

**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
April 16, 2024**

CALL TO ORDER: Village President, Frank DeSimone, called the meeting to order at 6:36 p.m.

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

Carmona, Franz, Lomax, Panicola, Perez

Absent: Frey

A quorum was present.

Staff Present: E. Summers, J. Caracci, S. Flynn, M. Leyva, K. Pozsgay, D. Schulze, C. Williamsen, R. Morton (Village Attorney)

Public Comment: **Cirena Evenson – 275 Barron St., Bensenville, IL 60106**

Ms. Evenson addressed the Committee with concerns of speeding vehicles on Barron Street. Ms. Evenson shared that her son's dog was hit and killed over the weekend. Ms. Evenson thanked Village President DeSimone for reaching out to her over the weekend to offer his condolences and assistance. Public Works Director, Joe Caracci was directed to meet with Ms. Evenson to address her concerns for signage on Barron Street.

Chester Gorniak – 597 Hillside Dr., Bensenville, IL 60106

Mr. Gorniak addressed the Committee with concerns of airplane noise from O'Hare. Village Manager, Evan Summers, shared an update regarding O'Hare Airport and the Village's efforts to have the FAA utilize the northern runways.

**Approval of
Minutes:**

The March 19, 2024 Committee of the Whole Meeting minutes were presented.

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

All were in favor. Motion carried.

**Liquor License
Transfer Code
Amendment:**

Village Manager, Evan Summer, presented an **Ordinance Amending Chapter Three of Title Three of the Bensenville Village Code to Regulate the Transfer of Liquor Licenses and Changes to Licensee Information.**

Deputy Village Clerk, Corey Williamsen, stated the Village regulates its liquor licenses under Village Code. Mr. Williamsen stated Village Staff is currently reviewing code regulations and have come across the Village's liquor regulations which have been outdated for some time. Mr. Williamsen stated this particular section has not been updated since the Village's first adopted ordinance in 1976.

Mr. Williamsen stated the proposed Ordinance regulates a change of owners, officers, or managers of a liquor licensee, requiring the licensee to notify the Liquor Commissioner 30 days prior to the change. Mr. Williamsen stated any new owner, officer, or manager is required to meet all requirements for issuance of an initial license (i.e., no felonies or certain other convictions, has dram shop insurance, has a lease or deed for the property, etc.) or the license will be deemed forfeited if the change occurs. Mr. Williamsen stated the Liquor Commissioner will require the new owner, officer, or manager to be fingerprinted prior to the change occurring.

Mr. Williamsen stated the Ordinance also requires a licensee to submit a new application for a liquor license if the licensee intends to change the use of the premises (i.e., change from a restaurant to a bar).

Motion: Trustee Lomax 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.

Amending Title 10

Chapters 7 & 11: Village Manager, Evan Summer, presented an **Ordinance for Text Amendments to Amend Title 10 (Zoning), Chapter 7 (Uses) & Chapter 11 (Definitions).**

Director of Community and Economic Development, Kurtis Pozsgay, stated the Village received a technical assistance grant through the Metropolitan Mayor's Caucus called EV Readiness.

Mr. Pozsgay stated the assistance will certify that the Village is an EV friendly community, making it easier for businesses and residents seeking to install EV infrastructure.

Mr. Pozsgay stated as part of that certification, staff is seeking text amendments in order to define and allow for electric vehicle charging stations.

Mr. Pozsgay stated designation of a Definition for Electric Vehicles (EVs) and associated terms;

Mr. Pozsgay stated establishment of Use standards for Electric Vehicle Charging Stations

Mr. Pozsgay stated the EV Readiness Program relates to the objective “decarbonize transportation” and the strategies, “Adapt development processes to accelerate investment in EV charging infrastructure,” and, “Transition fleets to low- and zero-emission vehicles” in the Climate Action Plan for the Chicago Region.

Mr. Pozsgay stated the Metropolitan Mayors Caucus has an underlying interest in clean transportation because it relates to many of the consensus goals of the Greenest Region Compact (GRC).

Mr. Pozsgay stated the Village of Bensenville will be part of the second Cohort of Chicagoland communities to receive recognition. Mr. Pozsgay stated Staff anticipates a Bronze designation by this summer.

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.

