

**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**  
**October 22, 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, Frey, Lomax, Panicola, Perez

Absent: Franz

A quorum was present.

Staff Present: E. Summers, L. Banovetz, J. Caracci, S. Flynn, K. Pozsgay, C. Williamsen, E. Zodrow

**PUBLIC COMMENT:** There was no Public Comment.

**Motion:** Trustee Carmona made a motion to move the presentation for the Halloween Home Decorating Contest to this portion of the meeting. Trustee Lomax seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Presentation:** President DeSimone announced the winners of the 2024 Halloween Home Decorating Contest:

- Third Place: 185 Barron Street
- Second Place: 235 Marshall Road
- First Place: 315 George Street

**APPROVAL OF  
MINUTES:**

4. The October 8, 2024 Village Board Meeting minutes were presented.

**Motion:** Trustee Panicola made a motion to approve the minutes as presented. Trustee Fray seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**WARRANT NO.**

24/17: 5. President DeSimone presented **Warrant No. 24/17** in the amount of \$4,835,736.35.

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

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

NAYS: None

All were in favor. Motion carried.

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

All were in favor. Motion carried.

**Ordinance No.**

49-2024:

**Ordinance Approving Special Use Permit (Motor Vehicle Repair and/or Service) and Special Use Permit (Outdoor Storage) at 764 Thomas Dr. (Consent Agenda)**

**Ordinance No.**

50-2024:

**Ordinance Granting a Variance, Driveway Width for 250 Mohawk Drive. (Consent Agenda)**

**Ordinance No.**

51-2024:

**Ordinance Granting Variations for Garage Size, Driveway Width, and Parking Pad Size at 185 Massel Court. (Consent Agenda)**

**Resolution No.**

R-145-2024:

**Resolution Authorizing the Execution of Change Order No. 1 with PACE Paratransit Local Share Agreement for Participation in the 2024 Ride DuPage Program for an Increase of \$36,297 for a Revised Purchase Order Amount of \$61,297. (Consent Agenda)**

**Resolution No.**

**R-146-2024:**

**Resolution Establishing Guidelines and Procedures for the 2024 - 2025 Senior / Disabled Snow Removal Program. (Consent Agenda)**

**Resolution No.**

**R-147-2024:**

**Resolution Authorizing the Execution of a Contract with L.A.R. Lawn & Grounds for the 2024 - 2025 Senior / Disabled Snow Removal Program. (Consent Agenda)**

**Resolution No.**

**R-148-2024:**

**Resolution Authorizing the Execution of a Contract with Thomas Herrera Landscaping for the 2024 - 2025 Senior / Disabled Snow Removal Program. (Consent Agenda)**

**Resolution No.**

**R-149-2024:**

**Resolution Authorizing the Execution of a Contract with Welfin Zacarias Landscaping Services for the 2024 - 2025 Senior / Disabled Snow Removal Program. (Consent Agenda)**

**Resolution No.**

**R-150-2024:**

**Resolution Authorizing the Execution of a Purchase Order with Cargill for the Purchase of 600 Tons of Bulk Rock Salt in the Not-to-Exceed Amount of \$41,688. (Consent Agenda)**

**Resolution No.**

**R-151-2024:**

**Resolution Authorizing the Purchase Order to Larry Roesch Ford of Bensenville, IL for the Purchase of Ten (10) Extended Warranties in the Not-to-Exceed Amount of \$30,095. (Consent Agenda)**

**Resolution No.**

**R-152-2024:**

**Resolution Authorizing the Execution of a Purchase Order to Willowbrook Ford for the Purchase of a Police Vehicle in the Not-to Exceed Amount of \$50,500. (Consent Agenda)**

**Ordinance No.**

**52-2024:**

**Ordinance Transferring a Special Use Permit from BXT Inc. to Navigation Global LLC at 621 N IL Rt 83. (Consent Agenda)**

**Resolution No.**

**R-153-2024:**

**Resolution Approving a Renewal Agreement with Datto Backup and Disaster Recovery for the Village of Bensenville. (Consent Agenda)**

