

APPROVED

@ 3/9/26 VB mtg

February 23, 2026  
Meeting Duly Noted  
According to State Statute

**A SPECIAL MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF BLOOMINGDALE HELD FEBRUARY 23, 2026  
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 6:00 p.m.

**ROLL CALL**

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

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

ABSENT: None

**QUORUM PRESENT**

**PLEDGE OF ALLEGIANCE**

**AUDIENCE PARTICIPATION**

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

No one in the audience wished to speak.

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

**APPROVAL OF AGENDA**

**Motion** by Trustee Ackerman, seconded by Trustee Bucaro, to approve the Agenda of the February 23, 2026, Special Meeting of the Village President and the Village of Bloomingdale Board of Trustees. Voice Vote. All Trustees present voted **AYE**.

**APPROVAL OF MINUTES**

**Motion** by Trustee Ackerman, seconded by Trustee Bucaro, to approve the Minutes of the February 9, 2026, Standing Committee of the Whole of the Village President and Village of Bloomingdale Board of Trustees – Absent: None and the minutes of the February 9, 2026, Special Meeting of the Village President and Village of Bloomingdale Board of Trustees – Absent: None.

AYES: Trustees Ackerman, Belmonte, Bucaro, Shannon, Vitacco, and Von Huben

NAYS: None

ABSENT: None

**MOTION DECLARED CARRIED**

**CONSENT AGENDA**

Intergovernmental and Community Relations

1. To approve Resolution No. 2026-R-13: A RESOLUTION APPROVING THE FIRST AMENDMENT TO LESLIE PARK LEASE AGREEMENT BETWEEN THE VILLAGE OF BLOOMINGDALE AND THE BLOOMINGDALE PARK DISTRICT.

Public Safety

1. To approve **Resolution No. 2026-R-14: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE ORDER TO AXON ENTERPRISE, INC. FOR THE PURCHASE OF BODY CAMERAS AND DASH MOUNTED CAMERAS AND RELATED SERVICES.**
2. To approve **Resolution No. 2026-R-15: A RESOLUTION AUTHORIZING PAYMENT PURSUANT TO THE AGREEMENT WITH THE DUPAGE EMERGENCY TELEPHONE SYSTEM BOARD FOR POLICE RECORDS.**
3. To approve **Resolution No. 2026-R-16: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT FOR ONE POLICE VEHICLE FROM SUNRISE CHEVROLET OF GLENDALE HEIGHTS, IL.**

Traffic and Streets

1. To approve **Resolution No. 2026-R-17: A RESOLUTION TO AWARD A CONTRACT FOR THE 2026 SPRING TREE PLANTING PROJECT.**

Facilities, Infrastructure

1. To approve **Resolution No. 2026-R-18: A RESOLUTION AUTHORIZING AN AGREEMENT WITH AUTOMATIC BUILDING CONTROLS, LLC. TO RETROFIT THE PUBLIC WORKS FACILITY HVAC SYSTEM.**
2. To approve **Resolution No. 2026-R-19: A RESOLUTION APPROVING AND AUTHORIZING A THREE-YEAR EXTENSION TO THE MATERIALS MANAGEMENT AGREEMENT WITH SYNAGRO CENTRAL, LLC FOR BIO-SOLIDS MANAGEMENT.**

Planning, Zoning and Environmental Concerns

1. To approve **Ordinance No. 2026-04: AN ORDINANCE APPROVING THE OFFICIAL ZONING MAP OF THE VILLAGE OF BLOOMINGDALE, ILLINOIS** and to waive the reading thereof and second consideration.

Finance and Administration

1. To approve **Ordinance No. 2026-05: AN ORDINANCE AUTHORIZING THE SALE OR DISPOSAL OF SURPLUS PROPERTY OWNED BY THE VILLAGE OF BLOOMINGDALE** and to waive the reading thereof and second consideration.
2. To approve **Resolution No. 2026-R-20: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF CUSTOMER WORK AGREEMENT BETWEEN COMED AND THE VILLAGE OF BLOOMINGDALE FOR WORK RELATED TO THE GROVE PROJECT.**
3. To approve **Ordinance No. 2026-06: AN ORDINANCE ABATING LEVY OF TAX AUTHORIZED BY ORDINANCE NO. 2015-13 AN ORDINANCE PROVIDING FOR THE ISSUANCE OF \$3,420,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015 OF THE VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS, AND PROVIDING FOR THE LEVY AND COLLECTION OF A DIRECT ANNUAL TAX SUFFICIENT FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS** and to waive the reading thereof and second consideration.

