

APPROVED @ 6/28/21 VB mly.

**MINUTES OF A STANDING COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE  
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON  
JUNE 14, 2021 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 June 14, 2021 was called to order by Village President Coladipietro at 6:04 p.m.

**ROLL CALL**

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

PRESENT: Village President Coladipietro, Trustees Bolen, Belmonte, Bucaro, Shannon, and Von Huben

ABSENT: Trustee Ackerman

**QUORUM PRESENT**

**AUDIENCE PARTICIPATION**

**Motion** by Trustee Bolen, seconded by Trustee Von Huben, to open the floor for audience participation.

**MOTION DECLARED CARRIED**

There were several persons present as well as State Representative Seth Lewis. Representative Lewis gave a brief report of the most recent session in Springfield. He noted that the session finished on May 31 at 3 a.m. with over 4000 bills presented during the session. Highlights of the session included the passing of a balanced budget, a criminal justice reform bill, and the receipt of \$7 billion in Covid relief from the federal government. Of this \$5 billion was put into Reserves. The final budget was voted on at 11:54 p.m. Representative Lewis also assured the meeting that any funds requested by the Village from the State were left intact and should be coming at a later date. He noted that he is honored to be representing our district and is trying to be open and accessible. Village President Coladipietro responded that he is appreciative of the open communication and updates provided by Representative Lewis and his concern about the appropriations earmarked for our Village.

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

**MOTION DECLARED CARRIED**

**DISCUSSION ITEMS**

**A. Finance and Administration**

**1. Discussion of Amendment to Rental Regulations**

Mr. Scalera stated that Building Commissioner Mike Grigus was present tonight to present a summary of the Ordinance. At the end of last year this discussion began. This was initiated due to actions and public safety concerns in other Villages. All apartment owners/managers and HOA's were sent the proposed rental Ordinance. The most critical part of the Ordinance was

being able to address safety concerns and to have a way to contact someone from the rental property 24/7 for concerns, violations, etc. If they were in the database they would not be required to be licensed. If someone was an absentee landlord, they will be required to be licensed.

Mr. Grigus is in the process of finalizing the database with property owner/management information. Those who are not absentee landlords will be required to keep their contact information up to date. The initial fee was proposed at \$ 500 but is now being revised to \$ 125 as there will not be any review involved by other departments.

2. Discussion of 2<sup>nd</sup> Amendment to Non-Exclusive License Agreement T-Mobile – Winston Lane Water Tower (NLRP CH24771A TMO)

Ms. Weber noted that the current agreement expires on 12/05/21. T-Mobile would like to extend the agreement in five year increments for up to three additional terms for a total of 20 years. The proposed agreement is a 3.8% increase per year. It also adds additional access which assists in security and maintenance. The Board asked if there are any provisions for getting out of the agreement. Ms. Weber stated that there are provisions for that if necessary.

3. Discussion of Annual Police Pension Fund Statement of Cash Receipts and Disbursements

Mr. Szott stated that this report is a statutory requirement. The fund is on a cash basis and needs to be reported annually. There were no comments.

4. Discussion of Telephone/Voicemail System Upgrade

Mr. Scalera noted that the current phone system is outdated. Money was budgeted for replacement of the system. Upon further investigation it was discovered that there is an upgrade for the system that will cost only \$ 25,268 and the system will continue to operate. It is the staff recommendation that we upgrade the current system.

5. Discussion of PO Approval for Audit Services for FY21

A purchase order was provided in the Board packet. This is for audit services for 2020-2021. Staff recommends that it be approved. There were no questions or comments.

