

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
June 18, 2024

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, Perez

Absent: None

A quorum was present.

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

PRESENTATION: Manar Nashif of Illinois Tollway presented to the Village Board, Members of the Audience and Community an update regarding future construction in Bensenville being completed by the State of Illinois Tollway Department.

PROCLAMATION: *No action was taken on the proposed proclamation recognizing Chief Daniel Schulze for years of service and his retirement.*

PUBLIC COMMENT: There was no Public Comment.

APPROVAL OF MINUTES: 4. The May 21, 2024 Special Village Board Meeting minutes were presented.

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

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

NAYS: None

All were in favor. Motion carried.

WARRANT NO.

24/10:

5. President DeSimone presented **Warrant No. 24/10** in the amount of \$4,004,959.59.

Motion:

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

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

Ordinance No.

25-2024:

6. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 25-2024** entitled an **Ordinance Granting a Variation, Fence in the Corner Side Yard at 621 Grove Avenue.**

Director of Community and Economic Development, Kurtis Pozsgay stated the Petitioner, Oscar Higreda, is seeking approval of a variation in order to construct a fence in the corner side yard of their property.

Mr. Pozsgay stated the proposed fence is six-foot white vinyl. Mr. Pozsgay stated approval standards will mandate that it is 5 feet of solid vinyl with an additional foot of lattice.

Mr. Pozsgay stated the proposed fence will run roughly 36 feet west from the house to the property line. Mr. Pozsgay stated it will run parallel to N Church Rd for roughly 81 feet before turning east towards the house.

Mr. Pozsgay stated there is 33 feet between the center point of Church Rd and the property line- there is no sidewalk in between them.

Mr. Pozsgay stated the proposed fence location does not impact the north adjacent property's driveway sight vision triangle.

Mr. Pozsgay stated variations for fences in the corner side yard are a common request.

Mr. Pozsgay stated the applicant has agreed to Village design standards with a 4 foot aluminum request.

Motion: Trustee Perez made a motion to adopt the ordinance as presented.
Trustee Lomax seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Ordinance No.
26-2024:**

7. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 26-2024** entitled an **Ordinance Granting a Variation, Fence in the Corner Side Yard at 807 Dennis Drive.**

Mr. Pozsgay stated the Petitioner, Joshua Berngard, is seeking approval of a variation in order to construct a fence in the corner side yard of their property.

Mr. Pozsgay stated the proposed fence is four-foot aluminum. Mr. Pozsgay stated the proposed fence will run 46 feet from the house to the property line. Mr. Pozsgay stated it will run parallel to Dennis Drive for 78.5 feet before turning east towards the house.

Mr. Pozsgay stated the Petitioner has agreed to a request for the fence to be set back 1 foot from the Dennis Drive property line.

Mr. Pozsgay stated the proposed fence location does not impact the north adjacent property's driveway sight vision triangle.

Mr. Pozsgay stated variations for fences in the corner side yard are a common request.

Mr. Pozsgay stated the applicant has agreed to Village design standards with a four foot aluminum request.

Motion: Trustee Panicola made a motion to adopt the ordinance as presented. Trustee Lomax seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Ordinance No.
27-2024:**

8. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 27-2024** entitled an **Ordinance Granting an Amendment to a Planned Unit Development with Code Departures for an Athletic Dome at 1005 Commerce Court.**

Mr. Pozsgay stated the Petitioner, Grand County LLC, is seeking approval of a PUD amendment for the construction of an 84,000 square foot sports dome for the hosting of volleyball tournaments.

Mr. Pozsgay stated the existing PUD was approved in 2018, under Ordinance No. 41-2018.

Mr. Pozsgay stated the proposed development has 184 parking stalls over the 8.4-acre site. Mr. Pozsgay stated proposed deviations from the code include maximum driveway width, parking lot perimeter landscaping, landscape island spacing, refuse area location, and refuse area screening.

Mr. Pozsgay stated in the original PUD ordinance, this land was proposed as two turf soccer fields.

Mr. Pozsgay stated the original PUD planned for a second athletic complex.

Mr. Pozsgay stated ability to park the site is a concern.

Motion:

Trustee Panicola made a motion to adopt the ordinance as presented. Trustee Lomax seconded the motion.

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Ordinance No.
28-2024:**

9. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 28-2024** entitled an **Ordinance for Zoning Map Amendment for 1100 N Route 83 from I-2 General Industrial District to C-2 Commercial District.**

Mr. Pozsgay stated the Village of Bensenville is seeking the aforementioned zoning map amendment in order to refine the 2023 Zoning Map.

Mr. Pozsgay stated since the introduction of the current Map, Staff have been able to identify certain shortcomings while enforcing the regulations and implementing the refurnished zoning application procedures.

Mr. Pozsgay stated the proposed amendments are summarized as follows:

the Future Land Use Map deems this property as “Regional Commercial”. Rezoning from I-2 to C-2 will enable this property to operate and exist in accordance with stated Village goals.

