

**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
August 15, 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: There was no Public Comment.

**Approval of
Minutes:**

The May 16, 2023 Committee of the Whole Meeting minutes were presented.

Motion: Trustee Lomax made a motion to approve the minutes as presented. Trustee Carmona seconded the motion.

All were in favor. Motion carried.

**838-856 County
Line Road:**

Village Manager, Evan Summer, presented an **Ordinance Approving a Plat of Consolidation at 838-856 County Line Road.**

Director of Community and Economic Development, Kurtis Pozsgay stated the Petitioner, 856 County Line Road, LLC, is requesting approval of a final plat of subdivision (Consolidation) for the consolidation of two adjacent parcels with the combined area of 83,915 square feet.

Mr. Pozsgay stated the petitioner received approval for a new industrial development project in 2022 at the property, and a condition of approval required that the petitioner complete a plat of consolidation for the two adjacent parcels.

Mr. Pozsgay stated Village departments have reviewed the submitted plat and deemed it satisfactory to our standards.

Mr. Pozsgay stated all required elements of the plat of consolidation including required land improvements and any stormwater or other easement provisions have been coordinated through the permitting process and approved.

Mr. Pozsgay stated the project has received Village of Bensenville, Cook County, and all other applicable permit approvals and is beginning construction.

Mr. Pozsgay stated Staff respectfully recommends the approval of the Plat of Consolidation at 838-856 County Line Road.

Mr. Pozsgay stated at their 08.01.23 Public Hearing, The Community Development Commission voted unanimously (5-0) to recommend approval of the request.

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.

200 S. Church Rd.: Village Manager, Evan Summer, presented an **Ordinance Approving a Variation for a Shed in the Interior Side Yard at 200 S Church Road.**

Mr. Pozsgay stated the Petitioner, Bensenville Community Public Library District, is requesting approval of a Variation to allow a shed to be located outside of the rear yard of the property.

Mr. Pozsgay stated the property includes two separate frontages, with one along S Church Road and one along W Wood Avenue.

Mr. Pozsgay stated the proposed shed location is on an existing patio slab located adjacent to the library in the northwest corner. Mr. Pozsgay stated the Shed would be screened by vegetation and the existing parking lot on the north and east sides, as well as the principal structure on the west and south sides.

Mr. Pozsgay stated the shed meets the maximum requirements for shed height and area.

Mr. Pozsgay stated the primary purposed of the shed is to store maintenance equipment for the property.

Mr. Pozsgay stated due to the nature of the lot in question and the location of the building, the property has a very minimal rear yard area, as the building abuts the southwest lot line, and the property has frontages on both S Church Road and W Wood Avenue.

Mr. Pozsgay stated the proposed shed location is minimally visible from the S Church Road and W Wood Avenue right-of-ways.

Mr. Pozsgay stated staff respectfully recommends the Approval of the Findings of Fact and therefore the approval of the Variation, Shed Location at 200 S Church Road.

Mr. Pozsgay stated at their 08.01.23 Public Hearing, The Community Development Commission voted unanimously (5-0) to recommend approval of the request.

Motion: Trustee Lomax 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.

**1100-1138
Tower Lane:**

Village Manager, Evan Summers, presented an **Ordinance Approving Site Plan Review and a Variation for a New Spec Warehouse Building at 1100-1138 Tower Lane.**

Mr. Pozsgay stated the Petitioner, Morgan Harbour Construction LLC, is requesting approval of Site Plan Review and variations to redevelop a property with a new 59,000 square foot industrial building.

Mr. Pozsgay stated the proposed development includes a proposed office area in the northwest corner of the building, parking along the north side of the property, and loading docks on the south side of the building. In total, there are 60 vehicle parking spaces and 13 loading docks. Mr. Pozsgay stated a drive-in door is also provided on the south façade of the structure at the southwest corner of the building.

Mr. Pozsgay stated access to the site will be available via two driveways leading from Tower Lane, one on the north side of the property and one on the south. Mr. Pozsgay stated the south driveway curb cut is shared with the development adjacent to the south, and the entrance is proposed to serve primarily for trucks accessing the loading docks.

Mr. Pozsgay stated the property is adjacent to the newly developed 1000 N IL Route 83 building to the south, Elk Grove Village industrial properties to the west, and Village of Bensenville industrial zoned properties to the north and east.

