

**Village of Bensenville
Village Board Room
12 South Center Street
Bensenville, Illinois 60106
Counties of DuPage and Cook**

MINUTES OF THE COMMITTEE OF THE WHOLE
May 16, 2023

CALL TO ORDER: Village President, Frank DeSimone, called the meeting to order at 6:30 p.m.

PRESENT: Upon roll call by Village Clerk, Nancy Quinn, the following Board Members were present:

Carmona, Franz, Frey, Lomax, Panicola, Perez

Absent: None

A quorum was present.

Staff Present: E. Summers, J. Caracci, S. Flynn, K. Pozsgay, D. Schulze, C. Williamsen

Public Comment: Richard McMahon – Casey's Devon Avenue / Route 83

Mr. McMahon addressed the Committee of the Whole by requesting they reconsider the Community Development Commission's recommendation of denial for part of their zoning request.

Approval of Minutes:

The April 18, 2023 Committee of the Whole Meeting minutes were presented.

Motion:

Trustee Franz made a motion to approve the minutes as presented. Trustee Carmona seconded the motion.

All were in favor. Motion carried.

227 West

Grand Avenue:

Village Manager, Evan Summer, presented an **Ordinance Approving a Special Use Permit for a New Day Care Center at 227 W Grand Avenue.**

Director of Community and Economic Development, Kurtis Pozsgay stated the Petitioner, Davinci Academy CDC, LLC, is applying for a Special Use Permit to operate a childcare facility at 227 W Grand Avenue.

Mr. Pozsgay stated this property was previously utilized as a daycare center and was granted Special Use Permits in 2009 (Safari Childcare), 2019 (Scholar's World Childcare & Learning Center), and 2021 (Davinci Academy CDC, LLC).

Mr. Pozsgay stated the previously approved Special Use Permit granted to Davinci Academy CDC, LLC, expired prior to any further action after approval. Mr. Pozsgay stated the Petitioner operates two additional early childhood education facilities, one in Belvidere and one in Streamwood.

Mr. Pozsgay stated previously, the applicant applied and was granted a Special Use Permit approval in 2021, after applying due to the property being vacated and deemed abandoned prior to 2021. Mr. Pozsgay stated after receiving approval, the applicant did not proceed with the necessary requirements to open the facility, and thus the approval expired. Mr. Pozsgay stated the applicant has returned to apply for approval of a Special Use Permit for the Day Care Center.

Mr. Pozsgay stated the Village Zoning Ordinance does not have any specific use standards applied to Day Care Centers.

Mr. Pozsgay stated based off of information provided by the Applicant, this use is an E occupancy. (International Building Code Chapter 3. 2) for children 2 ½ years of age or younger (more than 5, but less than 100) – exit door (from classroom) directly to the exterior is required.

Mr. Pozsgay stated before a Certificate of Occupancy can be issued, the Village needs to receive documentation of state and county approvals and licenses.

Mr. Pozsgay stated Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Special Use Permit, Day Care Center at 227 W Grand Avenue with the following conditions:

- The Special Use Permit be granted solely to Davinci Academy CDC, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit;
- For Children 2 1/2 years of age or younger (more than 5, but less than 100) - exit door (from classroom) directly to the exterior is required;
- Before a Certificate of Occupancy can be issued, the Village needs to receive documentation of such State and County approvals and licenses;
- Day care tenant will need to provide, on a semi-annual schedule, documentation that the sanitary sewer has been rodded and is in good working condition;
- Property owner shall schedule an appointment for lead water service inventory with the Village of Bensenville Public Works Department.

Mr. Pozsgay stated at their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (6-0) to recommend approval of the request with conditions as noted above.

Motion: Trustee Panicola made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Carmona seconded the motion.

All were in favor. Motion Carried.

145 S. Center St.: Village Manager, Evan Summer, presented an Ordinance Approving Site Plan Review and Variations at 145 S Center Street to Construct a Two-Story Mixed Use Residential Building.

President DeSimone asked to addressed concerns raised by Residents in the area based on their Public Comments at the May 2, 2023 Community Development Commission Meeting and the May 9, 2023 Village Board Meeting.

President DeSimone asked if the plan in place fits the downtown development plan.

