

APPROVED

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8/18/22 VB mtg.

July 25, 2022
Meeting Duly Noted
According to State Statute

**A SPECIAL MEETING OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF BLOOMINGDALE HELD ON JULY 25, 2022
AT THE ROBERT J. HOMOLA MUNICIPAL CENTER
201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY**

CALL TO ORDER

The meeting was called to order by Village President Coladipietro at 6:01 p.m.

ROLL CALL

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

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

QUORUM PRESENT

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

There was no one in the audience.

APPROVAL OF AGENDA

Motion by Trustee Von Huben, seconded by Trustee Shannon to approve the Agenda for the July 25, 2022 Special Village Board Meeting. Voice Vote. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

PROCLAMATION:

Village Clerk Hager read a proclamation recognizing Mike Vogl, Bloomingdale Park District Board of Commissioners in his retirement from the Board.

Motion by Trustee Von Huben, seconded by Trustee Shannon, to approve the Proclamation. Voice Vote. All Trustees present voted **AYE**.

APPROVAL OF MINUTES

Motion by Trustee Bucaro, seconded by Trustee Von Huben, to approve the Minutes of the July 11, 2022 Special Meeting of the Village President and Village of Bloomingdale Board of Trustees. (Trustee Shannon was at the July 11, 2022 meeting – just entered late.)

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

MOTION DECLARED CARRIED

CONSENT AGENDA:

Village Clerk Hager read the consent agenda.

Finance and Administration

1. To approve for the Village Administrator to enter into a purchase agreement with Current Technologies for the purchase of one storage array, two dedicated network switches, and implementation for the cost of \$ 29,874.30 as shown on Quote #CTCQ22048. The new Storage Area Network (SAN) equipment will be housed at Village Hall.
2. To approve for the Village Administrator to enter into a purchase agreement with Current Technologies for the purchase of three new servers and implementation for the cost of \$ 32,098.18 as shown on quote #CTCQ22049. Two new servers will be housed at Village Hall and one new server will be housed at Public Works.
3. To approve **Ordinance No. 2022-31: AN ORDINANCE AUTHORIZING THE SALE OR DISPOSAL OF SURPLUS PROPERTY OWNED BY THE VILLAGE OF BLOOMINGDALE** and to waive the reading thereof and second consideration.
4. To approve **Resolution No. 2022-R-15: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A FRANCHISE AGREEMENT BY AND BETWEEN THE VILLAGE OF BLOOMINGDALE AND COMCAST OF ILLINOIS VIII, LLC.**

Planning, Zoning and Environment Concerns

1. To approve **Ordinance No. 2022-32: AN ORDINANCE REPEALING ORDINANCE NOS. 1996-09, 1996-23, 1997-11, AND 2010-01, GRANTING APPROVAL OF FINAL SITE PLAN, APPROVAL OF A SPECIAL USE PERMIT TO OPERATE A RESTAURANT, A SPECIAL USE PERMIT FOR OUTDOOR SEATING, AND A SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT, WITH EXCEPTIONS, FOR THE PROPERTY LOCATED AT 200-204 SOUTH GARY AVENUE (COOPER'S HAWK)** and to waive the reading thereof and second consideration.

Motion by Trustee Von Huben, seconded by Trustee Bucaro to **place all items on the consent agenda.**

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

MOTION DECLARED CARRIED

Motion by Trustee Shannon, seconded by Trustee Belmonte to **approve the consent agenda as presented.**

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

MOTION DECLARED CARRIED

DISCUSSION ITEMS

Committee of the Whole

1. Appointment of Tori Montbriand to Interim Finance Director

Mr. Scalera reported that with the retirement of Gary Szott the opportunity for Tori Montbriand to be promoted has presented itself. Tori has been with the Village since August of 2020, has an MBA and is working on her CPA. She has passed three of the four CPA licensing tests and came to Bloomingdale from Addison. She has demonstrated that she is a team player and has stepped up within the department. Staff is excited to welcome her to the management level executive team.

Motion by Trustee Von Huben, seconded by Trustee Bucaro to **approve the appointment of Tori Montbriand as Interim Finance Director.**

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

MOTION DECLARED CARRIED

Finance and Administration

1. Discussion of Capone's New Liquor License

Ms. Weber reported that Capone's Pizzeria has applied for a Class D-1 (Beer and Wine) liquor license for their restaurant at 360 W. Schick Road. The application includes all of the necessary information and complies with the liquor code. Staff recommends approval of the ordinance to increase the number of Class D-1 licenses and award a license to Capone's.