Mr. Pozsgay stated an existing tired multi-tenant industrial facility is proposed to be developed into a new Class A warehousing type industrial facility. Mr. Pozsgay stated this is the type of development we most commonly see requested in the O'Hare market.

Mr. Pozsgay stated based on a proposed office space area of around 6,000 SF, and a remaining warehouse space of 53,000 SF, a total of 15 spaces would be required at a minimum, and a maximum of 19 spaces would be permitted. Mr. Pozsgay stated the applicant is requesting a variation to include 60 spaces within the development. Staff is supportive of the variation, as this is a common variation for spec warehouse developments and does not account for a large portion of the site.

Mr. Pozsgay stated Staff respectfully recommends the Approval of the Findings of Fact and therefore the approval of the Site Plan Review at 1100-1138 Tower Lane with the following conditions:

- Final architectural design of the principal structure to be approved by Zoning Administrator prior to permit approval;
- Final Landscape plan to be approved by zoning administrator prior to permit approval;
- The property be developed in general compliance, except as amended herein, with the plans submitted by Ware Malcomb dated 06/20/2023, RWG Engineering dated 06/23/2023, Dowden Design Group dated 06/23/2023, and all other Village Code Requirements;
- Water service shall be metered prior to any fire hydrants or a domestic water service being on the line and the 6" water service shall be replaced back to the Village watermain;
- Upon determination of tenant, applicant shall coordinate with Public Works regarding required pretreatment program accommodations;
- All fire safety requirements shall be addressed as outlined in the Village of Bensenville staff report;
- Applicant shall develop a shared maintenance agreement for the south access driveway and submit to the Village of Bensenville prior to permit approval;

Mr. Pozsgay stated staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Off-Street Parking Requirements.

Mr. Pozsgay stated at their 08.01.23 Public Hearing, The Community Development Commission voted unanimously (4-0) to recommend approval with conditions of the requests.

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.

710-854

Foster Avenue: Village Manager, Evan Summers, presented an **Ordinance Approving Site Plan Review and Variations for a New Spec Warehouse Building at 710-854 Foster Avenue.**

Mr. Pozsgay stated the Petitioner, Morgan Harbour Construction LLC, is requesting approval of Site Plan Review and variations to redevelop an existing office/warehouse property with a new 134,000 square foot industrial building.

Mr. Pozsgay stated the proposed development includes two proposed office areas in the northwest and northeast corners of the building, parking along the north and east sides of the property, and loading docks on the south side of the building.

Mr. Pozsgay stated in total, there are 109 vehicle parking spaces and 26 loading docks. Mr. Pozsgay stated two drive-in doors are provided on the south façade of the structure at the southwest and southeast corners of the building.

Mr. Pozsgay stated access to the site will be available via two driveways leading from Foster Avenue, one on the west side of the property and one on the east. Mr. Pozsgay stated the west driveway entrance is proposed to serve primarily for trucks accessing the loading docks.

Mr. Pozsgay stated the property is adjacent to rail lines to the south, Village of Bensenville industrial zoned properties to the north and west, and Bensenville Fire Station 1 to the east.

Mr. Pozsgay stated an existing 117,355 square foot multi-tenant industrial facility is proposed to be developed into a new Class A warehousing type industrial facility. Mr. Pozsgay stated this is the type of development we most commonly see requested in the O'Hare market.

Mr. Pozsgay stated per the proposed plans and statements from the applicant the warehouse portion (potentially 120,000 SF) of the site would require 6 parking spaces, and the office space (potentially 13,000 SF) of the site would require 26 parking spaces. Mr. Pozsgay stated assuming the requirement does not alter greatly based on office space, the maximum allowed parking spaces (125% of required) of 40 would be exceeded. With a total of 109 parking spaces on the site, the applicant is requesting a variation. Mr. Pozsgay stated Staff is supportive of the variation request, as this is a common request for spec warehouses, and the total parking area is minimal in comparison to the size of the structure within the total site area.

