

**APPROVED**

@ 9/28/20 VB 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 SEPTEMBER 14, 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 September 14, 2020 was called to order by Village President Coladipietro at 6:00 p.m.

**ROLL CALL**

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

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

**QUORUM PRESENT**

**AUDIENCE PARTICIPATION**

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

**MOTION DELCARED CARRIED**

*Audience was present, but no one came forward.*

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

**MOTION DELCARED CARRIED**

**DISCUSSION ITEMS**

**A) Finance and Administration**

1) Discussion of Short-Term Rentals

Mr. Scalera noted included in the packet was a draft ordinance for short-term rentals. This was done in response to when homes were rented through Airbnb's for entertainment uses and not through what short-term rentals should be. Before this is finalized, Board feedback was sought.

The timeframe would be for no less than a 30-day rental. Various provisions were discussed which included the following: the property owner would need to apply for a permit at the Village; the permit would be issued and valid for a 1-year period; it would include contact information to assess if applicable for hotel online taxes; and the homeowner had to reside in the home for six (6) months ensuring it was owner-occupied. The Building Commissioner would approve or deny the permit application and if denied, the applicant would have the ability to appeal to the Village Board. The permit is non-transferrable and the new property owner would have to come in to apply for a new permit. The permit fee is \$500 and is renewable each year in the same amount.

There was a lengthy discussion regarding the number of people allowed vs. number of persons per square foot. For example, at 1 person per 125 sq. ft. in a 3,000 square feet home, this would allow for 24 people. The number of non-related people in a home was discussed, and since it was not allowed for the community, this is a loophole that should not be allowed in this ordinance. The numbers seemed outrageous and an issue. Further discussion took place on Airbnb rentals, internet platform, short-term rentals, and long-term rentals. It was decided that more time should be given.

The Mayor was concerned and felt that a moratorium should be made on Airbnb's until we have an ordinance on short-term rentals. Mr. Scalera noted that we do have an ordinance in place for a moratorium on Airbnb's and it can be brought forth at the next meeting.

2) Discussion of Ordinance establishing a Local Adjudication Program

Mr. Scalera acknowledged input from Trustee Belmonte, the Mayor, Director Giammarese, the Building Commissioner Gricus, and Director Gascoigne for working on this needed program for Bloomingdale to address the home property maintenance issues that have become more common during this pandemic. A number of residents in the community have made improvements to their home, and they are not complying with the citations or warnings issued. This will give the tools needed to go after the property owners for compliance. The ordinance will allow our existing Hearing Officer to hear the local citations issued by the police officers. The program will be set for the 1<sup>st</sup> Wednesday of each month. To be determined later, it could be expanded to two (2) Wednesdays each month.

Mr. Scalera stated that both directors will have input in the fine structure and it will be brought back at the next meeting along with the ordinance. He noted that having the local adjudication program does not preclude the Village from the next step. He stated some property owners may disregard the local adjudication process and the Village will still have the ability to take it to court. He noted right now we have the ability to cut out the middle man in Glendale Heights, and do it in-house. Our Hearing Officer would be Dennis Reboletti. Director Giammarese noted they would also have the ability to cite non-moving violations with a little more latitude.

The Mayor thanked Trustee Belmont, Counselor Castaldo, the Directors, and all for their assistance as this was a 6-9 month process. He stated it is good for us to have this control over this process. It will allow us to administer and adjudicate these matters in a manner with our philosophy and our policies.

The Mayor asked that we go out of order in the agenda and start with #2 Platt Hill Nursery.

**B) Planning, Zoning and Environmental Concerns**

2) Discussion of Findings of Fact for Platt Hill Nursery located at 200 and 206 W. Lake Street

Mr. Gascoigne noted that Platt Hill Nursery asked to expand their nursery as they had outgrown their existing site. He noted they had purchased the property years ago. He noted the property is only accessible to Platt Hill employees. They would like to add five (5) Quonset Huts and amend the existing ordinance. He cited the various exceptions to zoning, tree preservation, reduction in building set-back, and fencing around the property. The Commission had no concerns with the Quonset Huts, but there was some concern with security on William Way for Platt Hill. Mr. Gascoigne noted that there will be no berm on William Way but clarified they will have raised planting beds and there will be a "No Right Turn" sign installed. It was noted, however, that it will be looked into by the Police Department to make sure it is enforceable. There will also be a black aluminum fence. Representatives from Platt Hill were present to answer any questions. Since there were no questions, this will be on the following agenda for approval.