Mr. Pozsgay stated this action rectifies a mistake made during the previous Zoning Map Update. This property was intended to be C-2.

Motion:

Trustee Perez made a motion to adopt the ordinance as presented. Trustee Frey seconded the motion.

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Ordinance No.
29-2024:**

10. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 29-2024** entitled an **Ordinance Granting a Special Use Permit (Motor Vehicle Repair and/or Service) at 500 Eastern Avenue.**

Mr. Pozsgay stated the Petitioner, Mario’s Trucking Services Inc, is seeking approval of a special use permit for motor vehicle repair and/or service.

Mr. Pozsgay stated they wish to service and repair the vehicles within their private fleet.

Mr. Pozsgay stated the property is 1.03 acres, with a building size of 19,546.00 square feet.

Mr. Pozsgay stated the property is currently located within an I-2 General Industrial District, where motor vehicle repair and/or service is allowed with a special use permit.

Mr. Pozsgay stated the Special Use is tied to Mario's Trucking Services Inc.

Mr. Pozsgay stated the building must be brought up to code, including the installation of a triple catch basin should one not exist currently.

Mr. Pozsgay stated trucks can only utilize parking in the southeast portion of the property.

Motion: Trustee Lomax made a motion to adopt the ordinance as presented. Trustee Panicola seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Ordinance No.
30-2024:**

11. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 30-2024** entitled an **Ordinance Establishing the Sesame Street Special Service Area.**

Mr. Pozsgay stated Sesame Street is an industrial roadway in the Eastern Business District.

Mr. Pozsgay stated the infrastructure has come to the end of its useful life, requiring immediate and substantial repairs.

Mr. Pozsgay stated on June 12, 2023, the Village received a letter from Sesame Street property owners demanding action.

Mr. Pozsgay stated on March 26, 2024, the Village adopted Ordinance No. 12-2024 proposing the establishment of the Sesame Street Special Service Area.

Mr. Pozsgay stated no objections were filed.

Mr. Pozsgay stated necessary repairs to Sesame Street include full reconstruction of the roadway, installation of new curb and gutters, installation of sidewalks, and installation of lighting.

Mr. Pozsgay stated the project is set to begin this year.

Mr. Pozsgay stated the project is expected to come in around \$2,890,000. Mr. Pozsgay stated the Village is putting \$1,209,469 in Rebuild Illinois Grand funds towards the project. Mr. Pozsgay stated the SSA bond will cover the remaining portion and be paid back by the property owners over a 20-year period.

Motion: Trustee Perez made a motion to adopt the ordinance as presented.
Trustee Frey seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-94-2024:**

12. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-94-2024** entitled a **Resolution Accepting the Letter of Intent for 112 N Center St.**

Mr. Pozsgay stated on April 24, 2024, Village Board approved a resolution declaring 112 N Center St as surplus property.

Mr. Pozsgay stated the Village ordered an appraisal which showed a value of \$48,000 as of March 12, 2024.

Mr. Pozsgay stated the Village received one offer for the property from Manco Home Builders in the amount of \$48,000.

Mr. Pozsgay stated Manco Home Builders intends to build a 2-unit building on the property.

Mr. Pozsgay stated the Village will accept the Letter of Intent subject to a Purchase Sale Agreement and Design review.

Mr. Pozsgay stated Staff anticipates the Purchase Sale Agreement to come before the Board at the July 16, 2024 meeting.

Motion: Trustee Lomax made a motion to approve the resolution as presented. Trustee Frey seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-95-2024:**

13. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-95-2024** entitled a **Resolution Authorizing the Execution of a Purchase Order with Morton Salt Inc. for the Purchase of 650 Tons of Bulk Rock Salt in the Not-to-Exceed Amount of \$48,035.**

Director of Public Works, Joe Caracci stated one of Public Works' core functions is our snow and ice management program. Mr. Caracci stated keeping our streets safe during winter weather events is something the Department takes considerable pride in. Mr. Caracci stated one key variable in the successful snow and ice management program is rock salt. Mr. Caracci stated in a single winter season, the Department can utilize up to 2000 tons of rock salt.

Mr. Caracci stated the Village has taken a number of approaches in securing our rock salt purchases in the past - State bids, County bids, open market, and emergency contracts. Mr. Caracci stated the Village has elected to secure Rock Salt from the State and the County again this year. Mr. Caracci stated this approach allows us to have the most flexibility.

Mr. Caracci stated Staff participated in the DuPage County Joint Purchase Bid this year. Our commitment is for 500 tons. Mr. Caracci stated DuPage County bid their contract in April. Mr. Caracci stated the lowest bidder for the County contract was Morton Salt Inc. Mr. Caracci stated the County contract allows for an 80% minimum purchase (400 tons) and a 130% maximum purchase (650 tons). Mr. Caracci stated the unit cost for this year was \$73.90 per ton.