**Resolution No.**  
**R-154-2024:**

**Resolution Authorizing an Intergovernmental Agreement Between the County of DuPage and the Following Municipalities: Village of Itasca, City of Wood Dale, Village of Roselle, Village of Bensenville, Village of Bartlett, City of Elgin, The Village of Hanover Park and the Village of Schaumburg as the Stop CPKC Coalition Opposing the Merger of the Canadian Pacific Railway and Kansas City Southern Railroads. (Consent Agenda)**

**Resolution No.**  
**R-155-2024:**

**Resolution Authorizing the Transfer from the Special Tax Allocation Fund of the Route 83 and Thorndale Redevelopment Area TIF District 6 to the Special Tax Allocation Fund of the Contiguous North Industrial District Redevelopment Area TIF District 12 for the Payment of Eligible Costs. (Consent Agenda)**

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

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

NAYS: None

All were in favor. Motion carried.

**Resolution No.**  
**R-156-2024:**

7. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-156-2024** entitled a **Resolution Authorizing a Contract with Illinois Counties Risk Management Trust (ICRMT) for Property, Liability, and Workers Compensation Insurance Effective December 1, 2024, to November 30, 2025.**

Village Manager, Evan Summers stated Alliant, the Village's insurance broker, received a quote from the Illinois Counties Risk Management Trust (ICRMT) and negotiated on the Village's behalf for liability-related insurance coverage, including property, liability, and worker's compensation coverage. Mr. Summers stated these policies are renewed annually to protect the Village from losses from claims.

Mr. Summers stated ICRMT provided a quote for property, liability, and worker's compensation insurance services for one-year in the amount of \$685,745, for the year starting December 1, 2024 to November 30, 2025.

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

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

NAYS: None

All were in favor. Motion carried.

**Ordinance No.**

**53-2024:**

8. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 53-2024** entitled an **Ordinance Approving the Termination of Tax Increment Allocation Financing for Route 83/Thorndale Ave Redevelopment Project Area.**

Director of Community and Economic Development, Kurtis Pozsgay stated the Route 83/Thorndale Ave Increment Financing (TIF) district is at the end of its 23 year life.

Mr. Pozsgay stated in accordance with State statute, the Village must close out the allocation fund and notify the taxing bodies affected so everyone can recapture the property tax increment created in the district.

Mr. Pozsgay stated this redevelopment area was formerly anchored by US Cellular and a multi-story office building. It has since been redeveloped into new industrial warehousing.

Mr. Pozsgay stated initial (revised) frozen equalized assessed value was \$15,058,110. Mr. Pozsgay stated the estimated final equalized assessed value was \$24,996,620.

Mr. Pozsgay stated the TIF turned a blighted office/industrial area into modern industrial developments.

Mr. Pozsgay stated the EAV created is a benefit to all the taxing bodies. The closing out of the TIF allows the taxing bodies to recapture that EAV in CY26.

Mr. Pozsgay stated no portion of the remaining funds will be held to satisfy any remaining costs associated with the district such as property tax appeals.

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

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

NAYS: None

All were in favor. Motion carried.

**Ordinance No.**

**54-2024:**

9. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 54-2024** entitled an **Ordinance Approving the Termination of Tax Increment Allocation Financing for Irving Park/Church Redevelopment Project Area.**

Mr. Pozsgay stated the Irving Park/Church Tax Increment Financing (TIF) district is at the end of its 23 year life.

Mr. Pozsgay stated in accordance with State statute, the Village must close out the allocation fund and notify the taxing bodies affected so everyone can recapture the property tax increment created in the district.

Mr. Pozsgay stated this redevelopment area was formerly anchored by Village Hall and Public Works. It has since been redeveloped into new commercial developments.

Mr. Pozsgay stated initial (revised) frozen equalized assessed value was \$0. Mr. Pozsgay stated the estimated final equalized assessed value was \$510,530.

Mr. Pozsgay stated the TIF turned a former Village owned site into tax producing commercial developments.

