
THE VILLAGE OF BLOOMINGDALE

DUPAGE COUNTY, ILLINOIS

ORDINANCE

NUMBER 2020-22

**AN ORDINANCE
GRANTING THE APPROVAL
OF A PLAT OF SUBDIVISION;
(INDIAN LAKES)**

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 28th day of September 2020

ORDINANCE NO. 2020-22

**AN ORDINANCE
GRANTING THE APPROVAL
OF A PLAT OF SUBDIVISION;
(INDIAN LAKES)**

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 property commonly known as “Indian Lakes” located at 250 Schick Road, Bloomingdale, IL 60108 (the “Subject Property”) consists of a total of approximately 223 acres;

WHEREAS, First Hospitality Group (the “petitioner”), owner of the Subject Property, has requested approval of a plat of subdivision for the purpose of disconnecting approximately 20 acres, from the existing 223 acre, resulting in two parcels that total approximately 20 acres, and a third parcel that would be approximately 202 acres;

WHEREAS, the Village Planning and Zoning Commission (hereinafter referred to as the “Commission”) conducted a public meeting identified as PC Case No. 2020-106 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 proper notice and in compliance with the laws of the State of Illinois and Ordinances of the Village;

WHEREAS, the Commission made positive findings of fact dated August 18, 2020, 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.

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

Section One - Recitals

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

Section Two – 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 – Grant of Requested Application

The Board of Trustees hereby grants approval of the Petitioner's request for the plat of subdivision as provided in EXHIBIT B, which is attached hereto and made a part hereof.

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 August 18, 2020.
- (b) The Petitioner shall provide a Plat of Subdivision for the Subject Property.

Section Six – 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 Seven -- 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 Eight -- 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 Nine -- 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			
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 28th day of September, 2020.



Franco A. Coladipietro
Village President

ATTEST:



Jane E. Michelotti
Village Clerk

Exhibit A
Findings of Fact



Planning, Zoning and
Environmental Concerns

A

**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: August 18, 2020

Subject: Planning and Zoning Commission Finding of Fact and Recommendation for Plat of Subdivision (or the "Plat")
250 Schick Road – Indian Lakes
First Hospitality Group Subdivision ("Subject Property")
PC Case No. 2020-106

Petitioner: First Hospitality Group, Property Owner and Petitioner

I. issue: First Hospitality Group is requesting approval of a Plat of Subdivision for the purpose of selling approximately 202 acres, to the Village of Bloomingdale

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

The Director of Community and Economic Development provided the Planning and Zoning Commission (the "Commission") with a brief background and explained that the subdivision was required for the purpose of disconnecting the portion of land that the Petitioner is selling to the Village. The Director explained that as a result of the sale, the Petitioner needed to properly subdivide the land to allow the transfer of the property to the Village, while retaining the portions containing the hotel and related structures that they would maintain ownership of.

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 #2020-106:

Moved by Commissioner Flood, seconded by Commissioner Coleman to recommend the following:

1. The Planning and Zoning Commission Chairman sign and Secretary attest to the Plat of Subdivision for First Hospitality Group, 250 Schick Road; and
2. The Village Board grant approval of the Plat of Subdivision, following which the Village President will sign and the Village Clerk attest to the Plat.

The Roll Call Vote for #2020-106:

Ayes: Commissioners, Flood, Coleman, King, Vitacco and Chairman Jaster

Nays: None
Absent: Commissioners Damato and Troiola
Motion Declared Carried
Other Considerations: None
Minority Report: None

Respectfully submitted,

/s/ Len Jaster, Chairman
Planning and Zoning Commission
August 18, 2020

IV. Procedural Requirements:

Date of Meeting: August 18, 2020 **Petition No.:** PC#2020-106
Date Petition Filed with Village Clerk: August 5, 2020
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"

- Plat of Subdivision, prepared by Manhard Consulting, Ltd., dated August 5, 2020.

Attachments "B"

- Staff Report from the Director of Community and Economic Development, dated August 11, 2020.

