

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

MINUTES OF THE VILLAGE BOARD OF TRUSTEES MEETING
September 26, 2023

CALL TO ORDER: 1. President DeSimone called the meeting to order at 6:30 p.m.

ROLL CALL: 2. Upon roll call by Village Clerk, Nancy Quinn, the following Board Members were present:

President DeSimone, Carmona, Franz, Frey, Lomax, Panicola

Absent: Perez

A quorum was present.

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

President DeSimone made the following statement:

Tonight, the Village will be approving the Quik-Trip development on the consent agenda. Since this property was sold in 2016, a gas station was always going to be on the corner of County Line and Grand Avenue. It was in the agreement with the purchaser who purchased the property from the Village of Bensenville for \$3,000,000.00. It was my job as Village President to get the best deal for our Residents. In cooperation with the developer, the Village considered several different gas station operators for this site; ultimately identifying Quik-Trip to be among the strongest operators for our corporate citizens. Over the last two years, many difficult and contentious discussions were held between the Village, the developer and the operator. During that time, over thirty concessions were made by Quik-Trip to the village that will ultimately preserve and protect the interests of our Residents and will be moralized in the ordinance being proposed tonight. Some of those concessions include:

- An expanded masonry construction
- Restrictions on outdoor signage
- A parking enforcement agreement with the Bensenville Police Department
- Truck parking limitations
- Restricted truck access

Minutes of the Village Board Meeting
September 26, 2023 Page 2

- *No video gaming*
- *No liquor sales*
- *No showers*
- *No laundry facilities*
- *No sleeping corridors*
- *No outdoor sales*
- *No cell towers*
- *No billboards*

I've talked to members of the Village Board and many other Residents about this project; whether it was at their house, Village Hall or in the parking lot of Village Hall, even at Jewel when I was grocery shopping with my family. I heard their concerns and as a result held quiet possibly the most contentious negotiations with Quik-Trip for the next couple of weeks. As a result of those negotiations; at this past week's Committee of the Whole Meeting, Quik-Trip has agreed to our demands as follows:

- *A four-foot wall and landscaping will be installed on the north end of the gas station's property*
- *The two hour truck parking area was reduced from fourteen stalls to six*
- *Quik-Trip agreed to reduce the amount of car parking spaces*
- *Quik-Trip agreed to pay for an automatic license plate reading camera on their property that will tie into the Bensenville Police Departments real time crime center*
- *Quik-Trip agreed to remove their truck scale from their property, completely*

In addition to all these concessions and to insure that the gas stations in the town are proportionate benefiting our Residents; tonight we will also be approving a three cents per gallon gas tax on all gas stations. The revenue from this measure is committed to reducing the direct taxes and fees that our Residents currently pay. This is all to say that we got the best deal for our Residents. The sad part of this project is that my political opponent, who I fully expect to run against me in 2025, used this economic development project to spread lies and misinformation to try to divide our Community. While he prides himself on his supposed intellect, my political opponent showed throughout this process that he lacks the understanding for how contracts work. He lacks the understanding for how finances work. He lacks the understanding for how development works. He lacks the understanding for how finances work. He lacks the understanding for how negotiations work. And frankly, he lacks the basic knowledge of how local government works.

What should not be lost is any member of this Community is that the person who stood at that podium and lambasted the economic befits of development is the same person who raised your property taxes to the highest level any of us have seen during his short tenured as School Board President. In closing, I welcome a political fight. The difference between my view of the world and their view of the world however is widely different from each other. While their sides can only point our problems, this team is coming up with solutions.

PUBLIC COMMENT:

Paul DeMichele – 17W275 Rodeck Lane, Bensenville, Illinois

Mr. DeMichele addressed the Village Board regarding the proposed ordinances on the agenda for a new gas station and gas tax.

Robert Benson – 435 Barron Street, Bensenville, Illinois

Mr. Benson addressed the Village Board regarding the Aquatic Center survey.

**APPROVAL OF
MINUTES:**

4. The September 12, 2023 Village Board Meeting minutes were presented.

Motion:

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

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola

NAYS: None

All were in favor. Motion carried.

**WARRANT NO.
23/15:**

5. President DeSimone presented **Warrant No. 23/15** in the amount of \$1,108,809.57.

Motion:

Trustee Lomax made a motion to approve the warrant as presented. Trustee Frey the motion.

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola

NAYS: None

All were in favor. Motion carried.

Minutes of the Village Board Meeting
September 26, 2023 Page 4

Motion: 6. Trustee Lomax made a motion to approve the Consent Agenda as presented. Trustee Carmona seconded the motion.

All were in favor. Motion carried.

Ordinance No.
38-2023:

Ordinance Approving a Preliminary and Final Planned Unit Development with Code Departures for a New 10-Unit Townhome Complex at 214 N Walnut Street. (Consent Agenda)

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

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola

NAYS: None

All were in favor. Motion carried.