**A. Planning, Zoning and Environmental Concerns**

1. Discussion of Findings of Fact and Recommendations for 1<sup>st</sup> Street of Bloomingdale LLC

This is a proposed 18 unit 2.6 acre townhome community requiring re-zoning of properties at Schick/Ridge/First Streets. The exceptions that were noted are similar to Medinah on the Lakes. One is for several four bedroom units, a parking lot at Schick and tree replacement. The Commission discussed all of these exceptions. Several residents also attended the last hearing and expressed concerns about the traffic impact. It was suggested that a driver feedback sign be installed at Springbrook and Ridge and the resident agreed. All decks will be consistent in color and be built of weather resistant materials. There were also concerns over the Covenants, Conditions and Restrictions and HOA docs that have not been submitted (they were received tonight). The landscape plan will be revised and the trees planted along Schick will eventually hide the rear of the units. The last outstanding condition is the driver feedback sign. The Village engineer has indicated that there may be an alternative – equipment that can be used to monitor traffic and receive feedback. This will be used closer to the approval of the proposal and if there is a concern the applicants can be required to install the sign. A stop sign will be installed on the northern side of the property on Ridge, the yield sign on Ridge will be replaced with a stop sign, there will be a lot of landscaping going in, the units will have brick and hardie board materials with neutral color schemes. The Board asked about access at Springbrook and Ridge. It was noted that there will be a two way stop and re-stripping of Ridge to include a turn lane. The Board indicated that the driver feedback

sign was acceptable to them. Mr. Giammarese asked whether the concern was speed or traffic. It was noted that it was traffic and the possibility of traffic using Springbrook as a cut through. The Commission did not feel that was a concern. The changes will be made for the proposal to go onto the consent agenda.

**2. Discussion of Indian Lakes Open Space – Renaming and addition of map/plaque and markers for distances and denoted areas**

Mr. Scalera indicated that staff is working on a map identification system for the area. There is the possibility of three paths on the property. There has also been discussion about re-naming the area. People are using it. There have been no police issues and the bike units have been out there. The outside bathrooms will be de-commissioned as a safety precaution. The Board believed that a map was a good idea. It was also asked whether drones can be flown there as residents have seen this. It was suggested that the Forest Preserve be contacted about their regulations concerning drones. The Board also believed that the re-naming is a great idea.

**3. Discussion of Springfield Pointe Path – Disposition of Property**

There is a 10 foot strip of land at Springfield Pointe that is being considered to be deeded to the developer. This piece of land is now incorporated into the bike path that was installed in the community. The Commission is looking for the Board to declare the property "surplus" so that it can then be turned over to the developer. A Resolution is being drafted which will give the Village Administrator authority to do so. This property is not needed.

**INFORMATION**

No Report

**MEETING REMINDERS:**

Tuesday, June 15, 2021 – Planning and Zoning Commission Meeting - CANCELLED  
Monday, June 28, 2021 – Standing Committee of the Whole and Village Board Meetings

**ADMINISTRATIVE STAFF REPORTS:**

Village Administrator, P. Scalera

Late fees on water and sewer bills have been waived due to Covid. Now that the State has moved into Phase 5, Mr. Scalera is asking if this practice can be re-started. The Board agrees.

Assistant Village Administrator, B. E. Weber

No report

Village Attorney, M. Castaldo, Jr.

No report

Director of Public Works, J. Monkemeyer

Hydrant flushing is occurring this month. There is a paint recycling event this month at the Public Works Building.

Director of Finance, G. L. Szott

No report

Director of Public Safety, F. Giammarese

Last month we lost Officer Yelena Malinovskaya, Badge #144. Her badge was retired. Mr. Giammarese's secretary, Pat Perry retired. A conditional job offer was made to a candidate. He

hopes to have a new hire in the next two to three weeks. Officer testing (second phase) was held at Lake Park. There are 38 candidates still eligible. Summer foot and bike patrols have begun.

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

**OTHER BUSINESS**

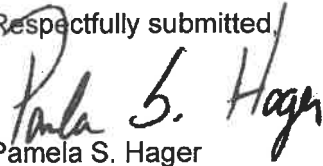
None

**ADJOURNMENT**

**Motion** made by Trustee Bolen, seconded by Trustee Von Huben, **to adjourn the meeting at 6:58 p.m. on June 14, 2021.** Voice Vote. All Trustees voted **AYE**.

**MOTION DECLARED CARRIED – MEETING ADJOURNED**

Respectfully submitted,

  
Pamela S. Hager  
Village Clerk

psh