Exhibit B
Plat of Subdivision

SURVEY PREPARED FOR

FIRST HOSPITALITY GROUP, INC.
10275 W. HEDGINS ROAD, SUITE 300
ROSEMONT, IL 60018

PIN'S

- 02-16-400-031
- 02-16-400-032
- 02-16-400-033

FINAL PLAT

FIRST HOSPITALITY GROUP SUBDIVISION

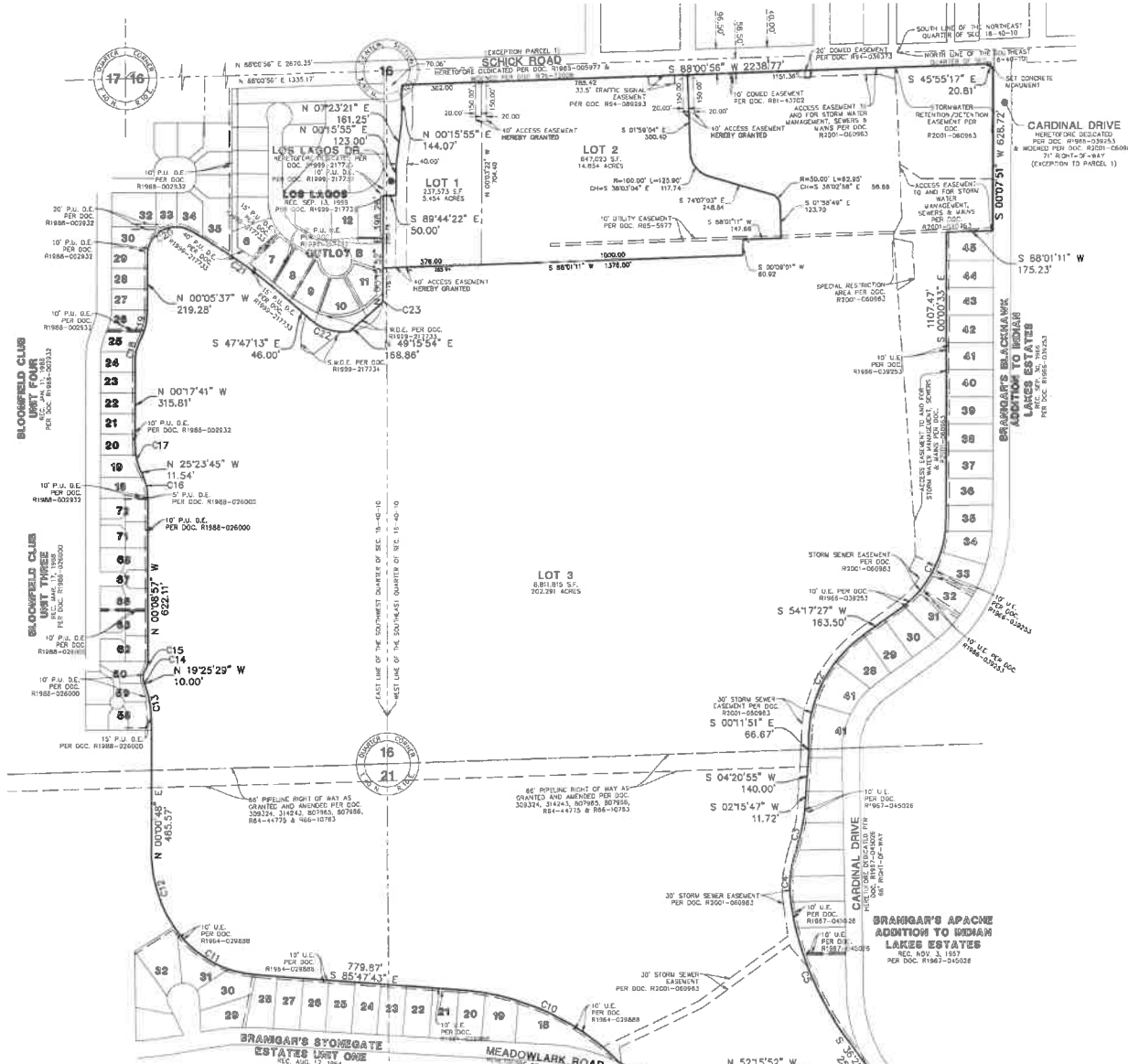
BEING A SUBDIVISION OF LOT 1 IN INDIAN LAKES RESORT ASSESSMENT PLAT, BEING A PART OF RECORDS 16, 21 AND 22, IN TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 2008 AS DOCUMENT R2008-16339A, IN DUPAGE COUNTY, ILLINOIS.

