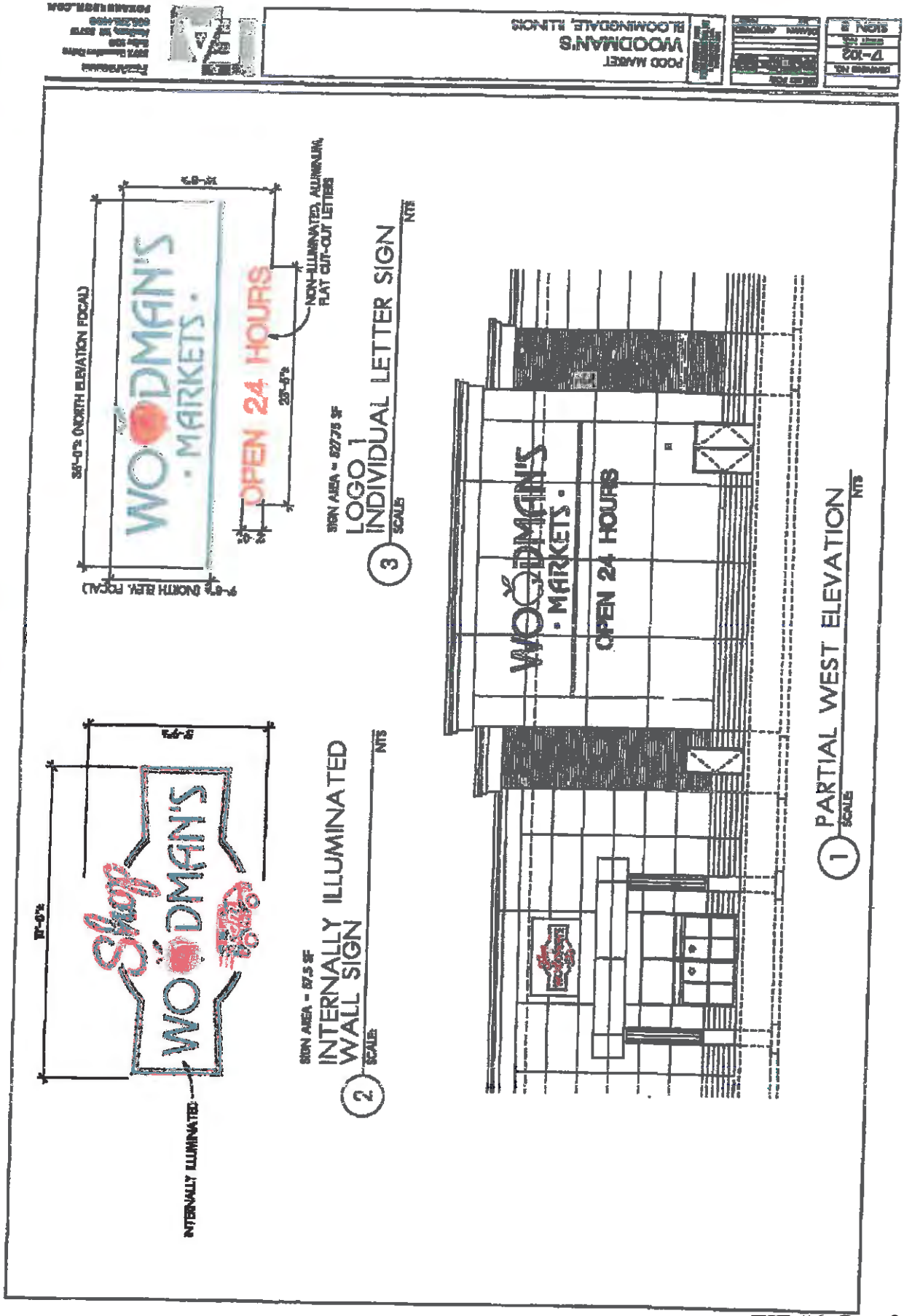


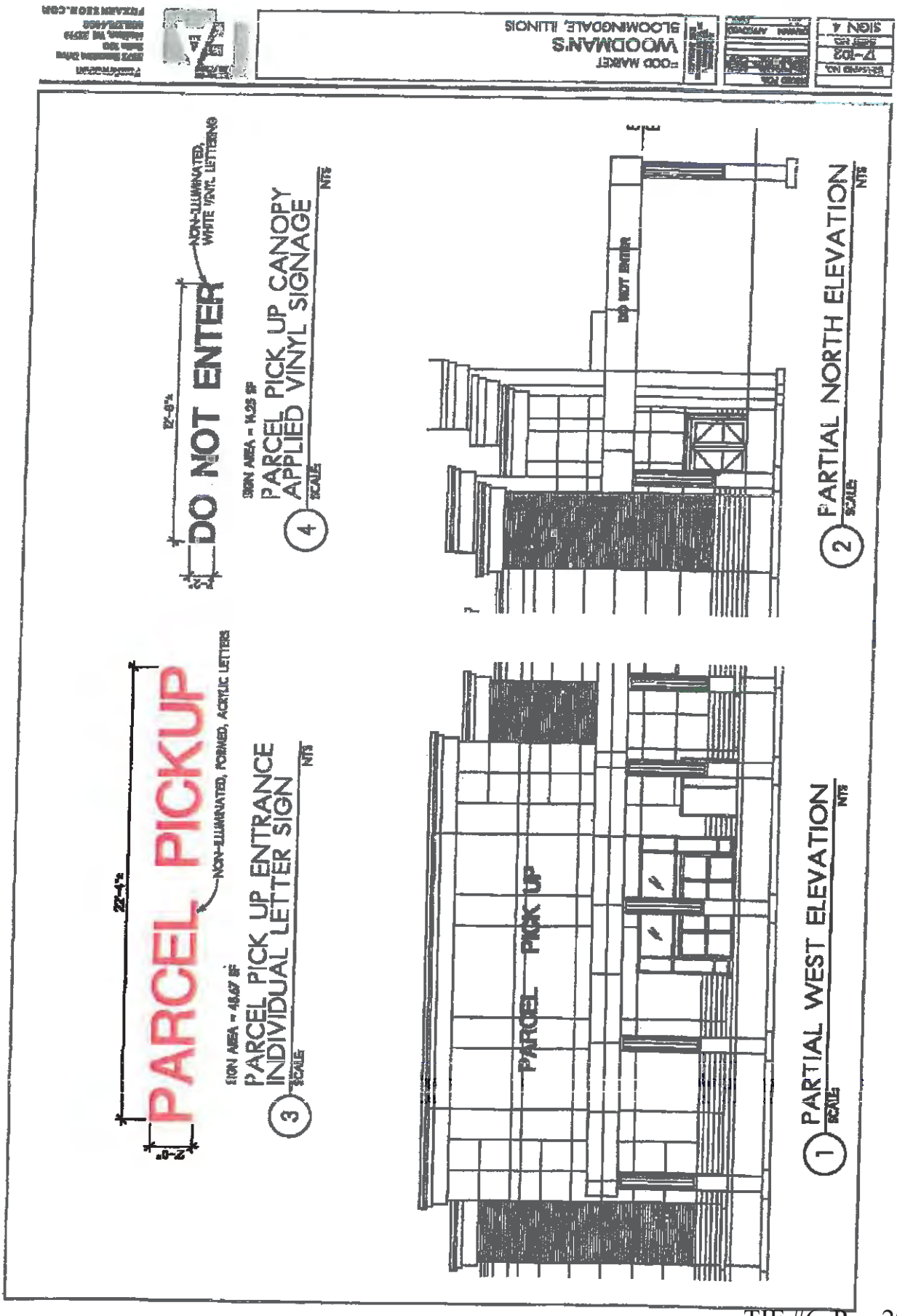
Attachment E

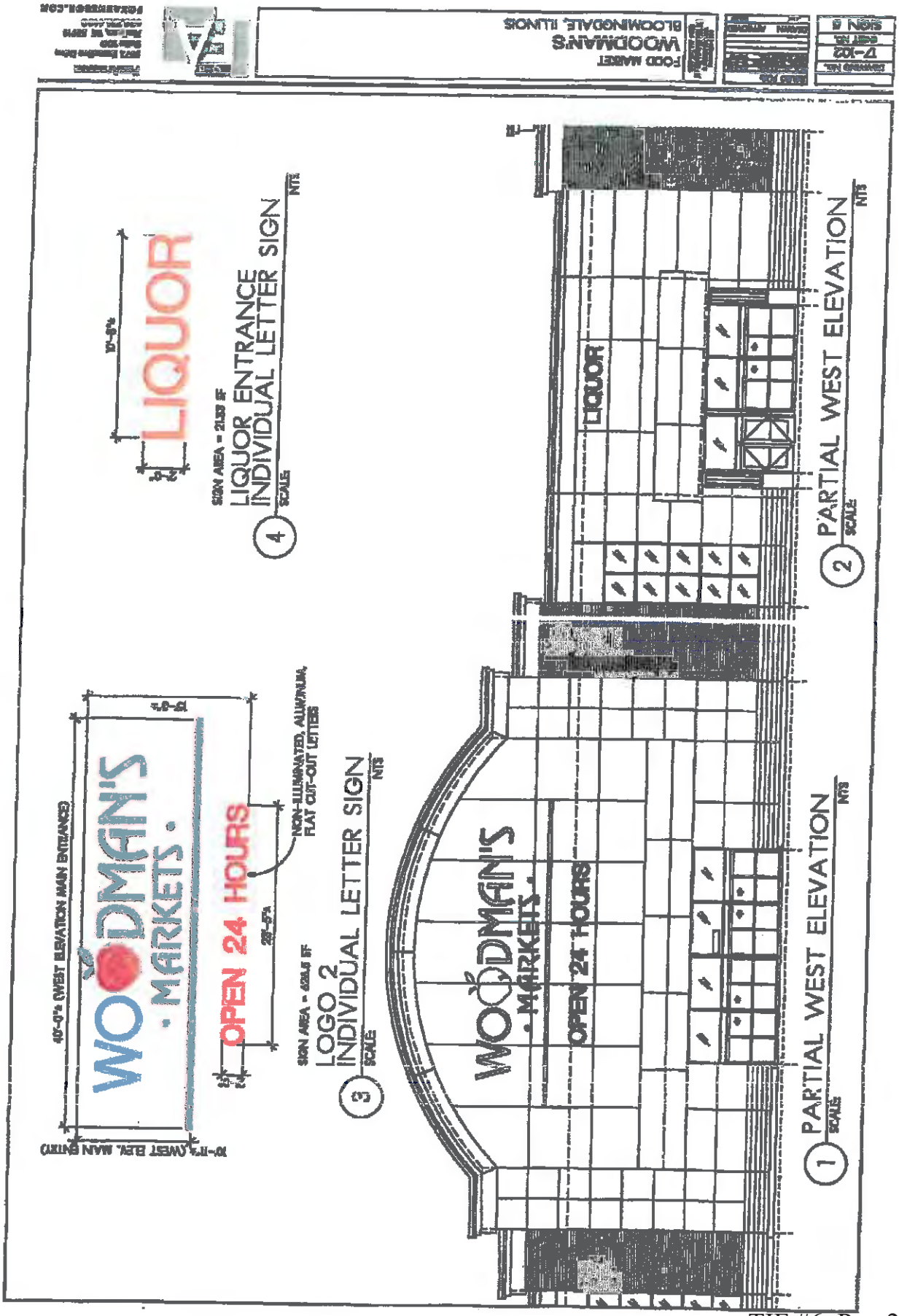
# SIGNAGE

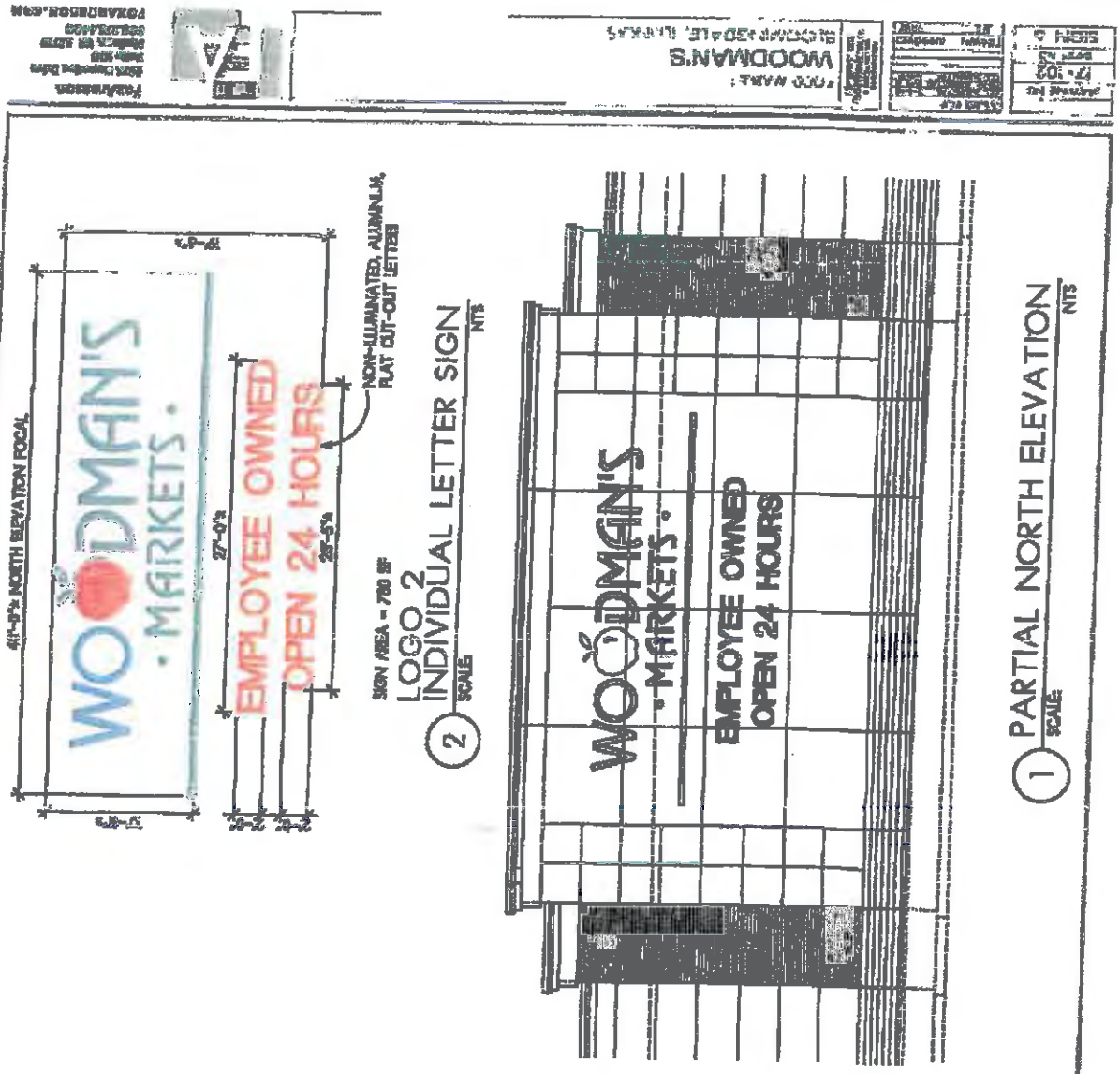

SIGN 1
WEST ELEVATION
SOUTH ELEVATION
EAST ELEVATION
NORTH ELEVATION

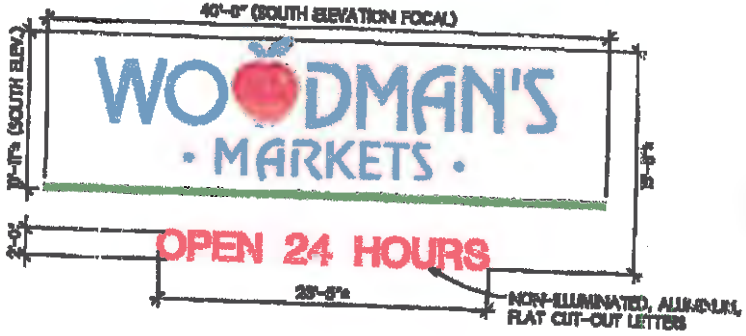

FOOD MARKET
WOODMAN'S
BLOOMINGDALE, ILLINOIS
SIGN 2
SECTION
ELEVATION
(1) DOUBLE SIDED GROUND SIGN
GAS & LUBE and CAR WASH
FREESTANDING GROUND SIGN
SCALE:
NTS
WOODMAN'S
Car Wash
Basic Oil Change
$4.00
$19.99
2.84
WHITE BACK LIT BACKGROUND
(8) HIGH OUTPUT FLUORESCENT LAMPS
WHITE LETTERS ON RED BACK LIT BACKGROUND
WHITE LETTERS ON RED BACK LIT BACKGROUND
MONUMENT SIGN BASE FACE BRICK TO MATCH GAS/LUBE BUILDING
BLUE LETTERS
GREEN STEM & LEAF
RED APPLE
BLUE LETTERS
WHITE LETTERS ON RED BACK LIT BACKGROUND
MANUAL CHANGE FUEL PRICING SIGN
CAST STONE CAP
CAST STONE CAP
FACE BRICK
UL LISTED, INTERNALLY ILLUMINATED, FREESTANDING SIGN


FOOD MARKET
WOODMAN'S
BLOOMINGDALE, ILLINOIS
WOODMAN'S
· MARKETS ·
OPEN 24 HOURS
NON-ILLUMINATED, ALUMINUM, FLAT CUT-OUT LETTERS
SIGN AREA = 527.75 SF
LOGO 1
INDIVIDUAL LETTER SIGN
SCALE
NTS
Shop
WOODMAN'S
INTERNALLY ILLUMINATED
SIGN AREA = 57.5 SF
INTERNALLY ILLUMINATED
WALL SIGN
SCALE
NTS
WOODMAN'S
· MARKETS ·
OPEN 24 HOURS
PARTIAL WEST ELEVATION
SCALE
NTS


PARCEL PICKUP
NON-ILLUMINATED, FORMED, ACRYLIC LETTERS
22'-4"
2'-0"
SIGN AREA = 48.67 SF
PARCEL PICK UP ENTRANCE
INDIVIDUAL LETTER SIGN
3
SCALE
NTS
DO NOT ENTER
NON-ILLUMINATED, WHITE VINYL LETTERING
12'-6"
2'-0"
SIGN AREA = 14.25 SF
PARCEL PICK UP CANOPY
APPLIED VINYL SIGNAGE
4
SCALE
NTS
PARCEL PICK UP
1
SCALE
NTS
PARTIAL WEST ELEVATION
DO NOT ENTER
2
SCALE
NTS
PARTIAL NORTH ELEVATION
WOODMAN'S
FOOD MARKET
BLOOMINGDALE, ILLINOIS
SIGN 4


FOOD MARKET
WOODMAN'S
BLOOMINGDALE, ILLINOIS
SIGN 6
LIQUOR
LIQUOR ENTRANCE
INDIVIDUAL LETTER SIGN
SCALE
NTS
4
WOODMAN'S
MARKETS
OPEN 24 HOURS
NON-ILLUMINATED, ALUMINUM, FLAT CUT-OUT LETTERS
LOGO 2
INDIVIDUAL LETTER SIGN
SCALE
NTS
3
LIQUOR
PARTIAL WEST ELEVATION
SCALE
NTS
2
WOODMAN'S
MARKETS
OPEN 24 HOURS
PARTIAL WEST ELEVATION
SCALE
NTS
1


WOODMAN'S
MARKETS
EMPLOYEE OWNED
OPEN 24 HOURS
NON-ILLUMINATED, ALUMINUM, FLAT CUT-OUT LETTERS
SIGN AREA - 700 SF
2 LOGO 2 INDIVIDUAL LETTER SIGN
SCALE NTS
1 PARTIAL NORTH ELEVATION
SCALE NTS




