

APPROVED @ 2/13/2023 VB mtg.

January 23, 2023  
Meeting Duly Noted  
According to State Statute

**A STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON JANUARY 23, 2023, AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

**CALL TO ORDER**

The meeting was called to order by Mayor Coladipietro at 6:01 p.m.

**ROLL CALL**

Upon Roll Call by Village Clerk Hager, those in attendance were:

PRESENT: Trustees Ackerman, Belmonte, Bolen, Bucaro, Shannon, and Von Huben

ABSENT: None

**QUORUM PRESENT**

**AUDIENCE PARTICIPATION**

**Motion** by Trustee Ackerman, seconded by Trustee Bolen to open the floor to audience participation. Voice Vote. All Trustees present voted AYE.

No one present wanted to speak.

**Motion** by Trustee Von Huben, seconded by Trustee Bolen to close the floor to audience participation. Voice Vote. All Trustees present voted AYE.

**DISCUSSION ITEMS**

**Finance and Administration**

1. Discussion of Purchase of 110 Third Street

Mr. Scalera reported that a contract for the purchase of 110 Third Street in Bloomingdale has been prepared. The Village was approached by the current owner about purchasing the property. This property is adjacent to property already owned by the Village and would increase the number of possible future re-development options of this area.

Trustee Ackerman asked if this lot is a standard lot. Mr. Scalera noted that it is less than one-quarter acre. When combined with the adjoining lot it will be closer to a half acre.

Trustee Von Huben asked if the property would be rented. Mr. Scalera answered that if the salon currently in the property wants to remain there we would allow that. Mayor Coladipietro responded that the salon wishes to remain.

2. Discussion of Village Code Update with Local Amendments

Mike Gricus reported that every three years the Village Building Code is updated to current model code editions of the ICC Building Code. The code will be updated to the 2021 code for Building Code, Residential Building Code, Mechanical Code, Fuel Gas Code, Energy Conservation Code (which is regulated by the State), Property Maintenance Code, Fire Prevention Code and Private Swimming Pools, Spas and Hot Tubs. The Electrical Code will be updated to the 2020 code. This was part of the recommendation of the latest department ISO evaluation done.

**Traffic and Streets**

1. Discussion of Bid Review and Contract Award Recommendation for 2023 Spring Tree Planting Program

Mr. Monkemeyer reported that annually the Village does a tree planting program. There were four bids received with the lowest bidder being St. Aubin Nursery & Landscaping of Kirkland, Illinois. This contractor has done this work in the past and is capable of completing the work. This year's program includes 95 trees: 48 trees in the 50/50 tree planting program, 46 trees as infill replacements and 2 trees replaced as part of third-party accidents. Total cost of the program will be \$34,470. With the reimbursements of the 50/50 program (\$8,465) and the IRMA reimbursement for the trees destroyed by accidents (\$1,245) the total cost of the program is \$24,760 to the Village.

Public Works Department Forestry Division recommends acceptance of the proposal of St. Aubin Nursery & Landscaping in the amount of \$34,470.

**Public Safety**

1. Discussion of Purchase Approval in Excess of \$ 20,000 – NEDFYS Billing

Director Giammarese reported that the Police Department contracts with the Northeast DuPage Youth and Family Services (NEDFYS) to provide prevention or intervention services for persons impacted with mental health issues or other at-risk behaviors. The Department has received a grant from Bloomingdale Township Mental Health Board for \$60,000 to use for these services in 2023. The department is requesting an open purchase order in the amount of \$60,000 for 2023 for NEDFYS services. Glendale Heights also uses these services and will split the funding cost.

Trustee Von Huben asked what the cost of the program was in 2022. Director Giammarese reported that the cost in 2022 was \$25,000 but the Department intends to try to use it more in 2023.

2. Discussion of Purchase of Police Department Truck Scale Enforcement Equipment

Director Giammarese reported that the existing truck scale platform needs replacement/repairs due to wear and tear. The scale is on a fixed site on Gary Avenue. This has been used for many years and the scale is used by other departments who pay a nominal fee for its use. Replacement of the scale will cost \$34,500. Advanced Weighing Systems is the vendor. In order to conform to the Illinois Department of Agriculture regulations, the scale needs to be repaired.