GRAPHIC SCALE

(1 INCH = 200 FT.)

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE NETS NOW NETWORK.



LEGEND

PROPERTY LINE	---
LOT LINE	---
EASEMENT LINE	---
P.U.D.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT	---
P.U.E. - PUBLIC UTILITY EASEMENT	---
U.E. - UTILITY EASEMENT	---
S.W.D.E. - STORM WATER DETENTION EASEMENT	---

AREA SUMMARY

LOT 1:	237,573 SQUARE FEET (5.454 ACRES±)
LOT 2:	647,023 SQUARE FEET (14.814 ACRES±)
LOT 3:	8,811,815 SQUARE FEET (202.291 ACRES±)
TOTAL:	9,556,411 SQUARE FEET (221.559 ACRES±)

- SURVEYOR'S NOTES**
- THIS SUBDIVISION CONSISTS OF 3 LOTS AND IS PART OF AN INTEGRAL NUMBERING SYSTEM TO ENRACE ALL OF FIRST HOSPITALITY GROUP SUBDIVISION.
 - DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT. HORIZONTAL DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (156.637) ARE RECORD OR DEED VALUES.
 - THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, RIGHTS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, ORDERS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
 - THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM. REGISTRATION NUMBER 184003334, EXPIRES APRIL 30, 2021.