SQUARE FOOTAGE = 426.5 SF

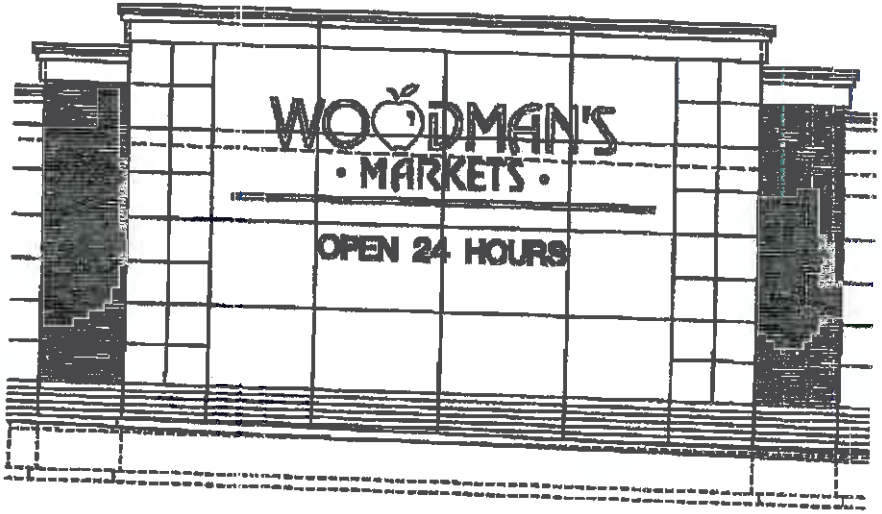
LOGO 1
INDIVIDUAL LETTER SIGN

3 SCALE NTS

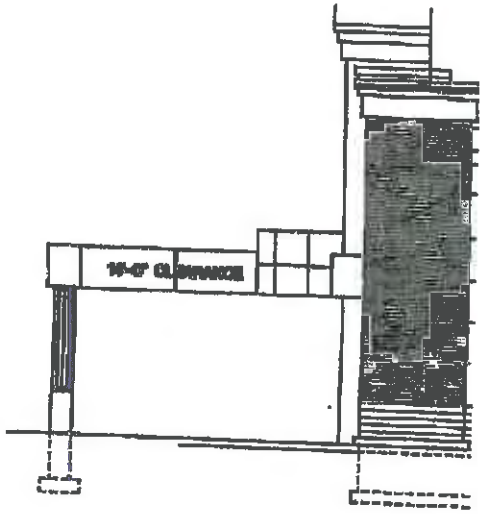
SQUARE FOOTAGE = 17.5 SF

PARCEL PICK UP CANOPY
APPLIED VINYL SIGNAGE

4 SCALE NTS



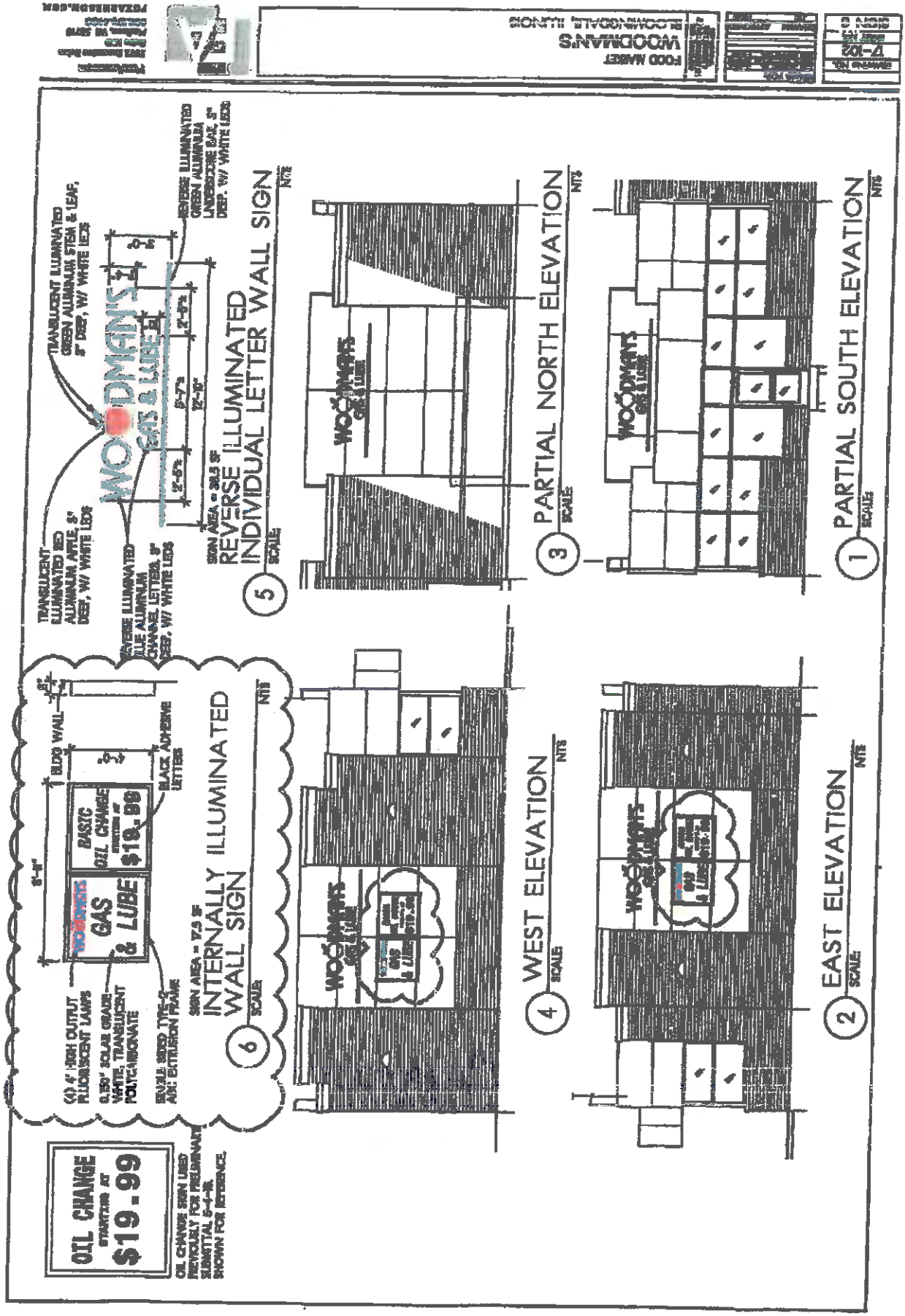

1 PARTIAL SOUTH ELEVATION
SCALE NTS

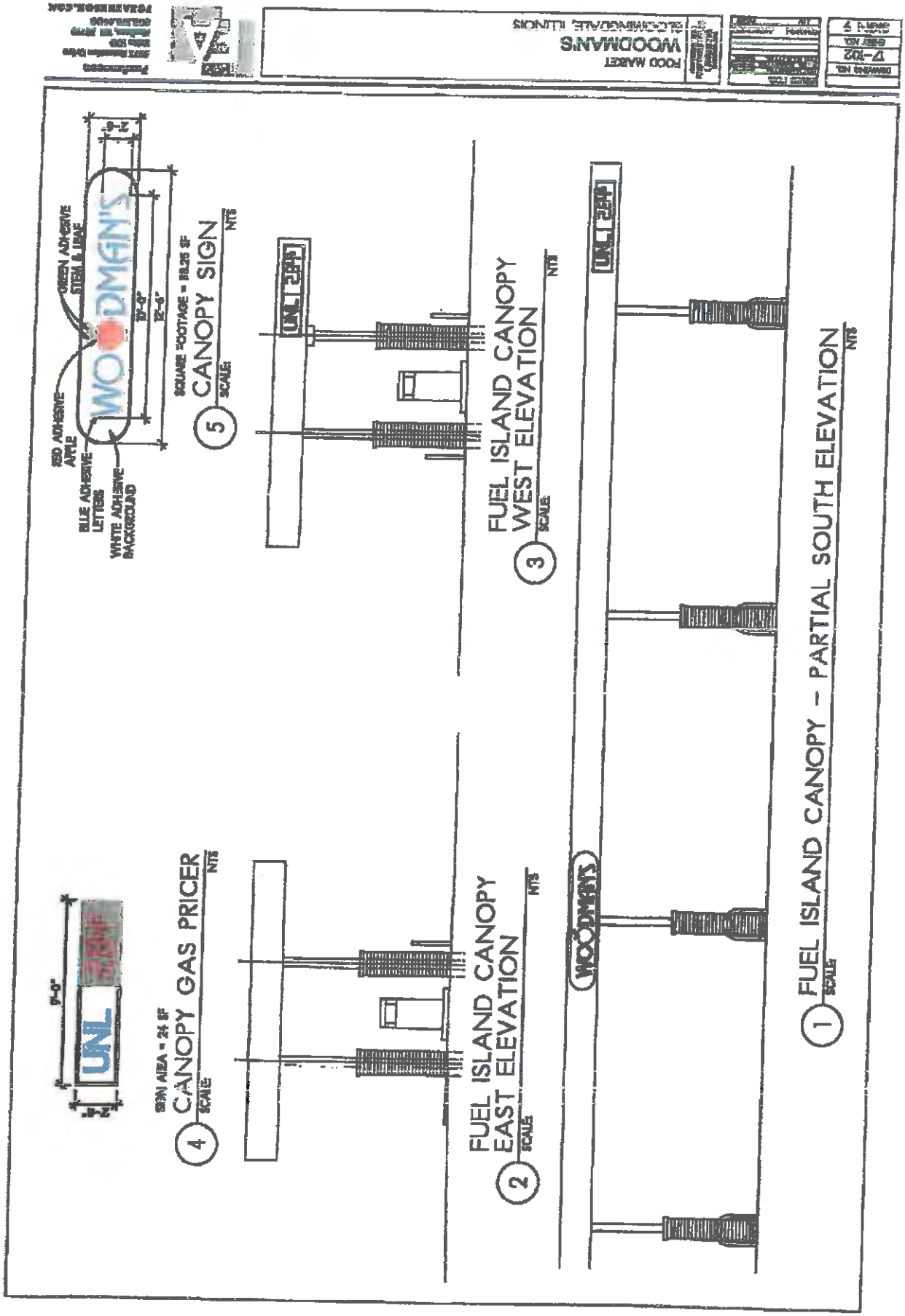



2 PARTIAL SOUTH ELEVATION
SCALE NTS

FOOD MARKET
WOODMAN'S
BLOOMINGDALE, ILLINOIS

DRAWING NO. A7-102
SHEET NO. SIGN 7

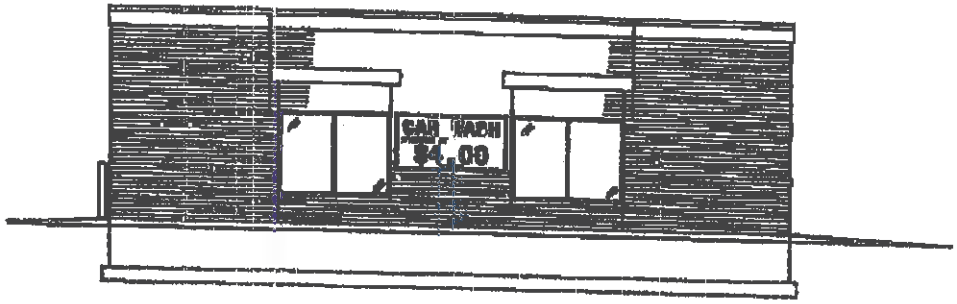

FOOD MARKET
WOODMAN'S
BLOOMINGDALE, ILLINOIS
OIL CHANGE
STARTING AT
$19.99
OIL CHANGE SIGN USED PREVIOUSLY FOR PRELIMINARY SUBMITTAL 5-4-18. SHOWN FOR REFERENCE.
(4) 4' HIGH OUTPUT FLUORESCENT LAMPS
0.150" SOLAR GRADE WHITE, TRANSLUCENT POLYCARBONATE
SINGLE SIDED TYPE-2 AXL EXTRUSION FRAME
WOODMAN'S
GAS & LUBE
BASIC OIL CHANGE
STARTING AT
$19.99
BLACK ADHESIVE LETTERS
BLDG WALL
SIGN AREA = 17.5 SF
INTERNALLY ILLUMINATED WALL SIGN
SCALE:
NTS
6
TRANSLUCENT ILLUMINATED RED ALUMINUM APPLE, 5" DEEP, W/ WHITE LEDS
REVERSE ILLUMINATED BLUE ALUMINUM CHANNEL LETTERS, 5" DEEP, W/ WHITE LEDS
TRANSLUCENT ILLUMINATED GREEN ALUMINUM STEM & LEAF, 5" DEEP, W/ WHITE LEDS
REVERSE ILLUMINATED GREEN ALUMINUM UNDERSCORE BAR, 5" DEEP, W/ WHITE LEDS
WOODMAN'S
GAS & LUBE
SIGN AREA = 38.5 SF
REVERSE ILLUMINATED INDIVIDUAL LETTER WALL SIGN
SCALE:
NTS
5
WOODMAN'S
GAS & LUBE
PARTIAL NORTH ELEVATION
SCALE:
NTS
3
WOODMAN'S
GAS & LUBE
PARTIAL SOUTH ELEVATION
SCALE:
NTS
1
WOODMAN'S
GAS & LUBE
WEST ELEVATION
SCALE:
NTS
4
WOODMAN'S
GAS & LUBE
EAST ELEVATION
SCALE:
NTS
2


FOOD MARKET
WOODMAN'S
BLOOMINGDALE, ILLINOIS
DRAWING NO.
17-102
SHEET NO.
SIGN 1 F
1 FUEL ISLAND CANOPY – PARTIAL SOUTH ELEVATION
SCALE
NTS
2 FUEL ISLAND CANOPY EAST ELEVATION
SCALE
NTS
3 FUEL ISLAND CANOPY WEST ELEVATION
SCALE
NTS
4 CANOPY GAS PRICER
SCALE
NTS
SIGN AREA = 24 SF
5 CANOPY SIGN
SCALE
NTS
SQUARE FOOTAGE = 88.25 SF
RED ADHESIVE APPLE
BLUE ADHESIVE LETTERS
WHITE ADHESIVE BACKGROUND
GREEN ADHESIVE STEM & LEAF
WOODMAN'S
UNL
9'-0"
2'-8"
10'-0"
12'-6"
2'-6"

SIGN AREA = 32 SF

2 CAR WASH WALL SIGN

SCALE: NTS




1 CAR WASH WEST ELEVATION

SCALE: NTS

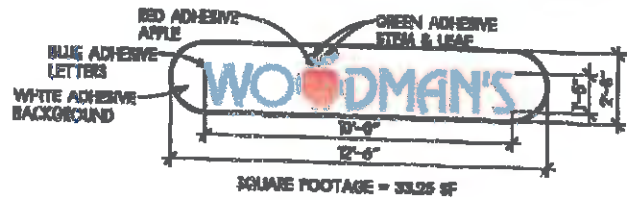
FOOD MARKET
WOODMAN'S
BLOOMINGDALE, ILLINOIS

SIGN NO.

