

**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**  
**March 18, 2025**

**CALL TO ORDER:** Village President, Frank DeSimone, called the meeting to order at 6:30 p.m.

**PRESENT:** 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, J. Caracci, S. Flynn, K. Quinn, C. Williamson

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

**Approval of Minutes:** The October 15, 2024 Committee of the Whole Meeting minutes were presented.

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

All were in favor. Motion carried.

The November 19, 2024 Special Committee of the Whole Meeting (Budget Workshop) minutes were presented.

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

All were in favor. Motion carried.

**Jose Ortiz**

**Appointment:** Interim Village Manager, Daniel Schulze, presented a **Resolution Granting the Advice and Consent to the President's Appointment of Jose Ortiz to the Community Development Commission.**

Deputy Village Clerk, Corey Williamsen stated the Village of Bensenville has a Community Development Commission that consists of seven members. Mr. Williamsen stated the Community Development Commission functions as the Village's plan commission to prepare and recommend to the Board of Trustees a comprehensive plan for the present and future development of the Village, recommend changes from time to time in the official comprehensive plans, prepare and recommend to the Board of Trustees from time to time plans for specific improvements in pursuance of the official comprehensive plan and prepare regulations, projects and programs pertaining to development, redevelopment within the Village.

Mr. Williamsen stated the Village President, along with consent from the Village Board make appointments to the Commission.

Mr. Williamsen stated Ray King, a member of the Community Development Commission passed away leaving his seat vacant. Commissioner King's current seat was set to expire on April 30, 2025.

Mr. Williamsen stated the Village President has recommended the appointment of Jose Ortiz to serve a five year term on the Community Development Commission; expiring April 30, 2030.

**Motion:** Trustee Panicola 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.

**1084 Industrial Drive**

**Unit 6:**

Interim Village Manager, Daniel Schulze, presented an **Ordinance Approving Special Use Permit (Outdoor Storage Area) at 1084 Industrial Dr Unit 6.**

Village Planner, Kevin Quinn stated the Petitioner, Jobsite Solutions PDQuipment, is seeking approval of Special Use Permit, Outdoor Storage for their facility, located at 1084 Industrial Drive, Unit 6.

Mr. Quinn stated the unit is roughly 2,556 square feet, while the outdoor storage located, found in the rear of the property, is 2,821.5 square feet.

Mr. Quinn stated the outdoor storage area is not visible from the street, and while it is screened, that screening is not compliant with Village Zoning regulations.

Mr. Quinn stated the area is not currently striped for truck parking.

Mr. Quinn stated the outdoor storage area is in the rear of the building.

Mr. Quinn stated the outdoor storage area must be screened in accordance with Village standards.

Mr. Quinn stated the Community Development Commission voted 5-0 to recommend approval for the Special Use Permit (Outdoor Storage Area). The motion was approved.

**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.

**224 Marshall Rd:** Interim Village Manager, Daniel Schulze, presented an **Ordinance Granting a Preliminary and Final Plat of Subdivision at 224 Marshall Rd.**

Mr. Quinn stated the Petitioners, Cyrille Llanes and Gonzalo Cervantes, are seeking approval of a Plat of Subdivision and variations in order to subdivide one parcel into two lots.

Mr. Quinn stated the variations requested are to allow for the existing home and associated structures to remain on the new parcel, as the existing structures will not comply with code requirements after the plat of subdivision.

Mr. Quinn stated the setback variation is requested to allow the existing structure to remain in its current state.

Mr. Quinn stated the driveway variations are to allow the driveway and home to remain in their current state.

Mr. Quinn stated the petitioner has expressed interest in selling the new vacant lot after the execution of the plat of subdivision.

Mr. Quinn stated the house on the current property would encroach 3 inches into the setback if the plat is approved.

Mr. Quinn stated the two properties would meet the bulk requirements for parcels in the R-3 Zoning District.

Mr. Quinn stated the CDC voted to recommend approval the Preliminary and Final Plat of Subdivision and Variations 5-0. The motion was approved.