CURVE TABLE

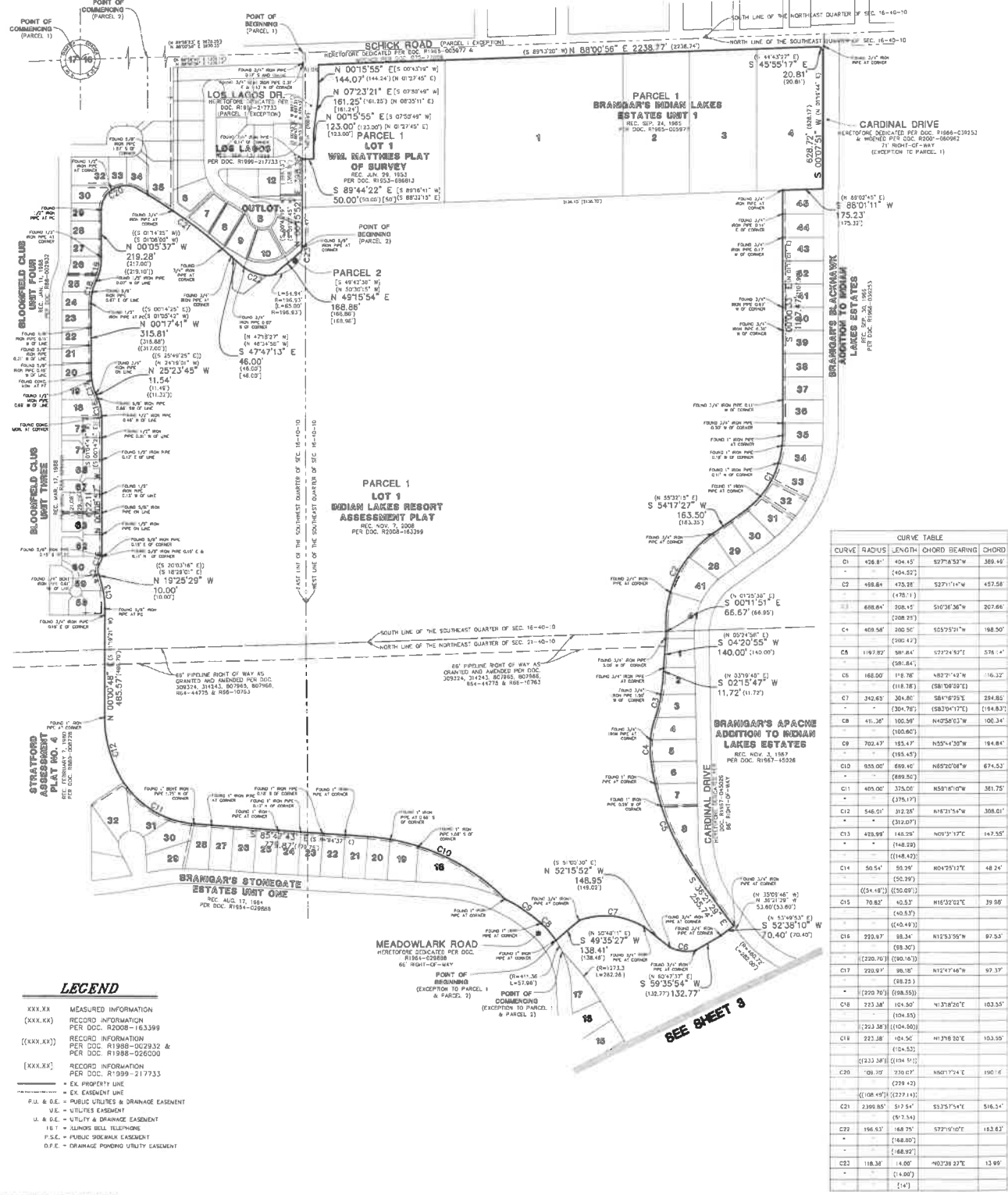
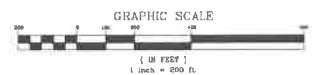
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	426.81	404.45	S27°2'52"E	388.47
C2	498.84	475.26	S27°11'4"E	457.56
C3	688.84	508.45	S10°3'36"W	207.66
C4	408.58	200.50	S52°5'21"W	158.50
C5	1167.89	581.24	S27°2'52"E	576.14
C6	3188.02	162.76	N87°21'17"W	116.29
C7	3242.65	324.80	S84°13'21"E	254.80
C8	417.36	100.59	N40°5'03"E	100.24
C9	232.47	185.47	N50°44'30"W	94.84
C10	555.00	689.40	N85°20'06"W	674.51
C11	405.00	375.00	N52°1'10"W	351.75
C12	546.01	312.25	N18°21'54"E	308.01
C13	428.89	148.28	N20°31'17"E	147.55
C14	33.54	30.79	N04°5'12"E	48.24
C15	78.82	40.53	N16°3'02"E	39.98
C16	225.97	58.34	N75°23'59"W	91.53
C17	225.97	58.18	N17°47'48"W	91.37
C18	223.88	104.50	N17°18'20"E	102.55
C19	223.36	104.50	N17°18'20"E	102.55
C20	108.70	235.07	N81°17'34"E	185.18
C21	2389.03	517.54	S32°5'24"E	516.54
C22	188.53	168.75	S72°9'10"E	163.53
C23	118.28	14.00	N32°39'27"E	13.99

SHEET INDEX

SHEET 1 OF 4	SUBDIVISION BOUNDARY, PROPOSED LOTS, EASEMENTS AND NOTATIONS
SHEET 2 OF 4	EXISTING BOUNDARY, EXISTING PAVEMENT AND RIGHT-OF-WAY DIMENSIONS, AND EASEMENTS
SHEET 3 OF 4	LEGAL DESCRIPTION, EASEMENT PROMISSORS, AND CERTIFICATIONS

FINAL PLAT OF FIRST HOSPITALITY GROUP SUBDIVISION

BEING A SUBDIVISION OF LOT 1 IN INDIAN LAKES RESORT ASSESSMENT PLAT, BEING A PART OF SECTIONS 16, 21 AND 22 IN TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 2008 AS DOCUMENT # R1008-163399, IN DUPAGE COUNTY, ILLINOIS.