**1347 Irving
Park Road:**

Village Manager, Evan Summer, presented an **Ordinance Granting a Special Use Permit (Day Care Center) at 1347 Irving Park Road.**

Mr. Pozsgay stated the Petitioner, Primavera School is requesting approval of a Special Use Permit for a day care center at 1347 W Irving Park Rd.

Mr. Pozsgay stated the school is based on Christian values and will primarily focus on bilingual early childhood education.

Mr. Pozsgay stated they will be licensed for children from 3 months to 11 years of age. Mr. Pozsgay stated the planned license capacity is 134 children with a planned 8 classrooms.

Mr. Pozsgay stated they plan to have 20 staff members and operate from 5am to 7pm.

Mr. Pozsgay stated they will be licensed by the Department of Children and Family Services.

Mr. Pozsgay stated the Petitioner did not request any variations at this time. Mr. Pozsgay stated it is likely that another CDC process will be needed to approve issues with the development not being able to meet code.

Mr. Pozsgay stated the site is currently a vacant lot of roughly .45 acres.

Mr. Pozsgay stated the building size is projected to be 8,000 square feet.

Mr. Pozsgay stated Staff has concerns with the small nature of the site and the lack of parking. Mr. Pozsgay stated a parking and traffic management plan is needed.

President DeSimone asked if the site will have an access easement to other properties. Mr. Pozsgay stated Staff does not anticipate that happening.

Trustee Panicola asked if parking was allowed on the street. Mr. Pozsgay stated parking is not allowed on the street.

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.

2 S. Addison St.: Village Manager, Evan Summer, presented an **Ordinance Granting Special Use Permit (Day Care Center) at 2 S Addison Street.**

Mr. Pozsgay stated the Petitioner, Playful Minds Therapy of Bensenville, is seeking approval of a Special Use Permit at 2 S Addison St.

Mr. Pozsgay stated Playful Minds Therapy wishes to therapy center for individuals with autism, with a focus on children.

Mr. Pozsgay stated village code defines Day Care Center as "an establishment providing care for more than three (3) adults or children in a protective setting for less than twenty four (24) hours per day that is not located within a residential dwelling unit."

Mr. Pozsgay stated in the past, there was previously a day care center at this location.

Mr. Pozsgay stated the Special Use Permit is tied to the petitioner.

Mr. Pozsgay stated the two parking spaces along Addison St will remain short term temporary parking for loading and unloading only. Mr. Pozsgay stated Staff will utilize Village lot parking or on street parking.

Mr. Pozsgay stated parents will not remain with child at drop off, not requiring the need for customer parking.

Mr. Pozsgay stated the area currently blocked off next to the railroad tracks will remain so. Mr. Pozsgay stated this is not to be accessed by any vehicles at any time.

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.

**211 Beeline Dr.,
Unit 1:**

Village Manager, Evan Summer, presented an **Ordinance Granting a Special Use Permit (Motor Vehicle Repair and/or Service) at 211 Beeline Drive Unit 1.**

Mr. Pozsgay stated the Petitioner, Northside Automotive, is seeking approval of a special use permit for motor vehicle repair and/or service.

Mr. Pozsgay stated they wish to “complete body work on higher end vehicles without the need to store vehicles outside.”

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

Mr. Pozsgay stated the Special Use Permit is tied to Northside Automotive.

Mr. Pozsgay stated no outside storage of vehicles is allowed.

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

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

All were in favor. Motion Carried.

352 S. Church Rd: Village Manager, Evan Summer, presented an **Ordinance Granting a Variation, Fence in the Corner Side Yard at 352 S Church Road.**

Mr. Pozsgay stated the Petitioner, Jay Adkins, 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 a 5-foot solid vinyl fence with an additional foot of lattice.

Mr. Pozsgay stated the proposed fence will extend 24' south towards 2nd Avenue, running 70' parallel to 2nd Avenue.

Mr. Pozsgay stated the proposed fence does not impact the west adjacent property 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 5 feet of solid fence with 1 foot of lattice on top.

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.

500 W. Jefferson St.:

Village Manager, Evan Summer, presented an **Ordinance Granting Variations for a New Electronic Message Sign Within a New Monument Sign at 500 W Jefferson Street.**

Mr. Pozsgay stated the Petitioner, the Bensenville Park District, is seeking approval of two variations.

