

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
April 29, 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, Panicola, Perez

Absent: Lomax

A quorum was present.

Staff Present: D. Schulze, J. Caracci, S. Flynn, R. Herff, M. Ribando, C. Williamsen

PUBLIC COMMENT: Yousuf Ahmnod - Unknown

Mr. Ahmnod addressed the Village Board regarding religious misconception.

Christopher McCullough – 829 Brentwood Dr., Bensenville, IL

Mr. McCullough addressed the Village Board regarding Agenda Item VIII. A. 2

**APPROVAL OF
MINUTES:**

4. The March 25, 2025 Village Board Meeting minutes were presented.

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

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

NAYS: None

All were in favor. Motion carried.

WARRANT NO.

25/04:

5. President DeSimone presented **Warrant No. 25/04** in the amount of \$3,366,576.39.

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

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

NAYS: None

All were in favor. Motion carried.

Ordinance No.

16-2025:

6. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 16-2025** entitled an **Ordinance of the Village Of Bensenville, DuPage And Cook Counties, Illinois amending section 8-7-7 of chapter seven of title eight of the Bensenville Village code with regard to water and sewer rates.**

Interim Village Manager, Daniel Schulze stated the DuPage Water Commission's tentative budget has an increase of 3.94% for its water rates.

Mr. Schulze stated Staff is recommending that Village's rates are increased by 3.94%, which is strictly a pass through increase.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.

R-39-2025:

7. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-39-2025** entitled a **Resolution Authorizing the Village Manager to Enter into an Agreement for Unpaid Red Light Ticket Collection Services with Municipal Collection Services LLC (MCS).**

Mr. Schulze stated the law firm of Linebarger Goggan Blair & Sampson, LLP currently serves as the Village's collection agency for all unpaid red light violations.

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Mr. Schulze stated prior to 2016, the Village engaged Municipal Services, Inc. (MSI) and Municipal Collection Services, Inc. (MCS) for database management, adjudication processing of administrative actions and fines, and collection services for delinquent administrative and red light fines, as well as other outstanding accounts.

Mr. Schulze stated recently, Linebarger Goggan Blair & Sampson, LLP issued a formal notice of termination regarding its collection services for unpaid red light tickets within the Village.

Mr. Schulze stated the Illinois Secretary of State mandates that any collection agency receiving collection files from Red Speed must be registered with and vetted by the Secretary of State. Mr. Schulze stated this mandate extends to all subcontractors engaged by the collection agency, including skip tracers and any printing firms involved in the process.

Mr. Schulze stated as per the performance standards established by the Illinois Secretary of State, only two collection agencies in Illinois are authorized to collect unpaid red light ticket fines. Mr. Schulze stated the two authorized collection agencies that are in compliance with these regulations are Linebarger Goggan Blair & Sampson, LLP and MCS.

Mr. Schulze stated given that Linebarger Goggan Blair & Sampson, LLP has provided the Village with a notice of termination for its collection services, the Village now has a sole option for the collection of unpaid red light tickets which is MCS.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.

R-40-2025:

8. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-40-2025** entitled a **Resolution Authorizing the Execution of an Amendment to The Village's Application Service Provider Agreement with Tyler Technologies, to Extend the Munis Software System Through April 30, 2026 in an Amount Not To Exceed \$142,000.**

Mr. Schulze stated Tyler Technologies, Inc. is the parent company of Munis, which currently serves as the Village's Enterprise Resource Planning (ERP) software provider. Mr. Schulze stated Munis is used by the Village as the primary platform for managing a wide range of essential functions, including Accounting, Accounts Payable, Fixed Assets, Work Orders, Fleet and Facilities Management, Utility Billing, Accounts Receivable, Business Licenses, Permits, Code Enforcement, Vehicle Stickers, and the Citizens Self Service (Online Payments).

Mr. Schulze stated the proposed agreement with Tyler Technologies is set to expire on April 30, 2025. In 2025, the Village enhanced its use of Munis by incorporating Cash Management for streamlined bank reconciliations and by adding a PACE coach. Mr. Schulze stated the PACE coach will ensure the Village is optimizing the full range of Tyler's software capabilities.