**Motion:** Trustee Carmona 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.

**1025 Industrial Drive:** Interim Village Manager, Daniel Schulze, presented an **Ordinance Granting Special Use Permit (Motor Vehicle Repair and/or Service) and Special Use Permit (Outdoor Storage Area) at 1025 Industrial Dr.**

Mr. Quinn stated the Petitioner, TCR Americas LLC, is seeking approval of two Special Use Permits, for Motor Vehicle Repair and/or Service and Outdoor Storage Area.

Mr. Quinn stated they would only be performing minor maintenance on motor vehicles owned by Gate Gourmet.

Mr. Quinn stated all engine work is outsourced to a third-party and not done on site.

Mr. Quinn stated the 18,000 square foot outdoor storage area (45% of the site) is located in the rear and interior side yards of the property.

Mr. Quinn stated the site is 1.23 acres, and they would be the only tenants on the property.

Mr. Quinn stated 1025 Industrial Drive falls within an I-2 General Industrial District.

Mr. Quinn stated all serious motor vehicle repair would be done off-site by a third party.

Mr. Quinn stated the outdoor storage area is in the rear and interior side yards of the property.

Mr. Quinn stated the Community Development Commission voted 5-0 to recommend approval for the Special Use Permit (Motor Vehicle Repair and/or Service). The motion was approved.

Mr. Quinn stated the Community Development Commission voted 5-0 to recommend approval for the Special Use Permit (Outdoor Storage). The motion was approved.

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

All were in favor. Motion Carried.

**2025 Zoning Map:** Interim Village Manager, Daniel Schulze, presented a **Resolution Approving the 2025 Zoning Map.**

Mr. Quinn stated the only change from last year was updating 1100 N IL Rt 83 from I-2 to C-2.

Mr. Quinn stated State law requires the Village to pass an official zoning map by March 31st of each year.

Mr. Quinn stated the Community Development Commission voted 5-0 to recommend approval.

**Motion:** Trustee Panicola 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.

**ISAWWA:** Public Works Employees Amanda Segreti & Frank Palumbo presented an informational item regarding the Illinois Section of the American Water Works Association (ISAWWA) Water Ambassador Program to the Committee.

Mr. Palumbo stated the Illinois Section of the American Water Works Association (ISAWWA) Water Ambassador Program was created to elevate public perception, knowledge, and consumer education of the water industry. Mr. Palumbo stated the program aims to accomplish these goals by presenting a new communication platform of educational and promotional content in a manner that is relevant, engaging, and consistent among participants.

Ms. Segreti stated to reach Gold level, staff must share outreach once per month for the remainder of the year, including social media posts, newsletter articles and website infographics. Ms. Segreti stated the Village Board must also receive, "Drinking Water 123 - Guide for Local Officials." The guide is included as an attachment.

**Gewalt Hamilton**

**Associates:**

Interim Village Manager, Daniel Schulze, presented a **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.**

Director of Public Works, Joe Caracci stated there are two main reasons to conduct fire hydrant flow testing:

- 1) to determine how much water is available to fight fires, and
- 2) to determine the general condition of the water distribution system.

Mr. Caracci stated flow test data provides necessary field information so that Public Works Utilities Division planners and the fire district can accurately estimate the capabilities of water mains. Mr. Caracci stated water main and hydrant flow capabilities impact decisions as to what fire protection and fire resistance features are required for new developments and where priorities should be placed with respect to upgrading older, smaller water mains. Mr. Caracci stated another important reason for flow testing, flushing, and inspections is that having these functions performed on a regular basis can help to lower your ISO rating. Mr. Caracci stated testing and inspections will also help to lower possible liability risk.

Mr. Caracci stated the Village advertised for bids on February 13, 2025. Mr. Caracci stated two (2) bids were submitted. Mr. Caracci stated Gewalt Hamilton Associates, Inc. is the lower bid.