The next item followed was #4 – Bloomingdale Court

4) Discussion of Bloomingdale Court – Outdoor Events

Mr. Gascoigne stated the representative from the management group for Bloomingdale Court, Washington Prime, was present. He stated they would like maximize their foot traffic and hold seasonal events to draw people to their shopping center. They would like to have an Outdoor Ice

Skating Rink from November 15 to January 15 located in front of The Picture Show in the parking lot by Ring Road. He showed a drawing of it on the screen. He noted they would have concession areas for local food truck vendors, and a locked storage container outside the rink to store rental skates. A second event would be to have a Christmas Tree Lighting with three (3) trees, different from the Village's ceremony, with 1<sup>st</sup> responders or with special needs children to "flip the switch" with live Christmas music. Again this would be near The Picture Show area.

The Commission has the authority to approve the land use, but they wanted Board feedback. Mr. Gascoigne noted there are other things such as public safety measures and concerns which must be met. Ideally, he stated we would work with the Village Attorney to draft a document to allow flexibility to have more than the allotted six (6) events throughout the year lasting more than 3-4 days, similar to what was done for the mall. This would be for the Ice Skating Rink and the Christmas Tree Lighting event.

There was a question regarding liability, and answered since it is on private property, the Village would not be liable, plus proof of insurance would be required. Mr. Scalera stated because staff approves an event did not mean that it would not be brought before the Board. The Village attorney will prepare a draft ordinance for approval.

1) Discussion of Findings of Fact for First Hospitality Group located at 250 Schick Road  
Mr. Gascoigne stated that the Village will be purchasing the 200 acres from First Hospitality Group and as a result of that the property needs to be subdivided so we can split off the portion of land that First Hospitality is holding onto and the portions that are being sold to the Village.

3) Discussion of Old Town Uses  
Mr. Gascoigne explained that this is twofold. We were approached by the attorney of Thera Tech who met with staff. He asked the Village Board to consider bringing our codes in line with current practices as other Districts. The Village of Bloomingdale Zoning Code currently restricts uses in Old Town and stated that all permitted and special uses in the B-1 and B-2 Districts allowed in Old Town are required to obtain a special use permit. Mr. Gascoigne continued but it was very complicated.

The Mayor commented on the many improvements that were made in Old Town: the streetscape, the piazza, the brewery, the restaurant(s), the parking lot at Third and Schick, and the home the Village purchased. He continued that a starting point would be to get an analysis of how Old Town is doing, what its resources are, and the infrastructure that is there. In general, further discussion could take place of what type of investments we want to make there.

## **INFORMATION**

None

## **MEETING REMINDERS**

Tuesday, September 15, 2020 – Planning and Zoning Commission Meeting

Monday, September 28, 2020 – Standing Committee of the Whole and Village Board Meetings

## **ADMINISTRATIVE STAFF REPORTS**

1. Village Administrator, P. Scalera

Project summary of Lake Street

- Open island – planting in the next week and moving along
- Completed electrical connection with berm plants
- Lake and Circle Lights installed this week

- Lettering and Logo at Lake and Medinah installed this week
- Removing plantings at Lake and Circle between sidewalk and curb making sidewalk wider (replanting elsewhere)

2. Assistant Administrator, B. E. Weber  
Ms. Weber was absent.

3. Village Attorney, M. Castaldo, III  
No report.

4. Director of Public Works, J. Monkemeyer

- Mr. Monkemeyer stated that the Department of Streets Supervisor, Mr. Ed Lewen, will be retiring after 36 years of service and they will be looking for his replacement.
- Hydrant flushing will begin at the end of this month through mid-October.
- WRF Phase 2B will have a bid opening on Thursday. We did not receive the grant.

5. Finance Director, G. L. Szott  
Mr. Szott noted that we are looking to refinance a 2008 loan. This will allow us \$350,000 savings opportunity on a \$5½ million debt replacing an existing debt.

6. Director of Public Safety, F. Giammarese  
No report.

7. Community & Economic Development Director, S. Gascoigne  
No report.

**OTHER BUSINESS**

None

**ADJOURNMENT**

**Motion** by Trustee Ackerman, seconded by Trustee Bucaro, **to adjourn the meeting of September 14, 2020** at 7:00 p.m. Voice Vote. All Trustees voted **AYE**.

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,



Jane E. Michelotti  
Village Clerk

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