Mr. Caracci stated the costs for the County Bid Contract would be as follows:

Minimum - 400 tons - \$29,560
Commitment - 500 tons - \$36,950
Maximum - 650 tons - \$48,035

Mr. Caracci stated the 650 tons will help fill the salt dome for the start of the 2024/2025 winter season, while leaving capacity for in-season ordering if necessary.

Motion:

Trustee Franz made a motion to approve the resolution as presented. Trustee Lomax seconded the motion.

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-96-2024:**

14. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-96-2024** entitled a **Resolution Authorizing the Purchase Order to the Illinois Environmental Protection Agency for the Annual Wastewater Treatment Plant NPDES Operating Permit in the Not-to-Exceed Amount of \$17,500.**

Mr. Caracci stated each year the Village is required to acquire NPDES Permits from the Illinois Environmental Protection Agency (IEPA). Mr. Caracci stated NPDES stands for National Pollutant Discharge Elimination System. Mr. Caracci stated an NPDES permit will generally specify an acceptable level of a pollutant or pollutant parameter in a discharge (for example, a certain level of bacteria).

Mr. Caracci stated these permits are necessary for agencies that operate either storm sewer or sanitary sewer collection and/or treatment systems. Mr. Caracci stated the Village holds a number of these permits for our individual systems.

Mr. Caracci stated the Wastewater Treatment Plant NPDES Permit totals **\$17,500**. Mr. Caracci stated invoicing for the permit typically occurs in July. Mr. Caracci stated we have not received an invoice for this permit yet, but want to be ready to pay when it comes in. Mr. Caracci stated the fee schedule on IEPA's official website remains the same.

Motion: Trustee Lomax made a motion to approve the resolution as presented. Trustee Franz seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-97-2024:**

15. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-97-2024** entitled a **Resolution Authorizing the Approval of a Purchase Order to Core & Main for Sensus Water Meters Annual Maintenance in the Not-to-Exceed Amount of \$21,422.**

Mr. Caracci stated the Village Board approved use of Sensus water meters in March 2013 (R-24-2013). Mr. Caracci stated the Village switched to the Automatic Meter Read (AMR) Sensus meters from Core & Main (previously d/b/a HD Supply Waterworks) to monitor and reduce the water loss rate percentage and enhance customer service capabilities.

Mr. Caracci stated the annual Core & Main Agreement benefits the Village by maintaining the software and streamlining the communication with Sensus meters to the financial software (Munis) to provide history of water usage and exact billing to the water customers. Mr. Caracci stated the cost of the annual maintenance for 2024 is \$21,422.

Motion: Trustee Lomax made a motion to approve the resolution as presented. Trustee Panicola seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

Resolution No.
R-98-2024:

16. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-98-2024** entitled a **Resolution Authorizing the Execution of a Purchase Order with Charles Equipment Energy Systems for the Purchase and Turn-Key Installation of Five (5) Replacement Generators and Transfer Switches in the Not-to-Exceed Amount of \$788,676.**

Mr. Caracci stated Staff met with four separate vendors over a period of nine months to review in detail and consider options for these generators. Mr. Caracci stated Staff determined that none of the existing generators were the same manufacturer or model. Mr. Caracci stated after meeting with four manufacturers, it was concluded that the new generators should be installed by a vendor who represents a specific manufacturer.

Mr. Caracci stated all of the existing generators and transfer switches are at least thirty years old and are fueled by diesel and have a limited amount of fuel per site. Mr. Caracci stated the new generators will run off natural gas, which will provide unlimited supply of fuel to the sites. Mr. Caracci stated many parts for the existing generators and transfer switches are obsolete and no longer available. Mr. Caracci stated the Public Works generator will supply

power to the entire building, not just lighting and miscellaneous equipment.

Mr. Caracci stated four contractors were provided with a Request for Proposal on all the generator sets. Mr. Caracci stated three contractors submitted completed proposals, while one did not propose on the Foster Pump House. Mr. Caracci stated this contractor was higher in cost on the other generator sets and was determined to be incomplete.

Mr. Caracci stated Charles Equipment submitted the lowest qualified bid of the four proposals in the total amount of \$888,161. Mr. Caracci stated Staff has used Charles Equipment in the past with great success.

Mr. Caracci stated after receiving all bids, staff contacted the lowest bidder, Charles Equipment, to try to value engineer the project to reduce costs. Mr. Caracci stated during our discussions, we came up with a plan that could eliminate the need for a generator by combining the Foster Pump House with the North Plant due to their proximity. Mr. Caracci stated this change would eliminate the North Plant Lift Station generator and add some cost to directional drill a conduit from the North Plant Lift Station to the Foster Pump House. Mr. Caracci stated this value engineering reduced the cost by \$99,485. The new contract cost is now \$788,676.

Motion: Trustee Panicola made a motion to approve the resolution as presented. Trustee Franz seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-99-2024:**

17. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-99-2024** entitled a **Resolution Authorizing the Execution of a Construction Contract to Acqua Contractors Corporation of Elmhurst, IL for the Addison Creek Storm Sewer Phase II Improvements Project in the Not-to-Exceed Amount of \$2,490,000.**

Mr. Caracci stated the Village of Bensenville has experienced frequent and severe flooding upstream and downstream of the Redmond Reservoir.