Attachment E

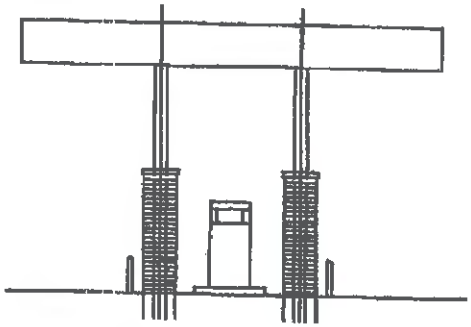
SIGN AREA = 24 SF

4 CANOPY GAS PRICER
SCALE NTS

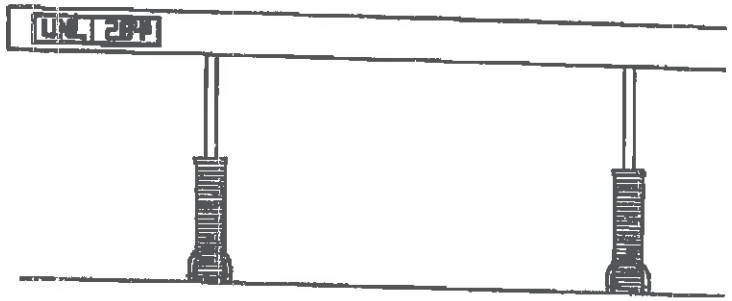



SQUARE FOOTAGE = 33.25 SF

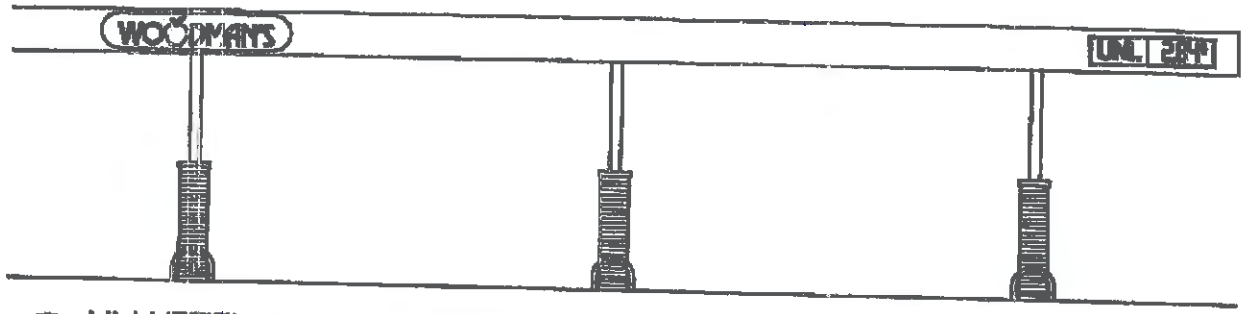
5 CANOPY SIGN
SCALE NTS



2 UNATTENDED FUEL DISPENSER CANOPY NORTH & SOUTH ELEVATIONS
SCALE NTS




3 UNATTENDED FUEL DISPENSER CANOPY PARTIAL EAST ELEVATION
SCALE NTS



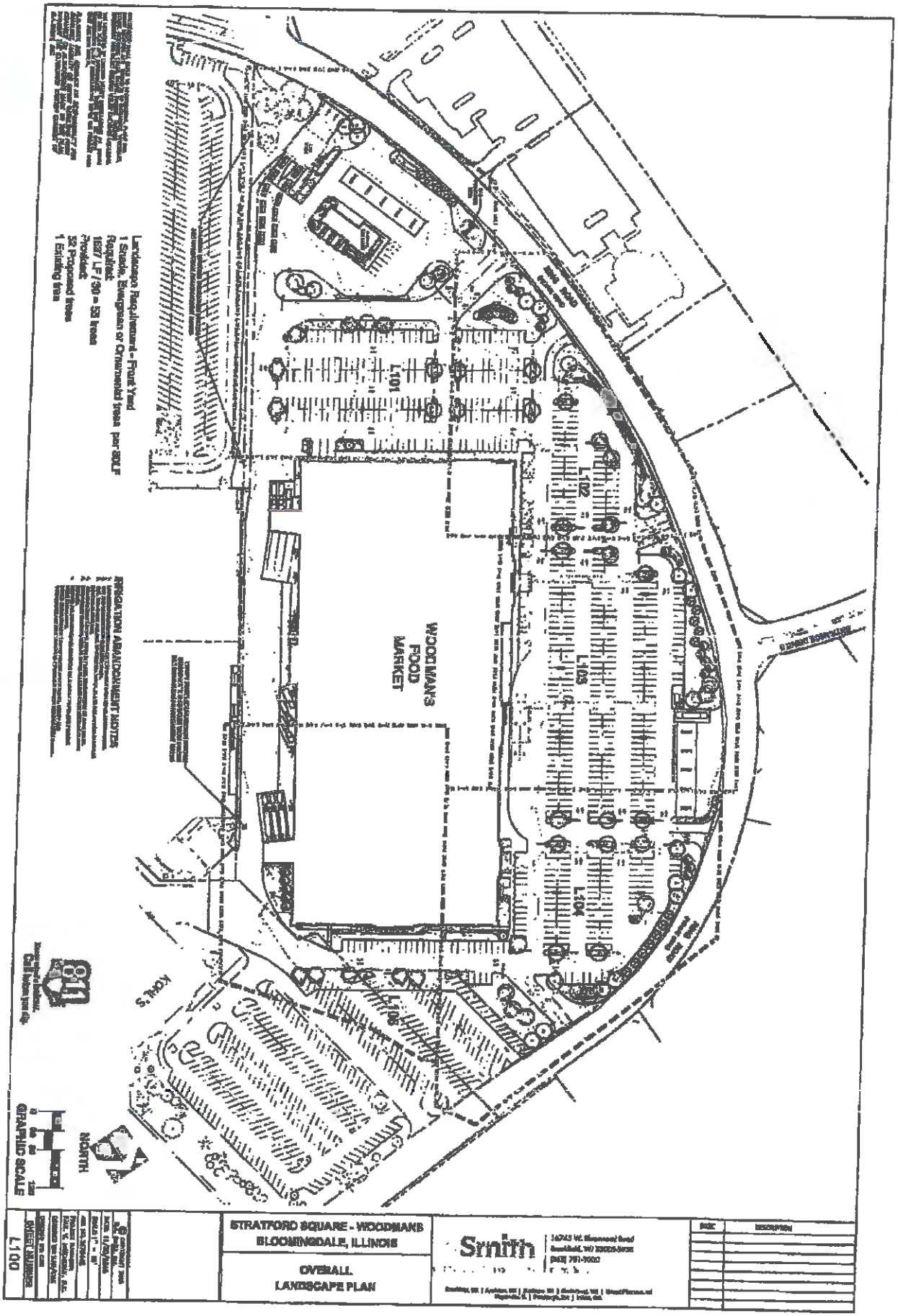

1 UNATTENDED FUEL DISPENSER CANOPY – PARTIAL WEST ELEVATION
SCALE NTS

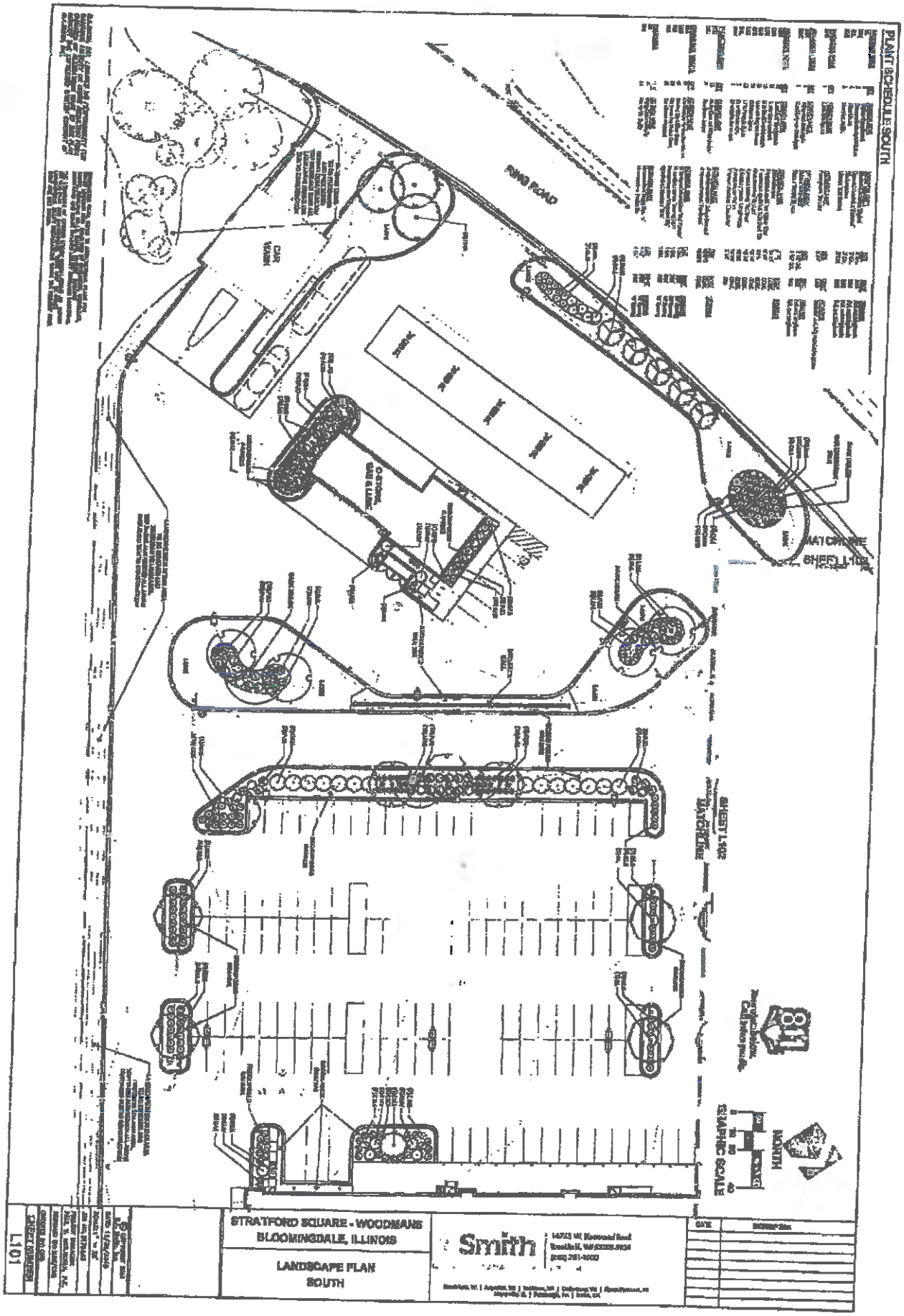
THIS SHEET HAS BEEN ADDED SINCE THE PRELIMINARY SUBMITTAL ON 5-4-18

