

APPROVED

@ 7/24/21 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 JULY 12, 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 July 12, 2021 was called to order by Village President Coladipietro at 6:01 p.m.

ROLL CALL

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

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

ABSENT: None

QUORUM PRESENT

AUDIENCE PARTICIPATION

There was no one in the audience.

DISCUSSION ITEMS

A. Finance and Administration

1. Discussion of Courtyard Chicago Bloomingdale Liquor License

Ms. Weber indicated that the Courtyard Chicago of Bloomingdale is under new ownership so it is necessary to update the liquor license. The manager of the hotel will remain the same but the new ownership is Highgate Hotels, L.P. The Police Department has completed background checks and there are no issues. The proposed ordinance will remove AHTRST Concessions, LLC and open a Class H liquor license for Highgate Hotels, L.P.

2. Discussion of Woodman's Liquor License

Woodman's has applied for a Class P-1 liquor license (Packaged Liquor-Incidental Sales) with online for their new retail grocery store at 1 Stratford Square. The Police Department is performing a background check on the liquor manager and corporate officers. The proposed ordinance would increase the number of P-1 liquor licenses in the Village. It includes the option to purchase and pick up liquor.

3. Discussion of the Redevelopment Agreement between the Village of Bloomingdale and Woodman's Market

In March 2019 the Village Board adopted Ordinance No. 2019-15 and 2019-16 in an effort to

stimulate and induce redevelopment of the Stratford Square Mall property. As part of that ordinance the Village noted that some extraordinary costs would arise connected with the redevelopment. Woodman's asked for assurance that they would be reimbursed for up to \$ 2,000,000.00 of these costs. Based on the reimbursement request submitted to the Village, staff has identified reimbursable amounts of \$ 1,400,000.00 under the TIF (Tax Increment Financing). The amount would be paid in increments. Woodman's would receive 75% of the amount now and the other 25% would remain in the fund for the remainder of the redevelopment project at Stratford Square. The extraordinary costs included removal of soil and utility upgrades as part of the development as well as preparing the site for building. Woodman's agrees with this reimbursement and will also be re-paving the road surrounding the Mall property as well as one of the entrances. They will need to open by the end of August in order for the agreement to become effective.

4. Discussion of Redevelopment Agreement between the Village of Bloomingdale and Caputo's Fresh Market

To stimulate and induce redevelopment of the Springbrook Shopping Center Ordinance No. 98-39 was established on March 22, 1999. This TIF (Tax Increment Financing) District will be expiring in 2023. There is new ownership of the center and they are working with Caputo's on their remodeling project which includes electric, plumbing, HVAC systems and the replacement of doors, flooring, signage and the entrance as well as exterior work. The total estimated cost of this update is \$ 5,000,000.00. Caputo's has approached the Village for reimbursement from the existing tax monies of \$ 750,000.00. But Caputo's will need to submit documentation of these costs in order to receive reimbursement but there are monies available. New ownership of the center is also looking at additional improvements of the property.

5. Discussion of Ordinance Amending Chateau Lorraine Parking Agreement

Chateau Lorraine has been having parking issues with visitors. The management company approached the Police Department about enforcement of parking. The current agreement has expired so the Village Attorney drafted a new agreement. The agreement has been reviewed by the Public Safety Director and he is agreeable to it as is the association. New signs will need to be ordered indicating enforcement policies. If the Police Department is called to intervene, the association will need to sign off on any ticketing that is done. The question was asked as to why the management company does not use a private tow company. The Public Safety Director indicated that they could but they are more comfortable staying with the Police Department. The Board deferred to the Public Safety Director who indicated that historically there are not too many issues but if there are more, he will report back to the Board. Staff will also inform the association that they are responsible for enforcing the parking.

6. Discussion of Approval of 2021 Fireworks Contract between the Village of Bloomingdale and MAD Bomber Fireworks Production

The Village issued a request for proposals for the September fireworks show on Friday, September 10 at Indian Lakes. It was decided to go out for bid as the cost with the previous vendor kept escalating and was requiring much additional time by the Director of Public Safety and the Village Administrator for facilitating. The budgeted amount is \$ 45,000.00. MAD Bomber Fireworks Productions of Kingsbury, Indiana was the low bidder at \$ 38,800.00. Mad Bomber has provided fireworks for other communities in Illinois and there was positive feedback on the quality of the show and the professionalism of the staff. Staff recommends awarding of

this contract. The show will take place at Indian Lakes which is a better venue as there is additional time for clean up afterwards and it will be much easier to repair the open space.

