
THE VILLAGE OF BLOOMINGDALE
DUPAGE COUNTY, ILLINOIS

ORDINANCE
NUMBER 2020-25

**AN ORDINANCE
APPROVING A MORATORIUM ON
THE RENTAL OF RESIDENTIAL HOUSING AS A
COMMERCIAL ENTERPRISE**

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 October 2020

ORDINANCE NO. 2020-25

**AN ORDINANCE
APPROVING A MORATORIUM ON
THE RENTAL OF RESIDENTIAL HOUSING AS A
COMMERCIAL ENTERPRISE**

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 has in full force and effect a codified set of those ordinances of the Village which are of a general and permanent nature, which said codified set is known and designated as the Village Code of the Village of Bloomingdale, as amended;

WHEREAS, there have been reports that the rental of residential homes as a commercial enterprise in surrounding communities has resulted in instances of significant negative impact in those communities and on their residents;

WHEREAS, the Village recognizes that certain residential homes within the Village are being rented as a commercial enterprise and said operations are not yet regulated;

WHEREAS, the Corporate Authorities of the Village of Bloomingdale wish to place a moratorium on the renting of residential homes as a commercial enterprise until it can be further determined how to regulate such operations;

WHEREAS, the Corporate Authorities of the Village of Bloomingdale are of the opinion that it is in the best interest of the public safety, health and welfare of the residents of the Village of Bloomingdale to implement the moratorium referenced herein.

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 – Approval of Moratorium

It is hereby declared that due to the instances of significant negative impact in surrounding communities and the current unregulated nature of the rental of residential housing as a commercial enterprise within the village and the uncertainty that exists in leaving said rentals unregulated the Village hereby places a 60 day moratorium on, or until the Village determines how to regulate, such rentals whichever is first to occur.

Section Three – Codification

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

Section Four – Home Rule Preemption

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

Section 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

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

Section 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 the remaining provisions of the Village's Municipal Code, 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.

[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 12th Day of October 2020.



Franco A. Coladipietro
Village President

ATTEST:



Jane E. Michelotti
Village Clerk