Trustee Von Huben asked how the scale is used. Is it portable? Director Giammarese answered that this is a fixed site on Gary Avenue and trucks that are stopped are then asked to follow the officer to the scale.

**Facilities, Infrastructure**

1. Discussion of Small Meters Replacement Program

Ken Lindhorn presented details of the project. This program is a FY23 budget item. The majority of the water meters were installed in 2003 with a 20-year life span and have a 5/8" to 1" diameter. The meters accuracy range from 95-98% now resulting in lost revenue and are positive displacement meters with mechanical parts inside of the meters. The current meters do not register under 1 gallon per minute (gpm) and they need to be read manually every other month. This means that any water flow issues are only noticed at time of meter read every other month.

**Planning, Zoning and Environmental Concerns**

1. Discussion of Findings of Fact for Shake Shack and Old Second Bank located at 355 W. Army Trail Road.

Mr. Gascoigne reported that the current Old Second Bank (formerly West Suburban Bank) will be demolished and replaced by a 3800 sq. ft. Shake Shack and a smaller Old Second Bank (3000 sq. ft.) closer to Binny's at the corner of Army Trail Road and Springfield Road. The proposed project contained small exceptions relating to the parking lot, the number of trees, the number of signs and the monument sign. The Planning and Zoning Commission was satisfied with the plans as presented with a few recommendations. This area only requires 25 parking spaces but this lot will have 74 spaces which alleviated the Commission's stacking concerns.

Trustee Ackerman asked where the monument signs would be located. Mr. Gascoigne noted that they are along Army Trail Road.

Mayor Coladipietro asked if there were two separate parking lots. Mr. Gascoigne noted that there are two separate lots with a shared parking agreement and a shared maintenance agreement. The Mayor also asked if the bank has the smaller building due to the current banking industry parameters. Mr. Gascoigne replied that was also true.

Trustee Shannon asked if enough room was allowed for stacking of vehicles at the drive thru lanes. Mr. Gascoigne noted that the Commission also asked about that. There is enough room for 21 cars and if needed the traffic would back up into the parking lot to the South.

2. Discussion of Findings of Fact for 108 W. Washington for an outdoor patio.

Mr. Gascoigne reported that the owner of the old fire station in Old Town has requested a special use for an outdoor patio. A restaurant is a permitted use; however, the owner wants to add an outdoor patio with speakers and live entertainment which exceeds 24 seats (30 seats). The location of the deck was chosen so as not to disturb the mature landscaping already in place. Several residents attended the Planning & Zoning meeting with concerns about the music, parking, and traffic. The Commission responded to the residents that it was a permitted use, but the 30-seat capacity of the deck was the issue. The Commission suggested conditions for noise – outdoor speakers angled inward, non-electrified music and asked that the owner submit a professional landscape plan of mature, substantial landscaping. The Commission asked that the plan be submitted prior to this meeting, however, the owner's landscaper could not meet that deadline. The Commission also wants staff to review the plan to ensure that there is substantial, mature landscaping to provide a visual and audio buffer for the single-family homes.

Trustee Bucaro asked if the Alden residents had any objections. Mr. Gascoigne said they did not and the Village has not been contacted and the owner had contacted all of the surrounding residences.

Trustee Von Huben asked if there would be a provision for the cessation of the music and can they be added? Mr. Gascoigne noted that similar provisions were put in for Wolf Den and could be used in this case (M-Th 4 p.m. – 10 p.m. and Sat-Sun 12 p.m. – 10 p.m.). Trustee Von Huben also asked if there would be a back entrance and where will parking be? Will people start to park on the street creating a traffic problem and an issue for emergency vehicles? Access to the deck will be through the restaurant. Director Giammarese replied that his department would look into that. Mr. Heidner (the owner) replied that there would not be a back entrance. There is an entrance at the back but it will not be used.