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	428.87	428.45	S 27°16'33" W	389.49
C2	488.84	475.32	S 27°11'4" W	457.58
C3	488.84	508.15	S 10°36'36" W	207.66
C4	488.58	202.52	S 55°25'21" W	198.50
CA	1197.92	381.84	S 72°43'37" E	576.14
			(S 84.84)	
CB	168.00	118.78	S 87°11'47" W	16.32
C7	342.63	304.80	S 81°16'53" E	294.85
			(S 304.78)	
CB	41.38	100.99	N 42°58'13" W	100.34
C9	702.47	155.47	N 55°41'30" W	164.84
			(S 155.45)	
C10	933.00	899.40	N 85°20'08" W	674.52
			(S 899.50)	
C11	405.00	375.00	N 50°16'10" W	361.75
			(S 375.17)	
C12	546.00	312.38	N 42°15'54" W	308.01
			(S 312.07)	
C13	428.89	148.29	N 60°31'17" E	147.55
			(S 148.42)	
C14	50.54	50.29	N 04°25'11" E	48.24
			(S 50.29)	
C15	70.82	40.53	N 10°32'02" E	39.88
			(S 40.53)	
C16	220.87	92.34	N 12°35'55" W	91.53
			(S 92.37)	
C17	220.87	88.18	N 12°47'48" W	87.37
			(S 88.25)	
			(S 220.70)	
C18	223.38	104.50	N 13°18'20" E	103.55
			(S 104.53)	
			(S 223.38)	
C19	223.38	104.50	N 13°18'20" E	103.55
			(S 104.53)	
			(S 223.38)	
C20	109.70	73.02	N 60°17'34" E	100.16
			(S 73.02)	
			(S 109.49)	
C21	239.85	51.54	S 52°51'02" E	516.34
			(S 51.54)	
C22	166.63	168.75	S 72°10'10" E	163.87
			(S 168.80)	
			(S 166.63)	
C23	116.38	4.00	N 02°38'37" E	13.99
			(S 4.00)	
			(S 116.38)	

- LEGEND**
- XXX.XX MEASURED INFORMATION
 - (XXX.XX) RECORD INFORMATION PER DOC. R2008-163399
 - [[XXX.XX]] RECORD INFORMATION PER DOC. R1988-02932 & PER DOC. R1988-026000
 - [XXX.XX] RECORD INFORMATION PER DOC. R1999-217733
 - UTILITY EASEMENT
 - - - EX. EASEMENT LINE
 - P.U. & D.E. = PUBLIC UTILITIES & DRAINAGE EASEMENT
 - V.E. = UTILITY EASEMENT
 - U. & D.E. = UTILITY & DRAINAGE EASEMENT
 - 16 T = ILLINOIS BELL TELEPHONE
 - P.S.E. = PUBLIC STORMWATER EASEMENT
 - D.P.E. = DRAINAGE PONDING UTILITY EASEMENT

2 OF 4

DATE: 11/15/19
 DRAWN BY: J. Manhard
 CHECKED BY: J. Manhard
 APPROVED BY: J. Manhard

FIRST HOSPITALITY GROUP SUBDIVISION
 VILLAGE OF BLOOMINGDALE, ILLINOIS
 FINAL PLAT OF SUBDIVISION

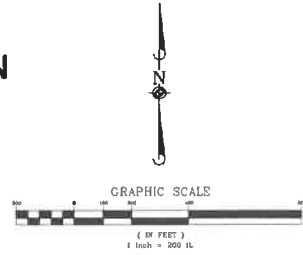
Manhard CONSULTING

700 Sanger Drive, Lombard, IL 60148 | PHONE: 630.261.8888 | MANHARD@MANHARDCONSULTING.COM
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