Mr. Pozsgay stated the EAV created is a benefit to all the taxing bodies. The closing out of the TIF allows the taxing bodies to recapture that EAV in CY26.

Mr. Pozsgay stated no portion of the remaining funds will be held to satisfy any remaining costs associated with the district such as property tax appeals.

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

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

NAYS: None

All were in favor. Motion carried.

**Ordinance No.**

**55-2024:**

10. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 55-2024** entitled an **Ordinance Approving the Termination of Tax Increment Allocation Financing for Grand/York Redevelopment Project Area.**

Mr. Pozsgay stated the Grand/York Tax Increment Financing (TIF) district is at the end of its 23 year life.

Mr. Pozsgay stated in accordance with State statute, the Village must close out the allocation fund and notify the taxing bodies affected so everyone can recapture the property tax increment created in the district.

Mr. Pozsgay stated this redevelopment area is the site of the Brentwood Shopping Center. It has helped subsidize Bensenville's major grocery stores.

Mr. Pozsgay stated initial (revised) frozen equalized assessed value was \$2,786,700. Mr. Pozsgay stated the estimated final equalized assessed value was \$3,802,160.

Mr. Pozsgay stated the TIF helped ensure Bensenville brought in and then continued to have a full service grocer.

Mr. Pozsgay stated the EAV created is a benefit to all the taxing bodies. The closing out of the TIF allows the taxing bodies to recapture that EAV in CY26.

Mr. Pozsgay stated no portion of the remaining funds will be held to satisfy any remaining costs associated with the district such as property tax appeals.

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

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

NAYS: None

All were in favor. Motion carried.

**Resolution No.**

**R-157-2024:**

11. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-157-2024** entitled a **Resolution Authorizing a Purchase Order to Lakeside Equipment Corporation for the Purchase of Four (4) Influent Screw Pump's Lower Bearing Assemblies in the Not-to-Exceed Amount of \$53,440.**

Director of Public Works, Joe Caracci stated Staff observed in 2023 that the lower bearing grease pumps utilize grease to lubricate the lower bearings of the WWTP influent screw pumps, but see no discharge of the grease into the waste grease canisters. Mr. Caracci stated lower bearing seals provide protection to the lower bearings from contaminants as well as keeping the grease positively lubricating the bearings. Mr. Caracci stated the seals allow the clean grease that is being pumped into the bearings to replace the old grease by forcing the old grease out of the discharge when new grease is added. Mr. Caracci stated to correct this problem and make sure we get the most life out of our screw pumps, these seals need to be replaced. Mr. Caracci stated at this point in time, the total hours on the bearings dictate replacement to prevent catastrophic failures.

Mr. Caracci stated Dahme Mechanical Inc. will be performing the labor of removing and replacing the bearings (R-34-2024). Mr. Caracci stated Staff is looking for approval to purchase the parts needed for this project from Lakeside Equipment Corporations for \$53,440. Mr. Caracci stated this includes four influent screw pump's lower bearing assemblies. Mr. Caracci stated Lakeside is the regional distributor of the parts and as such is a sole source provider of the lower bearings.

**Motion:**

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

**ROLL CALL:**

AYES: Carmona, Frey, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**PRESIDENT'S  
REMARKS:**

President DeSimone announced the Wilkes Family Halloween Display is open on Friday and Saturdays; full schedule and details can be found on the Village's Website.

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President DeSimone announced Trunk-or-Treat will occur on Halloween; full details can be found on the Village's website.

President DeSimone announced Village's Trick-or-Treat hours are 3:00pm – 8:00pm.

President DeSimone announced the annual Pumkin Smash event will take place on November 2<sup>nd</sup>; full details can be found on the Village's website.

**MANAGERS REPORT:** Village Manager, Evan Summer, had no report.

**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 Perez made a motion to adjourn the meeting. Trustee Lomax seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

President DeSimone adjourned the meeting at 6:46 p.m.

Nancy Quinn  
Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 19th day, November 2024