4. To approve **Ordinance No. 2026-07: AN ORDINANCE ABATING THE BOND ORDER FOR SERIES 2020B LEVY OF TAX AUTHORIZED BY ORDINANCE NO. 2020-31 AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$14,050,000 GENERAL OBLIGATION BONDS, SERIES 2020, OF THE VILLAGE OF BLOOMINGDALE, ILLINOIS** and to waive the reading thereof and second consideration.

5. To approve **Ordinance No. 2026-08: AN ORDINANCE ABATING THE BOND ORDER FOR SERIES 2020A LEVY OF TAX AUTHORIZED BY ORDINANCE NO. 2020-31 AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$14,050,000 GENERAL OBLIGATION BONDS, SERIES 2020, OF THE VILLAGE OF BLOOMINGDALE, ILLINOIS** and to waive the reading thereof and second consideration.

6. To approve **Ordinance No. 2026-09: AN ORDINANCE ABATING THE BOND ORDER FOR SERIES 2024 LEVY OF TAX AUTHORIZED BY ORDINANCE NO. 2024-41 AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$7,750,000 GENERAL OBLIGATION BONDS, SERIES 2024, OF THE VILLAGE OF BLOOMINGDALE, ILLINOIS** and to waive the reading thereof and second consideration.

7. To approve **Resolution No. 2026-R-21: A RESOLUTION AUTHORIZING AND APPROVING A BANK LOAN WITH OLD SECOND BANK.**

**Motion** by Trustee Von Huben, seconded by Trustee Vitacco, to place all items on the consent agenda.

**AYES:** Trustees Ackerman, Belmonte, Bucaro, Shannon, Vitacco, and Von Huben  
**NAYS:** None  
**ABSENT:** None

**MOTION DECLARED CARRIED**

**Motion** by Trustee Bucaro, seconded by Trustee Ackerman, to approve all items on the consent agenda.

**AYES:** Trustees Ackerman, Belmonte, Bucaro, Shannon, Vitacco, and Von Huben  
**NAYS:** None  
**ABSENT:** None

**MOTION DECLARED CARRIED**

### **DISCUSSION ITEMS**

#### **Planning, Zoning and Environmental Concerns**

1. Presentation of Residential Development Proposal at 250 Schick Road

The Nitti Group presented their proposal for a housing development at the above property. They anticipate a 30-36-month timeline and they would sell and build 2-4 homes per month.

2. Discussion of Findings of Fact for 109 Third Street (Pazzi Di Pizza)

Mr. Gascoigne reported that at the last Planning and Zoning meeting the above project was recommended and voted on unanimously. The current property would expand on the north, northeast and east sides. The gaming area would be enlarged and a carryout window would be added along with storage space and a larger cooler. The expansion will match the color scheme

and architecture of the current building and Old Town. All areas that are enlarged are for employee use. There will be no increase in the occupancy number of the restaurant.

Finance and Administration

1. Warrant #2 for the Month of February 2026 - \$2,476,938.80

There were no questions.

**Motion** by Trustee Ackerman, seconded by Trustee Bucaro, to approve **Warrant #2 for the Month of February 2026 in the amount of \$2,476,938.80, as presented.**

**AYES:** Trustees Ackerman, Belmonte, Bucaro, Shannon, Vitacco, and Von Huben  
**NAYS:** None  
**ABSENT:** None

**MOTION DECLARED CARRIED**

2. Approval of Bloomingdale Yard at The Grove

There were no questions.