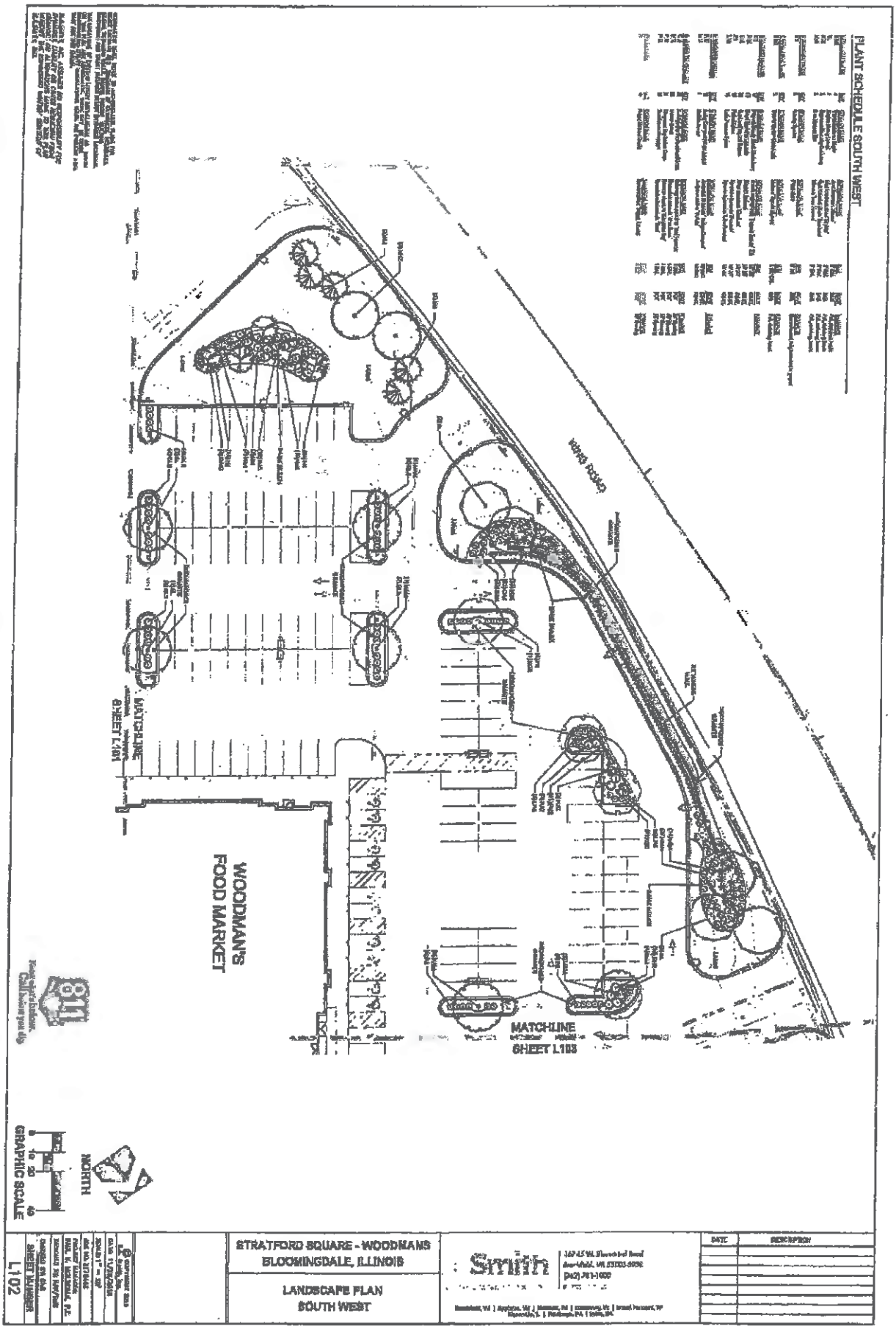
FOOD MARKET
WOODMAN'S
BLOOMINGDALE, ILLINOIS

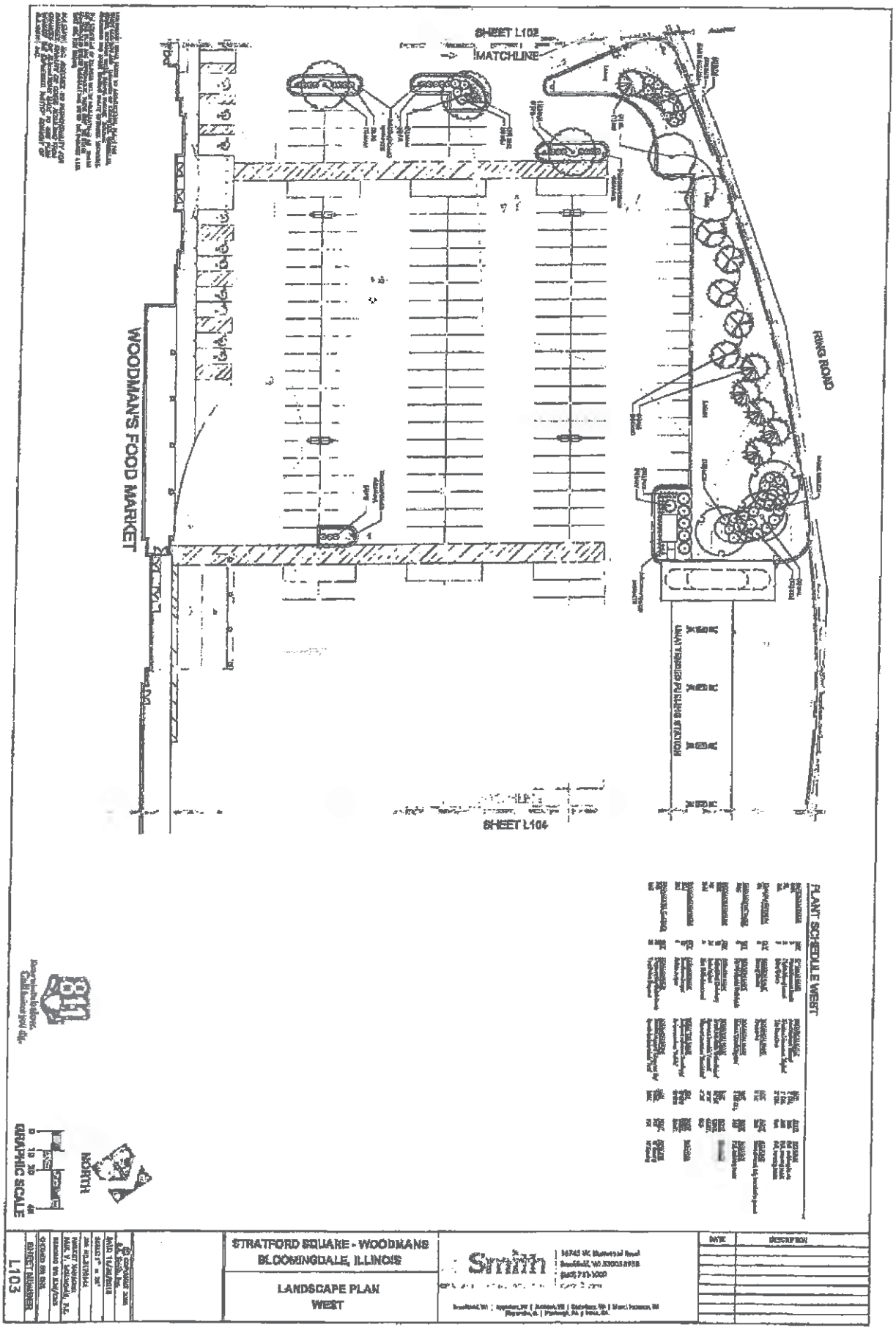
DRAWING NO. 17-102
SHEET NO. SIGN 11

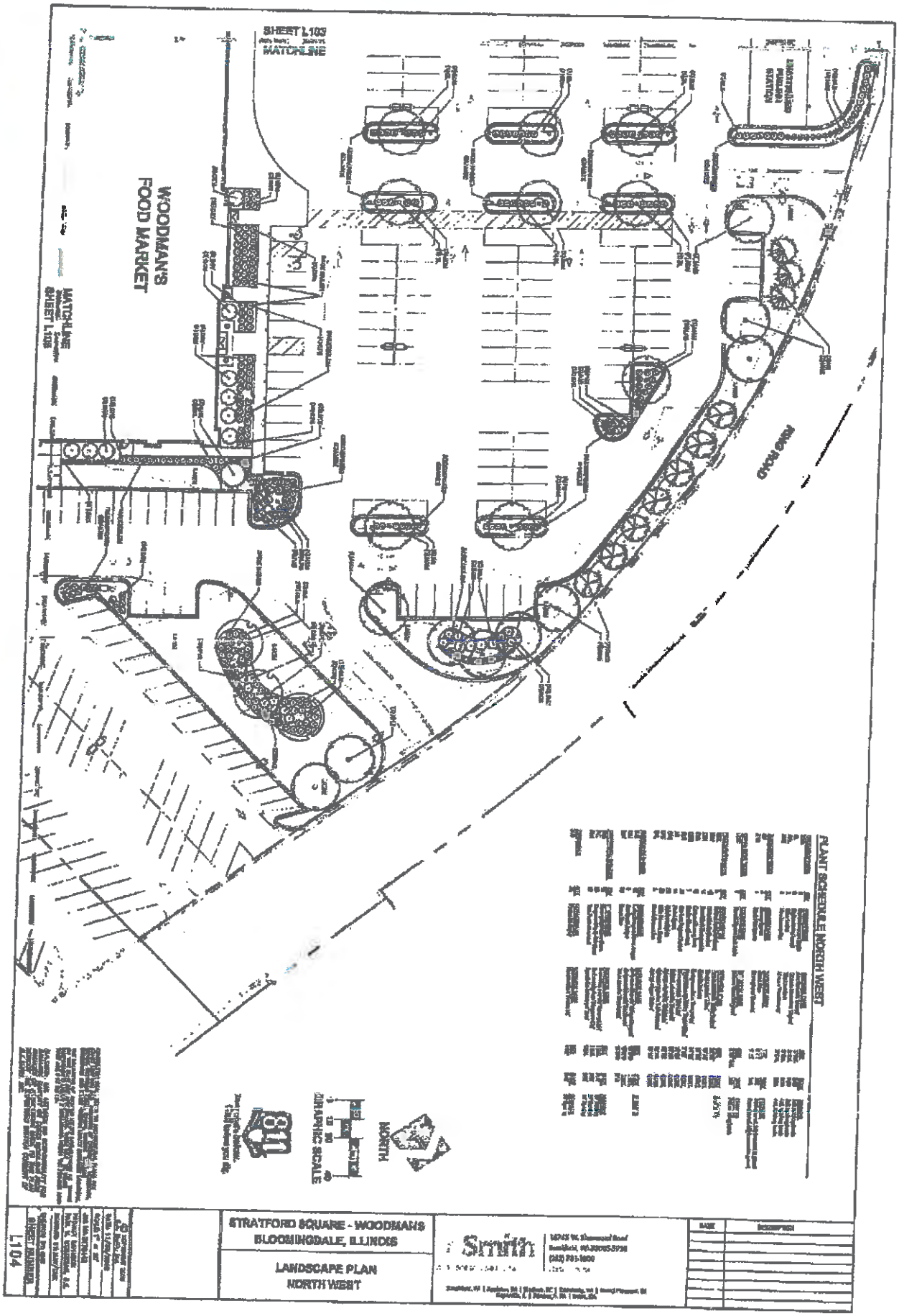
# LANDSCAPING

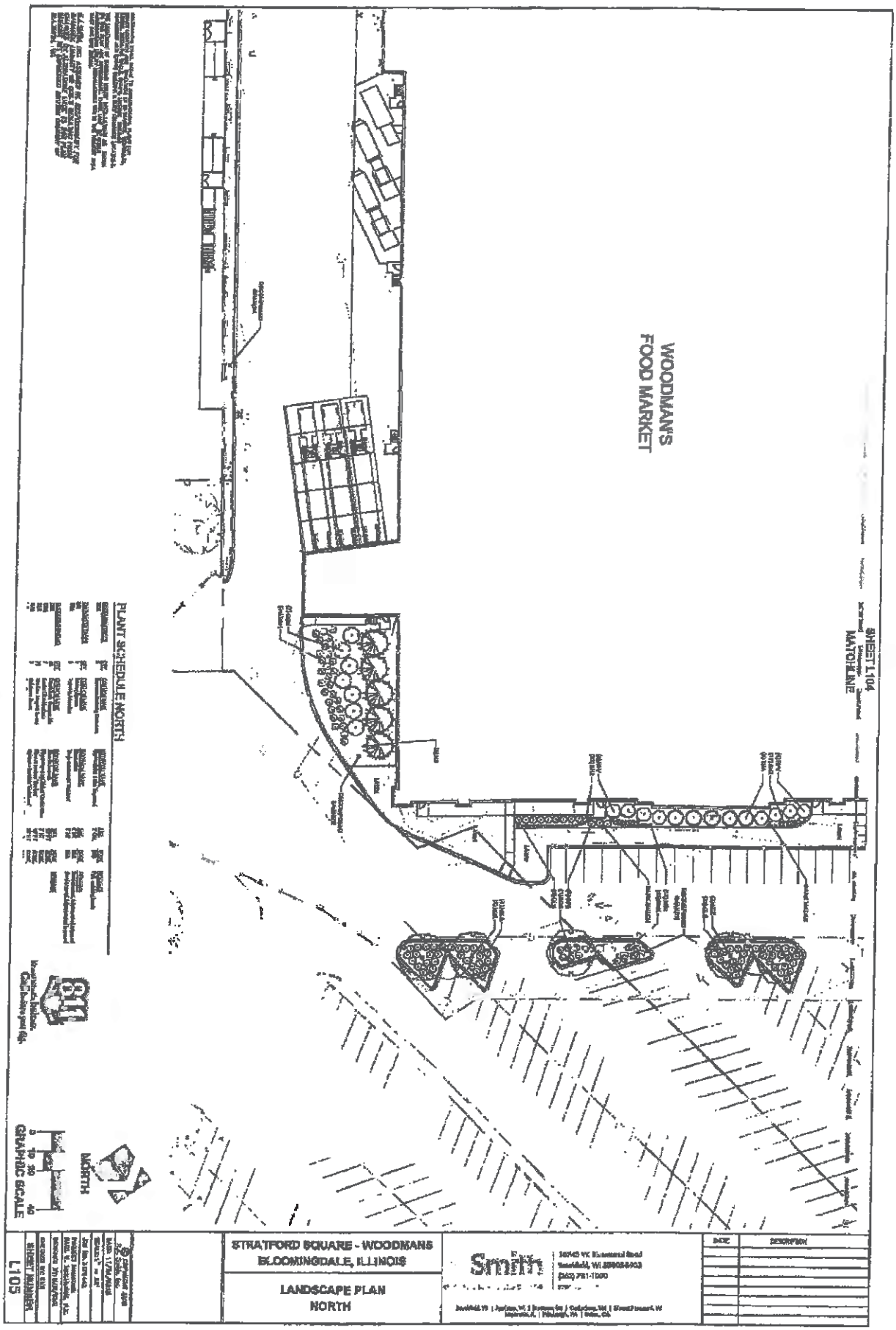

WOODMAN'S FOOD MARKET
L101
L102
L103
L104
L105
L106
KOHL'S
NORTH
GRAPHIC SCALE
STRATFORD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
OVERALL
LANDSCAPE PLAN
Smith
L100

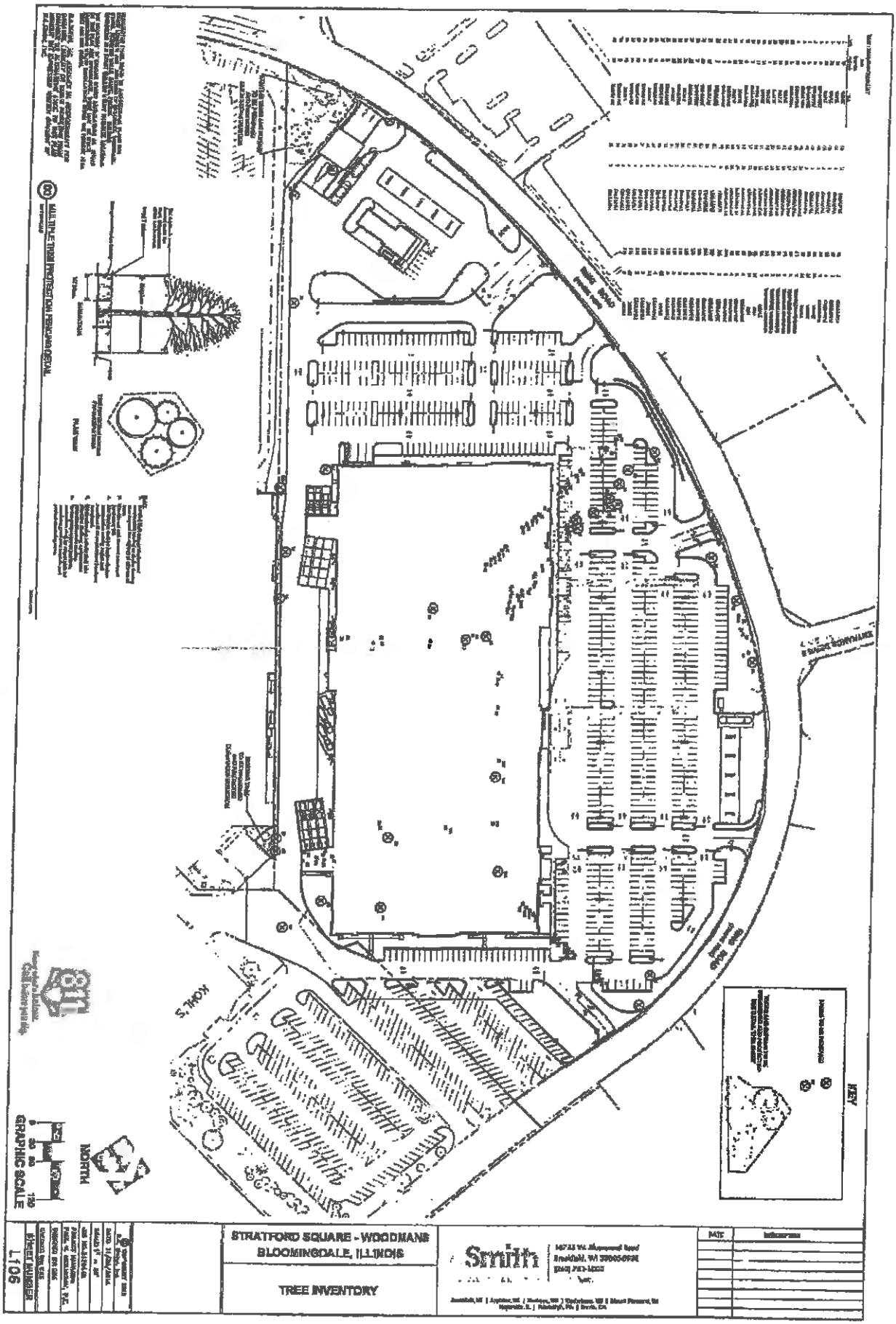

PLANT SCHEDULE SOUTH
RING ROAD
MATCHLINE
SHEET L-102
MATCHLINE
SHEET L-102
GRAPHIC SCALE
NORTH
STRATFORD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