Mr. Pozsgay stated the proposed plan fits the 2015 Comprehensive Plan that was discussed over several Public Meetings.

President DeSimone asked if ten variations was an unusual amount of requests for a case.

Mr. Pozsgay stated this is a typical amount of variation requests for a project of is magnitude.

President DeSimone asked if there was only nine parking spots.

Mr. Pozsgay stated there is twelve spaces; code requires ten.

President DeSimone asked if Staff was working with Public Works to allow for parking on Green Street.

Mr. Pozsgay stated Staff and Public Works are working to provide parking on Green Street for customers that would visit the retail shops.

President DeSimone asked if the building was being constructed by vinyl.

Mr. Pozsgay stated that is false; the building will be constructed with Hardie board.

President DeSimone asked if stormwater would be an issue.

Mr. Pozsgay stated stormwater would be addressed by Addison Township and the County of DuPage during permitting.

President DeSimone asked if there were too many units being built on site.

Mr. Pozsgay stated the applicant wanted to construct studio apartments and staff pushed hard for one bedroom apartments.

President DeSimone asked what the projection of taxes on the property would bring to the Village.

Mr. Pozsgay stated the current site produces roughly \$6,000 in taxes; the proposed site would estimate to increase that amount by 300%.

President DeSimone asked if ADA Parking was an issue along with the building being ADA compliant because there is no elevator.

Mr. Pozsgay stated the building code does not require an elevator and that the plan is ADA compliant.

President DeSimone asked is snow removal would be an issue on site.

Mr. Pozsgay stated Staff has recommendations included in the approval of the ordinance that the property owner would have to comply with to address snow removal concerns on site.

President DeSimone asked if lighting on the property was an issue.

Mr. Pozsgay stated lighting will be addressed during permitting and will meet all code requirements.

Action was taken by the Committee of the Whole of the approval of the proposed ordinance as drafted.

Motion: Trustee Panicola made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Franz seconded the motion.

All were in favor. Motion Carried.

22 N. Addison St.: Village Manager, Evan Summers, presented an **Ordinance Denying a Special Use Permit for a Massage Therapy Establishment at 22 N Addison Street.**

Mr. Pozsgay stated the Petitioner, Revive Wellness Spa, is applying for a Special Use Permit to operate a Massage Therapy Establishment at 22 N Addison Street. Mr. Pozsgay stated the spa currently holds a business license for their spa services, of which massages are not included.

Mr. Pozsgay stated the Petitioner is seeking approval of the Special Use Permit to allow the business to provide Massage Therapy practices including the following: Swedish Massage (full body with under garments), Thai Massage (full body with clothing), Reflexology (feet only with clothing), and Deep Tissue Massage (full body with under garments).

Mr. Pozsgay stated the floor plans included in the submission materials designate one dedicated room at the rear of the unit for Massage Therapy.

Mr. Pozsgay stated the following reports relate to a former Massage Therapy Establishment located at 13 W Main Street in Downtown Bensenville:

- Case #2010-18595: A prostitution sting operation was conducted on 12/28/10 and an individual was arrested for prostitution and cited for providing a massage without a massage license and another individual was cited for providing a massage without a massage license. The owner was arrested for a felony charge of keeping a place of prostitution.
- Case #2007-2465: A prostitution sting operation was conducted on 02/27/07 and two employees were arrested for prostitution (07CM1040 and 07CM1041). The owners were arrested for keeping a place of prostitution (07CM1508 and 07CM1509).
- Case #1999-6059: A prostitution sting operation was conducted on 05/10/99 and an employee was arrested for prostitution (99CM2518).
- Case #1999-4306: A prostitution sting operation was conducted on 04/20/99 and an employee was arrested for prostitution (99CM1980).
- Case #1994-9665: A prostitution sting operation was conducted on 10/14/94 and an employee was arrested for ordinance violation of obscenity (94OV7917). The owner, was also arrested for ordinance violation of obscenity (94OV7916).

Mr. Pozsgay stated the following reports relate to a former Massage Therapy Establishment located within a commercial complex on Grand Avenue:

- Case #2010-18594: 12/28/10 we conducted a prostitution sting. One masseuse was charged with prostitution and cited for providing a massage without a massage license. While inside the business we observed another masseuse giving a massage to a customer. That masseuse was cited for providing a massage without a massage license.