**Motion** by Trustee Ackerman, seconded by Trustee Bucaro, to approve **Ordinance No. 2026-11: AN ORDINANCE APPROVING AND AUTHORIZING THE CONTRACT FOR PURCHASE AND SALE OF REAL ESTATE FOR CERTAIN PROPERTY LOCATED IN THE GROVE PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT; (BLOOMINGDALE YARD)** and to waive the reading thereof and second consideration.

**AYES:** Trustees Ackerman, Belmonte, Bucaro, Shannon, Vitacco, and Von Huben  
**NAYS:** None  
**ABSENT:** None

**MOTION DECLARED CARRIED**

3. Presentation of Administrative/Information Systems/Golf Course FY27 Budget

Dave Shallcross and Paul Shefflet from the golf course were present. They gave a report on the golf course operations during FY25. The average for the area is 40,000 rounds. This was up 2.4% from the FY25 budget projection. The Village could increase revenue by increasing the number of rounds or by increasing prices by improving course conditions. Rates for rounds of golf will be increasing between \$1 - \$6 per round and cart fees will increase 4.5%. The course expects to continue to generate 39,000 rounds of golf which will result in a 4.0% increase in revenue. The definition of an "early bird round" will now pertain to just the first hour of play. The price for rounds between 11 a.m. and 3 p.m. on Saturdays will also be increased and the 5:30 evening special will be replaced with a nine-hole evening special. Oliphant has hired a new golf superintendent and a new golf pro accepted an offer today. Oliphant will be doing a new website for the course and increasing the presence of the course on social media. Their focus is on golf course improvement. The course has 65 golf outings scheduled as well as a junior golf outing, a senior CDGA tournament and will continue the community discount.

Ms. Montbriand gave an overview of expenses for various funds for the period FY24 through FY27. She began with the Golf Course Fund and reported that the objective of the fund is to have a \$100,000 net income each year. The course is projected to meet that goal until FY29 and is doing better than the last few years. The additional objective of 25% of Operating reserves will be met through FY31. Golf carts are projected to be replaced in FY30-FY31. Mayor Coladipietro asked how

improvements are paid for. Mr. Scalera reported that it is paid from the golf course fund. The Mayor then asked where the objective of having a 25% operating expense reserve target balance came from. Ms. Montbriand noted that it is a best practice accounting practice. Mayor Coladipietro asked if we look out 5 years can the CERF fund be brought back to a 25% target fund balance (it currently has a 50% target balance). Trustee Shannon asked if there is any correlation to the Village bond rating. Ms. Montbriand noted that any change to the CERF fund probably would not but if the target balance was reduced in the general fund or the Home Rule Sales Tax fund then it might. Trustee Ackerman asked how long assets are depreciated. Ms. Montbriand noted that assets are depreciated over ten years.

She then continued presenting parts of the FY27 budget.

Trustee Bucaro left the meeting at 7:04 p.m. for an excused absence.

Ms. Montbriand then continued with an overview of budget expenses for the Administration Department, the Almanac, Economic Development department, Executive & Legislative fund, Human Resources, and Liability Insurance. A new line item was created for Community Events for fireworks shows and the tree lighting event. She then continued with Septemberfest expenses, the Community and Economic Development department, Engineering department expenses, Building & Zoning expenses, Motor Fuel Tax Fund expenses, and the Information Systems Department expenses.

Mayor Coladipietro asked if the motor fuel tax fund is an in/out fund? Ms. Montbriand reported that yes, these funds are received and are used for the road program. There was also a discussion of the replacement of the Village phone system. That discussion led into a discussion on the use of AI in the Village in appropriate areas with direction from our IT department. Mayor Coladipietro then asked if the Village is fully staffed now for a reference point of personnel costs.

### **Traffic and Streets**

1. Discussion of FY27 DuPage County Joint Purchasing Requisition for Sodium Chloride (Rock Salt)

Mr. Lindhorn reported that the Village recently received a 400-ton shipment of salt and another shipment is expected bring the total salt purchase for the year to 1690 tons. Staff is asking to participate in the DuPage County Joint Purchasing Requisition for rock salt for FY27. Staff will submit a requisition for 1300 tons with a minimum purchase commitment of 1040 and a maximum of 1690 tons. The department typically uses between 1400 and 1600 tons per year.