Ordinance No.
39-2023:

Ordinance Approving Variations for the Alteration of an Existing Lot Due to a Proposed Subdivision at 150 Ridgewood Avenue. (Consent Agenda)

Ordinance No.
40-2023:

Ordinance Approving an Amendment to the Bo Jackson Elite Sports Dome Complex Planned Unit Development to Construct a Gas Station at the Northwest Corner of the Grand Avenue and County Line Road Intersection. (Consent Agenda)

Ordinance No.
41-2023:

Ordinance Approving a Special Use Permit and Variations for a new Truck Repair Facility at 796 Fairway Drive. (Consent Agenda)

Ordinance No.
42-2023:

Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Amending Title Three of the Bensenville Village Code to Impose a Municipal Motor Fuel Tax. (Consent Agenda)

Resolution No.
R-109-2023:

Resolution Authorizing Change Order #1 to the Preventative Maintenance Contract for the Edge and Edge II Facilities with PremiStar Mechanical Services in the Amount of \$5,280 for a Revised Contract Amount of \$14,580. (Consent Agenda)

Resolution No.

R-110-2023:

Resolution Authorizing a Contract to Grove Masonry Maintenance for Masonry Renovations on Bensenville Theater in the Not-to-Exceed Amount of \$28,000. (Consent Agenda)

Resolution No.

R-111-2023:

Resolution Authorizing a Purchase Order to Shake Guys for Replacement of Five (5) Gazebo Roofs at the Redmond Park in the Not-to-Exceed Amount of \$46,307.12. (Consent Agenda)

Resolution No.

R-112-2023:

Resolution Authorizing a Purchase Order to Sternberg Lighting, for the Purchase of Three (3) Cast Iron Street Light Poles with Bases for Irving Park Road in the Not-to-Exceed Amount of \$51,000. (Consent Agenda)

Resolution No.

R-113-2023:

Resolution Authorizing a Purchase Order to Omega Sign & Lighting for Bensenville Theater Signage in the Not-to-Exceed Amount of \$33,479. (Consent Agenda)

Resolution No.

R-114-2023:

Resolution Renewing and Adopting the DuPage County National Hazards Mitigation Plan as an Official Plan of the Village of Bensenville. (Consent Agenda)

Motion:

Trustee Lomax made a motion to approve the Consent Agenda as presented. Trustee Carmona seconded the motion.

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola

NAYS: None

All were in favor. Motion carried.

**RESIDENT'S
REMARKS:**

President DeSimone announced Coffee with the Village President will be held from 9:00am – 11:00am on the following days and locations:

- October 7th: Kremples Park

President DeSimone announced the Wilkes Family Halloween Display will start to be assemble in downtown Bensenville with the opening night scheduled for September 29th; full details can be found on the Village's website.

President DeSimone announced the Halloween Home Decorating Contest winner will be announced at the October 24th Village Board Meeting; full details can be found on the Village's website.

**MANAGERS
REPORT:**

Village Manager, Evan Summers, announced the Village is seeking the Public's input on the future of the Water's Edge Aquatic Center; a survey has been set up and can be accessed via the Village's website.

Mr. Summers announced the next brush pick-up will be held October 2nd; all brush must be placed on curbside by 7:00am.

Mr. Summers announced phase one of the Bensenville Theater Renovations is underway; full details can be found on the Village's website.

**VILLAGE ATTORNEY
REPORT:**

Village Attorney, P. Joseph Montana, stated he had no Village Attorney Report.

**UNFINISHED
BUSINESS:**

Trustee Panicola made the following statement:

Good evening, I would like to take a few moments to recognize all the Residents and neighbors who have participated in the discussion for the proposed development of the Quik-Trip gas station on the corner of Grand Avenue and County Line Road. As a Resident in the Brentwood subdivision, I had the opportunity to discuss this proposed project with many Residents in the neighborhood. During my conversations, what upset me the most was the use of lies, the misinformation, and the personal self-promotion for political gain used by some Residents to prevent this proposed development to my fellow neighbors. I was also concerned and surprised that this individual failed to ever ask or try an talk to any of the Board about the project; even when a Board Member lives in the Brentwood neighborhood. After having conversations with my neighbors and Residents in the area, a better understanding of the facts became clear. As I told my neighbors, all of us on this Board care deeply about the Residents, businesses and the whole Bensenville Community. I can speak for everyone up here; we all want what is best for the entire Community. I ask all of you; if you every have any questions, concerns or ideas to please reach out to any of us or to contact Village Hall directly. We are your neighbors and your representatives. We are here to make sure your voices are heard. On a personal note, my family and I are Residents near the proposed

gas station development. I am proud of the work Village Staff has done. Proud of the input from the Community and proud of the work this board has done in listening to the concerns in making informed decisions. Bensenville Strong is about listening and working together and when we accomplish this, our whole Community will benefit from it.

NEW BUSINESS: There was no new business.

EXECUTIVE SESSION: Village Attorney, Joseph Montana, stated there was not a need for Executive Session.

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

ROLL CALL: AYES: Carmona, Franz, Frey, Lomax, Panicola

NAYS: None

All were in favor. Motion carried.

President DeSimone adjourned the meeting at 6:47 p.m.

Nancy Quinn
Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 10th day, October 2023