B. Planning, Zoning and Environmental Concerns

1. Discussion of annexation of 6N257 Cloverdale

This property is located north of Meijer west of Bayview Crossings. The property was recently sub-divided by the County but it would need to be re-sub-divided under the Village regulations. The current owner is requesting that the property which is east of Cloverdale, north of Lawrence Avenue and south of Foster be annexed and incorporated into the Village with the intent to construct 11 new single-family homes on the property. Water and sewer would have to be installed and a connection would have to be completed. The owner is working with the Village Engineer to determine the most cost effective way to complete this but it may require a lift station. There are some hurdles to be overcome and there is no guarantee that it can be accomplished. The issue is sanitary sewer and a lift station which could cost between \$ 250,000.00 and \$ 300,000.00. The owner had begun with a much denser site plan but was advised that would not be possible. The owner was also told that the proposed development would need to be similar to the Bayview Crossings subdivision. There is also the possibility that some of the surrounding homeowners may want to be included in the annexation as well. Re-zoning would also have to happen. If there is no objection, staff will work with the Village Attorney and the developer to move forward with a full hearing and discussion at the Planning and Zoning Commission and an annexation petition to the Village Board.

C. Facilities and Infrastructure

1. Discussion of American Water Infrastructure Act – Water Supply Emergency Response Plan – Consultant Proposal Recommendation

The Public Works Department is requesting that the Village Board review and approve the consulting services proposal from Crawford, Murphy & Tily, Inc. to assist with the development of a Water Emergency Response Plan (ERP) in compliance with the America's Water Infrastructure Act of 2018. The Village ERP must be completed by December 31, 2021. Their proposal dated 1/29/21 has a cost of \$ 27,500.00 and the budgeted amount for this item in the FY22 budget is \$ 33,500.00.

D. Traffic and Streets

1. Discussion of John Deere End Loader Replacement

The Public Works Department FY22 budget includes \$ 190,000.00 to replace the existing John Deere 544J wheel loader. The existing loader was purchased in 2015 and has over 7500 engine hours and extensive salt damage. The Department contacted Westside Tractor Sales for a proposal for a replacement. The proposal was prepared through Sourcewell, a joint purchasing cooperative for government agencies. The proposal is for a John Deere 544P 4WD loader. The proposal includes attachments, freight, and includes a \$ 40,000.00 trade in for the current loader. Total cost of the proposal is \$ 172,437.90. The Public Works Department recommends waiving of the advertising of competitive bids and approval of the purchase and trade in as stated.

INFORMATION

No Report

MEETING REMINDERS:

Tuesday, July 20, 2021 – Planning and Zoning Commission Meeting - CANCELLED
Monday, July 26, 2021 – Standing Committee of the Whole and Village Board Meetings

ADMINISTRATIVE STAFF REPORTS:

Village Administrator, P. Scalera

The Bloomingdale VFW Post has made a request to erect a Veteran's monument at the gazebo next to the Village Hall. The Post will pay for the monument (approximately \$ 25,000.00+) and the Village will contribute the concrete base for the monument as well as landscaping. An area has been marked out where several trees would have needed to be removed in the near future near the flagpole. The Post has invited the Village Board to attend the Veteran's Day celebration where they want to dedicate the monument and thank the Board for their support.

Assistant Village Administrator, B. E. Weber
No report

Village Attorney, M. Castaldo, Jr.
No report

Director of Public Works, J. Monkemeyer
Absent – No report

Director of Finance, G. L. Szott
No report

Director of Public Safety, F. Giammarese
No report

Director of Community and Economic Development, S. Gascoigne
Staff has been in contact with the engineer and architect for the Culver's project. They are anticipating submittal for the August 17 Planning and Zoning Commission. Bell Tire, a Michigan based chain, is looking at property to the north of Meijer. Woodman's Markets is anticipating a soft opening at the beginning of August with a Grand Opening on Labor Day. Painted Tree – an indoor vendor market is moving into the TJ Maxx space on Army Trail. There is currently one in Naperville.

OTHER BUSINESS

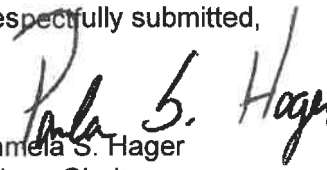
None

ADJOURNMENT

Motion made by Trustee Bolen, seconded by Trustee Bucaro, to adjourn the meeting at 6:43 p.m. on July 12, 2021. Voice Vote. All Trustees voted AYE.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,


Pamela S. Hager
Village Clerk

psh