Mr. Caracci stated Gewalt Hamilton Associates, Inc. is a new contractor for the Village. Mr. Caracci stated Operations Superintendent has conducted reference checks and the staff is comfortable to move forward in awarding this contract

**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.

**Edwin Hancock**

**Engineering:**

Interim Village Manager, Daniel Schulze, presented a **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.**

Mr. Caracci stated the 2025 Residential Street Improvements Program will consist of pavement removal and replacement, full depth pavement patching, spot C&G improvements, spot driveway apron replacement, spot sidewalk replacement including ADA ramps, storm sewer repairs, restoration of turf and pavement markings. Mr. Caracci stated the project includes David Drive (Grand Ave. to Dolores Dr.), Daniel Drive (Church Parking Lot to Dolores Dr.), Dante Drive (David Dr. to Private Parking Lot), Dolores Drive (David Dr. to Pamela Dr.), and Belmont Avenue (York Rd. to Pamela Dr.). Mr. Caracci stated the Pavement Condition Index evaluation study performed in 2023 indicates the following scores for each segment: David Drive (65), Daniel Drive (46), Dante Drive (63), Dolores Drive (23), and Belmont Avenue (49). Mr. Caracci stated streets have 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. Edwin Hancock Engineering Company is one of the short-listed firms to provide construction-engineering services.

Mr. Caracci stated Hancock brings forth a very experienced project team that has successfully provided similar services to the Village, most recently on the 2024 Residential Street Improvements Program. 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 TSC as a sub-consultant, and includes all sub-grade, concrete and asphalt pavement assessments and observations.

Mr. Caracci stated Hancock's negotiated proposed work effort and fee totals \$123,980.00. Mr. Caracci stated this not-to-exceed fee equates to 11.9% of the estimated construction cost of \$1,046,117.66 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 Panicola 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.

**Plotel  
Construction:** Interim Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a Construction Contract to Plotel Construction, Inc. of Elgin, IL for the 2025 Residential Street Improvements Program in the not-to-exceed amount of \$1,046,117.66.**

Mr. Caracci stated the 2025 Residential Street Improvements Program will consist of pavement removal and replacement, full depth pavement patching, spot C&G improvements, spot driveway apron replacement, spot sidewalk replacement including ADA ramps, storm sewer repairs, restoration of turf and pavement markings. Mr. Caracci stated the project includes David Drive (Grand Ave. to Dolores Dr.), Daniel Drive (Church Parking Lot to Dolores Dr.), Dante Drive (David Dr. to Private Parking Lot), Dolores Drive (David Dr. to Pamela Dr.), and Belmont Avenue (York

Rd. to Pamela Dr.). Mr. Caracci stated the Pavement Condition Index evaluation study performed in 2023 indicates the following scores for each segment: David Drive (65), Daniel Drive (46), Dante Drive (63), Dolores Drive (23), and Belmont Avenue (49). Mr. Caracci stated streets have 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 received on Tuesday March 4, 2025 for the project. Mr. Caracci stated ten (10) contractors submitted bids for this project. Plote Construction, Inc. submitted the lowest, most responsible bid.

**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.

**Layne Christensen**

**Change Order #1:** Interim Village Manager, Daniel Schulze, presented a **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.**

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. When we made the transition to Lake Michigan, several wells were kept in service as backup wells. 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. 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. Mr. Caracci stated 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 the Village Board approved R-107-2024 with Layne Christensen Company for the the 2024 Abandonment of Wells #3, #6, and #7 in the amount of \$485,774.

Mr. Caracci stated change order #1 includes work that was unforeseen by all parties involved. During the construction of the wells, explosives were used to create a cavern underground to create an open area where the pump of the well could operate free of sediment. Mr. Caracci stated this process, though effective, allows for little control of the end product. Mr. Caracci stated the void created by these explosives is unknown in size until filling of the void takes place.

Mr. Caracci stated initially, it was believed that each cavern would need roughly 150 - 200 cubic yards of material to fill. Mr. Caracci stated after the wells were filled the actual material used was much higher.

Mr. Caracci stated overall, an additional 455 cubic yards, the equivalent size of nearly twelve school buses, of material was used to fill the caverns. Mr. Caracci stated the Illinois Department of Public Health oversees the abandonment of wells and is very particular about the process required to perform the work. Mr. Caracci stated although the voids are over 1,000 feet below the surface, leaving voids can cause contamination of neighboring aquifers and thus is not allowed.

Mr. Caracci stated the use of the additional material also increased the overall time and man hours of the abandonments. Mr. Caracci stated the additional cost of Change Order No. 1 equated to \$482,815.50 in time, material, and labor. Mr. Caracci stated the need to follow the protocols nearly doubled the cost of the project. Mr. Caracci stated the final cost was \$965,589.50.

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.