Mr. Pozsgay stated the first variation seeks to allow an electronic message sign within one mile of an established electronic message sign. Mr. Pozsgay stated the sign is located within one mile of an existing electronic message sign.

Mr. Pozsgay stated the proposed sign will be placed in the same location as the existing monument sign along Jefferson Road.

Mr. Pozsgay stated the second variation seeks to allow the monument sign upon which the electronic message sign is based to exceed the maximum height allowed for monument signs- 8 feet.

Mr. Pozsgay stated the proposed monument sign would be 8.75 feet.

Mr. Pozsgay stated the applicant has agreed to landscape around the base of the monument sign.

Mr. Pozsgay stated the applicant has agreed to adhere to Village illumination standards.

President DeSimone asked if there are conditions for brightness and hours of operation. Mr. Pozsgay stated they will have to follow the Village Code for both.

President DeSimone asked if there were any Public Comments regarding the request. Mr. Pozsgay stated there was no Public Comment at the Community Development Commission Meeting.

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.

740 County Line

Road:

Village Manager, Evan Summer, presented an **Ordinance Denying a Special Use Permit, Medium Industrial, and Granting Variations, Driveway Width and Tree Replacement Rate Requirements for 740 County Line Road.**

Mr. Pozsgay stated the Petitioner, 2540 Flourney LLC, is seeking approval of a site plan review, special use permit, and two variances.

Mr. Pozsgay stated the special use permit request is to allow a medium industrial use (chemicals will be mixed on site) in a light industrial district.

Mr. Pozsgay stated the first variance seeks to extend the driveway width beyond the 30 feet maximum, as stated in Municipal Code 10 – 8 – 8c. Mr. Pozsgay stated the proposed driveway width exiting onto County Line Road would be 41.7 feet.

Mr. Pozsgay stated the second variance is due to not being able to meet the tree replacement standards.

Mr. Pozsgay stated the initial public hearing was continued due to additional information submitted late in the process.

Mr. Pozsgay stated significant public comment was made regarding concerns with the delivery and mixing of chemicals so close to residential.

Mr. Pozsgay stated the CDC did not recommend approval of the request for a Special Use Permit, Medium Industrial.

Mr. Pozsgay stated the CDC did recommend approval of the two Variation requests.

Mr. Pozsgay stated the property could still be developed as presented, with approved conditions. Mr. Pozsgay stated however, the Medium Industrial use proposed would not be allowed to obtain a business license.

President DeSimone asked for clarification of the type of storage that will be taking place on the proposed premise. The Petitioner stated standard dishwashing chemicals would be stored on site; approximately fifty pallets worth.

Trustee Panicola asked how the petitioner planned to prevent trucks from traveling on George Street. The Petitioner stated he understands the Village's and Public's concerns and will have Staff advise drivers to properly exit the premise; they will do all they can to prevent trucks from traveling on George Street.

Members of the Public raised concerns with the storage of chemicals on site with the fear of an explosion and asked what the Village has planned for evacuations notices.

Village Attorney, Ryan Morton, reminded the Committee and members of the Public that the proposed use is permitted by right and the Special Use request was proposed for denial by the Community Development Commission.

Motion: Trustee Perez 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.

Polydyne Inc.: Village Manager, Evan Summer, presented a **Resolution Waiving Competitive Bidding and Authorizing the Execution of a Purchase Order to Polydyne Inc. for Purchase & Delivery of Polymer in the Not-to-Exceed Amount of \$24,515.**

Director of Public Works, Joe Caracci stated Polymer is a very large organic molecule used in waste water treatment process to coagulate suspended solids and produce large curds of solid materials (floc). Mr. Caracci stated it de-waters the sludge so it can be used in a land application. Mr. Caracci stated polymer is a vital component to the overall success and efficiency of waste water treatment process. Mr. Caracci stated small amounts of polymer can be used to treat excess storm water flows by coagulating the solids and help them settle out in the excess-flow clarifier.

Mr. Caracci stated testing parameters included cake dryness (ideally, we want the driest cake possible because it directly impacts the cost of hauling), percent capture which directly affects how much pass-through sludge recycles into the plant for reprocessing and the amount of dollars per ton of sludge which directly affects the annual expense of polymer.