Mr. Pozsgay stated Staff respectfully recommends the Approval of the Findings of Fact and therefore the approval of the Site Plan Review at 710-854 Foster Avenue with the following conditions:

- Final architectural design of the principal structure to be approved by Zoning Administrator prior to permit approval;
- Final Landscape plan to be approved by zoning administrator prior to permit approval;
- The property be developed in general compliance, except as amended herein, with the plans submitted by Pinnacle Engineering Group dated 05/05/2023, Ware Malcomb dated 06/20/2023, Dowden Design Group dated 06/23/2023, and all other Village Code Requirements;

- A 5' sidewalk shall be installed within the Foster Avenue right-of-way, sidewalk shall be approved by Public Works/Engineering during permitting;
- Water service shall be metered prior to any fire hydrants or a domestic water service being on the line and the 6" water service shall be replaced back to the Village watermain;
- Applicant shall coordinate with Public Works/Pretreatment regarding requirements of pretreatment program and to meet all requirements of the Source Water Protection Plan, where applicable;
- All fire safety requirements shall be addressed as outlined in the Village of Bensenville staff report;

Mr. Pozsgay stated Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Parking Location.

Mr. Pozsgay stated Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Maximum Off-Street Parking Requirements.

Mr. Pozsgay stated Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Off-Street Parking Aisle Width.

Mr. Pozsgay stated Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Maximum Driveway Width.

Mr. Pozsgay stated Staff respectfully recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Driveway Apron Width.

Mr. Pozsgay stated at their 08.01.23 Public Hearing, The Community Development Commission voted (4-0) to recommend Approval with conditions of the requests.

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

All were in favor. Motion Carried.

**1301 W Irving
Park Road:**

Village Manager, Evan Summers, presented a **Resolution Approving a Façade Improvement Program Grant in the Not-to-Exceed Amount of \$10,000 for Sam Fakhouri (Cilantro Taco Grill) at 1301 W Irving Park Road.**

Mr. Pozsgay stated the Petitioner, Sam Fakhouri (Cilantro Taco Grill), is applying for a Façade Improvement Grant to renovate the existing façade of a property planned to be a Cilantro Taco Grill at 1301 W Irving Park Road.

Mr. Pozsgay stated the applicant has provided project proposal & estimates including but not limited to exterior lighting, façade elements, windows, and signage.

Mr. Pozsgay stated the grant request is for 50% of the eligible façade elements, not to exceed a total amount of \$10,000. Mr. Pozsgay stated the cost estimates for the improvements far exceed the threshold of \$20,000, the minimum amount required to reach the maximum \$10,000 (50%) of the project costs.

Mr. Pozsgay stated this agrees with the Village-wide goal of enhancing the facades of commercial properties.

Mr. Pozsgay stated signs and facades are an important part of drawing in customers. Mr. Pozsgay stated the goal of the Façade Improvement Program is to encourage and facilitate the enhancement of building exteriors of commercial tenants, and to improve overall aesthetic throughout our business community.

Mr. Pozsgay stated Staff concurs with the recommendation of the Community Development Commission, and respectfully recommends approval of a Resolution approving a Façade Improvement Program Grant in the Not-to-Exceed Amount of \$10,000 for Sam Fakhouri (Cilantro Taco Grill) at 1301 W Irving Park Road.

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

All were in favor. Motion Carried.

BSD2 IGA

Resource Officer: Village Manager, Evan Summers, presented a **Resolution Approving an Intergovernmental Agreement Between the Village of Bensenville and Bensenville School District 2 to Provide a School Resource Officer for the 2023-2024 School Year.**

Police Chief, Daniel Schultz, stated The Bensenville Police Department enters into an Intergovernmental Agreement yearly with School District 2 to provide a School Resource Officer. Chief Schultz stated this is for the 2023-2024 school year.

Chief Schultz stated Bensenville School District 2 feels it necessary to maintain a Resource Office for the District needs. Chief Schultz stated the school district is responsible for the officer's annual salary and expenses.

Chief Schultz stated Staff recommends approval of the Resolution Approving an Intergovernmental Agreement Between the Village of Bensenville and Bensenville School District 2 to Provide a School Resource Officer for the 2023-2024 School Year.

Motion: Trustee Carmona 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.

**Allied Waste
Amendment:**

Village Manager, Evan Summers, presented an **Ordinance Authorizing an Amendment to the Residential Solid Waste, Yard Waste and Recycling Services Agreement with Allied Waste Services of North America, LLC (d/b/a Republic Services of Melrose Park) dated October 23, 2018.**

Director of Public Works, Joe Caracci, stated The Village entered into a 5 year contract with the Republic Service/Allied Waste in 2018 to provide the residential solid waste, yard waste and recycling service. Mr. Caracci stated the current contract will expire on December 31, 2023. Mr. Caracci stated this contract was approved via Ordinance O-43-2018.

