

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
March 25, 2025

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: D. Schulze, L. Banovetz, S. Flynn, K. Quinn, M. Ribando, V. Smith, C. Williamsen

PUBLIC COMMENT: **James Nylander – 211 Jacquelyn, Bensenville, IL, 60106**
Mr. Nylander addressed the Village Board regarding his previous conversations with the Village Manager and President regarding the sale of cannabis in Bensenville

APPROVAL OF MINUTES: 4. The January 28, 2025 and February 25, 2025 South Industrial Special Service Area Public Hearing Minutes were presented.

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

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

NAYS: None

All were in favor. Motion carried.

The February 25, 2025 Village Board Meeting minutes were presented.

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

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

NAYS: None

All were in favor. Motion carried.

**WARRANT NO.
25/03:**

5. President DeSimone presented **Warrant No. 25/03** in the amount of \$2,738,535.24.

Motion: Trustee Lomax 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.

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

All were in favor. Motion carried.

**Ordinance No.
13-2025:**

Ordinance Granting Special Use Permit (Motor Vehicle Repair and/or Service) and Special Use Permit (Outdoor Storage Area) at 1025 Industrial Dr. (Consent Agenda)

**Ordinance No.
14-2025:**

Ordinance Granting a Special Use Permit (Outdoor Storage) at 1084 Industrial Drive Unit 6. (Consent Agenda)

**Ordinance No.
15-2025:**

Ordinance Granting a Preliminary and Final Plat of Subdivision at 224 Marshall Road. (Consent Agenda)

**Resolution No.
R-25-2025:**

Resolution Approving the 2025 Zoning Map. (Consent Agenda)

**Resolution No.
R-26-2025:**

Resolution Granting the Advice and Consent to the President's Appointment of Jose Ortiz to the Community Development Commission. (Consent Agenda)

Resolution No.
R-27-2025:

Resolution Authorizing the Execution of a Four (4) Year Contract (2025-2028) with Gewalt Hamilton Associates, Inc. for the Fire Hydrant Flow Testing Services in the Not-to-Exceed Amount of \$69,457. (Consent Agenda)

Resolution No.
R-28-2025:

Resolution Authorizing the Execution of a Construction Engineering Services Agreement with Edwin Hancock Engineering Company for the 2025 Residential Street Improvements Program in the not-to-exceed amount of \$123,980. (Consent Agenda)

Resolution No.
R-29-2025:

Resolution Authorizing the Execution of a Construction Contract to Plote Construction, Inc. of Hoffman Estates, IL for the 2025 Residential Street Improvements Program in the not-to-exceed amount of \$1,046,117.66. (Consent Agenda)

Resolution No.
R-30-2025:

Resolution Authorizing the Execution of Change Order No. 1 with Layne Christensen Company of Aurora, IL for the 2024 Abandonment of Well #3, #6, and #7 for an Increase of \$482,815.50 for a Final Contract Amount of \$965,589.50. (Consent Agenda)

Resolution No.
R-31-2025:

Resolution Establishing Guidelines and Procedures for 2025 Senior/Disabled Grass Cutting Program. (Consent Agenda)

Resolution No.
R-32-2025:

Resolution Authorizing the Execution of a Contract with Tomas Herrera Landscaping for the 2025 Senior/Disabled Grass Cutting Program. (Consent Agenda)

Resolution No.
R-33-2025:

Resolution Authorizing the Execution of a Contract with Panoramic Landscaping for the 2025 Senior/Disabled Grass Cutting Program. (Consent Agenda)

Resolution No.
R-34-2025:

Resolution Authorizing the Execution of a Contract with L.A.R. Lawn & Ground Corp. for the 2025 Senior/Disabled Grass Cutting Program. (Consent Agenda)

Resolution No.
R-35-2025:

Resolution Authorizing the Execution of a Contract with KSK Landscaping & Handyman Corp. for the 2024 Senior/Disabled Grass Cutting Program. (Consent Agenda)

Motion: Trustee Panicola made a motion to approve the Consent Agenda 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-36-2025:

7. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-36-2025** entitled a **Resolution Declaring 540 County Line as Surplus Property.**

Village Planner, Kevin Quinn stated the Village has received significant interest in the Village owned property for development. Mr. Quinn stated the first step in the process to sell the property is to declare it as surplus.

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-37-2025:

8. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-37-2025** entitled a **Resolution Authorizing the Award of a Construction Engineering Services Agreement for the Arthur Court Improvements to Civiltech Engineering, Inc. of Itasca, IL in the not-to-exceed amount of \$99,396.**

Assistant Director of Public Works, Vince Smith stated the Arthur Court Improvements are in the South Industrial Business District (SIBD) and include Arthur Court from Church Road to the east end.

Mr. Smith stated Arther Court is an existing asphalt roadway with a pavement in very poor condition (2023 PCI score of 16/100). Mr. Smith stated the underground utilities on Arthur Court were originally constructed in 1990 and are in fair condition. Mr. Smith stated this industrial street is approximately 750 linear feet in length and needs complete reconstruction.