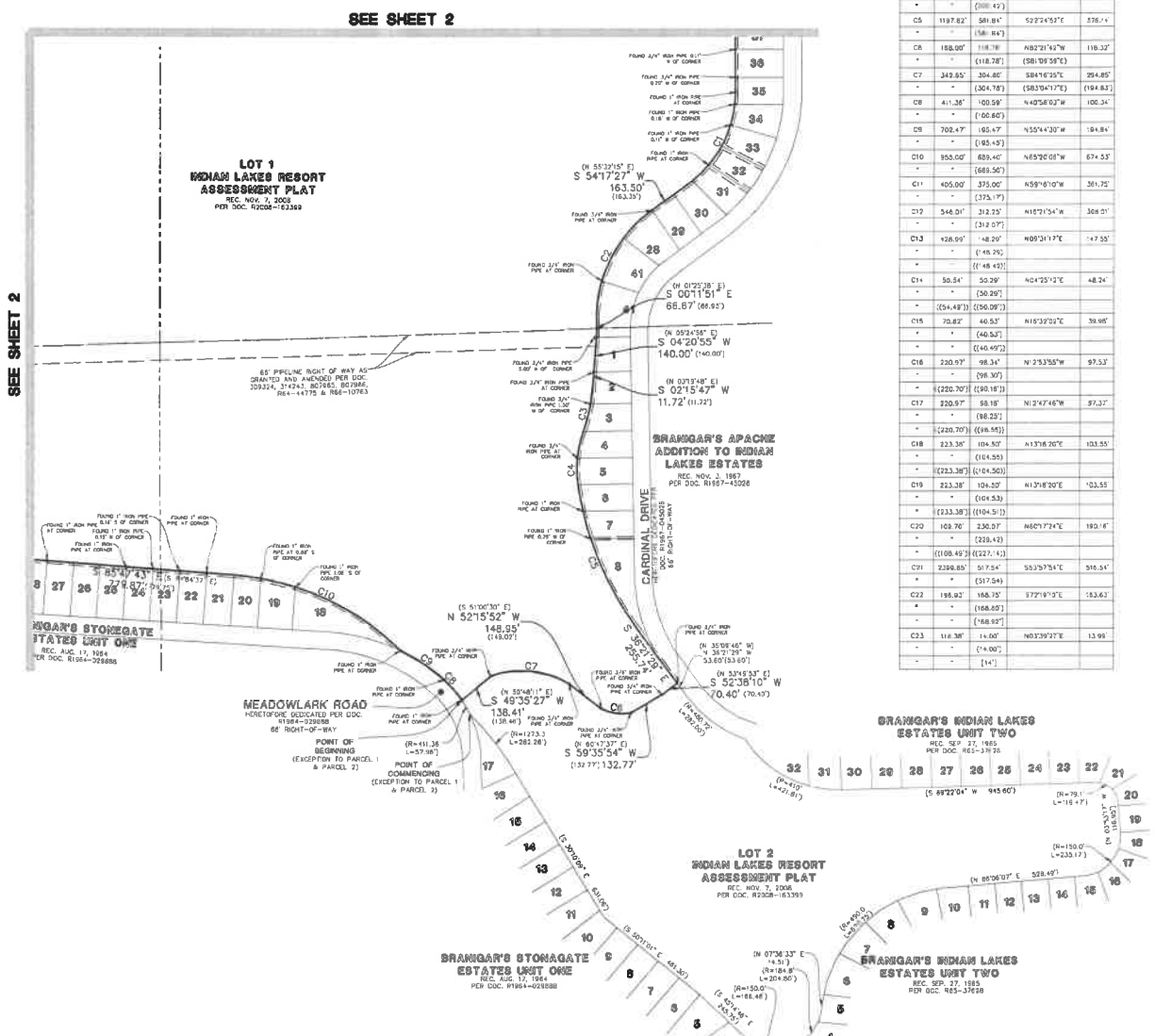
DATE	REVISION	COMMENTS
11/15/19	01	ISSUED FOR REVIEW
11/15/19	02	REVISED FOR ACCESS TADMENT
11/15/19	03	REVISED FOR ACCESS TADMENT
11/15/19	04	REVISED FOR ACCESS TADMENT
11/15/19	05	REVISED FOR ACCESS TADMENT
11/15/19	06	REVISED FOR ACCESS TADMENT
11/15/19	07	REVISED FOR ACCESS TADMENT
11/15/19	08	REVISED FOR ACCESS TADMENT
11/15/19	09	REVISED FOR ACCESS TADMENT
11/15/19	10	REVISED FOR ACCESS TADMENT
11/15/19	11	REVISED FOR ACCESS TADMENT
11/15/19	12	REVISED FOR ACCESS TADMENT
11/15/19	13	REVISED FOR ACCESS TADMENT
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11/15/19	34	REVISED FOR ACCESS TADMENT
11/15/19	35	REVISED FOR ACCESS TADMENT
11/15/19	36	REVISED FOR ACCESS TADMENT
11/15/19	37	REVISED FOR ACCESS TADMENT
11/15/19	38	REVISED FOR ACCESS TADMENT
11/15/19	39	REVISED FOR ACCESS TADMENT
11/15/19	40	REVISED FOR ACCESS TADMENT
11/15/19	41	REVISED FOR ACCESS TADMENT

