
THE VILLAGE OF BLOOMINGDALE
DUPAGE COUNTY, ILLINOIS

ORDINANCE
NUMBER 2019-28

**AN ORDINANCE
APPROVING THE LOMELI'S PLAT OF CONSOLIDATION FOR
THE CONSOLIDATION OF LOT 11 AND THE NORTH HALF OF
LOT 10 IN THE KRUMWIEDE SUBDIVISION TO CREATE LOT 1
IN THE LOMELI'S PLAT OF CONSOLIDATION
SUBDIVISION - 123 WALTER COURT**

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 26th day of August, 2019



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LOT 11 AND THE NORTH HALF OF LOT 10 IN THE KRUMWIEDE SUBDIVISION TO
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SUBDIVISION – 123 WALTER COURT**

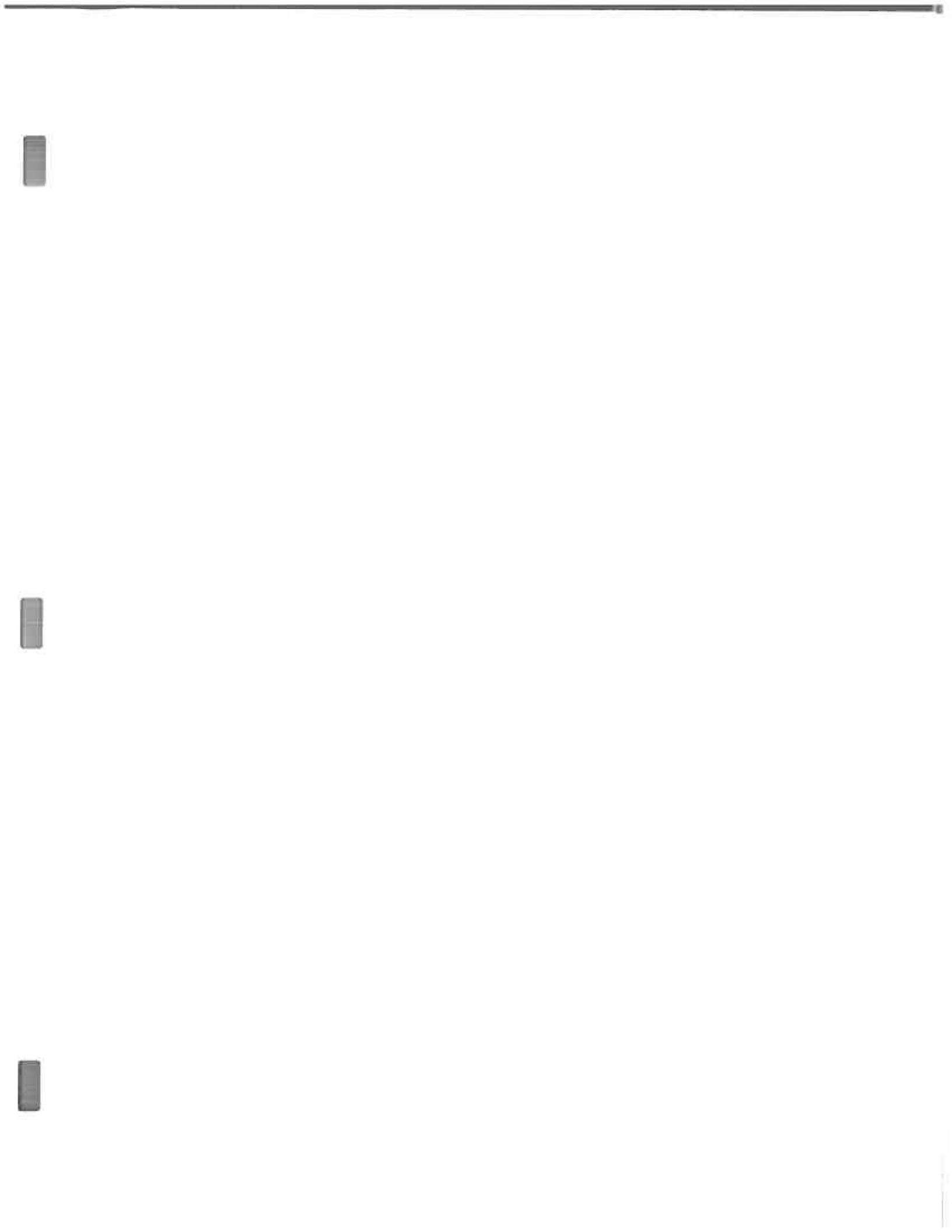
WHEREAS, the Village of Bloomingdale, DuPage County, Illinois (hereinafter referred to as the "Village") is a home rule unit of local government, and as such may exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the 1970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