2. Approval of Resolution Approving and Authorizing the Execution of an Engagement Letter for Special Counsel

Mr. Scalera noted that this resolution authorizing the Village to enter into an engagement letter defining the scope of services with Amanda Ripp of Walker, Wilcox, Matousek LLP, a licensed attorney in the state of Illinois who specializes in the practice area of eminent domain. Ms. Ripp will assist, if necessary, in regards to the Stratford Square Properties.

Motion by Trustee Von Huben, seconded by Trustee Bucaro to **approve Resolution No. 2022-R-16 A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN ENGAGEMENT LETTER FOR SPECIAL COUNSEL.**

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

MOTION DECLARED CARRIED

1. Approval of Resolution Approving and Authorizing the Execution of an Agreement Providing for a Line of Credit

Mr. Scalera reported that staff went back to Wintrust and Pan American Banks concerning the initial rates that the banks provided. The institutions provided rates which were very similar between the two banks. This resolution allows the Village to use both banks for lines of credit to assist with the

Stratford Square Development Plan. Trustee Von Huben asked if the banks locked in their rates. Mr. Scalera noted that they have.

Motion by Trustee Von Huben, seconded by Trustee Bucaro to **approve Resolution No. 2022-R-17 A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT PROVIDING FOR A LINE OF CREDIT.**

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

MOTION DECLARED CARRIED

4. Approval of Ordinance Authorizing the Acquisition of and Approving a Purchase and Sale Agreement for the Real Estate Commonly Referred to as Springfield Drive, Bloomingdale, IL 60108

Mr. Scalera reported that this proposed Ordinance allows the Village to enter into a Purchase Agreement with Chicago Title Land Trust Company for the purchase of vacant real estate, commonly known as "Springfield Drive" (Canoe piece) as part of the Stratford Square Development Plan.

Motion by Trustee Von Huben, seconded by Trustee Bucaro to **approve Ordinance No. 2022-33: AN ORDINANCE AUTHORIZING THE ACQUISITION OF AND APPROVING A PURCHASE AND SALE AGREEMENT FOR THE REAL ESTATE COMMONLY REFERRED TO AS SPRINGFIELD DRIVE, BLOOMINGDALE, IL 60108.**

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

MOTION DECLARED CARRIED

5. Treasurer's Report – May 1, 2021 to April 30, 2022

Mr. Scalera noted that this is the treasurer's report that is presented periodically. There were no questions.

Motion by Trustee Von Huben, seconded by Trustee Belmonte to approve the Treasurer's Report for the Period of May 1, 2021 to April 30, 2022 (Unaudited), as presented.

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

MOTION DECLARED CARRIED

6. Approval of Warrant #2 for the Month of July 2022 - \$ 1,188,130.90

Motion by Trustee Von Huben, seconded by Trustee Bucaro to approve Warrant #2 for the Month of July 2022 in the amount of \$ 1,188,130.90 as presented.

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

MOTION DECLARED CARRIED

Public Safety

1. Approval of Resolution Authorizing the Village of Bloomingdale Board of Fire and Police Commission to Amend its Lateral Transfer Policy

Director Giammarese reported that he has worked with the Village Administrator and the Village Attorney to amend the certification time needed for lateral transfers. The time will be reduced from two years to one year in order to acquire more officers.

Motion by Trustee Von Huben, seconded by Trustee Shannon to **approve Resolution No. 2022-R-18: A RESOLUTION AUTHORIZING THE VILLAGE OF BLOOMINGDALE BOARD OF FIRE AND POLICE COMMISSION TO AMEND ITS LATERAL TRANSFER POLICY.**

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

MOTION DECLARED CARRIED

Planning, Zoning and Environmental Concerns

1. Discussion re: R-2, Single-Family Regulations and Requirements

Mr. Gascoigne noted that since Covid 19 there have been an increased number of inquiries from residents in the R-2 district (mainly the east side of Bloomingdale) to enlarge their homes. Most of the subdivisions in town were adopted by an ordinance but the R-2 district is a straight zoning whereas the lots existed and then the zoning was put in place. Because they are within the R-2 district these residents need to go through the zoning process instead of just applying for a permit. As the zoning was applied after the homes were established most of the homes are substandard to the zoning which results in the inability to do a reasonable addition on their homes. This proposed amendment to the zoning regulation would provide a 500 square foot exception to exclude enclosed off-street parking floor area from the floor area ratio calculation for lots within the R-2 Single-Family Residence zoning district. This would also keep us competitive with surrounding communities and allow us to continue to attract young families. This change would allow residents within this district to apply for a permit to do an addition without going through the public hearing process. This would encourage residents to remain in town.