- Case #2010-18668: 12/30/10, detectives followed up on the previous prostitution sting and entered the business hoping to speak with the owner. Once inside the business, detectives observed 2 men receiving massages from two employees. Neither employee had a massage license. Both employees were cited for providing a massage without a massage license.

Mr. Pozsgay stated per Village Code Section 10-7-2-1 Use Table: Massage Therapy Establishments require approval of a Special Use Permit within the C-1 Downtown Mixed-Use District.

Mr. Pozsgay stated given the previous incidents with massage therapy uses within the Village in prior years, staff believe that the proposed special use will pose a risk to Public Welfare and has potential to endanger the health and safety of the public.

Mr. Pozsgay stated Staff does not support the special use permit request for a massage therapy establishment within the spa located at 22 N Addison Street, as it does not fit with the character of the surrounding uses within the C-1 Downtown Mixed-Use District, and it poses a risk to public welfare and the health and safety of the public.

Mr. Pozsgay stated the 2015 comprehensive plan notes the following for Mixed/Multi Use Districts: These parcels should contain a mix of residential, retail, office, and institutional uses arranged in a compact and pedestrian-friendly development pattern. Staff believes that the Massage Therapy use does not align with the overall vision for Downtown Bensenville and the surrounding region.

Mr. Pozsgay stated Staff respectfully recommends the Denial of the Findings of Fact and therefore the Denial of the Special Use Permit, Massage Therapy Establishment at 22 N Addison.

Mr. Pozsgay stated at their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (0-6) to recommend denial of the request.

Motion: Trustee Franz made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Frey seconded the motion.

All were in favor. Motion Carried.

1225 Devon Ave. /

1299 Spruce Ave.: Village Manager, Evan Summers, presented an **Ordinance Denying a Zoning Map Amendment, Special Use Permit (Truck Stop), and Variations, and Approving Site Plan Review, a Special Use Permit (Gas Station), and Variations to allow a new Casey's branded development at 1225 Devon Avenue and 1299 Spruce Avenue.**

Mr. Pozsgay stated the Petitioner, Casey's Retail Company, is seeking approval of a Zoning Map Amendment, Site Plan Review, Special Use Permits (Truck Stop & Gas Station), and Variations to replace the existing car wash with an updated convenience store and both gasoline and diesel fueling stations at 1225 Devon Avenue & 1299 Spruce Avenue.

Mr. Pozsgay stated the request for a Zoning Map Amendment is to rezone the development site from the C-2: Commercial District to the I-2: General Industrial District. The proposed Truck Stop use is not permitted in the C-2 Commercial District zoning category and requires approval of a Special Use Permit in the I-2: General Industrial District.

Mr. Pozsgay stated the applicant proposes to eliminate two existing curb cuts and utilize one existing while developing a new curb cut off of Devon Avenue. Mr. Pozsgay stated the property is proposed to be designed in accordance with Casey's branding and architectural models. Mr. Pozsgay stated the existing gas station canopy is proposed to remain, and the applicant will utilize the existing car wash lot to place a new diesel canopy.

Mr. Pozsgay stated if the developer is only allowed to expand the C-store, total property taxes are anticipated to increase from roughly \$50,000/yr. to roughly \$66,000/yr. Mr. Pozsgay stated Staff does expect an increase in gas sales, of which the Village receives a portion of the sales tax. Mr. Pozsgay stated Staff does expect an increase in C-store retail sales, of which the Village receives a portion of the sales tax. Mr. Pozsgay stated it should be noted that the Village does not receive any tax on diesel sales, as it is exempted at the State level.

Mr. Pozsgay stated the current zoning designation of C – 2 does not allow for a Truck Stop use, and would require either a zoning text amendment or zoning map amendment to be feasible.

Mr. Pozsgay stated Staff does not support the requested Zoning Map Amendment for the property from C-2 to I-2. Mr. Pozsgay stated during the development of the 2015 Comprehensive Plan, the Village specifically designated these parcels for Local Commercial use. Mr. Pozsgay stated during the Zoning Code & Map development for the 2019 update, that use category was designated as C-2 Commercial for this strip of commercial properties to align with the future land use designation as Local Commercial. Mr. Pozsgay stated the future land use plan serves the purpose of translating the community's vision into physical future land uses, and staff believes that the specific properties within this application are best served within the C-2 Commercial District to maintain the commercial nature of the southwest corner of Devon Avenue and IL Route 83.