Trustee Ackerman asked about the restaurant hours. The owner replied that they had not been determined yet.

Mayor Coladipietro asked about the landscaping and asked Mr. Gascoigne if he could work with the owner's landscaper to come up with a plan that works and is aesthetically pleasing. Mr. Gascoigne noted that he could work with the owner's landscaper. The Mayor also indicated that the Village owned lot at Third and Schick was intended for these uses. But we cannot have people parking on the both sides of the street.

Mr. Gascoigne verified that the Board was good with the similar language concerning music that was used for the Wolf Den property. Everyone was fine with that language.

The owner reported that the Planning and Zoning Commission recommended arbor vitae in a line surrounding the deck. The owner has instructed his landscaper that he would like to zig-zag the arbor vitae for 25 feet along the deck.

**INFORMATION**

none

**ADMINISTRATIVE STAFF REPORTS:**

Village Administrator, P. Scalera  
No Report

Assistant Village Administrator/HR Director, K. Buggy  
No report

Village Attorney, M. Castaldo, Jr.  
No report

Director of Public Works, J. Monkemeyer  
No report

Interim Director of Finance, T. Montbriand  
Work is continuing on going live the BSNA software. Direct deposit of the most recent payroll has occurred. Employees were sent an email allowing them to access their paystub that was password protected. The password is the last four numbers of the employee social security number.

Director of Public Safety, F. Giammarese  
No report

Director of Community and Economic Development, S. Gascoigne  
No report

**OTHER BUSINESS**

1. Update related to Stratford Square Mall Property

Mr. Scalera reported that the Village Attorney is working on a closing date for the Carson's parcel at Stratford Square. When that is set, the Board will be informed. Burlington will close on February 5 and take ten days to move to their new location on Gary Avenue. Staff has been working with the Burlington Maintenance in order to prepare for the takeover of the property.

The Village is moving forward with condemnation procedures for the Namdar parcel – set for July 3, Sears – set for March 21 and KOHL's – set for March 27. Staff is working with ARIA Architects

looking at re-development plans and projects. One plan shows keeping the existing buildings and one loses those buildings.

The Village is also working with Sports Facilities who is doing a market analysis to determine the feasibility of providing an indoor facility as part of the Stratford re-development. The Mayor and Mr. Scalera will be having a call with them tomorrow.

Trustee Von Huben remarked that she understood that KOHL's wants to stay. Mr. Scalera responded that KOHL's wants to stay but wants to stay in the existing building. Mayor Coladipietro responded that the Village will evaluate if leaving them in their existing space is feasible as it may not be the best use depending on the re-development plan that is adopted. The motion was filed to keep the project on track.

2. Update related to Village Open Space (former Indian Lake Golf Course)

Mr. Scalera reported that the routing map for the golf course holes has been presented to the Board. He is meeting next week with Dave Elsner to discuss it further. The proposed hole layout will allow for persons to safely use the walkway while golf is occurring. The Maintenance Building location is an issue as well as the location of the putting green. Burke Engineering is working on a grading cost, etc. This will help to determine the total cost of the renovation of the golf course which will be brought back to the Board for consideration.

Mr. Scalera and Mr. Habeeb will meet next week on the hotel renovation plans. Plans for the upgrading of the lobby, rooms, common areas, etc. will be presented and Mr. Habeeb is looking at a March 1 construction start. He is currently obtaining pricing for the construction.

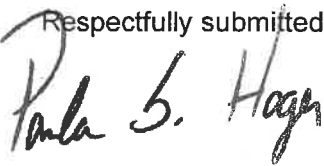
Mayor Coladipietro added that these two items will become part of the agenda going forward in order to keep the Board up to date on these projects.

**ADJOURNMENT:**

**Motion** by Trustee Bucaro, seconded by Trustee Von Huben to adjourn the meeting of January 23, 2023 at 7:10 p.m. Voice Vote All Trustees voted AYE.

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,



Pamela S. Hager  
Village Clerk

Psh