FINAL PLAT OF FIRST HOSPITALITY GROUP SUBDIVISION

BEING A SUBDIVISION OF LOT 1 IN INDIAN LAKES RESORT ASSESSMENT PLAT, BEING A PART OF SECTIONS 16, 21 AND 22, IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 2008 AS DOCUMENT R2008-163399, IN DUPAGE COUNTY, ILLINOIS.



CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C1	126.61'	104.45'	S 77° 02' 52" W
"	"	(165.52')	"
C2	499.84'	475.28'	S 27° 11' 14" W
"	"	(474.11')	"
C3	888.84'	208.45'	S 0° 38' 38" W
"	"	(208.25')	"
C4	409.54'	200.42'	S 25° 23' 17" W
"	"	(200.42')	"
C5	1197.82'	581.81'	S 27° 24' 52" E
"	"	(1198.84')	"
C6	188.00'	118.78'	N 82° 21' 41" W
"	"	(118.78')	(S 82° 09' 38" E)
C7	342.95'	304.60'	S 84° 16' 22" E
"	"	(304.78')	(S 83° 04' 17" E)
C8	411.36'	400.59'	N 49° 28' 02" W
"	"	(400.40')	"
C9	702.47'	105.47'	N 55° 44' 30" W
"	"	(105.43')	"
C10	955.00'	689.40'	N 65° 02' 08" W
"	"	(688.50')	"
C11	405.00'	375.00'	N 59° 16' 10" W
"	"	(375.17')	"
C12	348.01'	312.25'	N 15° 21' 34" W
"	"	(312.07')	"
C13	426.99'	48.20'	N 69° 31' 17" E
"	"	(48.29')	"
"	"	(48.43')	"
"	"	(48.43')	"
C14	50.54'	53.39'	N 64° 23' 12" E
"	"	(50.99')	"
"	"	(50.99')	"
"	"	(54.49')	(S 50.09')
C15	70.82'	40.53'	N 15° 32' 02" E
"	"	(40.53')	"
"	"	(40.49')	"
C16	220.97'	98.34'	N 75° 33' 53" W
"	"	(98.30')	"
"	"	(220.70')	(S 20.18')
C17	220.97'	58.18'	N 2° 17' 40" W
"	"	(58.25')	"
"	"	(220.70')	(S 18.54')
C18	223.35'	104.30'	N 13° 16' 20" E
"	"	(104.55')	"
"	"	(223.38')	(S 14.50')
C19	223.35'	104.30'	N 13° 16' 20" E
"	"	(104.55')	"
"	"	(223.38')	(S 14.50')
C20	162.70'	230.27'	N 60° 17' 24" E
"	"	(230.43')	"
"	"	(162.47')	(S 22.71')
C21	238.85'	57.84'	S 52° 27' 12" E
"	"	(57.54')	"
C22	196.92'	188.75'	S 77° 19' 13" E
"	"	(188.80')	"
"	"	(188.80')	"
C23	116.38'	14.00'	N 63° 39' 27" E
"	"	(14.00')	"
"	"	(14')	"



LEGEND

XXX.XX	MEASURED INFORMATION
(XXX.XX)	RECORD INFORMATION
	PER DOC. R2008-163399
(XXX.XX)	RECORD INFORMATION
	PER DOC. R1989-002932 &
	PER DOC. R1989-029300
(XXX.XX)	RECORD INFORMATION
	PER DOC. R1999-217733
---	EX. PROPERTY LINE
---	EX. EASEMENT LINE
P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
U.E.	UTILITIES EASEMENT
U. & D.E.	UTILITY & DRAINAGE EASEMENT
D.B.T.	DRAINAGE BELL TIE/DRAINAGE
P.S.E.	PUBLIC SIDEWALK EASEMENT
D.P.E.	DRAINAGE PONDING UTILITY EASEMENT