**2025 Senior  
Grass Cutting  
Guidelines:**

Interim Village Manager, Daniel Schulze, presented a **Resolution Establishing Guidelines and Procedures for 2025 Senior/Disabled Grass Cutting Program.**

Director of Recreation, Sean Flynn stated In 2018, President DeSimone and the Village Board established Senior/Disabled Grass Cutting Program meant to benefit Bensenville seniors and/or disabled residents. Mr. Flynn stated Public Works was tasked to implement the program. Minor adjustments and changes have been implemented since 2018. Mr. Flynn stated because of the positive feedback, the Village will continue with the program in 2025 with minor changes from last year to the guidelines.

Mr. Flynn stated the program guidelines have been simplified over the years to ensure easier operational and administrative functions. Mr. Flynn stated after feedback from the residents and discussions with contractors, staff has determined that the services provided will remain the same and include:

- Spring Cleanup
- Weekly Cutting of Grass
- Edging of Hardscape
- Fall Cleanup

Mr. Flynn stated the Village subsidizes this program by paying the contractor 50% of the cost of each cut. Mr. Flynn stated the total cost of each cut is \$30 per visit, per parcel (PIN). Mr. Flynn stated the resident will pay \$15, and the Village will subsidize \$15. Mr. Flynn stated the price increase reflects recent ongoing CPI increases.

Mr. Flynn stated a full list of eligibility requirements is attached to this Resolution. Mr. Flynn stated accounts will be mapped, divided geographically and assigned to four (4) different contractors who agreed to perform the work.

**Motion:** Trustee Lomax 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.

**Tomas Herrera**

**Landscaping:** Interim Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a Contract with Tomas Herrera Landscaping for the 2025 Senior/Disabled Grass Cutting Program.**

Mr. Flynn stated the Village of Bensenville established a Senior/Disabled Grass Cutting Program in 2018 and will continue the 2025 Program with minor changes.

Mr. Flynn stated the program has been a great success and received a lot of positive feedback. Mr. Flynn stated Tomas Herrera Landscaping is one of the contractors who will perform the service. Mr. Flynn stated the contract includes the terms and expectations set forth by the Program.

**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.

**Panoramic**

**Landscaping:** Interim Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a Contract with Panoramic Landscaping for the 2025 Senior/Disabled Grass Cutting Program.**

Mr. Flynn stated the Village of Bensenville established a Senior/Disabled Grass Cutting Program in 2018 and will continue the 2025 Program with minor changes.

Mr. Flynn stated the program has been a great success and received a lot of positive feedback. Mr. Flynn stated Panoramic Landscaping is one of the contractors who will perform the service. Mr. Flynn stated the contract includes the terms and expectations set forth by the Program.

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

All were in favor. Motion Carried.

**L.A.R. Lawn & Grounds Corp.:** Interim Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a Contract with L.A.R. Lawn & Ground Corp. for the 2025 Senior/Disabled Grass Cutting Program.**

Mr. Flynn stated the Village of Bensenville established a Senior/Disabled Grass Cutting Program in 2018 and will continue the 2025 Program with minor changes.

Mr. Flynn stated the program has been a great success and received a lot of positive feedback. Mr. Flynn stated L.A.R. Lawn & Grounds Corp. is one of the contractors who will perform the service. Mr. Flynn stated the contract includes the terms and expectations set forth by the Program.

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

All were in favor. Motion Carried.

**KSK Landscaping & Handyman Corp.:** Interim Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a Contract with KSK Landscaping & Handyman Corp. for the 2024 Senior/Disabled Grass Cutting Program.**

Mr. Flynn stated the Village of Bensenville established a Senior/Disabled Grass Cutting Program in 2018 and will continue the 2025 Program with minor changes.

Mr. Flynn stated the program has been a great success and received a lot of positive feedback. Mr. Flynn states KSK Landscaping & Handyman Corp. is one of the contractors who will perform the service.

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Mr. Flynn stated the contract includes the terms and expectations set forth by the Program.

**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.

**Informational Items:** There were no informational items.

**Unfinished Business:** There was no unfinished business.

**Executive Session:** Interim Village Manager, Daniel Schulze, stated there was not a need for executive session.

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

All were in favor. Motion carried.

President DeSimone adjourned the meeting at 6:51 p.m.

Corey Williamsen  
Deputy Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 13th day, May 2025