Mr. Smith stated the scope of the proposed improvements will include an entirely new concrete roadway with new subbase, new curbs, new concrete driveway aprons, sidewalk replacement to meet ADA requirements, storm sewer improvements, streetlighting infrastructure replacement, and landscape restoration. Mr. Smith stated the end result will match previous improvements constructed as part of the Northern Industrial Business District (NIBD) Projects and Eastern Business District (EBD), leaving a long-lasting roadway with new utilities below for the businesses in the project area.

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

Mr. Smith stated Civiltech brings forth a very experienced project team that has successfully provided similar services to the Village, most recently on the Sesame Street Reconstruction SSA Project in the Eastern Business District. Mr. Smith stated the proposed engineering scope includes on-site inspections, review of project layout, construction documentation, material testing and preparation of record drawings. Mr. Smith 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. Smith stated Civiltech's negotiated proposed work effort and fee totals a not-to-exceed amount of \$99,396. Mr. Smith stated this not-to-exceed fee equates to 10.5% of the estimated construction cost of \$945,225.87 for the project. Mr. Smith stated historically, the construction engineering fees for locally funded projects fall within 7-10% of the cost of construction.

Motion:

Trustee Frey 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-38-2025:**

9. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-38-2025** entitled a **Resolution Authorizing the Award of a Construction Contract for the Arthur Court Improvements to Everlast Blacktop, Inc. of Elgin, IL in the not-to-exceed amount of \$945,225.87.**

Mr. Smith stated the Arthur Court Improvements are in the South Industrial Business District (SIBD) and include Arthur Court from Church Road to the east end. Mr. Smith stated Arther Court is an existing asphalt roadway with a pavement in very poor condition (2023 PCI score of 16/100).

Mr. Smith stated the underground utilities on Arthur Court were originally constructed in 1990 and are in fair condition. Mr. Smith stated this industrial street is approximately 750 linear feet in length and needs complete reconstruction.

Mr. Smith stated the scope of the proposed improvements will include an entirely new concrete roadway with new subbase, new curbs, new concrete driveway aprons, sidewalk replacement to meet ADA requirements, storm sewer improvements, streetlighting infrastructure replacement, and landscape restoration. Mr. Smith stated the end result will match previous improvements constructed as part of the Northern Industrial Business District (NIBD) Projects and Eastern Business District (EBD), leaving a long-lasting roadway with new utilities below for the businesses in the project area.

Mr. Smith stated on February 20, 2025 the project was advertised for bidders. Mr. Smith stated bids were received and opened on Tuesday March 11, 2025 for the project. Eight (8) contractors submitted bids for this project. Mr. Smith stated Everlast Blacktop submitted the lowest responsible bid.

Motion: Trustee Perez 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.

**PRESIDENT'S
REMARKS:**

President DeSimone made the following statement:

I want to make one thing clear: this Board was never going to approve the sale of cannabis in Bensenville. At the time it was brought up, I was still a Police Officer and it was constitutionally illegal to vote on it. So there was no way, shape or form this Board was voting to approve the sale of cannabis. The Village Manager's Office may of wanted it but this Board did not want it. Unfortunately, everyone has their right to their own option, if its based on facts. Unfortunately there is a group of people bent on spreading misinformation, half-truths and outright lies on social media to confuse Residents about the upcoming election, and it referendums. This weekend, personal attacks against my family also started in a last ditch effort to shame my family. It Is unfortunate but not surprising these keyboard cowards are willing to say or do anything for the attention or to advance the hateful Rederick. Their accusations are absorbed. Their predications ridiculous. Remember, these people have their own personal agendas and admissions. It is very clears, they will continue to use any tactic to advance their crazy conspiracy theories and misguided beliefs. This Board and I are always willing to discuss an issue and I continue to invite any Resident to call or visit my office to discuss and questions or concerns. I will continue to do so throughout my time here as President.

President DeSimone announced Brush & Branch Removal 2025:

- Republic Services collects April through November: individual branches less than three feet in length and one inch in diameter on your regular trash collection day from your regular collection point
- Village Crews collect larger brush on the first full week of each month from April through November: Brush may be placed on the parkway for collection no later than 7:00 am on the first Monday of each month; full details can be found on the Village's website.

President DeSimone announced the next Senion Luncheon is scheduled for Friday, April 4th at the Heritage Center. Doors open at 10am, lunch is served at 11am; Bingo and Raffles will follow; full details can be found on the Village’s website.

President DeSimone announced the Meet the Easter Bunny event on Sunday, April 6th from 10:00am – 12:00pm at the Center Theatre: Bring your phone/camera to take a photo with the Bunny at this FREE event. Treats and ice cream will be available for purchase at Center Theatre; full details can be found on the Village’s website.

President DeSimone announced Earth Day Cleanup on Tuesday, April 22nd from 1pm-4pm at Redmond Park: Bring a friend or co-worker for an outdoor walk while making a difference in our community! We will be picking up litter around Redmond Park, rain or shine. Please watch the forecast and dress for the weather. Gloves and trash bags will be available at the South parking lot, off George Street.; full details can be found on the Village’s website

**INTERIM
MANAGERS
REPORT:**

Interim Village Manager, Dan Schulze, 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 Carmona 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 6:45 p.m.

Nancy Quinn
Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 29th day, April 2025