Mr. Caracci stated village staff extensively tests different types of polymers each year. Mr. Caracci stated staff finished testing the complimentary tote of Polyblend Clarifloc C-1015 polymer from Polydyne Inc. and found it was a superior product compared to the Solenis 8847FSB polymer. Mr. Caracci stated the Polyblend polymer utilization is approximately 25% better than the Solenis. Mr. Caracci stated it is also a more stable product when continuously batching polymer. Mr. Caracci stated Polyblend has agreed to match pricing with Solenis until December 31st, 2024.

Mr. Caracci stated staff requests closing the PO for Solenis and opening a new PO for Polyblend with the remaining budget balance of \$24,515. Mr. Caracci stated currently, there is one full tote on standby, and one-half tote in service of the Solenis polymer. Mr. Caracci stated this will last approximately 90 days at the current feed rates. Mr. Caracci stated staff plans to order the first tote of the Polyblend C-1015 sometime in late April early May.

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

All were in favor. Motion Carried.

Trustee Perez left the meeting at 7:21pm.

**Midwest
Mechanical:**

Village Manager, Evan Summer, presented a **Resolution Authorizing the Execution of a Contract with Midwest Mechanical for Removal and Installation of Village-Supplied Pump Package for the Cooling Tower at the Edge 2 in the Not-to-Exceed Amount of \$11,252.**

Mr. Caracci stated the Village owns and maintains the Edge 2 facility including the mechanical systems within the building.

Mr. Caracci stated the current cooling tower pump package is original to the building and parts are no longer available for it. Mr. Caracci stated staff purchased a complete pump package. Mr. Caracci stated the original pump package needs to be removed and the new one installed. Mr. Caracci stated the scope of the project is more than what can be accomplished in-house.

Mr. Caracci stated staff sought proposals from three qualified vendors. Mr. Caracci stated Midwest Mechanical submitted the lowest proposal in the amount of \$11,252.

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.

Trustee Perez returned to the meeting at 7:23pm.

Murphy Construction

Services, LLC: Village Manager, Evan Summer, presented a **Resolution Authorizing the Execution of a Contract with Murphy Construction Services, LLC for Parking Lot Improvements at the Police Station at 345 E Green Street in the Not-to-Exceed Amount of \$11,000.**

Mr. Caracci stated the Village owns and maintains the Police Station facility and parking lot at 345 E. Green Street.

Mr. Caracci stated since the construction of the Police Station approximately seven years ago, the parking lot has not been crack-filled or sealcoating and needs restriping of the parking stalls. Mr. Caracci stated staff plans to crack-fill, sealcoat and restripe the parking stalls.

Mr. Caracci stated staff sought proposals from three qualified vendors.

Mr. Caracci stated Murphy Construction Services, LLC submitted the lowest proposal in the amount of \$11,000.

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.

Revelocity: Village Manager, Evan Summer, presented a **Resolution Authorizing the Execution of a Purchase Order with Revelocity for Two Utility Vehicles in the Not-to-Exceed Amount of \$31,616.**

Mr. Caracci stated the Recreation Department is seeking replacement of a utility vehicle used to maintain Redmond Recreation Facility.

Mr. Caracci stated the Public Works Department is seeking replacement of a utility vehicle used within the Public Works and Wastewater Facility.

Mr. Caracci stated staff has evaluated different equipment and the best options resulted between Club Car Carryall 1500 AWD Gas and John Deere Gator HPX615E. Both products met our needs.

Mr. Caracci stated staff recommends purchasing the Club Car Carryall 1500 AWD Gas due to its aluminum body versus the Gator's steel body. Mr. Caracci stated the Aluminum body will not be subject to rust when left outdoors.

Mr. Caracci stated both products are available from Sourcewell pricing through local distributors.

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.

Corrective Asphalt

Materials, LLC: Village Manager, Evan Summer, presented a **Resolution Authorizing the Execution of a Contract with Corrective Asphalt Materials, LLC of Sugar Grove, IL for the 2024 Pavement Preventative Maintenance Program in the Amount of \$89,865.60.**

Mr. Caracci stated preventative maintenance is an essential part to prolonging the life of a roadway, which delays the need for costlier repairs in the future. Mr. Caracci stated part of that maintenance process is the use of an asphalt rejuvenator on roads that have been recently paved (within 2-3 years). Mr. Caracci stated this treatment refreshes the surface layer of pavement to bring it back to a state of freshly paved asphalt. Mr. Caracci stated this helps to delay breakdown of the asphalt, which leads to costlier repairs such as resurfacing or reconstruction.