LANDSCAPE PLAN
SOUTH
Smith
DATE
L101

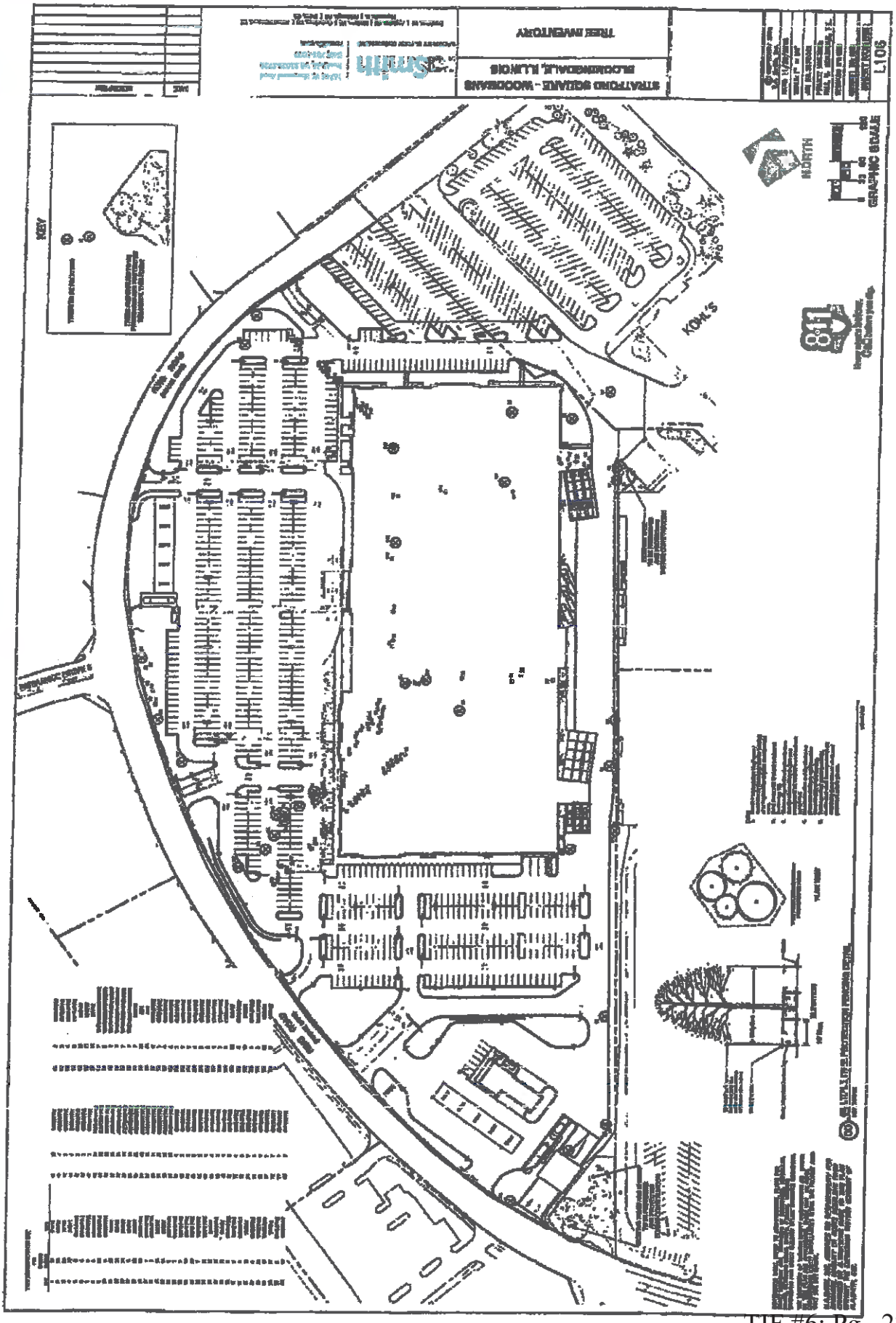

PLANT SCHEDULE SOUTH WEST
WOODMAN'S FOOD MARKET
MATCHLINE SHEET L101
MATCHLINE SHEET L103
NORTH
GRAPHIC SCALE
STRATFORD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
LANDSCAPE PLAN
SOUTH WEST
Smith
DATE
DESCRIPTION
SHEET NUMBER
L102

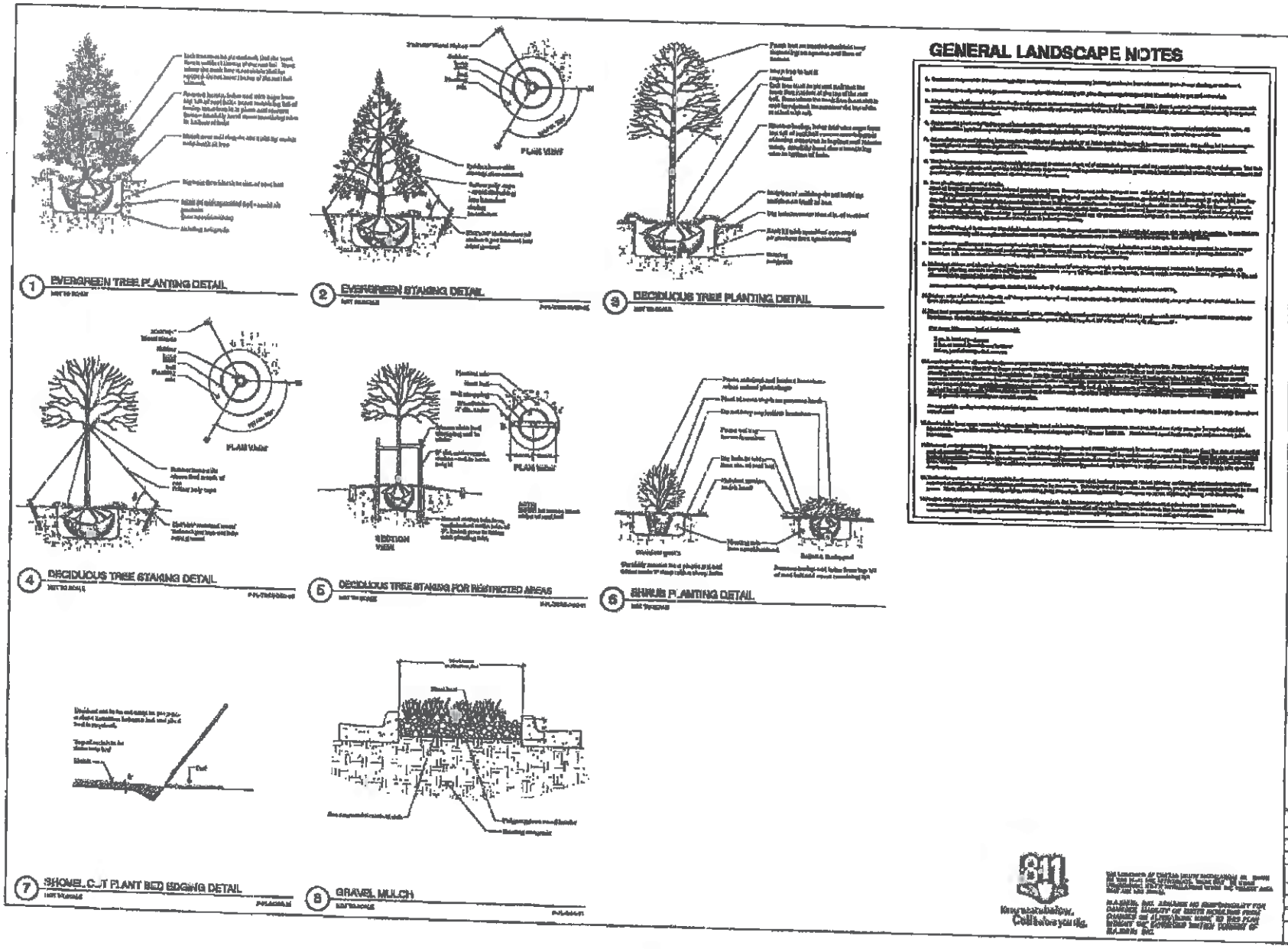

SHEET L102
MATCHLINE
WOODMAN'S FOOD MARKET
FRING ROAD
SHEET L104
PLANT SCHEDULE WEST
NORTH
GRAPHIC SCALE
STRATFORD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
LANDSCAPE PLAN
WEST
Smith
DATE
DESCRIPTION
SHEET NUMBER
L103