Mr. Caracci stated in 2015, the Village completed the Redmond Reservoir H&H study that identified several improvements that will help alleviate some of the flooding concerns. Mr. Caracci stated included in these recommendations is a storm sewer project referred to as "Area A-1 Improvements" that consists of storm sewer installation in various sizes from Lions Park down to Redmond reservoir.

Mr. Caracci stated in 2022, the Village constructed the Addison Creek Storm Sewer Phase I Improvements Project with the help of \$2,000,000 in CDBG-DR funding from the DuPage County. Mr. Caracci stated the Phase I Improvements Project began installing oversized sewer pipes from Lions Park at the intersection of Wood Avenue and Addison Street, heading south and east. Mr. Caracci stated the Phase I Project terminated in the alley between Bridgeway Senior Living and Pine Avenue, at the Rose Street intersection. Mr. Caracci stated the Addison Creek Storm Sewer Phase II Improvements will pick up from this termination point and continue east down the alley to the western limit of Sunrise Park. Mr. Caracci stated the project will turn south along Sunrise Park and continue down Marion Street to Jefferson Street to complete the Phase II Improvements.

Mr. Caracci stated Phase III of the Improvements will complete the project by installing the final phase of sewer pipe installation down to Redmond Reservoir. Mr. Caracci stated this work is in the early planning stages by Village Staff.

Mr. Caracci stated on May 16, 2024 the project was advertised for bidders, and a pre-bid conference was held for all prospective contractors on May 23, 2024. Mr. Caracci stated bids were received and opened on Tuesday June 4, 2024 for the project. Mr. Caracci stated ten (10) contractors submitted bids for this project. Mr. Caracci stated Acqua Contractors Corporation submitted the lowest responsible bid.

Motion:

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

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-100-2024:**

18. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-100-2024** entitled a **Resolution Authorizing the Execution of a Construction Engineering Services Agreement for the Addison Creek Storm Sewer Phase II Improvements Project to Thomas Engineering Group, LLC of Oak Brook, IL in the Not-to-Exceed Amount of \$280,336.**

Mr. Caracci stated the Village of Bensenville has experienced frequent and severe flooding upstream and downstream of the Redmond Reservoir. Mr. Caracci stated in 2015, the Village completed the Redmond Reservoir H&H study that identified several improvements that will help alleviate some of the flooding concerns. Mr. Caracci stated included in these recommendations is a storm sewer project referred to as "Area A-1 Improvements" that consists of storm sewer installation in various sizes from Lions Park down to Redmond reservoir.

Mr. Caracci stated in 2022, the Village constructed the Addison Creek Storm Sewer Phase I Improvements Project with the help of \$2,000,000 in CDBG-DR funding from the DuPage County. Mr. Caracci stated the Phase I Improvements Project began installing oversized sewer pipes from Lions Park at the intersection of Wood Avenue and Addison Street, heading south and east. Mr. Caracci stated the Phase I Project terminated in the alley between Bridgeway Senior Living and Pine Avenue, at the Rose Street intersection. Mr. Caracci stated the Addison Creek Storm Sewer Phase II Improvements will pick up from this termination point and continue east down the alley to the western limit of Sunrise Park. Mr. Caracci stated the project will turn south along Sunrise Park and continue down Marion Street to Jefferson Street to complete the Phase II Improvements.

Mr. Caracci stated Phase III of the Improvements will complete the project by installing the final phase of sewer pipe installation down to Redmond Reservoir. Mr. Caracci stated this work is in the early planning stages by Village Staff.

Mr. Caracci stated in March of 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 Thomas Engineering Group, LLC (Thomas Engineering) is one of the short-listed firms to provide construction engineering services.

Mr. Caracci stated Thomas Engineering brings forth a very experienced project team that has successfully provided similar services for the Village with previous the CDBG project Addison Creek Storm Sewer Phase I and the Browngate Subdivision Improvements Project. Mr. Caracci stated the proposed assignment scope includes on-site inspections, review of project layout, construction documentation, material testing, preparation of record drawings, and project close out. Mr. Caracci stated after scope and work effort negotiations, the proposed fee for Thomas Engineering's construction engineering services totals \$280,336.

Motion: Trustee Panicola made a motion to approve the resolution as presented. Trustee Frey seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-101-2024:**

19. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-101-2024** entitled a **Resolution Authorizing the Execution of a Construction Contract for the Sesame Street Reconstruction SSA Project to A Lamp Concrete Contractors of Schaumburg, IL in the not-to-exceed amount of \$2,434,983.25.**

Mr. Caracci stated the Eastern Business District (EBD) is located in Cook County, bordered by Green Street/Franklin Avenue on the north, County Line Road on the west, and the Village of Franklin Park on the south and east. Mr. Caracci stated Sesame Street is an existing asphalt roadway with a pavement in very poor condition (2023 PCI score of 8/100). Mr. Caracci stated the underground utilities on Sesame Street were originally constructed in the early 1970s. Mr. Caracci stated the Village has in recent years received letters from business owners on Sesame Street requesting the roadway be repaired due to its condition.

