

APPROVED @ 3/23/26 UB mtg.

MINUTES OF A STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON MARCH 9, 2026 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 9, 2026 was called to order by Village President Coladipietro at 6:00 p.m.

ROLL CALL

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

PRESENT: Trustees Ackerman, Belmonte, Bucaro, Shannon, Vitacco, and Von Huben
ABSENT: None

QUORUM PRESENT

AUDIENCE PARTICIPATION

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

There was no one in the audience who wished to speak.

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

DISCUSSION ITEMS

A. Planning, Zoning and Environmental Concerns

1. Presentation by Greco/DeRosa for 250 Schick Road

Ron DeRosa of Greco/DeRosa Investment Group presented a proposal for the former Indian Lakes Hotel property. The group has been in business for 21 years and is proposing a residential development of 55-60 custom homes. The homes will range in price from \$950,000 to \$1.7 M and will include both ranch and two-story models ranging from 2800 square feet to 4000 square feet. The lot sizes will be similar to Los Lagos and Indian Lakes and will have an HOA. The development timeline is 24-30 months.

2. Discussion of Findings of Fact for 166 and 178 W. Lake Street (Polaris Homes)

Mr. Gascoigne explained that the applicants are seeking preliminary approval before proceeding to final consideration. The proposal is for 11 one-story residences with the smaller models near to Lake Street and the larger models to the rear of the property. There will need to be exceptions to this project including the 75-foot setback for IDOT. There will be two models.

Trustee Von Huben asked if a left turn lane will be added at the existing signal at Rosedale Avenue. The applicant explained that there will be three lanes coming out of the development and the residents of the Horizon will have access to the signal.

3. Discussion of Referral of Chubby Cattle Restaurant to the Grove

Mr. Gascoigne reported that this is the first step in moving this applicant forward in the approval process for The Grove. Trustee Ackerman asked if the applicant requested TIF incentive. Mr. Scalera said that they asked for \$2 M.

B. Traffic and Streets

1. Discussion of 2026 Street Program Recommendation

Mr. Gascoigne reported that the Village received six sealed bids for the 2026 Street Program. The low bid is from Builders Paving in Hillside, IL for \$1,867,863. Builders Paving have completed this work before and staff recommends awarding the contract to Builders Paving.

2. Discussion of Final Acceptance of Public Improvements for Springfield Pointe Subdivision

Mr. Gascoigne reported that this Springfield Partner Group, LLC is requesting that the Village accept the public improvements constructed as part of the development. This was previously discussed and they have now requested that the one-year warranty period be waived. The only issue with the public improvements is some asphalt repair. Springfield Partner Group will pay the Village \$7,800 to pay for the asphalt repair and waive the warranty period. The asphalt repair will be completed as part of the 2026 Street Program which does have a work warranty.

C. Finance and Administration

1. Discussion of IRMA Delegate Resolution for Jill Sieverding

Mr. Scalera reported that with the hiring of Assistant Village Administrator Jill Sieverding the Board needs to appoint her as the Village IRMA delegate. The Finance Director is the alternate delegate.

2. Discussion of 2025 Septemberfest Financial Report

Ms. Montbriand reported that this is the report for the 2025 Septemberfest. The Village's contribution for the event in 2025 was \$40,346.87. There were no questions.

3. Discussion of 2026 Village Health Benefits Program

Mr. Scalera reported that he, Ms. Sieverding, and Ms. Montbriand have met with the Village's health insurance provider. Several options for changes to the plans for cost savings have been discovered which will result in a 3.52% savings. Staff looked at employee needs and a GLP-1 management program will also be added. Any changes will take place on July 1, 2026.

4. Presentation of Public Works FY27 Budget

Ms. Montbriand began the overview of the Public Works budget. The Public Works Department has 41 full-time employees and 16 Seasonal employees and are looking at a 9% increase overall for FY27. Most of the Department employees belong to Local 150 so a 2% COLA, a 3.5% step increase, and a 10% insurance increase was used in calculating budget salary amounts.

Ms. Montbriand then proceeded to do an overview of each division of the department – Stormwater Collection, Building and Grounds, Equipment Maintenance, Forestry, Kennel, Streets Water and Sewer, Distribution, Sanitary Collection System, Source of Supply, and Water Reclamation Facility.

Mr. Lindhorn then discussed notable expenses for FY27. The Street Division will see the largest increase in expenses for FY27. The budget for Public Works represents a 1.23% decrease from FY26. IF Personal Services were excluded it would be a 10% decrease. The FY27 budget includes \$6,400 for two new mini weather stations with cameras and some AI components which will assist with forecasting of weather in the area. A snow removal loader for Old Town (\$75,000) and two hydraulic automotive lifts (\$60,000) are capital items planned for FY27. The water and sewer fund also include engineering staff wages as part of the budget and staff is also studying future impact of The Grove on this fund.

The FY27 Capital Projects include: \$2.19 M for Return activated sludge Reconstruction (RAS) at the Wastewater Treatment Plant (State Revolving Financing (SRF) will be investigated for this through the State), \$150,000 for Stratford Lift Station pump rail repairs, \$208,000 for the Cardinal Water Tower Painting, \$60,000 for a vehicle replacement, \$55,770 for a WRF submersible pump, and \$38,000 for the Stratford Lift Station pump.

Trustee Ackerman asked about FY28 Capital Projects. Mr. Lindhorn listed them as water main replacement, painting of the Winston water tower and Wastewater Treatment Plant Improvements.

Information

None

ADMINISTRATIVE STAFF REPORTS:

Village Administrator, P. Scalera
No Report

Assistant Village Administrator/H.R. Director. Jill Sieverding
An Employee Appreciation Event was held last Thursday and was a huge success. Pizza was ordered from a local business. Feedback was very positive.

Village Attorney, M. Castaldo, Jr.
No Report

Director of Public Works, K. Lindhorn
Mr. Lindhorn reported that the Board also received the Public Works annual report. Any questions or comments can be directed to him.

Director of Finance, T. Montbriand
An offer was extended to a potential Assistant Finance Director which was accepted. She hopes to have the position filled by the end of the month.

Director of Public Safety, F. Giammarese
Absent

Director of Community and Economic Development, S. Gascoigne
Mr. Gascoigne reported a public hearing on Bloomingdale Yard will be held at the next meeting. On March 17 he will meet with a company (1Tero) about using their product to use AI to assist with permits. Tony Mannerino suggested the company. Temporary power poles are up at The Grove. Temporary power will be activated in the next week or two by ComEd.

OTHER BUSINESS

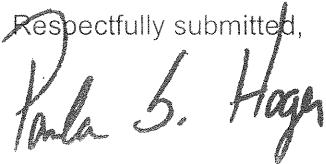
None

ADJOURNMENT

Motion made by Trustee Ackerman, seconded by Trustee Bucaro, **to adjourn the meeting at 7:04 p.m. on March 9, 2026.** Voice Vote. All Trustees voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,



Pamela S. Hager
Village Clerk psh