This code change will go to the Planning and Zoning Committee for the change and then come back to the Board for approval.

Traffic and Streets

1. Discussion of Approval to be Added to the Wait List for the Replacement of Vehicle #106.

Mr. Monkemeyer reported that Vehicle #106 is a 2007 dump truck used by the Streets Division for asphalt work in the spring and summer and for plowing in the winter. It is the last large dump truck to be replaced. Due to supply chain issues, Peterbilt has suggested that the Village get on the waiting list for a 2023 cab and chassis model which will most likely be delivered in 2024. As it is a 2023 model no current pricing is available. If priced out today it would be \$ 251,257.00 through the Sourcewell Contract but is subject to change. Staff is looking for approval to be placed on the wait list.

Facilities, Infrastructure

1. Discussion of Award Recommendation for Public Works Facility Space Needs Assessment

Trustee Bolen entered the meeting at 6:27 p.m.

Mr. Monkemeyer reported that the Public Works Facility has not seen major expansion or remodeling. Space is strained and the RY23 Home Rule Tax Fund has allocated \$ 40,000 for this project so staff solicited bids for an analysis and space needs assessment. Four bids were solicited and only two bids were received. Of the two bids received the low bid was from FGM Architects, Inc. of Oak Brook, Illinois for a cost of \$ 24,500. Staff met with both vendors and feels that FGM is the best choice. Staff is recommending that the Village Board waive the advertising of bids and enter into an agreement for a not to exceed price of \$ 24,500 from the proposal dated June 21, 2022.

Mayor Coladipietro asked Mr. Monkemeyer to ask the proposed contractor if phasing of the project would be possible and to prioritize the needs that are addressed.

OTHER BUSINESS:

None

ADMINISTRATIVE STAFF REPORTS

Village Administrator, P. Scalera

Mr. Scalera reported that at the next meeting the discussion on chickens in the Village will be re-visited.

Assistant Village Administrator, B. E. Weber

No report

Village Attorney, M. Castaldo, Jr.

No report

Director of Public Works, J. Monkemeyer

No report

Director of Finance, Tori Montbriand

No report

Director of Public Safety, F. Giammarese

Mr. Giammarese reported that the Department is conducting a preliminary survey of Old Town for installation of a camera system. They have also contacted the Park District concerning this. Candidate testing is ongoing and the Department is hoping to have additional candidates in the near future.

Director of Community and Economic Development, S. Gascoigne

Mr. Gascoigne reported that several discrepancies in the Special uses of Outdoor Dining ordinance have been identified and will be cleaned up in the near future. Mayor Coladipietro inquired about the First Watch project. Mr. Gascoigne noted that they are working on the interior of the building. He also inquired about Eggceptional Café. Mr. Gascoigne said that he believes that it will be opening shortly.

RECESS TO EXECUTIVE SESSION

Motion by Trustee Bucaro, seconded by Trustee Bolen to adjourn to Executive Session at 6:34 p.m. for the purpose of discussion of Purchase or Lease of Real Estate-presentation by Maverick Hotel and 5ILCS 120/2(c)(6) and Collective Bargaining – 5ILCS 120/2(c)(2)

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

MOTION DECLARED CARRIED

RECONVENE FROM EXECUTIVE SESSION

The meeting was reconvened from Executive Session at 7:53 p.m.

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

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

QUORUM PRESENT

There was no other business to be presented to the Village Board.

ADJOURNMENT

Motion by Trustee Bucaro, seconded by Trustee Bolen to adjourn the meeting of July 25, 2022 at 7:54 p.m. Voice Vote All Trustees voted AYE.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,

Pamela S. Hager
Village Clerk

Psh