Mr. Caracci stated there are no special funding mechanisms outside the Village's CIP or Utility Funds to provide funds for this work, so the Village has established a Special Service Area (SSA) for the needed work on Sesame Street.

Mr. Caracci stated the scope of the proposed SSA improvements will include an entirely new concrete roadway with new subbase, new curbs, new aprons, the addition of sidewalks to meet the Village's complete streets policy, replacement and upsizing of the watermain to a 12" ductile iron watermain, lining of all sanitary sewer mains, new black aluminum street lighting poles with LED fixtures, and landscape restoration. Mr. Caracci stated the end result will match previous improvements constructed as part of the Northern Industrial Business District (NIBD) Projects, leaving a long-lasting roadway with new utilities below for the businesses in the project area.

Mr. Caracci stated the Village has pledged to support the project financially with a contribution equivalent to the amount of Rebuild Illinois (RBI) Funds, which is in the amount of \$1,209,469. Mr. Caracci stated the remaining expenses will be paid for by the SSA, which includes design engineering, construction engineering, and the actual construction costs.

Mr. Caracci stated the SSA was proposed by Ordinance Number 12-2024 on March 26, 2024. Mr. Caracci stated on April 16, 2024 a public hearing regarding the establishment of the Sesame Street Special Service Area was held. Mr. Caracci stated it is anticipated that the SSA will be established June 18, 2024 and the Village will go to market for bonds in late summer 2024.

Mr. Caracci stated on May April 18, 2024 the project was advertised for bidders. Mr. Caracci stated bids were received and opened on Tuesday May 7, 2024 for the project. Mr. Caracci stated six (6) contractors submitted bids for this project. Mr. Caracci stated A Lamp Concrete Contractors submitted the lowest responsible bid.

Motion:

Trustee Lomax made a motion to approve the resolution as presented. Trustee Fraz seconded the motion.

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-102-2024:**

20. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-102-2024** entitled a **Resolution Authorizing the Execution of a Construction Engineering Services Agreement for the Sesame Street Reconstruction SSA Project to Civiltech Engineering, Inc. of Itasca, IL in the Not-to-Exceed Amount of \$298,615.**

Mr. Caracci stated the Eastern Business District (EBD) is located in Cook County, bordered by Green Street/Franklin Avenue on the north, County Line Road on the west, and the Village of Franklin Park on the south and east. Mr. Caracci stated Sesame Street is an existing asphalt roadway with a pavement in very poor condition (2023 PCI score of 8/100). Mr. Caracci stated the underground utilities on Sesame Street were originally constructed in the early 1970s. Mr. Caracci stated the Village has in recent years received letters from business owners on Sesame Street requesting the roadway be repaired due to its condition.

Mr. Caracci stated there are no special funding mechanisms outside the Village's CIP or Utility Funds to provide funds for this work, so the Village has established a Special Service Area (SSA) for the needed work on Sesame Street.

Mr. Caracci stated the scope of the proposed SSA improvements will include an entirely new concrete roadway with new subbase, new curbs, new aprons, the addition of sidewalks to meet the Village's complete streets policy, replacement and upsizing of the watermain to a 12" ductile iron watermain, lining of all sanitary sewer mains, new black aluminum street lighting poles with LED fixtures, and landscape restoration. Mr. Caracci stated the end result will match previous improvements constructed as part of the Northern Industrial Business District (NIBD) Projects, leaving a long-lasting roadway with new utilities below for the businesses in the project area.

Mr. Caracci stated the Village has pledged to support the project financially with a contribution equivalent to the amount of Rebuild Illinois (RBI) Funds, which is in the amount of \$1,209,469. Mr. Caracci stated the remaining expenses will be paid for by the SSA, which includes design engineering, construction engineering, and the actual construction costs.

Mr. Caracci stated the SSA was proposed by Ordinance Number 12-2024 on March 26, 2024. Mr. Caracci stated on April 16, 2024 a public hearing regarding the establishment of the Sesame Street Special Service Area was held.

Mr. Caracci stated it is anticipated that the SSA will be established June 18, 2024 and the Village will go to market for bonds in late summer 2024.

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 Civiltech Engineering, Inc. is one of the short-listed firms to provide construction engineering services.

Mr. Caracci stated Civiltech brings forth a very experienced project team that has successfully provided similar services to the Village, most recently on the Bryn Mawr and Birginal Reconstruction Project in the Northern Business District. Mr. Caracci stated the proposed engineering 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 Midland Standard Engineering and Testing as a sub-consultant, and includes all sub-grade, concrete and asphalt pavement assessments and observations. Mr. Caracci stated after project scoping and negotiations, Civiltech's proposed work effort and fee totals a not-to-exceed amount of \$298,615.