Mr. Caracci stated the Village has negotiated an Amendment to the contract with the Republic Service. Mr. Caracci stated under the Amendment, the Village will continue to receive the same high quality, all-inclusive collection service at a new rate. Mr. Caracci stated this rate will include a 4% annual increase. Mr. Caracci stated the Amendment will extend the contract until December 31, 2026.

Mr. Caracci stated other than the rates, no significant changes have been made to the contract.

Mr. Caracci stated Staff recommends approval of an Ordinance Authorizing an Amendment to the Residential Solid Waste, Yard Waste and Recycling Services Agreement with Allied Waste Services of North America, LLC (d/b/a Republic Services of Melrose Park) dated October 23, 2018.

Trustee Panicola asked why the proposed agreement was only for three years vs. the previous agreement of five years. Mr. Caracci stated due to the economy, Allied Waste was not willing to agree to longer than three years.

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.

Brothers Asphalt: Village Manager, Evan Summers, presented a **Resolution Authorizing the Award of a Construction Contract to Brothers Asphalt Paving, Inc. of Addison, IL for the 2023 MFT Pavement Patching Program in the Not-to-Exceed Amount of \$200,000.00.**

Mr. Caracci stated the 2023 MFT Pavement Patching Program is an annual roadway maintenance operation that helps extend the life of Village roadways that are nearing the end of their life-cycles. Mr. Caracci stated this annual maintenance is done in conjunction with the Village's yearly road resurfacing and pavement rejuvenation programs. Mr. Caracci stated the focus of this year's patching locations have been chosen based on pavement condition, future resurfacing plans, field assessments and reported roadway condition complaints. Mr. Caracci stated the Village will again utilize MFT funds for this project, having appropriated the required MFT funds back in January.

Mr. Caracci stated due to the use of MFT funds, the 2023 MFT Pavement Patching Program was advertised locally on our website, in the newspaper, as well as on the IDOT Contractor's bulletin on July 13, July 20 and July 27, 2023. Mr. Caracci stated the bid opening was on August 1, 2023 and six (6) bidders submitted proposals for the project.

Mr. Caracci stated in January of 2023, the Village appropriated \$200,000 of Motor Fuel Tax funds for this general maintenance section, 23-00000-02-GM, via resolution R-5-2023. Mr. Caracci stated Village staff will adjust the planned areas of patching to keep the overall project at or below the appropriated funding amount of \$200,000.00. Mr. Caracci stated in total, this contract will perform just over 9,000 square yards of pavement patching.

Mr. Caracci stated Staff recommends approval of a Resolution Authorizing the Award of a Construction Contract to Brothers Asphalt Paving, Inc. of Addison, IL for the 2023 MFT Pavement Patching Program in the Not-to-Exceed Amount of \$200,000.00.

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

All were in favor. Motion Carried.

Globe

Construction: Village Manager, Evan Summers, presented a **Resolution Authorizing the Award of a Construction Contract to Globe Construction Inc. of Addison, IL for the 2023 MFT Sidewalk Removal & Replacement Program in the Not-to-Exceed Amount of \$100,000.**

Mr. Caracci stated the 2023 MFT Sidewalk Removal & Replacement Program continues to maintain Village's pedestrian accommodations by removal and replacement of sidewalk squares that have been found to be deficient due to extreme deterioration or a severe trip hazard, defined as deflection of 1.25" or greater. Mr. Caracci stated removal and replacement of sidewalk squares is one of two ways the Village can address trip hazards. Mr. Caracci stated earlier this year the Village performed sidewalk cutting under a separate program. Mr. Caracci stated sidewalks that could not be remedied by cutting are included in this removal and replacement program. Mr. Caracci stated most of the locations were chosen based on field assessments, and some are based on resident reports of deteriorated conditions. Mr. Caracci stated the Village continues funding this program out of our annual Motor Fuel Tax (MFT) funds. Mr. Caracci stated the Village appropriated the required MFT funds back in January of 2023.