Mr. Pozsgay stated Staff does not support the applicant's request for the Diesel Canopy, as there are major concerns with site circulation and interaction with existing traffic patterns along Devon Avenue. Mr. Pozsgay stated Staff believes that the use would create a nuisance to traffic patterns along Devon Avenue at the intersection of Devon Avenue and IL Route 83, as the area designated for the truck stop provides minimal space for stacking and maneuvering at entrances and exits. Mr. Pozsgay stated the space available for the use does not allow for efficient site ingress and egress, and has the potential to cause major

disturbance to traffic and site circulation if the site is not used precisely as planned by patrons. Mr. Pozsgay stated Staff notes that the lack of additional space for ingress, egress, and maneuvering causes major concern for the health, safety, comfort, convenience and general welfare of the public. Staff also believes that the truck stop use is not compatible with the character of adjacent properties to the south of the subject property within the C-2 Commercial District limits along N IL Route 83. Mr. Pozsgay stated the proposed special use is also inconsistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Pozsgay stated while this meets the requirements for stacking spaces, staff does not feel that the site contains the space necessary to ensure that traffic along Devon Avenue would not be impacted by potential stacking or maneuvering of trucks attempting to access or exit the site.

Mr. Pozsgay stated Staff is supportive of the request for a special use for the gas station use, as it is the current existing use on the property, albeit with a smaller scale convenience store. Mr. Pozsgay stated Staff feels that the gas station expansion, since it does not include any canopy expansion, proves to be a good use of the existing parcel. Staff is supportive of the update and expansion of the existing convenience store, to allow for a standard Casey's Gas station and convenience store on the lot.

Mr. Pozsgay stated the site plan proposes no change in grade between the parking lot and the walkway located in front of the principal structure, with bollards for separation. Mr. Pozsgay stated a variation would be needed for the proposed site plan. Mr. Pozsgay stated the applicant has noted the request for the variation stems from the potential trip and fall hazards related to curbing. Mr. Pozsgay stated Staff is supportive of the variation, as the applicant provides bollards to ensure that vehicles will not encroach on sidewalks, walls, or buildings.

Mr. Pozsgay stated 3 pole signs are designated to be altered and utilized for the property in the proposed plans and renderings. Mr. Pozsgay stated the applicant is requesting a variation from the requirements for prohibited signs. Mr. Pozsgay stated Staff does not support the variation, as pole signs are currently on the list of prohibited signs. Mr. Pozsgay stated Staff recommends that the pole signs are removed from the property in tandem with the development of the expanded convenience store and gas station rebranding. Mr. Pozsgay stated it is encouraged that the applicant applies for permitted monument signage to replace the existing pole signs.

Mr. Pozsgay stated:

1. Staff respectfully recommends the Denial of the Findings of Fact and therefore the Denial of the Zoning Map Amendment at 1225 Devon Avenue and 1299 Spruce Avenue.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (0-6) to recommend Denial of the request.
2. Staff respectfully recommends the Approval of the Findings of Fact and therefore the approval of the Site Plan Review for 1225 Devon Avenue and 1299 Spruce Avenue (Gas Station expansion) with the following conditions:
 1. Site Plan Review be approved in general accordance the plans submitted by Kimley Horn dated 01.19.23, the variations approved herein, and all applicable Village Code Requirements;
 2. Final architectural design of the principal structure to be approved by Zoning Administrator prior to permit approval;
 3. Gas Station Canopy pump columns shall be decorated with masonry to match the design of the proposed convenience store;
 4. Final Landscape plan to be approved by the Zoning Administrator prior to permit approval;
 5. In accordance with DCSFPO stormwater detention is required for this proposed development. A stormwater report will need to document the

comparison of impervious are since February 15, 1992 to the proposed conditions;