Motion: Trustee Lomax made a motion to approve the resolution as presented. Trustee Fraz seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-103-2024:**

21. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-103-2024** entitled a **Resolution Authorizing the Execution of a Construction Contract to Chicagoland Paving Contractors, Inc. of Lake Zurich, IL for Village Hall Parking Lot Reconstruction Project in the Not-to-Exceed Amount of \$784,415.64.**

Mr. Caracci stated the Village Hall Parking Lot Reconstruction Project will consist of full depth pavement removal and replacement of the existing parking lot located to the west of Village Hall at 12 South Center Street.

Mr. Caracci stated the proposed improvements will move the parking lot slightly west to allow for a wider sidewalk area along the alley to accommodate permanent metal canopy structures. Mr. Caracci stated the new canopy structures will eliminate the temporary festival structures. Mr. Caracci stated the project also includes earth excavation, new sidewalks, curb/gutter installation, new drainage structures and storm sewer, relocation of parking lot lighting, pavement striping, utility structure adjustments/reconstruction, canopy shelters installation, new catenary lighting system, and landscape restoration.

Mr. Caracci stated the 2023 pavement condition index (PCI) rating for the Village Hall parking lot is thirty-seven (37). Mr. Caracci stated the Village Hall parking lot has been selected for this year's project by pavement condition index (PCI), geographical location, and the 5 year Capital Plan.

Mr. Caracci stated bids were advertised on May 16, 2024, with bids received on Tuesday June 4, 2024 for the project. Mr. Caracci stated eight (8) contractors submitted bids for this project. Mr. Caracci stated Chicagoland Paving Contractors, Inc. submitted the lowest responsible bid.

Motion:

Trustee Perez made a motion to approve the resolution as presented. Trustee Fraz seconded the motion.

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-104-2024:**

22. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-104-2024** entitled a **Resolution Authorizing the Execution of a Construction Engineering Services Agreement with Civiltech Engineering, Inc. for the Village Hall Parking Lot Reconstruction Project in the Not-to-Exceed Amount of \$73,697.**

Mr. Caracci stated the Village Hall Parking Lot Reconstruction Project will consist of full depth pavement removal and replacement of the existing parking lot located to the west of Village Hall at 12 South Center Street.

Mr. Caracci stated the proposed improvements will move the parking lot slightly west to allow for a wider sidewalk area along the alley to accommodate permanent metal canopy structures. Mr. Caracci stated the new canopy structures will eliminate the temporary festival structures. Mr. Caracci stated the project also includes earth excavation, new sidewalks, curb/gutter installation, new drainage structures and storm sewer, relocation of parking lot lighting, pavement striping, utility structure adjustments/reconstruction, canopy shelters installation, new catenary lighting system, and landscape restoration.

Mr. Caracci stated the 2023 pavement condition index (PCI) rating for the Village Hall parking lot is thirty-seven (37). Mr. Caracci stated the Village Hall parking lot has been selected for this year's project by pavement condition index (PCI), geographical location, and the 5 year Capital Plan.

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 Civiltech Engineering, Inc. is one of the short-listed firms to provide construction engineering services.

Mr. Caracci stated Civiltech brings forth a very experienced project team that has successfully provided similar services to the Village, most recently on the Eastview Avenue Roadway Reconstruction Project. Mr. Caracci stated the proposed engineering 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 Midland Standard Engineering and Testing as a sub-consultant, and includes all sub-grade, concrete and asphalt pavement assessments and observations.

Mr. Caracci stated Civiltech's negotiated proposed work effort and fee totals \$73,697.00. This not-to-exceed fee equates to 9.4% of the estimated construction cost of \$784,415.64 for the project. Mr. Caracci stated historically, the construction engineering fees for locally funded projects fall within 7-10% of the cost of construction.

Motion:

Trustee Lomax made a motion to approve the resolution as presented. Trustee Fraz seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-105-2024:**

23. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-105-2024** entitled a **Resolution Authorizing the Execution of Change Order No. 2 with Thomas Interiors for the Purchase of Furniture Associated with the Senior Center Project in the Not to Exceed Amount of \$39,486 for a Revised Total of \$200,462.**

Mr. Caracci stated on May 31, 2023 the Village was informed that Empire Construction, original contractor for the senior Center, had gone out of business. Mr. Caracci stated as part of the default with the Bond Surety, the Village chose to pull the furniture component out of the project and purchase it directly from the manufacturer. Mr. Caracci stated this decision allowed the Village to order long lead time items and save cost due to contractor markup.

Mr. Caracci stated the Village formalized this purchase with the approval of R-77-2023. Mr. Caracci stated the original order included banquet tables, chairs, meeting room tables, chairs, couches, stools, benches, etc. at a total cost of \$154,591.

Mr. Caracci stated on April 22, 2024, we approved a Resolution By Village Manager for an increase in the original cost for increased freight charges and storage fees associated with the contract delay. Mr. Caracci stated these costs were reimbursed through the settlement agreement with the Surety. Mr. Caracci stated this increased the total cost to \$160,976.