Mr. Caracci stated due to the use of MFT funds, the 2023 MFT Sidewalk Removal & Replacement Program was advertised locally on our website, in the newspaper, as well as on the IDOT Contractor's bulletin on July 13, July 20 and July 27, 2023. Mr. Caracci stated the bid opening was on August 1, 2023 and two (2) bidders submitted proposals for the project.

Mr. Caracci stated in January of 2023, the Village appropriated \$100,000 of Motor Fuel Tax funds for this general maintenance section, 23-00000-01-GM, via resolution R-5-2023. Mr. Caracci stated Village staff will adjust the planned quantities of removal and replacement to keep the overall project at or below the appropriated funding amount of \$100,000.

Mr. Caracci stated Staff recommends approval of a Resolution Authorizing the Award of a Construction Contract to Globe Construction, Inc. of Addison, IL for the 2023 MFT Sidewalk Removal & Replacement Program in the Not-to-Exceed Amount of \$100,000.

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.

**Superior Road
Striping:**

Village Manager, Evan Summers, presented a **Resolution Authorizing the Award of a Construction Contract to Superior Road Striping, Inc. of Melrose Park, IL for the 2023 Pavement Striping Program in the Not-to-Exceed Amount of \$16,994.30.**

Mr. Caracci stated the Village, in an effort to maintain safe and beautiful roadways for all those who pass through the Village, performs routine maintenance to achieve these goals. Mr. Caracci stated for the safety of the motoring public, the Village conducts a roadway striping program on an annual basis. Mr. Caracci stated this year's striping program will target some of the more major Village owned roadways, including Foster Avenue, Jefferson Street, and will add some no stopping zones on Green Street in front of the Police Department Entrances/Exits. Mr. Caracci stated also, the pedestrian crosswalks on Irving Park Road, in which the Village is required by IDOT to maintain, will be refreshed.

Mr. Caracci stated in past years, the Village has taken advantage of competitive bid pricing through both the Suburban Purchasing Cooperative by Northwest Municipal Conference (NWMC) and the DuPage County Department of Transportation (DuDOT) countywide bid. Mr. Caracci stated Staff has evaluated the 2023 prices from both the NWMC and DuDOT contracts. Mr. Caracci stated Superior Road Striping, Inc of Melrose Park, IL was the lowest bidder for both the NWMC and DuDOT contracts, but the pricing obtained through DuDOT is most cost effective for the proposed quantities in Bensenville. Mr. Caracci stated Superior Road Striping has agreed to extend the unit prices provided in the DuDOT contract to municipalities in DuPage County as part of their 2023 bid.

Mr. Caracci stated the Village obtained a proposal from Superior Road Striping for the proposed 2023 Pavement Striping Program. Mr. Caracci stated based on the quantities initially identified by Staff, Superior Road Striping has provided a cost proposal in the not-to-exceed amount of \$ 16,994.30.

Mr. Caracci stated Staff recommends approval of a Resolution Authorizing the Award of a Construction Contract to Superior Road Striping, Inc. of Melrose Park, IL for the 2023 Pavement Striping Program in the not-to-exceed amount of \$16,994.30.

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

All were in favor. Motion Carried.

R.W. Duntelman
Final Change
Order:

Village Manager, Evan Summers, presented a **Resolution Authorizing the Execution of a Final Balancing Change Order #1 with R.W. Duntelman Company for the Eastern Avenue Reconstruction Project for a Decrease of \$190,009.26, for a Revised Final Contract Amount of \$1,506,191.98.**

Mr. Caracci stated the Eastern Avenue Reconstruction Project was substantially completed on November 30, 2022. Mr. Caracci stated final inspection of restoration occurred in April of 2023 and landscape corrections were completed May 15, 2023.

Mr. Caracci stated the original contract with R.W. Dunteman Company was in the amount of \$1,696,201.24 was approved on February 22, 2022, with resolution R-16-2022. Mr. Caracci stated the scope of work included installation of new water main and water services, complete pavement removal and replacement with PCC pavement, complete C&G replacement, driveway apron replacement, 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 of work completed is \$1,506,191.98, which is a decrease of \$190,009.26 to the original approved contract value. Mr. Caracci stated the reductions in costs are attributed to field modifications of the proposed water main to save some existing storm sewers, good soils found under the existing roadway subgrade, and not having to use any of the Village's contingency pay item. Mr. Caracci stated Staff was able to balance additions and subtractions to the project in favor of the Village, saving a large amount of budget on this project.