Mr. Caracci stated Reclamite is an emulsion made up of specific petroleum oils and resins. Mr. Caracci stated it is formulated to suspend the life cycle of asphalt pavement by restoring and preserving the asphalt's surface. Mr. Caracci stated when Reclamite combines with asphalt pavement, it is able to restore the pavement's original properties hence extending the life of the pavement. Mr. Caracci stated by extending the life cycle of the asphalt pavement, we are ultimately delaying other treatments and most importantly keeping a "good" road looking "good."

Mr. Caracci stated this Village semi-annual program utilized this product in 2012, 2014, 2016, 2018, 2020, and 2022. Mr. Caracci stated the Village has paved many streets since 2022 as part of the Capital Investment projects, which would benefit from an application of Reclamite.

the Village of Winnetka lead a Municipal Partnering Initiative (MPI) Joint Bid for Pavement Rejuvenation in February of 2024. Mr. Caracci stated an MPI allows communities to join forces to procure a wide range of public works and construction services, by taking smaller amounts of work and combining them into larger projects. Mr. Caracci stated these larger projects typically receive better pricing. Mr. Caracci stated the Village has been part of numerous MPI groups in the six county area in the past, including sanitary sewer lining, sidewalk cutting, and pavement patching.

Mr. Caracci stated Reclamite is sold through regional distributor and thus is considered a sole source item. Mr. Caracci stated Corrective Asphalt Materials (CAM) LLC is the local distributor of the product CAM has provided a quote based on their 2024 MPI Bid price and the pavement areas provide by the Village in 2024, for the MPI price of \$1.20 per square yard, based on the quantity of work the Village is needing to complete this year. Mr. Caracci stated CAM is offering to extend those bid prices to other communities in the Chicagoland area who wish to utilize their product to rejuvenate asphalt pavements.

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.

Zamboni

Company USA: Village Manager, Evan Summer, presented a **Resolution Authorizing a Purchase Order for Zamboni Company USA, Inc. for the Purchase of an Ice Resurfacing Machine for the Not-to-Exceed Amount of \$123,300.30.**

Director of Recreation, Sean Flynn, stated the Village currently has four ice resurfacers in its fleet at the Edge Ice Arenas. Mr. Flynn stated they were manufactured in 1996, 2003, 2016 and 2019. Mr. Flynn stated the two newer machines are used to maintain each of the two ice surfaces at the Edge on Jefferson Street while the 2003 model Olympia resurfacer is used daily to maintain the ice at the Edge on John Street. Mr. Flynn stated it is near the end of its useful life as it has become unreliable and does not consistently provide a quality resurfacing of the ice. Mr. Flynn stated the 1996 Olympia currently serves as a backup, only to be used in the event of mechanical failure on any of the other three machines.

Mr. Flynn stated using the Village's cooperative purchasing agreement with Sourcewell, the Village is able to save time, money, and valuable resources in capturing competitive solicitations that meet or exceed local and national requirements.

Mr. Flynn stated the Edge is transitioning from Olympia resurfacers to Zamboni resurfacers. Mr. Flynn stated in order to accomplish this, minor plumbing and grate reconfiguration will take place over the Edge on Jefferson Street snowpit to accommodate a higher snow bin height. Mr. Flynn stated the goal is to provide a better quality resurface while reducing the amount of time the resurfacer spends in the Public Works shop. Mr. Flynn stated the 2016 model, which has been a workhorse for the Village but is starting to become unreliable, will rotate into a backup role if a purchase order is approved and when the new vehicle is delivered. Mr. Flynn stated the 2003 Olympia will then be considered as surplus and auctioned off.

Mr. Flynn stated staff has concluded that the Zamboni model 546 is the best fit for the Edge Ice Arenas in terms of price, quality of performance, reliability and ease of use.

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

All were in favor. Motion Carried.

**Informational
Items:**

There were no informational items.

**Unfinished
Business:**

There was no unfinished business.

**Executive
Session:**

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

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

All were in favor. Motion carried.

President DeSimone adjourned the meeting at 7:27 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 20th day, August 2024