
THE VILLAGE OF BLOOMINGDALE

DUPAGE COUNTY, ILLINOIS

ORDINANCE

NUMBER 2022-44

**AN ORDINANCE
APPROVING A PLAT OF CONSOLIDATION;
(MISSION CHURCH OF ROSELLE)**

FRANCO A. COLADIPIETRO, Mayor

PAMELA S. HAGER, Village Clerk

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Bloomingdale
on this the 14th day of November, 2022

ORDINANCE NO. 2022-44

**AN ORDINANCE
APPROVING A PLAT OF CONSOLIDATION;
(MISSION CHURCH OF ROSELLE)**

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

WHEREAS, the Village is authorized by the 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 of the use of land;

WHEREAS, Mission Church of Roselle (the "Petitioner"), owner of the property located at 82 Stratford Drive and contract purchaser of the property to the northeast thereto identified as Parcel Index Number 02-17-401-020 (the two referenced properties hereinafter collectively referenced as the "Subject Property"), is proposing to consolidate the two parcels for the purpose of expanding their property and providing themselves more flexibility in the future;

WHEREAS, the Village Planning and Zoning Commission (hereinafter referred to as the "Commission") conducted a public meeting identified as PC Case No. 2022-111 to consider the Petitioner's request and to hear testimony on the proposal, and as a result of said meeting the Commission has issued a recommendation approving the Petitioner's request as it pertains to this matter, all pursuant to and in compliance with the laws of the State of Illinois and Ordinances of the Village;

WHEREAS, the Commission found the request to be reasonable in that the requested zoning relief is appropriate under the standards adopted by the Village in Title 11: Zoning Regulations of the Village Code applicable to the Petitioner's Application;

WHEREAS, the Commission made positive findings of fact dated October 4, 2022, 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 (collectively the "Corporate Authorities") of the Village of Bloomingdale, DuPage County, Illinois, pursuant to the Village's Home Rule Powers, as follows:

Section One - Recitals

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

Section Two – 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 A, which is attached hereto and made a part hereof.

Section Four – Approval of Consolidation

The Village Board hereby approves the plat of consolidation to consolidate the Subject Property.

Section Five – Additional Requirements

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

- (a) Compliance with all plans and testimony presented at the Planning and Zoning Commission meeting of October 4, 2022.
- (b) At all times hereinafter Petitioner shall keep the Subject Property in compliance with all Federal, State, and Local laws, codes, rules, ordinances, and regulations.

Section Six – Compliance and Conformity with Plans and Specifications

The relief and approvals granted pursuant to this Ordinance shall be further contingent upon the substantial conformance with the plans, specifications and documents, which were submitted to the Commission and to the Board of Trustees, and which are set forth in the petitioner's exhibits attached herein, as Exhibit B (the "Approved Plans"), which are attached hereto and made a part hereof, and shall govern except where they are inconsistent with the specific terms of this Ordinance.

Section Seven – 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 and additional approvals are limited to the specific business operation described herein.

Section Eight – 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 Nine – 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 C) 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 Ten – Recording

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

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

DECIDED pursuant to a roll call vote as follows:

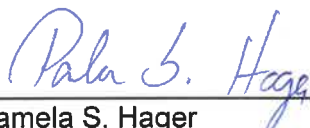
	YES	NO	ABSENT	PRESENT
Vince Ackerman	X			
William Belmonte	X			
Bill Bolen	X			
Frank Bucaro	X			
Patrick Shannon	X			
Judi Von Huben	X			
Franco A. Coladipietro (only if necessary)				
TOTAL	6	0	0	

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



Franco A. Coladipietro
Village President

ATTEST:



Pamela S. Hager
Village Clerk

Exhibit A
Findings of Fact



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 Franco Coladipietro and Board of Trustees

From: Len Jaster, Chairman
Bloomingdale Planning and Zoning Commission

Date: October 4, 2022

Subject: Planning and Zoning Commission Finding of Fact and Recommendation for Plat of Consolidation ("Plat")
82 Stratford Drive and Vacant Parcel: 02-17-401-020 ("Subject Property")
PC No. 2022-111

Petitioner: Mission Church of Roselle, Contract Purchaser and Petitioner

I. Issue: Mission Church is requesting approval of a Plat of Consolidation for the purpose of expanding the property and providing more flexibility in the future

II. Analysis: Planning and Zoning Commission Findings With Respect to Requested Approvals

The Caitlin Csuk, attorney for the Petitioner, provided the Planning and Zoning Commission (the "Commission") with a brief background and explained that the consolidation was being requested as a result of a contract they had entered into with the property owner of the vacant parcel to the northeast of 82 Stratford Drive (PIN 02-17-401-020), to purchase and acquire the vacant property, for the purpose of expanding their property and providing more flexibility in the future. She indicated that while the intent is to potentially expand the existing parking field, the current acquisition of the property is simply an expansion of the existing church property. She assured the Commission that once a future use is determined, Mission Church would come back before the Planning and Zoning Commission, if further approvals requiring a public process, were necessary.