Mr. Caracci stated Staff recommends approval of a Resolution Authorizing the Execution of a Final Balancing Change Order #1 with R.W. Dunteman Company for the Eastern Avenue Reconstruction Project for a decrease of \$190,009.26, for a revised final contract amount of \$1,506,191.98.

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

All were in favor. Motion Carried.

Everlast Blacktop: Village Manager, Evan Summers, presented a **Resolution Authorizing the Award of a Construction Contract to Everlast Blacktop, Inc. of Elgin, IL for the IL-19 Streetscape Improvements (Phase III) Project in the Not-to-Exceed Amount of \$467,973.00.**

Mr. Caracci stated Irving Park Road (IL-19) is identified as a major, vibrant corridor in the Village. Mr. Caracci stated the streetscape improvements along IL-19 are identified as one of the strategic goals for the Village. Mr. Caracci stated phase I of these improvements were constructed in 2015 from Mason Sreet to Eastview Avenue. Mr. Caracci stated phase II of these improvements were constructed in 2016 from Eastview Avenue to the Village's western limit. Mr. Caracci stated phase III of this project will be constructed along the north side of IL-19, from Church Road to just west of Addison Street. Mr. Caracci stated this section was previously omitted from prior streetscape projects due to potential redevelopment in that section of the corridor. Mr. Caracci stated the proposed streetscape improvements in Phase III will include removal of the existing sidewalk and brick pavers, replacing them with the same color and pattern stamped concrete sidewalk that was installed in the remainder of the corridor. Mr. Caracci stated ADA improvements, as well as driveway entrance improvements are also included in the proposed scope. Mr. Caracci stated Streetlighting was previously installed in the other two phases of work, and streetlighting will not be required in this third phase.

Mr. Caracci stated the Village advertised the project for bids on July 21, 2023. Mr. Caracci stated bids were received on August 8, 2023 for the project. four (4) contractors submitted bids, with Everlast Blacktop, Inc. having submitted the lowest, responsive bid.

Mr. Caracci stated Staff recommends approval of a Resolution Authorizing the Award of a Construction Contract to Everlast Blacktop, Inc. of Elgin, IL for the IL-19 Streetscape Improvements (Phase III) Project in the Not-to-Exceed Amount of \$467,973.00.

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.

Gonzalez

Companies LLC: Village Manager, Evan Summers, presented a **Resolution Authorizing the Execution of a Construction Engineering Services Agreement to Gonzalez Companies, LLC for the IL-19 Streetscape Improvements (Phase III) Project in the Not-to-Exceed Amount of \$50,034.03.**

Mr. Caracci stated Irving Park Road (IL-19) is identified as a major, vibrant corridor in the Village. Mr. Caracci stated the streetscape improvements along IL-19 are identified as one of the strategic goals for the Village. Mr. Caracci stated phase I of these improvements were constructed in 2015 from Mason Street to Eastview Avenue. Mr. Caracci stated phase II of these improvements were constructed in 2016 from Eastview Avenue to the Village's western limit. Mr. Caracci stated phase III of this project will be constructed along the north side of IL-19, from Church Road to just west of Addison Street. Mr. Caracci stated this section was previously omitted from prior streetscape projects due to potential redevelopment in that section of the corridor. Mr. Caracci stated the proposed streetscape improvements in Phase III will include removal of the existing sidewalk and brick pavers, replacing them with the same color and pattern stamped concrete sidewalk that was installed in the remainder of the corridor. Mr. Caracci stated ADA improvements, as well as driveway entrance improvements are also included in the proposed scope. Streetlighting was previously installed in the other two phases of work, and streetlighting will not be required in this third phase.

Mr. Caracci stated in 2022, the Village advertised for and selected through a Qualification Based System (QBS) approach a list of engineering firms to provide design as well as construction engineering services for the upcoming years.