Mr. Caracci stated Staff is now ready to purchase the final pieces of furniture that will include two conference room tables and a credenza. Mr. Caracci stated the cost of these three pieces (including design services, delivery and installation) is \$39,486. Mr. Caracci stated this brings the total cost for the furniture to \$200,462. Mr. Caracci stated Staff is requesting approval of Change Order No. 2 to formalize this order.

Mr. Caracci stated Thomas Interiors was the manufacturer that was specified in the original contract and DCEO has authorized the Village to purchase the furniture directly, making this cost still grant eligible.

Motion: Trustee Panicola made a motion to approve the resolution as presented. Trustee Fraz seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-106-2024:**

24. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-106-2024** entitled a **Resolution Authorizing the Execution of a Phase I Design Engineering Services Agreement with Civiltech Engineering, Inc. of Itasca, IL for the Green Street Reconstruction and Resurfacing STP Project in the Not-to-Exceed Amount of \$334,050.**

Mr. Caracci stated the Village successfully applied for a Surface Transportation Program (STP) grant in the amount of \$2,140,000 (\$1,850,000 for construction and \$290,000 for construction engineering) to reconstruct Green Street From Church Road to Mason Street, and resurface Green Street from Mason Street to York Road. Mr. Caracci stated the project scope proposes to reconstruct Green Street in-kind between Church Road and Mason Street and resurface the roadway between Mason Street and York Road where recent streetscape improvements were completed in the Village downtown area. Mr. Caracci stated within the resurfacing limits, spot curb and gutter improvements will be made, as necessary. ADA improvements will be made where existing sidewalks are not ADA-compliant. Mr. Caracci stated on-street bicycle accommodations along Green Street to connect to bike facilities at the project termini. Mr. Caracci stated the project also includes pavement striping, signage replacement, and landscape restoration. Mr. Caracci stated in addition to the federally funded work above, the project also proposes improvements to utilities including storm sewers, sanitary sewer, and watermain along Green Street where needed.

Mr. Caracci stated funding for this project's construction is included in IDOT's 2027 fiscal year, which begins July 1, 2027. Mr. Caracci stated depending on design approval, this project is anticipated to be let for construction in late 2027 or early 2028.

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 Civiltech Engineering, Inc. is one of the short-listed firms.

Mr. Caracci stated Civiltech has provided similar Phase I design engineering services for the Village, including most recently the currently under-construction Church Road and Main Street Resurfacing Project. Mr. Caracci stated Civiltech has a diverse design group with expertise in IDOT phase I reports, environmental impacts, traffic analysis, drainage studies, and municipal engineering. Mr. Caracci stated Village staff feels very confident in hiring Civiltech for the upcoming project due to their excellent past performances, knowledge of prior improvements in the area, and staff capabilities.

Mr. Caracci stated the proposed assignment scope includes data collection, utility coordination, geometric analysis, traffic analysis, drainage studies, Phase I design approval, environmental clearances, wetland delineation and study, tree survey and preparation of a Project Development Report. Mr. Caracci stated as design progresses and staff feel confident in the solutions that Civiltech is proposing, a more detailed Phase II engineering agreement will be brought to the Board for phase II engineering design services.

Mr. Caracci stated after scoping meetings and negotiations, Civiltech's proposed work effort for this project totals \$334,050. Federally funded projects have to abide by rigorous federal requirements and deadlines to obtain approval. Mr. Caracci stated the requirements of federal process are similar regardless of the type, size or scope of the project. Mr. Caracci stated at this time staff has estimated the entire project cost at approximately \$4,500,000 - \$5,000,000. Mr. Caracci stated based on this estimate the phase I design costs are approximately 6% which is within the typical range of 5-8% that we expect for phase I design costs.

Motion:

Trustee Lomax made a motion to approve the resolution as presented. Trustee Fraz seconded the motion.

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-107-2024:**

25. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-107-2024** entitled a **Resolution Authorizing the Execution of a Contract with Layne Christensen Company of Aurora, IL for the Abandonment of Well #3, #6, and #7 in the Not-to-Exceed Amount of \$485,774.**

Mr. Caracci stated back in 1992, the Village became a charter member of the DuPage Water Commission (DWC) as they brought Lake Michigan Water to the western suburbs. Mr. Caracci stated prior to the establishment of DWC, the Village's water supply was through deep wells throughout town. Mr. Caracci stated when we made the transition to Lake Michigan, several wells were kept in service as backup wells. Mr. Caracci stated over time, some of these backup wells have also been abandoned due to mechanical failure.

Mr. Caracci stated currently, the Village still maintains three backup wells – Well #3 (Church Road), Well #6 (Belmont), and Well #7 (Foster). Mr. Caracci stated these three wells have been tested under the IEPA's Maximum Contaminant Level (MCL) for Radiological Elements procedures. Mr. Caracci stated Well #3 and Well #6 exceed the MCL limits today and Well #7 has seen an increase in MCL over the last six years and is approaching the MCL limit. Mr. Caracci stated during our last IEPA inspection, the inspector stated that putting these wells in service would be worse than not providing water to our residents.

