

APPROVED

3/9/20 VB mtg.

**MINUTES OF A STANDING COMMITTEE OF THE WHOLE MEETING OF THE PRESIDENT
AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON
FEBRUARY 24, 2020 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

PROOF OF POSTING

The meeting was duly posted according to State Statute.

CALL TO ORDER

The Standing Committee of the Whole Meeting of February 24, 2020 was called to order by Mayor Coladipietro at 6:00 p.m.

ROLL CALL

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

PRESENT: Mayor Coladipietro, Trustees Von Huben, Shannon, Belmonte, Bucaro, and Ackerman

ABSENT: Trustee Bolen

QUORUM PRESENT

AUDIENCE PARTICIPATION

Motion by Trustee Ackerman, seconded by Trustee Von Huben, **to open the floor to the public.** All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

No one came forward.

Motion by Trustee Von Huben, seconded by Trustee Shannon, **to close the floor to the public.** All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

DISCUSSION ITEMS

A) Finance and Administration

- 1) Discussion of Community Grant Program – Bloomingdale Lightning FC

Mr. Scalera gave background information on the Community Grant Program which began in 2017. Bloomingdale Lightning submitted their application for assistance to purchase new soccer nets and proper training equipment in the amount of \$5,000. Staff reviewed their application and Mr. Scalera stated Bloomingdale Lightning had met all the necessary qualifications. Ms. Mary Donato from the organization was present to answer any questions. There were none.

The Mayor offered his congratulations and thanked Ms. Donato for coming. She expressed her appreciation to the Board.

- 2) Disposal of Surplus Village Property – Metal Detector, Computer, Electronic & Misc. Equipment

Mr. Scalera noted that this was a combination of equipment with the metal detector from Public Works to be used as a trade-in, and the remainder of the computer, electronic and miscellaneous equipment from the Village to be auctioned or re-cycled. Since there were no questions, this will be added to the next consent agenda.

- 3) Discussion of Stratford Square Mall Business District Tax Incentive Assignment

Mr. Scalera gave background information. This was a 2007 Redevelopment Agreement to provide reimbursement of Phase I improvements to Stratford Square Mall that totaled \$80 million. The agreement allocated \$20 million in incentive to be paid to the developer over the life of the Business District to complete Phase I of renovations. It is set to expire in 2030, or when the total amount has

been reimbursed, whichever comes first. As of October 2019, The Village has reimbursed \$12,809,567.17 of Phase I to the prior owner and is holding \$177,394.23 while the Board considers the assignment of the agreement. According to the agreement, the successor developer must have the written consent of the Village as noted in Section 11.20 and must have the qualifications, financial ability and character necessary to fulfill the obligations set forth in the agreement.

There was much discussion on this regarding the new owners and concern that there was no vision for the future of the mall. Feedback from the Board was they would like something in writing to show their plans and their vision. They questioned if there was an ulterior motive. The Mayor stated that the new owners realized they received "bad press" and he felt they have good intentions, but he would like to see them be more proactive in their investment, to show us something. The consensus of the Board was to continue to keep the monies in escrow as incentive for their investment.

The Mayor asked Mr. Scalera to reach out to the new owners and express the Board's concern as to what their plans are for the mall.

B) Planning, Zoning and Environmental Concerns

1) Discussion of Village Code Update to Adopt Vacant or Abandoned Building/Structure Regulations

Mr. Mike Gricus, Building Commissioner, proposed a new ordinance to regulate vacant or abandoned buildings in the Village. He noted that there are 23 such buildings, either commercial or residential. He stated an annual registration form and fee of \$200 would be due annually. He noted once inspected, it would be determined if the building was vacant or abandoned, and explained what the next steps would be. He defined abandoned as a structure unoccupied for a period of ninety (90) consecutive days and listed many conditions existing such as open to trespassing, loitering or vagrancy, improper maintenance, code violations, unlawful criminal activity, etc. The information would then be shared with the Police and Fire Departments so they would be aware of these abandoned and/or vacant buildings.

Mr. Gricus noted that once adopted, a certified cover letter would be sent to the owners of the properties identified with a copy of the new ordinance and the registration form. He fielded questions from the Board on the process that would follow.

On another note, Mr. Gricus added that he is looking into adding an ordinance for a business license for single family homes that are not owner-occupied that rent out their homes. After much discussion on this whether to include duplexes, townhomes, and apartments, it was decided to start with single family homes. The homeowner would fill out the tenant information. The Mayor thanked Mr. Gricus.

2) Discussion of Village Zoning Map and Address Map Updates

Mr. Gricus stated that there were fewer changes this year. Six (6) changes were made to zoning and four (4) were address changes. He noted these are done annually according to State Statute.

INFORMATION

None

MEETING REMINDERS

Tuesday, March 3, 2020 – Planning and Zoning Commission Meeting - CANCELLED

Monday, March 9, 2020 – Standing Committee of the Whole and Village Board Meetings

COMMUNITY EVENT REMINDERS

2020 Best of Bloomingdale

Bloomingdale Golf Club, 181 Glen Ellyn Road

Thursday, March 5, 2020 from 5:30pm – 8:30pm

ADMINISTRATIVE STAFF REPORTS

1. Village Administrator, P. Scalera

Mr. Scalera asked that if any Board member were attending the 2020 Best of Bloomingdale to please let Jennifer know by Wednesday.

2. Assistant Administrator, B. E. Weber

Ms. Weber was absent.

3. Village Attorney, M. Castaldo, III

Counselor Castaldo had no report.

4. Director of Public Works, J. Monkemeyer

Mr. Monkemeyer stated that the DuPage County Joint Purchase Agreement for rock salt will be due at the next meeting.

5. Finance Director, G. L. Szott

Mr. Szott stated that the release of the budget will be next Monday. He noted the numbers look good; however, we need to keep watch on the Golf Course. And, he stated, the future with Woodman's looks solid.

6. Director of Public Safety, F. Giammarese

Director Giammarese gave a crime update. He noted there was a domestic case which involved an employee at Pivot Point in Bloomingdale. Her ex had a warrant out for his arrest, was stealing cars in DuPage County, and the US Marshall was unable to locate him. Director noted we had extra patrols in Springbrook.

7. Community & Economic Development Director, S. Gascoigne

Mr. Gascoigne gave an update with regards to the Mall:

- Victoria Secret is closed
- 25 West is closed. No information, but may be in negotiations with mall.
- Anchor stores independently owned
 - Burlington
 - Sears
 - Carson's
 - Kohl's
- Anchor stores owned by mall
 - Penney's
 - Macy's sold to Woodman's

OTHER BUSINESS

None

RECESS TO EXECUTIVE SESSION

Motion by Trustee Bucaro, seconded by Trustee Von Huben, to **recess to Executive Session for the purpose to Discuss the Purchase or Lease of Real Estate - 5 ILCS 120/2(c)(4)** at 6:55 p.m.

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

MOTION DECLARED CARRIED

RECONVENE MEETING

The Mayor reconvened the Standing Committee of the Whole meeting of February 24, 2020 at 7:02 p.m.

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

PRESENT: Mayor Coladipietro, Trustees Von Huben, Shannon, Belmonte, Bucaro, and Ackerman
ABSENT: Trustee Bolen

QUORUM PRESENT

ADJOURNMENT

Motion by Trustee Bucaro, seconded by Trustee Ackerman, to adjourn the meeting of February 24, 2020 at 7:03 p.m. All Trustees present voted AYE.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Jane E. Michelotti
Village Clerk

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