SHEET L103
MATCHLINE
WOODMAN'S FOOD MARKET
MATCHLINE SHEET L103
GROVE DRIVE
PLANT SCHEDULE NORTH WEST
GRAPHIC SCALE
NORTH
STRATFORD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
LANDSCAPE PLAN
NORTH WEST
Smith
DATE
DESCRIPTION
L104

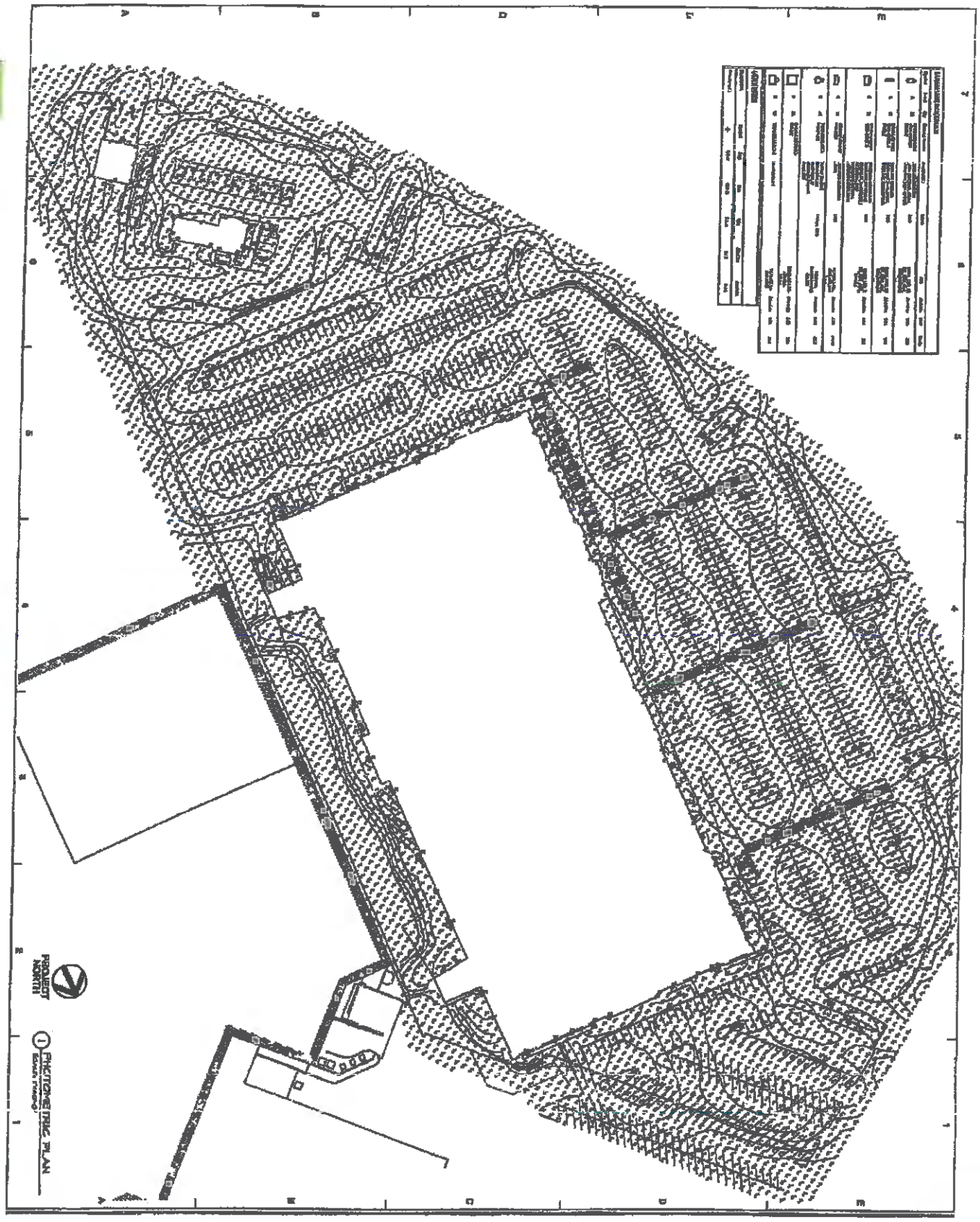

WOODMAN'S
FOOD MARKET
SHEET L104
MATCHLINE
PLANT SCHEDULE NORTH
NORTH
GRAPHIC SCALE
STRATFORD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
LANDSCAPE PLAN
NORTH
Smith
L105