The Director of Community and Economic Development provided a brief synopsis and reaffirmed the statements presented by Ms. Csuk.

Understanding the information provided and the reason the request was before them, the Commission expressed no concerns with the subdivision request.

III. Recommendation of the Planning and Zoning Commission #2022-111:

Moved by Commissioner Troiola, seconded by Commissioner Poplonski to recommend the following:

1. The Planning and Zoning Commission Chairman sign and Secretary attest to the Plat of Consolidation for Mission Church of Roselle, 82 Stratford Drive and the Vacant Parcel (02-17-401-020); and
2. The Village Board grant approval of the Plat of Consolidation, following which the Village President will sign and the Village Clerk attest to the Plat.

The Roll Call Vote for #2022-111:

Ayes: Commissioners, Troiola, Poplonski, Coleman, Brambert and Chairman Jaster
Nays: None
Absent: Commissioners Shah and Vitacco
Motion Declared Carried
Other Considerations: None
Minority Report: None

Respectfully submitted,

/s/ Len Jaster, Chairman
Planning and Zoning Commission
October 4, 2022

IV. Procedural Requirements:

Date of Meeting: October 4, 2022 **Petition No.:** PC#2022-111
Date Petition Filed with Village Clerk: **September 30, 2022**
Supporting Data: See list of exhibits and staff reports, **Attachments "A" and "B"**

N/A Statement of compliance and evidence demonstrating that the proposed amendment will conform to the standards established for zoning amendments

Notice:

N/A Fire Protection District

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

N/A 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)

N/A 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.

Attachment "A"

- Mission Church Consolidation plat, prepared by Civil & Environmental Consultants, Inc., dated September 26, 2022.

Attachments "B"

- Staff Report from the Director of Community and Economic Development, dated September 28, 2022.

Exhibit B
Approved Plans

SECTION 16-20-0000

U.S. DEPARTMENT OF THE ARMY, DISTRICT OF COLUMBIA, DISTRICT ENGINEER, WASHINGTON, D.C. 20315. THE DISTRICT ENGINEER HAS REVIEWED THIS PLAN AND FINDS THAT IT COMPLIES WITH THE REQUIREMENTS OF THE DISTRICT ENGINEER'S REGULATIONS AND THE DISTRICT ENGINEER'S ORDINANCES. THE DISTRICT ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE DISTRICT ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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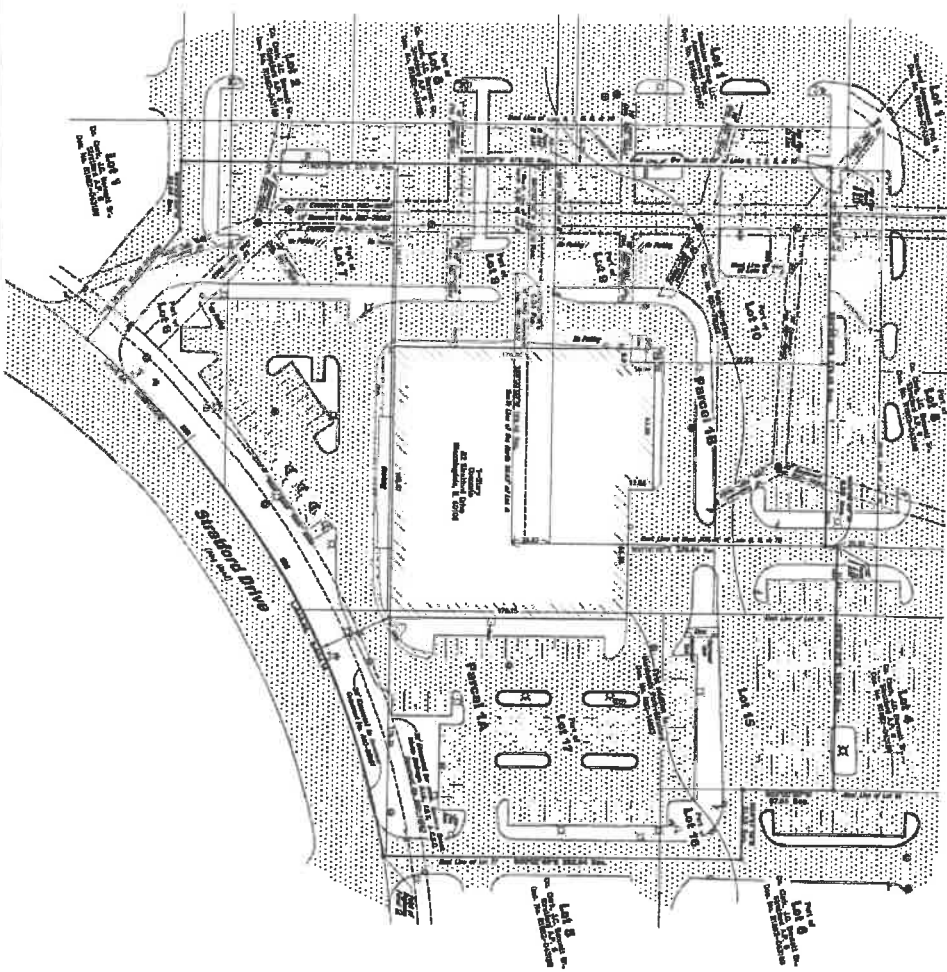
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ALTA/NSPS
Land Title Survey

THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT ENGINEER'S REGULATIONS AND THE DISTRICT ENGINEER'S ORDINANCES. THE SURVEYOR'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



Legend table with symbols for various survey features such as boundaries, easements, and structures.

Professional seal and signature area containing the surveyor's name, title, and the official seal of the State of Illinois.

Form containing client information (82 Stratford Drive, Bloomington, IL), project details (ALTA/NSPS), and a table for recording survey data (Station, Date, Description, etc.).

OWNER CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING AND THAT THE SAID LAND IS FREE FROM ALL LIENS AND ENCUMBRANCES...

STATE OF ILLINOIS
COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

AND THE SAID CERTIFICATE IS THE PROPERTY OF THE COUNTY OF COOK AND THE SAID CERTIFICATE IS THE PROPERTY OF THE COUNTY OF COOK...

STATE OF ILLINOIS
COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

STATE OF ILLINOIS
COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

STATE OF ILLINOIS
COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

STATE OF ILLINOIS
COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

VILLAGE ENGINEER CERTIFICATE AS TO EGRESS CONNECTIONS

I, ENGINEER, DO HEREBY CERTIFY THAT THE VILLAGE OF BLOOMINGDALE HAS REVIEWED THE EGRESS CONNECTIONS FOR THE PROJECT DESCRIBED IN THE FOREGOING...

STATE OF ILLINOIS
COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

STATE OF ILLINOIS
COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

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DATED THIS 15th DAY OF APRIL 1984

STATE OF ILLINOIS
COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

SCHOOL DISTRICT DOCUMENT STATEMENT

THE UNDERSIGNED, SHERIDAN BROWN, SUPERINTENDENT OF THE SCHOOL DISTRICT OF BLOOMINGDALE, ILLINOIS, DO HEREBY CERTIFY THAT THE PROJECT DESCRIBED IN THE FOREGOING...

STATE OF ILLINOIS
COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

STATE OF ILLINOIS
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STATE OF ILLINOIS
COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

RECORDERS CERTIFICATE

I, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE PROJECT DESCRIBED IN THE FOREGOING HAS BEEN RECORDED IN THE PUBLIC RECORDS...

STATE OF ILLINOIS
COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

STATE OF ILLINOIS
COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

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COUNTY OF COOK
DATED THIS 15th DAY OF APRIL 1984

PRELIMINARY/FINAL PLAT OF SUBDIVISION SV01

MISSION CHURCH OF ROSELLE STRATFORD SQUARE OUTLOT & 22 STRATFORD DRIVE BLOOMINGDALE, ILLINOIS 60108

CEC Civil & Environmental Consultants, Inc. 1230 East DuSable Road, Suite 200 - Naperville, IL 60563 800-963-0028 - 630-253-0221 www.cecinc.com

RECORD RECORD table with columns for RECORD NO., DATE, and DESCRIPTION.