WHEREAS, the Petitioner, Mr. Alberto Lomeli, is the owner of the property located at 123 Walter Court, Bloomingdale, Illinois ("Subject Property"), and has requested approval of a Plat of Consolidation, as depicted on a plat entitled "Lomeli's Plat of Consolidation" ("Plat") prepared by Premier Land Surveying, LLC., dated June 26, 2019, and attached and incorporated hereto as Exhibit A;

WHEREAS, at their meeting on August 6, 2019, the Village's Planning and Zoning Commission considered the Plat of Consolidation for the Subject Property, and has recommended that the Plat be approved; and

WHEREAS, the Village Board of Trustees of the Village concurs with the recommendation of the Planning and Zoning Commission as set forth in the Finding of Fact dated August 6, 2019, which is attached hereto and made a part hereof, as Exhibit B, and has determined that approval of the Plat will not adversely impact public health, safety, morals, and welfare.;

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: Approval of Plat

The Plat of Consolidation as depicted in Exhibit A is hereby approved, and the Village President and Clerk are hereby authorized, respectively, to execute and attest the Plat of Consolidation on behalf of the Village.

Section Three: 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 ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

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: Conflict Clause

All ordinances, resolutions or board actions in conflict herewith are hereby repealed to the extent of such conflict.

Section Six: 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 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 26th day of August, 2019.



Franco A. Coladipietro
Village President

ATTEST:



Jane E. Michelotti
Village Clerk

Exhibit A
Plat of Consolidation

Exhibit B
Findings of Fact



PLANNING, ZONING &
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 6, 2019

Subject: Planning and Zoning Commission Finding of Fact and Recommendation for Plat of Consolidation (or the "Plat")
123 Walter Court
Lot 1, Lomeli's Plat of Consolidation ("Subject Property")
PC Case No. 2019-103

Petitioner: Alberto Lomeli, Property Owner and Petitioner

I. Issue: Mr. Lomeli is requesting approval of a Plat of Consolidation in order to construct a new home on his property at 123 Walter Court.

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 history of the property and clarified that the consolidation was simply for the purpose of cleaning up the records. Using the illustrations provided, he explained that the subject property was currently a combination of a single lot and then 1/2 of another lot. Furthermore, for purposes of constructing a home, the lots needed to be consolidated into a single lot of record, to avoid the home being built over the lot line and establishing a single residence on multiple lots. Lastly, the Director explained that neither the dimensions, nor the area of the lot were changing, they were simply required to consolidate into a single lot of record, to construct the home.

Understanding the information provided and the reason the request was before them, the Commission expressed no concerns with the consolidation request, identifying that both the request and the conditions, were not out of character of the existing subdivision.

III. Recommendation of the Planning and Zoning Commission #2019-103:

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

1. The Planning and Zoning Commission Chairman sign and Secretary attest to the Plat of Consolidation for Alberto Lomeli, 123 Walter Court, which is currently all of Lot 11 and the north 1/2 of Lot 10 in Krumwiede's Division, to create Lot 1 in the Lomeli's Plat of Consolidation Subdivision; 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 #2019-103:

Ayes: Commissioners, King, Flood, Troiola, Vitacco and Chairman Jaster
Nays: None
Absent: Commissioners Damato and Coleman
Motion Declared Carried
Other Considerations: None
Minority Report: None

Respectfully submitted,

/s/ Len Jaster, Chairman
Planning and Zoning Commission
August 6, 2019

IV. Procedural Requirements:

Date of Meeting: August 6, 2019 **Petition No.:** PC#2019-103
Date Petition Filed with Village Clerk: **July 24, 2019**
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 Consolidation, prepared by Premier Land Surveying, LLC., dated June 26, 2019.