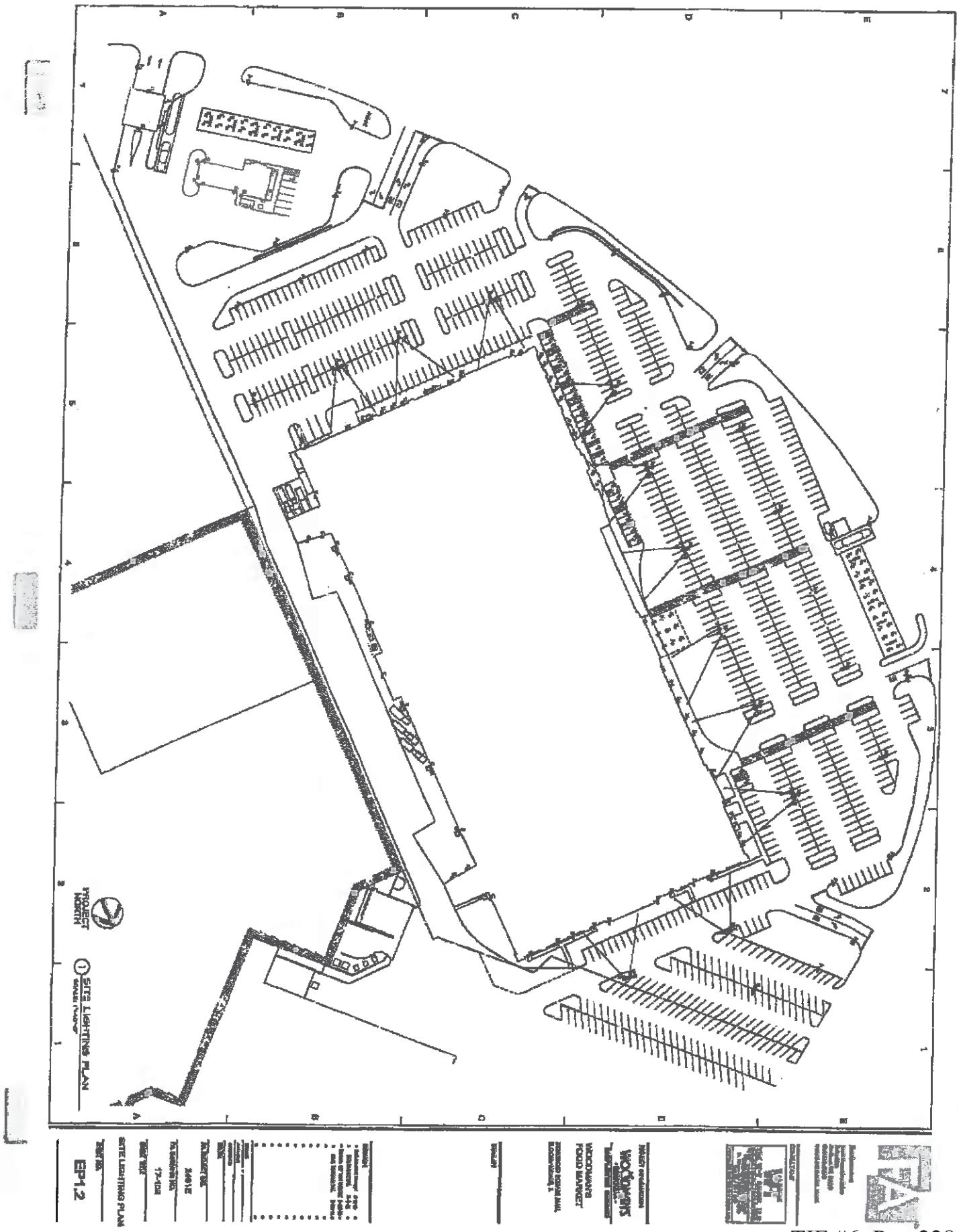

STRATFORD SQUARE - WOODMANS
BLOOMINGDALE, ILLINOIS
TREE INVENTORY
Smith
KEY
NORTH
GRAPHIC SCALE
L106

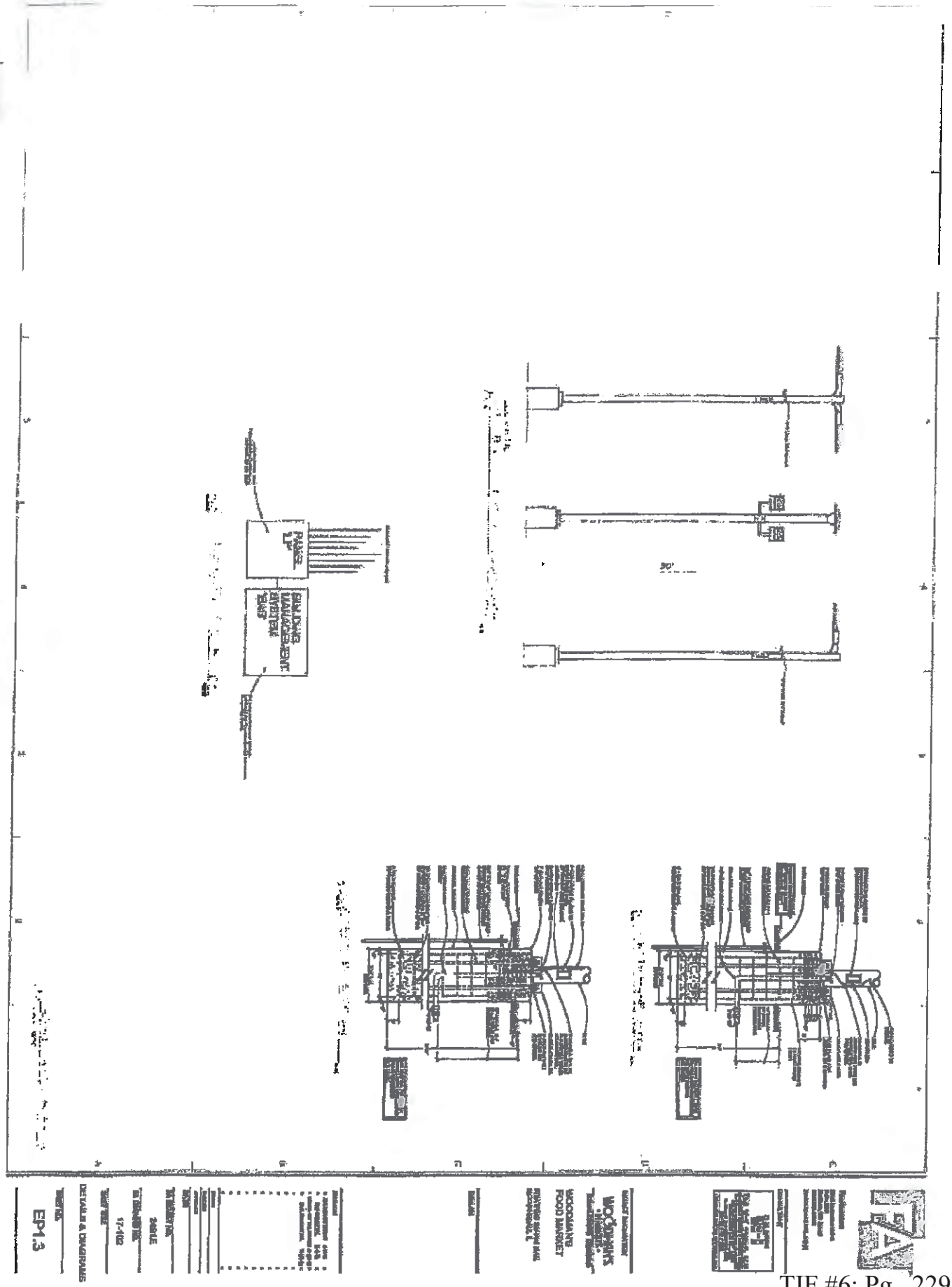

TREE INVENTORY
STRATFORD SQUARE - WOODRIDGE
BLOOMINGDALE, ILLINOIS
L106
KEY
NORTH
GRAPHIC SCALE
KOHL'S

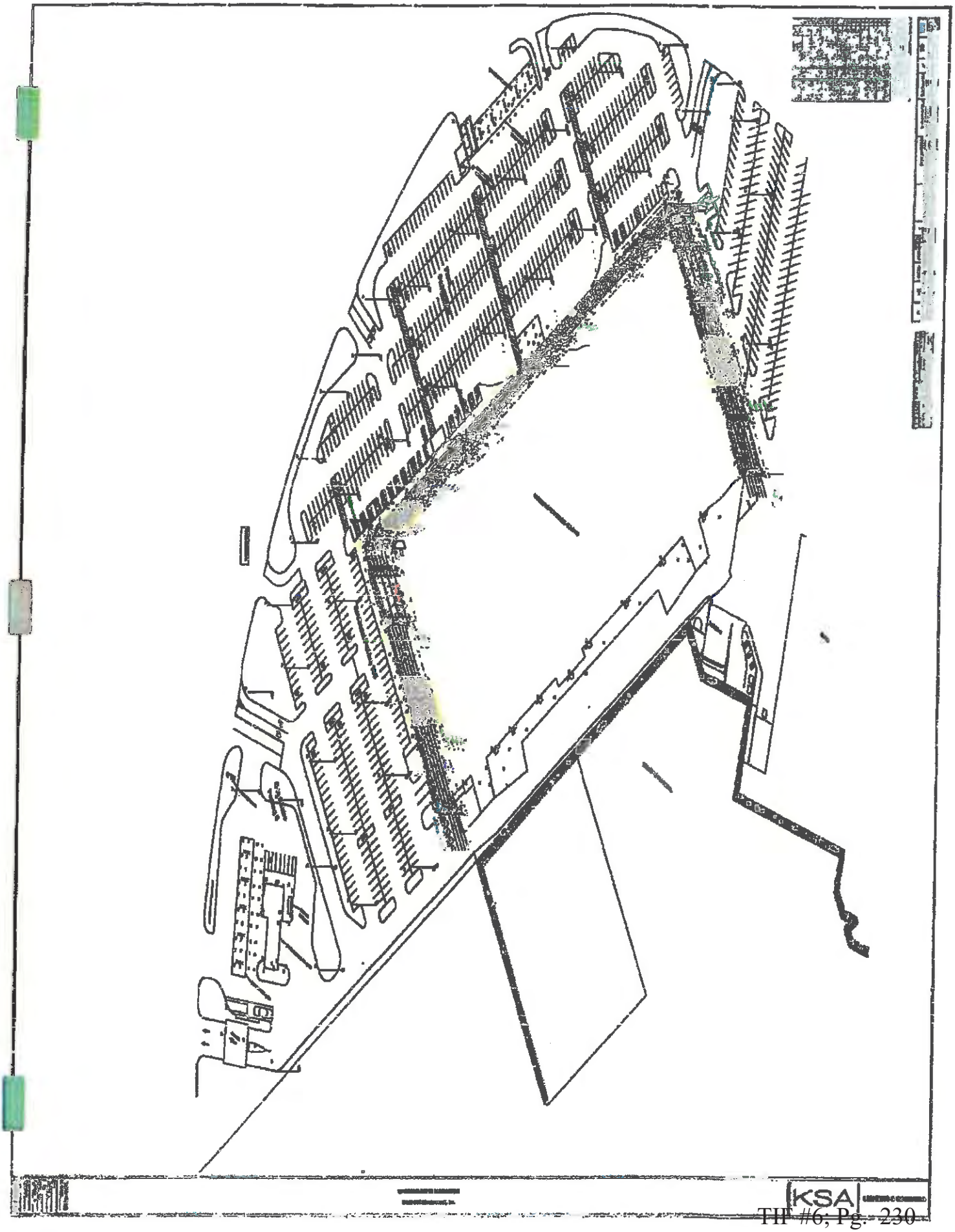

1 EVERGREEN TREE PLANTING DETAIL
2 EVERGREEN STAKING DETAIL
PLAN VIEW
3 DECIDUOUS TREE PLANTING DETAIL
4 DECIDUOUS TREE STAKING DETAIL
PLAN VIEW
5 DECIDUOUS TREE STAKING FOR RESTRICTED AREAS
SECTION VIEW
PLAN VIEW
6 SHRUB PLANTING DETAIL
7 SHOVEL CUT PLANT BED EDGING DETAIL
8 GRAVEL MULCH
GENERAL LANDSCAPE NOTES
811
Know what's below. Call before you dig.
STRATFORD SQUARE - WOODBRIAR
BLOOMINGDALE, ILLINOIS
LANDSCAPE
NOTES AND DETAILS
SHEET NUMBER
L107