Mr. Caracci stated ESI Consultants, LTD is one of the short-listed firms to provide construction engineering services. Gonzales Companies recently acquired ESI Consultants earlier this year and has continued business under the Gonzales Companies LLC name. Mr. Caracci stated ESI has performed construction engineering services on the IL-19 Streetscape Improvements Phase I & II Projects in 2015 and 2016. With the acquisition by Gonzales Companies, the same staff and leadership from ESI will continue to be involved with this project. Mr. Caracci stated village staff feels very confident in retaining Gonzales Companies for the upcoming project due to the familiarity with the proposed Field Engineer and Project Manager, previous knowledge of the prior projects, and familiarity of the project area. Mr. Caracci stated The project team of the consultant and Village staff has worked well together in the past.

Mr. Caracci stated Gonzales Companies' proposed work scope includes on-site inspections, review of project layout, construction documentation, material testing and preparation of record drawings. Mr. Caracci stated the material testing required for the project will be performed by Material Solutions Laboratory Corp. (MSL) as a sub-consultant and includes all concrete and asphalt pavement assessments and observations.

Mr. Caracci stated Gonzales Companies' proposed work effort and fee totals \$50,034.03, of which \$4,625 was included for material testing. Mr. Caracci stated this not-to-exceed fee equates to 11% of the Engineer's estimated cost for the project. Mr. Caracci stated typically, Construction engineering costs fall in the 10-12% of the construction cost range.

Mr. Caracci stated Staff recommends approval of a Resolution Authorizing the Execution of a Construction Engineering Services Agreement to Gonzalez Companies, LLC for the IL-19 Streetscape Improvements (Phase III) Project in the Not-to-Exceed Amount of \$50,034.03.

Motion:

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

All were in favor. Motion Carried.

Marc Cressemery: Village Manager, Evan Summers, presented a **Resolution Authorizing a Purchase Order to Marc Cressemery Construction for the Materials and Labor for Pipe Work at Thomas Supreme Lift Station in the Not-to-Exceed Amount of \$36,334.**

Mr. Caracci stated the Thomas Lift Station emergency repair is due to a significant pipe failure on the discharge of the lift station's pump #1. Mr. Caracci stated the pipe has had a previous repair done in the past that predates employees who have a 10 plus year tenure. Mr. Caracci stated the repair clamp is covering the original pipe leak which has increased in size. Mr. Caracci stated the crack in the discharge pipe is migrating downstream or up the vertical pipe. The pipe is made of cast iron and is brittle once compromised.

Mr. Caracci stated the intent of the project is to replace all the piping from the base shoe elbow of the submersible pump #1 to the quad connection in the valve vault of the station. Mr. Caracci stated this requires the contractor to replace the vertical cast iron pipe with ductile iron, replace two elbows, a check valve and two plug valves. Mr. Caracci stated the valves must be replaced since they are inoperable. Mr. Caracci stated the check valve is very old and questionable so replacement is highly recommended while the entire discharge pipe run is apart. Mr. Caracci stated there is also excavation between the wet well and valve vault that must be done to replace the horizontal run of the discharge pipe. Mr. Caracci stated with the excavation taking place the cost benefit of replacing the horizontal discharge pipe of pump #2 is justified. Mr. Caracci stated otherwise when the discharge pipe of #2 needs to be replaced we will need to expend additional funds to dig the same hole again.

Mr. Caracci stated there will be an additional cost to this project with a purchase of the valve that will be done separately upon approval of this Resolution. Mr. Caracci stated Staff has already solicited proposals and received two from LAI, Ltd and Jim Jolly Sales, with LAI providing lowest cost for the purchase of the Valve at \$3470.00.

Motion: Trustee Franz 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.

Sauber MFG Co.: Village Manager, Evan Summers, presented a **Resolution Waiving Competitive Bidding and Authorizing a Purchase Order to Sauber MFG.CO. of Virgil, IL for the Purchase of One (1) Vehicle Upfit for the Watermain Break Truck #229 in the Not-to-Exceed Amount of \$112,336.**

Mr. Caracci stated the CY2023 budget includes funds for the purchase of one (1) new Watermain Break Response Vehicle. Mr. Caracci stated the WMB Response Vehicle is a critical piece of equipment within our fleet. Mr. Caracci stated this vehicle goes out to every watermain break and is equipped with the necessary materials, pumps, hydraulics, and electrical components necessary to safely complete the repair.

Mr. Caracci stated in June 2023, Village Board approved the purchase of one (1) Ford F59 chassis and Utility Box through Roesch Ford for a total of \$85,813, Resolution Number R-75-2023.