Mr. Caracci stated over time, the Village has installed backup water interconnects with our neighboring communities. Mr. Caracci stated specifically, we have a connection with Elmhurst and two connections with Elk Grove Village. Mr. Caracci stated Staff is also in discussions with Franklin Park on the possibility of another interconnect after the I490 project is completed. Mr. Caracci stated these interconnects supply us with Lake Michigan water in an emergency. Mr. Caracci stated through these interconnects, we have the capacity to provide our residents with water from two different Lake Michigan water suppliers (DWC – Elmhurst and NSMJAWA – Elk Grove). Mr. Caracci stated if we execute the interconnect with Franklin Park, this would be a third supplier as they get their water directly from the City of Chicago.

Mr. Caracci stated Staff is recommending the abandonment of the three Village wells. Not just from a contamination standpoint but also from a financial aspect. Mr. Caracci stated the wells require an abundance of energy annually.

Mr. Caracci stated the wells, on average, have an annual energy cost to the Village of \$60k. Mr. Caracci stated the EPA mandates a Source Protection Water Plan every five years that requires a consultant, with a financial burden of around \$25K to the Village. Mr. Caracci stated most of the well house's equipment and parts need to be updated and require significant upgrades. Mr. Caracci stated the Village has invested over \$10,000 in minor upgrades in the last three years. Mr. Caracci stated making the necessary upgrades would require further investigation and quotes. Mr. Caracci stated most of the equipment in the well houses is original from circa 1950.

Mr. Caracci stated Staff sought proposals from two companies that perform 90% of the large municipal well abandonments in northern Illinois.

Mr. Caracci stated initially, we budgeted for the abandonment of these three wells over a three-year period. Mr. Caracci stated we have seen costs for the work increase by almost 10% since we asked for a budget number last summer. Mr. Caracci stated we are proposing to abandon all three now to hopefully save on escalation as well as the ongoing operation and maintenance costs. Mr. Caracci stated we propose to utilize TIF12 funds for the Well #7 (Foster) and Water/Sewer Capital Funds for Wells #3 and 6.

Motion: Trustee Lomax made a motion to approve the resolution as presented. Trustee Frey seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-108-2024:**

26. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-108-2024** entitled a **Resolution Authorizing the Execution of a Change Order Number One (1) with KD Landscape for an Increase of \$24,400.00 for the Redmond Park Playground Project for a Revised Contract Cost of \$132,053.00..**

Director of Recreation, Sean Flynn stated the Village approved Resolution R-144-2023 in the amount of \$107,653.00 for the sales agreement to demo and remove existing playground equipment and the installation of new stone base on December 12, 2023.

Mr. Flynn stated construction on the project began on April 30th with a final construction completion date of June 5th.

Mr. Flynn stated during the construction process it was determined that there was a significant safety issue between the two playgrounds and that a new surface would be required. Mr. Flynn stated the concrete pavers that were installed 25 years ago were cracked, deformed and missing in some areas. Mr. Flynn stated KD Landscape provided us with two options:

Option 1- Replace with new pavers at a cost of \$24,400.00

Option 2- Use remaining good pavers and supplement with new pavers for a cost of \$15,500.

Mr. Flynn stated after discussion it was determined that we would replace the existing pavers with new pavers and move forward with Option 1 at a cost of \$24,400. Mr. Flynn stated the discussion included the fact that this project was well below budget and with this change still came in significantly under the budgeted amount. Mr. Flynn stated further, Option 1 would ensure a color-match of the pavers and preserve the long term integrity of the area.

Motion:

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

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**PRESIDENT'S
REMARKS:**

Police Chief, Daniel Schulze provided an update on the Village Police Department's recent efforts in regards to truck traffic.

President DeSimone announced Music in the Park continues every Wednesday evening at Center and Main Street; full schedule can be found on the Village's website.

President DeSimone announced Grand Subaru's Wheels and Meals Community Food Drive will be held on June 21st from 5-8pm in town center park; festivities include mini golf, face painting, a car show and many food options including complimentary ice cream; additional information can be found on the Village's website.

President DeSimone announced the Public Works Open House is scheduled for July 13th from 10am-2pm; a paper shredding and E-recycling event will also be held on-site as well; additional information can be found on the Village's website.

**MANAGERS
REPORT:**

Village Manager, Evan Summers thanked all for their participation in the Heritage Center grand opening event held on June 14th.

**VILLAGE ATTORNEY
REPORT:**

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

**UNFINISHED
BUSINESS:**

There was no unfinished business.

NEW BUSINESS:

There was no new business.

**EXECUTIVE
SESSION:**

Village Attorney, P. Joseph Montana, stated there was not a need for Executive Session.

ADJOURNMENT:

Trustee Carmona made a motion to adjourn the meeting. Trustee Frey seconded the motion.

ROLL CALL:

AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

President DeSimone adjourned the meeting at 7:22 p.m.

Nancy Quinn
Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 16th day, July 2024