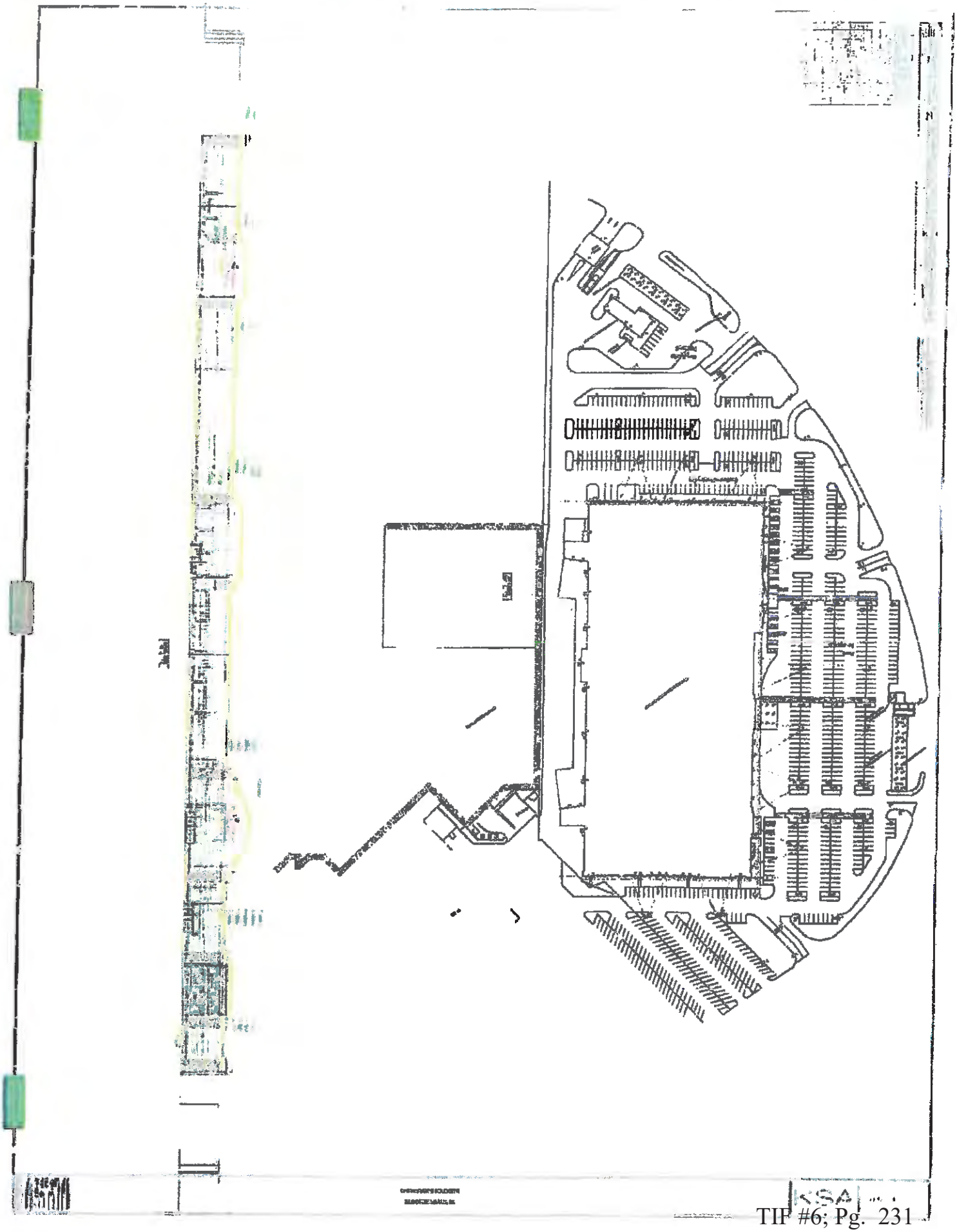
# LIGHTING

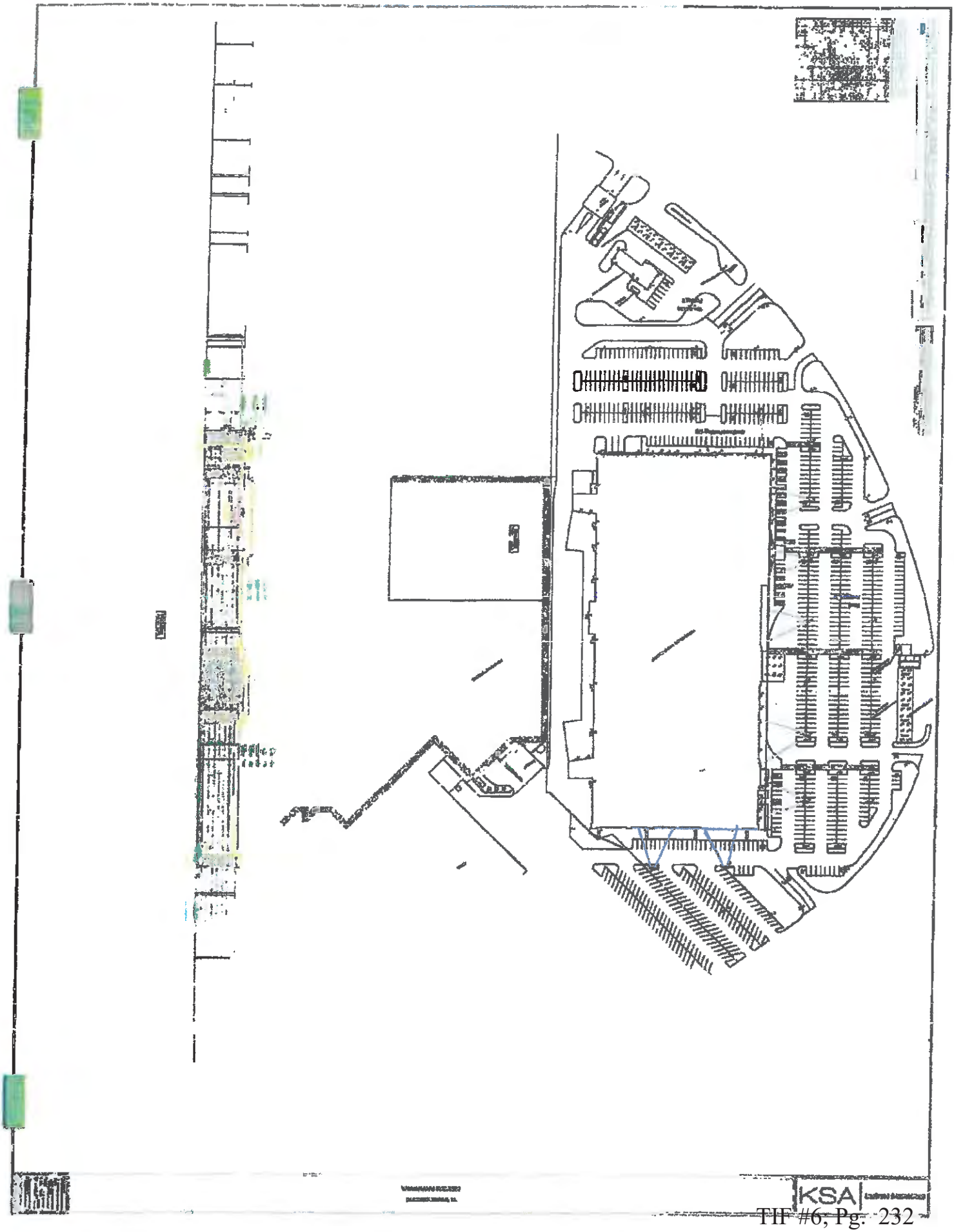

PHOTOGRAMMETRIC PLAN
PROJECT NORTH
EP1.1


PROJECT NORTH
SITE LIGHTING PLAN
EP1.2
WOODMAN'S FOOD MARKET


EP1.3
DETAILS & DIAGRAMS
WOODMAN'S FOOD MARKET


KSA




KSA

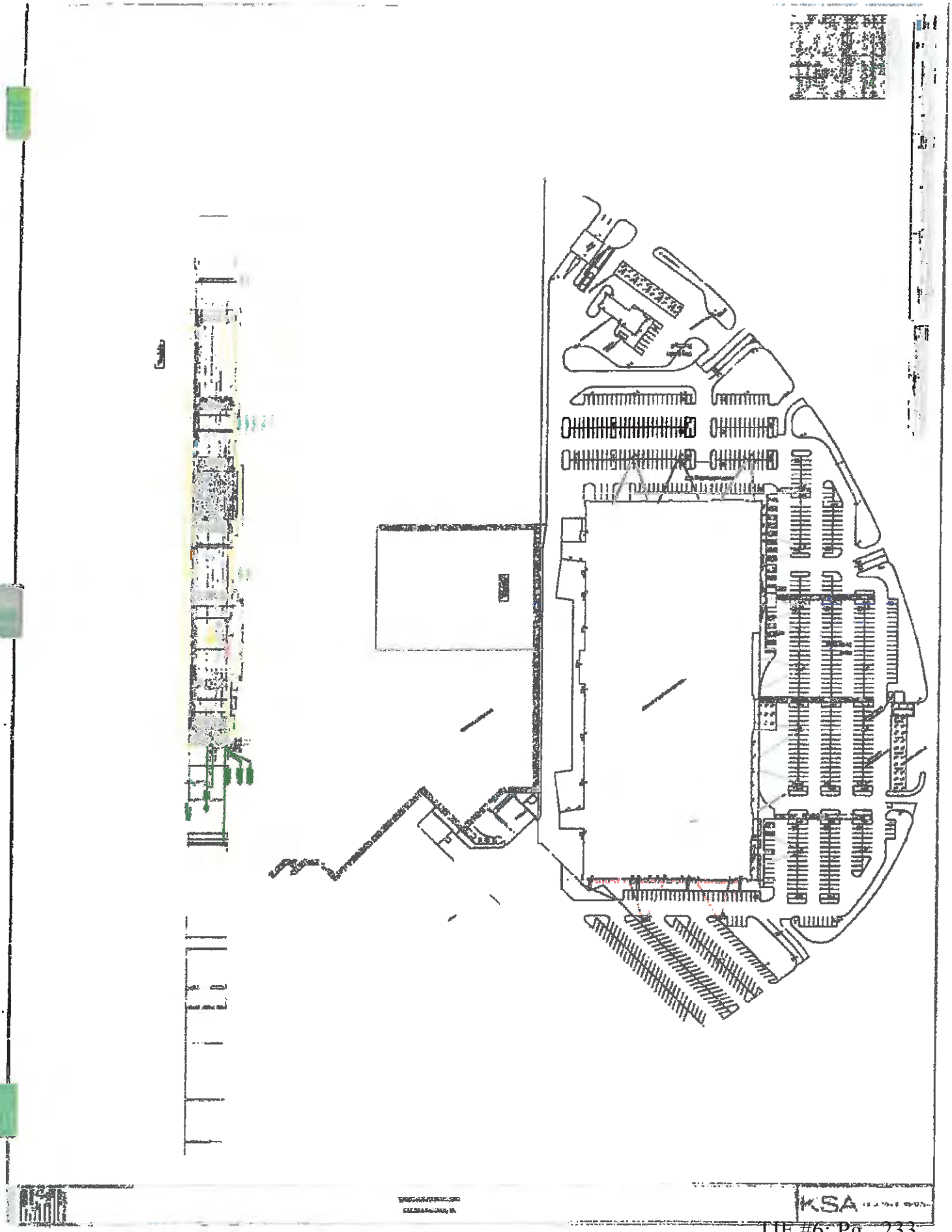

KSA

Exhibit D

Consent

The undersigned, Bret Backus, as representative for Woodman's Food Market, the Petitioner, and Anthony Giannini, on behalf of the FMC Stratford Square Mall Members, LLC., owner of the Subject Property, described in the foregoing Ordinance 2019 - _____ (hereinafter referred to as the "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. This consent shall be binding upon all parties in interest and all successors and assigns to the Subject Property.

DATED this ____ day of _____, 2019.

Bret Backus – Woodman's Food Market

By:_____

Its:_____

SUBSCRIBED AND SWORN to before me
this _____ day of _____, 2019.

(SEAL)

_____
Notary Public

Anthony Giannini – FMC Stratford Square Mall Members, LLC.

By:_____

Its:_____

SUBSCRIBED AND SWORN to before me
this _____ day of _____, 2019.

(SEAL)

_____
Notary Public

# 2018 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 27, 2018

## 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 9:02 a.m.

## III. ROLL CALL:

Present:

John Reiniche, Bloomingdale School District #13
Nancy MCaul, Bloomingdale Park District
Tim Jarzemsky, Bloomingdale Public Library
Michael Hovde, Bloomingdale Township
Adam Parisi, Lake Park High School Dist. #108
Jessica Infelise, Building & Zoning Dept., DuPage County
Gary L. Szott, Village of Bloomingdale

Also Present:

Peter Scalera, Village Administrator

No public members were in attendance.

## IV. APPROVAL OF 2017 ANNUAL JOINT REVIEW BOARD MEETING MINUTES OF November 29, 2017

Motion by Michael Hovde duly seconded by John Reiniche, to accept the 2017 Annual Joint Review Board Meeting Minutes of November 29, 2017, as presented.

AYES - Tim Jarzemsky, Adam Parisi, and Gary Szott
NAYS - None
ABSTAIN - Nancy McCaul and Jessica Infelise

MOTION DECLARED CARRIED

## V. REVIEW OF 2018 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, RIDGE, SPRINGBROOK – TIF #2*

Mr. Szott stated that the Lake and Ridge Streets TIF #2 involves the Springbrook Shopping Center excluding Portillo's and the Chase Bank. As of April 30, 2018, the ending fund balance of the TIF was approximately $833,000, during the year it received approximately $157,000 of increment. TIF #2 was created in 1999 and it's expected to expire in 2022 or 2023. Mr. Reiniche asked how long TIF #2 was and if it would run the whole course. Mr. Szott answered that TIF #2 would run about 23 years and believed it would run the whole course. Mr. Reiniche also wanted to know if the transfers for municipal sources were coming from the Village. Mr. Szott responded that at the start of TIF #2, there were two components to the incentive that were provided to the developer. One was use of property tax incentive and the other was the use of sales tax. As the shopping center itself generated additional sales tax, a component of the increment that was generated, was committed towards the developer as an incentive and the $961,000 represents the sales tax increment. Mr. Hovde questioned if on the sales tax part, if the reason the TIF will go full length is because it didn't generate what was anticipated. Mr. Szott said it was part of the reason but initially the commitment for the sales tax increment was ten years and that time period expired. The property tax increment was about a twelve year period and that had expired as well. The commitment to repay the developer, which was up to $3 million dollars, had also expired. The projected costs into the future or the amounts that are obligated going forward showed there was a deficit of over $200,000. Some of the costs are administrative but also the Village is pursuing a Lake Street streetscape and lighting enhancement program that started in FY18 and it's about a $4 million project that is going to run the length of Lake Street and will benefit the Springbrook TIF district. Part of the monies out of the Springbrook TIF ($725,000 and $270,000) will be used to support that project. Mr. Parisi asked about the status of the old Connie's property. Mr. Szott responded that there was an expected sale to Portillo's. Portillo's will use that property along with their existing property and reconfigure that area and their drive-thru. As previously mentioned, there was a $157,000 increment in FY18, that was from the 2016 tax levy. The 2017 tax levy will be FY19 revenue to the Village and that increment was $174,000.

***WESTGATE – TIF #3***

Mr. Szott 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 TIF fund balance was approximately $220,000 as of April 30, 2018. There was approximately $473,000 in increment received during the year. The increment received during this current FY19 from the 2017 tax levy is $473,000.

Approximately $384,000 of the FY18 increment primarily goes to note obligations that the Village has for the development of the Rosedale Estates subdivisions and Alden Bloomingdale Horizon Independent Senior Living along Lake Street. This increment is being used to support specific obligation of debt that the Village has committed to in order to provide the incentive to the developers to create those developments. The Bloomingdale Bank and Trust building at the northeast corner of Rosedale and Lake Street is not included in this TIF. The Village Board has approved the development for another assisted living community called Grandbrier. Grandbrier is in discussions with IDOT to put an intersection that's aligned with Rosedale. That development has not been approved for any incentive or any increment. The far eastern edge of the TIF #3 district will be impacted by the streetscape and lightning enhancement project that was mentioned earlier. A portion of the monies generated by TIF #3 will be used to support that project. Mr. Reiniche asked if IDOT will help pay for the enhancement program, Mr. Szott said they will not. There is a $3.9 million dollar deficit shown because of future obligations. Approximately $71,000 was paid to Bloomingdale School District #13 and #108 as per capita payments.

***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, 2018, there is a fund balance of $1,600. Approximately $27,000 dollars in increment was received in the year. The increment in TIF #4 is used predominantly for the repayment of a debt obligation, a $400,000 note that the Village issued in the form of a promise to pay based on the increment. No other activity occurred within the TIF during the fiscal year.

**EAST LAKE STREET – TIF #5**

Mr. Szott stated that the East Lake Street TIF was created in March, 2015. As of April 30, 2018, TIF #5 has a negative fund balance of over $1,000,000. During the year it produced approximately $18,000 in increment, the first year of significant increment. The increment received during this current FY19 from the 2017 tax levy is $254,000. There's been quite a bit of activity in the district that has caused the excess value against the increment to be generated.

The Dunkin Donuts will be open soon, it did not receive an increment. The only increment approved by the board is for the strip center across from it. It's a $600,000 incentive; $400,000 of which has been paid and $200,000 which remains to be paid based upon performance within the incentive agreement.

The Lake Street streetscape and lighting enhancement program has primarily been using a large portion of the monies from TIF #5 because it has the longest stretch of Lake Street as part of its boundaries. It has allocated a greater portion of the costs for that project, approximately $2.3 million dollars.

OTHER –

Mr. Szott informed that the Village was in discussions of creating TIF #6 to help revitalize Stratford Square Mall.

## VII. OTHER BUSINESS:

**None**

## VIII. ADJOURNMENT:

On a motion made by John Reiniche, duly seconded by Michael Hovde, the 2018 Annual Joint Review Board Meeting of November 27, 2018 adjourned at 9:48 a.m.

Respectfully submitted by:

Nora Saucedo
Deputy Village Clerk

/ns

Attachment H

*Community Planning + Site Design + Development Economics + Landscape Architecture*

January 21, 2019

***RE: Notice of Meeting of the Joint Review Board for the proposed Village of Bloomingdale Tax Increment Financing Redevelopment Area No.6***

Dear Taxing District Representative:

Notice is hereby given that the Village of Bloomingdale shall convene a Joint Review Board to consider the proposed creation of the Bloomingdale Tax Increment Financing Redevelopment Area No.6. The proposed TIF District contains approximately 144 acres, and the area includes Stratford Square Mall and adjacent properties, south of Schick Road, east of Gary Avenue, north of West Army Trail Road, and west of Springfield Drive.

The Joint Review Board is intended to *"review the public record, planning documents and proposed ordinances approving the redevelopment plan and project", and consists of "a representative selected by each community college district, local elementary school district and high school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed redevelopment project area at the time that the proposed redevelopment project area is approved, a representative selected by the municipality, and a public member."* The Joint Review Board's recommendation is an advisory, non-binding recommendation. (65 ILCS 5/Art.11 Div.74.4-5)

The Joint Review Board meeting will be held on ***Wednesday, February 6, 2019*** at Main Village Hall, 201 S. Bloomindale Road. You may wish to attend or have a representative present at the said date and be able to serve on the Joint Review Board on your behalf.

A public hearing is also planned for ***Monday, March 11, 2019***. Should you have any questions prior to the meeting, please feel free to contact our Evanston office. We are the Village's planning consultant and have prepared all of the relevant TIF documents.

A copy of the proposed Stratford Square Tax Increment Financing Redevelopment Area No.6 Plan is enclosed for review for all designated taxing districts per state statute. Other taxing districts receiving this notification as a courtesy may contact the Village or my office at 847-869-2015 for additional information.

Sincerely,

Lee Brown, President
Teska Associates, Inc.

Teska Associates, Inc.
627 Grove Street Evanston, Illinois 60201-4474 fax 847.869.2059 voice 847.869.2015 www.TeskaAssociates.com

# VILLAGE OF BLOOMINGDALE

*"Growth with Pride"*

**Franco A. Coladipietro**
Village President

**Jane E. Michelotti**
Village Clerk

**Agenda**
**Joint Review Board**
**Proposed Village of Bloomingdale Tax Increment District #6, Stratford Square TIF**
**1:00 PM, February 6, 2019**
**Bloomingdale Village Hall**

1. **Call meeting to order**
2. **Select a public member**
3. **Select chairperson of the JRB**
4. **Discussion of JRB roles and responsibilities**
5. **Presentation of TIF eligibility study and redevelopment plan by Teska Associates**
6. **Questions and input**
7. **Recommendation to the Village Board**
8. **Close meeting**

201 South Bloomingdale Road/Bloomingdale, Illinois 60108-1487 / (630) 893-7000 / FAX: (630) 893-5136

# VILLAGE OF BLOOMINGDALE, ILLINOIS

# STRATFORD SQUARE MALL TAX INCREMENT FINANCING REDEVOLOPMENT PROJECTS AREA

# FINANCIAL AND COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2019

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**STRATFORD SQUARE MALL TAX INCREMENT FINANACING**
**REDEVELOPMENT PROJECTS AREA**

**TABLE OF CONTENTS**

---

**PAGE**


**INDEPENDENT AUDITORS' REPORT** ..... 1

**SUPPLEMENTARY INFORMATION**

**INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL INFORMATION** ..... 2

Schedule of Revenues, Expenditures and Changes in Fund Balance ..... 3

Notes to the Financial Statements ..... 4

# SUPPLEMENTARY INFORMATION

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

668 N. RIVER ROAD • NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 • FAX 630.393.2516
www.lauterbachamen.com

# INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL INFORMATION

September 21, 2019

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, 2019, and have issued our report thereon dated September 21, 2019 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 out 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 Change in Fund Balance for the Stratford Square Mall Tax Increment Financing Redevelopment Projects Fund is presented for purposes of additional analysis and are 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.

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**STRATFORD SQUARE TAX INCREMENT FINANCING**
**REDEVELOPMENT PROJECT AREA FUNDS**

**Schedule of Revenues, Expenditures and Changes in Fund Balance**
**For the Fiscal Year Ended April 30, 2019**

| | |
|---|---|
| Revenues | |
| Taxes | |
| Property Taxes | $ - |
| Interest | - |
| Total Revenues | - |
| Expenditures | |
| Current | |
| Economic Development | |
| Purchased Services | |
| Attorney and Counsel | 7,515 |
| Consulting Services | 31,148 |
| Notices, Filings and Recordings | 844 |
| Commodities | |
| Postage | 37 |
| Total Economic Development | 39,544 |
| Net Change in Fund Balance | (39,544) |
| Fund Balance - Beginning | - |
| Fund Balance - Ending | (39,544) |

The notes to the financial statements are an integral part of this statement.

**VILLAGE OF BLOOMINGDALE, ILLINOIS**
**STRATFORD SQUARE MALL TAX INCREMENT FINANCING**
**REDEVELOPMENT PROJECTS AREA**

**Notes to the Financial Statements**
**April 30, 2019**

## NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying Schedule of Revenues, Expenditures and Changes in Fund Balances for the Stratford Square Mall 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, 2019, 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.

### Basis of Accounting

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 AUDITORS' REPORT

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

668 N. RIVER ROAD · NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 · FAX 630.393.2516
www.lauterbachamen.com

# INDEPENDENT AUDITORS' REPORT
# COMPLIANCE WITH PUBLIC ACT 85-1142

September 21, 2019

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, 2019, and have issued our report thereon dated September 21, 2019.

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). 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).

*Lauterbach & Amen, LLP*
LAUTERBACH & AMEN, LLP