### **Public Safety**

1. Discussion of Door Access Control System

Mr. Giammarese reported that the FY26 budget includes \$62,500 for the replacement of the door access control system in the Village Hall and the Police Department. The current system is more than 20 years old and has reached the end of its useful life. Four quotes were received and staff is recommending purchasing a new system from Convergent Technologies for the total of \$63,678.

### **OTHER BUSINESS**

None

### **ADMINISTRATIVE STAFF REPORTS**

Village Administrator, P. Scalera

Mr. Scalera reported that he, Jill, and Ms. Montbriand met with IPBC (the fund providing health and dental insurance to the Village) in an effort to make plan changes to reduce insurance costs. There will be a follow up call this Friday.

He and Mr. Lindhorn participated in a mediation call re: Local 150 wage negotiations. Local 150's position has not changed. Staff provided information that the health insurance 10% cap requirement is affecting the Village's ability to offer increased wages and is affecting employee retention as well as employee attraction. There is a follow up call on March 19 where the union is expected to present information that they have tried to control health care insurance costs.

The FOP Sworn officer union contract will expire August 31, 2026.

Village Attorney, M. Castaldo, III  
No report

Director of Public Works, K. Lindhorn  
The WRF supervisor, Mark Strike, has completed continuing education at COD. He completed his certificate of supervision by taking night classes and with two young children at home.

Director of Finance, T. Montbriand  
Ms. Montbriand reported that the last directive included an ACH payment to a fraudulent account. The IT Department and the Police Department have been contacted and the case is being worked. The amount of the ACH payment was \$26,000 and it was to Gravity Architects. Pan Am Bank believes that the Village may get the money back. And because of this, new procedures are being instituted including verification of any ACH requests and second step authentication.

Director of Public Safety, F. Giammarese  
The department completed testing with 102 applicants. Seventeen of these are now undergoing background checks. An offer has also been made to a part-time detective candidate. The department is almost at full staff numbers.

Director of Community and Economic Development, S. Gascoigne  
Mr. Gascoigne reported that the new development on Gary Avenue has come in for permits and the permit was picked up for the new 7 Brew on Lake Street. Andy's Custard will be coming in for permit next week. Staff was also contacted by the owners of the Army Trail property annexed into the Village last year. They have acquired an adjoining parcel and will be coming to the Village to annex that as well. Cilantro has one last issue – a kitchen hood – to get passed. The 7 Brew on Gary should be opening next week. Mr. Giammarese has been working with them on any possible traffic issues.

#### **RECESS TO EXECUTIVE SESSION**

**Motion** by Trustee Von Huben, seconded by Trustee Vitacco, **to recess to Executive Session for the purpose of 5ILCS 120/2(c)(11) Pending Litigation and 5ILCS 120/2(c)(6) – Sale or Lease of Real Estate at 8:07 p.m.** Voice Vote All Trustees voted **AYE**.

**AYES:** Trustees Ackerman, Belmonte, Shannon, Vitacco, and Von Huben  
**NAYS:** None  
**ABSENT:** Trustee Bucaro

**MOTION DECLARED CARRIED**

Minutes of a Special Village Board Meeting  
February 23, 2026  
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**RECONVENE MEETING**

Mayor Coladipietro reconvened the meeting at 8:59 p.m.

**ROLL CALL**

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

PRESENT: Trustees Ackerman, Belmonte, Shannon, Vitacco, and Von Huben  
ABSENT: Trustee Bucaro

**QUORUM PRESENT**

**OTHER BUSINESS**

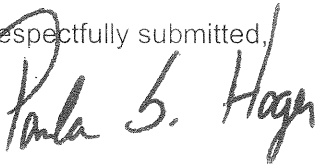
None

**ADJOURNMENT**

**Motion** by Trustee Von Huban, seconded by Trustee Ackerman **to adjourn the meeting of February 23, 2026, at 9:00 p.m.** Voice Vote All Trustees voted **AYE**.

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,



Pamela S. Hager  
Village Clerk  
Psh