6. In accordance with DCSFPO, PCBMPs will be required for this proposed development;
7. National Pollutant Discharge Elimination System (NPDES) permit is required for discharge of storm water;
8. Submit a Notice of Intent (NOI) in accordance with IEPA General Permit requirements at least 30 days before the start of construction;
9. A Stormwater Management Easement over the proposed detention/BMP pond and restrictor structure will be required;
10. Applicant shall install a 10' multi-use path to replace the existing sidewalk in the ROW adjacent to the property along Route 83. Multi-use path to match existing configuration of multi-use path south of property along Route 83 and to be approved by public works during permitting. In the event it is not feasible for the developer to install the path, a fee in lieu as determined by Village of Bensenville Public Works Department will be assessed to the applicant for the value of the completion of the work;
11. All three existing pole signs shall be removed from the property.
12. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (6-0) to recommend Approval of the request with the conditions noted above.
3. Staff respectfully recommends the Denial of the Findings of Fact and therefore the Denial of the Special Use Permit, Truck Stop at 1225 Devon Avenue and 1299 Spruce Avenue.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (0-6) to recommend Denial of the request.
4. Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Special Use Permit, Gas Station at 1225 Devon Avenue and 1299 Spruce Avenue with the following conditions:

1. The Special Use Permit be granted solely to Casey's Retail Company and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
2. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (6-0) to recommend Approval of the request with the conditions noted above.
5. Staff respectfully recommends the Denial of the Findings of Fact and therefore the Denial of the Variation for Minimum Rear Setback.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (0-6) to recommend Denial of the request.
6. Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Gas Station Screening.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (6-0) to recommend Approval of the request.
7. Staff respectfully recommends the Denial of the Findings of Fact and therefore the Denial of the Variation for Minimum Off-Street Parking Requirements.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (0-6) to recommend Denial of the request.

8. Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Wheel Stops, Bumper Stops, and Curbing with the following conditions:
9.
 1. Applicant shall install bollards to ensure coverage from encroachment of vehicles onto the walkway adjacent to the principal structure.
 2. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (6-0) to recommend Approval of the request with the conditions noted above.
10. Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Pedestrian Circulation System Height.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (6-0) to recommend Approval of the request.
11. Staff respectfully recommends the Denial of the Findings of Fact and therefore the Denial of the Variation for Maximum Driveway Width.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (0-6) to recommend Denial of the request.
12. Staff respectfully recommends the Denial of the Findings of Fact and therefore the Denial of the Variation for Driveway Apron Width.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (0-6) to recommend Denial of the request.
13. Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Street Tree Requirements.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (6-0) to recommend Approval of the request.
14. Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Parking Lot Perimeter Landscape.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (6-0) to recommend Approval of the request.

15. Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Parking Lot Interior Landscape Island Spacing.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (6-0) to recommend Approval of the request.
16. Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Non-Residential Illumination Standards.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (6-0) to recommend Approval of the request.
17. Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Wall Sign Quantity Requirements.
 1. Applicant shall only install signage of the quantity and size as shown in the plans for the additional wall signs along the east building façade.
 2. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (6-0) to recommend Approval of the request with the conditions as noted above.
18. Staff respectfully recommends the Denial of the Findings of Fact and therefore the Denial of the Variation for Prohibited Signs: Pole Signs.
 1. At their 05.02.23 Public Hearing, The Community Development Commission voted unanimously (0-6) to recommend Denial of the request.

Trustee Lomax asked what Staff's alternative was to the proposed pole signs.

Mr. Pozsgay stated Staff is recommending a monument sign.

Trustee Panicola asked if a monument sign was appropriate due to visibility on the site.

Mr. Pozsgay stated Staff would work with the applicant to ensure a monument location was safe for the site and that there would be no visibility issues.

Motion: Trustee Lomax made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Panicola seconded the motion.

All were in favor. Motion Carried.

Builder's Paving: Village Manager, Evan Summers, presented a **Resolution Authorizing the Execution of a Final Balancing Change Order #1 with Builders Paving LLC for the 2022 Residential Street Improvements Project for a Decrease of \$53,903.97, for a Revised Final Contract Amount of \$761,096.03.**

Director of Public Works, Joe Caracci stated the 2022 Residential Street Improvements Project was substantially completed on September 30, 2022. Mr. Caracci stated final inspection of restoration occurred in November and landscape corrections were completed November 7, 2022. Mr. Caracci stated pavement Marking inspections occurred in April 2023 and no further corrections were needed.

