
THE VILLAGE OF BLOOMINGDALE
DUPAGE COUNTY, ILLINOIS

RESOLUTION
NUMBER 2022-R-07

**AN RESOLUTION
GRANTING RAVINE PARK PARTNERS, LLC
TEMPORARY RELIEF FROM
THE PROCEDURAL REQUIREMENTS OF TITLE 11 OF
THE VILLAGE OF BLOOMINGDALE
CODE OF ORDINANCES**

FRANCO A. COLADIPIETRO, Mayor
PAMELA 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 25th day of April, 2022

RESOLUTION NO.2022-R-07

**AN RESOLUTION
GRANTING RAVINE PARK PARTNERS, LLC
TEMPORARY RELIEF FROM
THE PROCEDURAL REQUIREMENTS OF TITLE 11 OF
THE VILLAGE OF BLOOMINGDALE
CODE OF ORDINANCES**

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 of Bloomingdale Code of Ordinances, as amended (the "Village Code");

WHEREAS, on March 1, 2022, the Planning and Zoning Commission was presented with Case No. 2022-102 (the "Hearing") submitted by Ravine Park Partners, LLC ("Petitioner") proposing a new luxury apartment development on the 7.01-acre (305,226 square foot) former Firestone site commonly referred to as 333 E. Lake Street, Bloomingdale, Illinois ("Subject Property") which included requests for exceptions from the Village Code;

WHEREAS, at the Hearing, a member of the public having an interest in neighboring property adjacent to the Subject Property expressed concerns related to a private agreement affecting the Subject Property that has yet to be resolved with the Petitioner;

WHEREAS, Section 11-3-6E(1) of the Village Code provides in relevant part: "Within forty five (45) days after the close of the hearing on a proposed variation, the planning and zoning commission shall make written findings based upon the evidence presented to it in each specific case with respect to standards identified in subsection E2 of this section and shall submit same, together with its recommendations, to the president and board of trustees."

WHEREAS, the Petitioner has requested that the 45-day requirement set forth in Section 11-3-6E(1) be waived in order to resolve issues related to the private agreement before Case No. 2022-102 is presented to the Village President and Board of Trustees (collectively the “Corporate Authorities”) in accordance with Section 11-3-6F(1) of the Village Code and as set forth herein, as EXHIBIT A, which is attached hereto and made a part hereof;

WHEREAS, the Village acknowledges said request and hereby finds the request to be reasonable and appropriate under the given circumstances;

WHEREAS, the Corporate Authorities of the Village of Bloomingdale find that the granting of the requested extension has no detrimental impact on the health, welfare or safety of the public in general and finds that the petitioner has met his burden in demonstrating the grounds for the requested relief and extension thereto.

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’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– Grant of Extension

The Corporate Authorities of the Village of Bloomingdale hereby grant the requested relief from the 45-day requirement set forth in Section 11-3-6E(1). If the Petitioner does not resolve the aforementioned issues by May 31, 2022, the requests included in Case No. 2022-102 shall expire and Petitioner shall be required to reapply for such relief unless further extended by the Corporate Authorities.

Section Three: Effective Date

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

Section Four- Conflict Clause

That all Resolutions, parts of Resolutions and/or board actions in conflict with the terms of this Resolution shall be repealed to the extent of said conflict.

Section Five - Publication

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

Section Six - Recording

This Resolution 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:

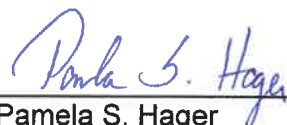
	YES	NO	ABSENT	PRESENT
Vince Ackerman	X			
William Belmonte	X			
Bill Bolen			X	
Frank Bucaro	X			
Patrick Shannon	X			
Judi Von Huben	X			
Franco A. Coladipietro (only if necessary)				
TOTAL	5	0	1	

PASSED AND APPROVED by the Village of Bloomingdale Board of Trustees on the 25th day of April, 2022.



Franco A. Coladipietro
Village President

ATTEST:



Pamela S. Hager
Village Clerk

EXHIBIT A
REQUEST OF EXTENSION

BURKE, WARREN, MACKAY & SERRITELLA, P.C.

21ST FLOOR
330 NORTH WABASH AVENUE
CHICAGO, ILLINOIS 60611-3607
TELEPHONE (312) 840-7000
FACSIMILE (312) 840-7900

ROBERT L. GAMRATH III
DIRECT DIAL NUMBER
(312) 840-7064
rgamrath@burkelaw.com

April 11, 2022

Via E-Mail

Mr. Pietro Scalera
Village Administrator
Village of Bloomingdale
201 S. Bloomingdale Road
Bloomingdale, IL 60108

Re: 333 E. Lake Street, Bloomingdale, IL

Dear Mr. Scalera:

On behalf of Ravine Park Partners (“RPP”), the Applicant for certain zoning approvals to allow for the redevelopment of 333 E. Lake Street, RPP waives the requirement under Section 11-3-5(E)(2) of the Village’s Zoning Code that written findings of fact be considered by the Village Board within 45 days of the public hearing, and also requests that the matter be removed from tonight’s Committee of the Whole agenda.

Thank you.

Very truly yours,
Burke, Warren, MacKay & Serritella, P.C.

/s/ R. L. Gamrath III

Robert L. Gamrath III