Attachments "B"

- Staff Report from the Director of Community and Economic Development, dated August 2, 2019.




**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: August 2, 2019

SUBJECT: Staff Report
Request for Approval of a Plat of Consolidation
Alberto Lomeli, ("Petitioner" and Owner)
123 Walter Court, Bloomingdale Illinois ("Subject Property")
PC No. 2019-103

ISSUE: Mr. Lomeli is requesting approval of a Plat of Consolidation in order to construct a new home on his property at 123 Walter Court.

ANALYSIS:

Background:

The Subject Property is located in the Krumwiede's Subdivision, north of Lake Street and west of Bloomingdale Road (as identified on the attached aerial). Based on information found on the DuPage County Assessor's website, the subject property has been vacant as far back as 1956. It appears that at some point between then and now, the vacant property between the subject property and 119 Walter Court (the property immediately south of the subject property) was split in half, with the north ½ being purchased by the owners of 123 Walter Court and the south ½ being purchased by the owners of 119 Walter Court. Following the acquisition of the northern ½ of Lot 10, the subject property remained vacant and was left unconsolidated. Alberto Lomeli is now looking to construct a new home on the property and as a result, needs to consolidate the property into one lot of record.

Review of proposal:

As shown on the aerial, the Petitioner is seeking to consolidate the existing Lot 11 and the north ½ of Lot 10, to create a single lot of record on which to construct a single-family home. The proposed home is approximately 2,700 square feet and will be a one-story, brick ranch. The subject property's square footage will not change as a result of the consolidation, it simply creates a single lot for the owner to construct a home on. All new construction will be required to comply with all current building and zoning requirements.

RECOMMENDATION:

The Planning and Zoning Commission should adopt a motion to approve the plat and authorize the Planning and Zoning Commission Chairman to sign and Secretary to attest to the recommendation for

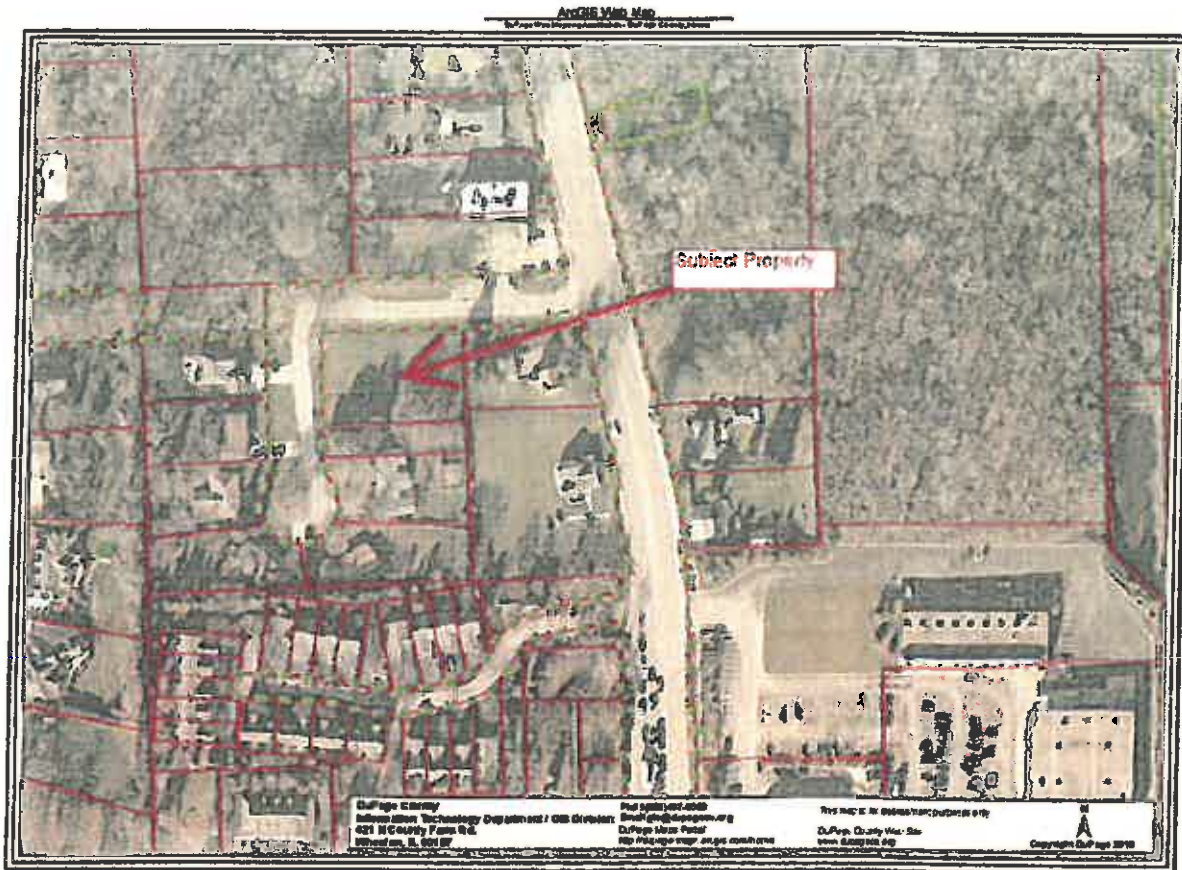
Planning and Zoning Commission – August 6th, 2019
Plat of Consolidation, Lomeli's Plat of Consolidation, 123 Walter Court