Mr. Caracci stated our upfit is modeled off a similar truck built by Elk Grove Village in 2019. Mr. Caracci stated the setup proposed will fit our needs perfectly. Mr. Caracci stated Sauber MFG CO. specializes in building trucks of this nature. The upfit will include cabinets, steel shelves, drawers, 25 gal. hydraulic tank, onboard generator, LED lights, safety features, other electric components, etc.

Mr. Caracci stated this vehicle will replace Unit #229 - a 1997 Chevy P30 truck.

Mr. Caracci stated the proposal received from Sauber totaled \$112,336. Mr. Caracci stated the total price of the truck will be \$198,149.

Mr. Caracci stated Staff recommends an approval of the Resolution Waiving Competitive Bidding and Authorizing a Purchase Order to Sauber MFG.CO. of Virgil, IL for the Purchase of One (1) Vehicle Upfit for the Watermain Break Truck #229 in the not-to-exceed Amount of \$112,336.

Motion: Trustee Lomax 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.

**Innovative
Underground:**

Village Manager, Evan Summers, presented a **Resolution Authorizing an Execution of a Purchase Order to Innovative Underground for Hydro-Excavation of 320 Water Services in the Not-to-Exceed Amount of \$40,000.**

Mr. Caracci stated The Illinois Environmental Agency has mandated that all Community Water Supplies shall submit an inventory of both the public and private water service material types. Mr. Caracci stated the final completed inventory is due April 15, 2024. Mr. Caracci stated the Lead Service Line Inventory (LSLI) must be submitted with an initial Lead Service Line Replacement Plan.

Mr. Caracci stated the Village has used staff and historical data to acquire inventory data. Mr. Caracci stated to complete the unknown public and private water service inventory, the Village must expose the water services through hydro-excavation for material verification to complete the LSLI project. Mr. Caracci stated the Village was awarded a \$40,000 grant to fund this project.

Mr. Caracci stated the Village sought bids from four contractors, with Innovative Underground being the only bidder. Mr. Caracci stated village staff contacted the three contractors that did not submit a proposal, and the contractors expressed they were not interested in bidding on the project. Mr. Caracci stated Veterans Vac Services said they could not perform the work at the proposed price. Innovative Underground's proposal will verify 320 water services for \$40,000.00. Mr. Caracci stated turf restoration will be done in-house.

Mr. Caracci stated Staff recommends approval of the Resolution Authorizing an Execution of a Purchase Order to Innovative Underground for Hydro-Excavation of 320 Water Services in the Not-to-Exceed Amount of \$40,000.

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

All were in favor. Motion Carried.

**Ex-Stink
Plumbing:**

Village Manager, Evan Summers, presented a **Resolution Authorizing a Purchase Order to Ex-Stink Plumbing & Sewer for Multi Spot Sanitary Repair on Spruce and Hillside in the Not-to-Exceed Amount of \$17,200.**

Mr. Caracci stated on July 28th the sanitary lining contractor Hoerr Construction informed the staff that they identified four areas of immediate concern for repairs before they can line these sections of pipe as part of our 2023 Sanitary Sewer Lining Project (R-50-2023).

Mr. Caracci stated two (2) sections on **Hillside Drive:**

- Issue: At 12' the main is reduced to a 6" pipe versus an 8" pipe where a point repair was made at one point.
- Work to be done: Remove 6" pipe and replace with 8" sanitary main
- Issue: At 187.9' there is a large piece of concrete in the main

- Work to be done: Remove concrete from the sanitary main

Mr. Caracci stated two (2) sections on **Spruce Avenue**:

- Issue: At 69', there is broken pipe material in the sanitary main
- Work to be done: Repair the collapsed sanitary main
- At 264.9', the main is collapsed
- Work to be done: repair the collapsed sanitary main.

Mr. Caracci stated Staff solicited proposals from various contractors and Ex-Stink Plumbing & Sewer was the lowest.

Staff Recommends Approval of the Resolution Authorizing a Purchase Order to Ex-Stink Plumbing & Sewer for Multi Spot Sanitary Repair on Spruce and Hillside in the not-to-exceed Amount of \$17,200.

Motion: Trustee Perez 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.

**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 6:57 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 19th day, September 2023