Mr. Caracci stated the original contract with Builders Paving, LLC was in the amount of \$815,000.00 was approved on March 22, 2022, with resolution R-27-2022. Mr. Caracci stated the scope of work included pavement removal and replacement, full depth pavement patching, spot C&G improvements, spot driveway apron replacement, spot sidewalk replacement including ADA ramps, storm sewer repairs, restoration of turf and pavement markings.

Mr. Caracci stated the project is now complete and the final contract value is \$761,096.03, which is a decrease of \$53,903.97 to the original approved contract value. Mr. Caracci stated the reductions in costs are attributed to field conditions of the existing pavement being better than expected, requiring less pavement patching after milling of the existing roadway surface. Mr. Caracci stated the amount of patching required is estimated at the time of bidding based on the pavement condition index, and fortunately the existing HMA binder course did not require the estimated repairs.

Mr. Caracci stated Staff recommends approval of a Resolution Authorizing the Execution of a Final Balancing Change Order #1 with Builders Paving LLC for the 2022 Residential Street Improvements Project for a decrease of \$53,903.97, for a revised final contract amount of \$761,096.03.

Mr. Caracci stated this final balancing change order will return \$53,903.97 to the Capital Improvements Fund account #31080810-596000

Motion: Trustee Lomax made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Frey seconded the motion.

All were in favor. Motion Carried.

Clarke Environmental: Village Manager, Evan Summers, presented a **Resolution Authorizing a Contract with Clarke Environmental Mosquito Management, Inc. for the 2023 Mosquito Abatement Services (including insecticide tablets) in Not-to-Exceed Amount of \$37,240.**

Mr. Caracci stated Clarke Environmental Mosquito Management has performed mosquito abatement services for the Village for over twenty years. The program includes the following tasks:

Task 1 - General Services (includes survey, mapping, public relations, consultation, etc.)

Task 2 - Surveillance and Monitoring (includes weather modeling, mosquito tracking, floodwater migration model)

Task 3 - Larval Control (includes 8 larval site monitoring inspections, larval control spraying, and tablet installation training for staff)

Task 4 - Adult Control (includes adult mosquito spraying for MIP, Libertyfest, and community wide spraying as necessary)

Mr. Caracci stated Clarke has held their pricing fixed (\$29,600) for this contract again. Mr. Caracci stated they are a trusted & reputable vendor for these types of services.

Mr. Caracci stated Public Works also buys Natular which is a larval growth inhibitor product. Mr. Caracci stated after receiving an annual training from Clarke, the Village staff

places the Natular in storm sewer catch basins. Mr. Caracci stated the product is effective for 180 days. Mr. Caracci stated the cost (\$7,640) of this is reflected in the overall contract amount.

Mr. Caracci stated Clarke continues to perform the work with exceptional quality and service to our residents. Mr. Caracci stated they also provide mosquito abatement for every DuPage County municipality and township that offers the program.

Mr. Caracci stated Clarke's proposal is attached. The total cost of the program is as follows:

Year:	2023
Abatement:	\$ 29,600.00
Natular Product:	\$ 7,640.00
Total:	\$ 37,240.00

Mr. Caracci stated Staff recommends the approval of the Resolution Authorizing a Contract with Clarke Environmental Mosquito Management, Inc. for the 2023 Mosquito Abatement Services (including insecticide tablets) in Not-to-Exceed Amount of \$37,240.

Mr. Caracci stated funds (\$36,000) are in the 2023 budget, Account No. 11050430-549990.

Motion: Trustee Panicola made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Frey seconded the motion.

All were in favor. Motion Carried.

Informational

Items: Mr. Caracci provided an update regarding the construction of the Senior / Community Center.

Unfinished

Business: There was no unfinished business.

Executive

Session: Village Manager, Evan Summers, stated there was not a need for executive session.

ADJOURNMENT: Trustee Perez made a motion to adjourn the meeting. Trustee Carmona seconded the motion.

All were in favor. Motion carried.

President DeSimone adjourned the meeting at 7:02 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 15th day, August 2023