2

approval, and recommend approval by the Village Board. Findings of Fact of the Planning and Zoning Commission will be forwarded to the Village Board in this regard.

ATTACHMENTS:

Aerial photo of subject site and surrounding properties.
Lomeli's Plat of Consolidation



LOMELYS PLAT OF CONSOLIDATION

The property shown on this plat is a consolidation of the property shown on the plat of the Village of Bloomingdale, Illinois, recorded as follows:

STATE OF ILLINOIS
COUNTY OF DECATUR

WILLIAM PROGRESSIVE DEVELOPMENTS AS THE GRANTOR,
COUNTY OF DECATUR

PLAT OF THE VILLAGE OF BLOOMINGDALE, ILLINOIS, RECORDED AS PLAT NO. 1, RECORD 1, VOLUME 1, PAGE 1, IN THE PUBLIC RECORDS OF THE COUNTY OF DECATUR, ILLINOIS, ON THIS 10TH DAY OF FEBRUARY, 1950.

THE GRANTOR HAS HEREBY CAUSED TO BE MADE AND DONE BY THE COUNTY CLERK OF DECATUR COUNTY, ILLINOIS, THE FOLLOWING:

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 19____.

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF DECATUR

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COUNTY OF DECATUR

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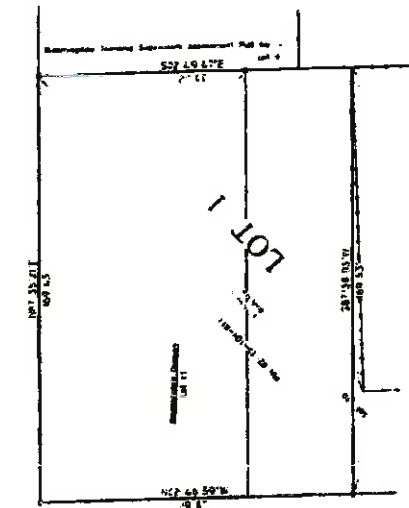
BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 19____.

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF DECATUR

WILLIAM PROGRESSIVE DEVELOPMENTS AS THE GRANTOR,
COUNTY OF DECATUR



RECEIVED

**VILLAGE OF BLOOMINGDALE
BUILDING & ZONING**

PRELIMINARY PLAT OF CONSOLIDATION

The property shown on this plat is a consolidation of the property shown on the plat of the Village of Bloomingdale, Illinois, recorded as follows:

Providence Land Surveying L.L.C.

**STATE OF ILLINOIS
COUNTY OF DECATUR**

**STATE OF ILLINOIS
COUNTY OF DECATUR**

**STATE OF ILLINOIS
COUNTY OF DECATUR**