Motion:

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

ROLL CALL:

AYES: Carmona, Franz, Frey, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

Resolution No.

R-41-2025:

9. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-41-2025** entitled a **Resolution Approving a Service Agreement with Constellation Energy Services, Inc. for the Village of Bensenville Commonwealth Edison Accounts.**

Mr. Schulze stated as a part of the Village wide Electricity Supply Agreement and fixed pricing through Constellation Energy Services, Inc. it was determined the the Village could obtain a better rate by buying electricity at a negotiated rate from Constellation Energy Services, Inc.

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Mr. Schulze stated by negotiating and buying electricity from Constellation Energy Services, Inc. the village is able to obtain it at a lower cost.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.
R-42-2025:

10. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-42-2025** entitled a **Resolution Granting the Advice and Consent to the President's Re-Appointment of P. Joseph Montana as the Village Ethics Officer.**

Mr. Schulze stated Bensenville Village Code Title 1, Chapter 18 allows for the appointment of a Village Ethics Officer made by the Village President with the Consent of the Village Board.

Mr. Schulze stated P. Joseph Montana is the current Village Ethics Officer and his term is set to expire on April 30, 2025. Mr. Schulze stated the Village President is recommending the re-appointment of Mr. Montana to serve as the Village Ethics Officer with a term of May 1, 2025- April 30, 2029.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.
R-43-2025:

11. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-43-2025** entitled a **Resolution Granting the Advice and Consent of the Village Board of Trustees to the Village President's Re-Appointment of Joseph Caracci to the Office of Village Engineer.**

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Mr. Schulze stated Village of Bensenville Village Code Title 1, Chapter 15 sets the requirements for a Village Engineer. The Village Engineer position is appointed by the Village President with the Consent of the Village Board.

Mr. Schulze stated Joseph Caracci, Director of Public Works is currently serving a term as Village Engineering. Mr. Caracci's term is set to expire on April 30, 2025.

Mr. Schulze stated the Village President has recommended the re-appointment of Mr. Caracci as Village Engineer with a term commencing on May 1, 2025 and expiring April 30, 2029.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.
R-44-2025:

12. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-44-2025** entitled a **Resolution Granting the Advice and Consent of the Village Board of Trustees to the Village President's Re-Appointment of Lisa Banovetz as Village Treasurer.**

Mr. Schulze stated Village of Bensenville Village Code Title 1, Chapter 11 sets the requirements for the appointment of Village Treasurer. The position is appointed by the Village President with the Consent of the Village Board.

Mr. Schulze stated Mrs. Banovetz currently serves as the Village Treasurer and her term is set to expire April 30, 2025

Mr. Schulze stated the Village President has recommended the re-appointment of Lisa Banovetz as a Village Treasurer with a term commencing on May 1, 2025 and expiring April 30, 2029.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.

R-45-2025:

13. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-45-2025** entitled a **Resolution Granting the Advise and Consent to the Village President's Re-Appointment of Jim Brill to the Police Pension Board.**

Mr. Schulze stated the Village Code permits the Village President to make appointments to various Commissions/Boards for the Village with the consent of the Village Board.

Mr. Schulze stated Mr. Brill currently serves as a Trustee on the Police Pension Board with a term set to expire April 30, 2025.

Mr. Schulze stated the Village President has recommended the re-appointment of Mr. Brill to serve a full term commencing on May 1, 2025 and expiring April 30, 2027.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.

R-46-2025:

14. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-46-2025** entitled a **Resolution Granting the Advice and Consent of the Village Board of Trustees to the Village President's Re-Appointment of Milton Mercado to the Board of Police Commission.**

Mr. Schulze stated Village of Bensenville Village Code Title 2, Chapter 4 sets the requirements for the Board of Police Commission. Members are appointed by the Village President with the Consent of the Village Board.

Mr. Schulze stated Mr. Mercado currently serves as a Commissioner on the Board of Police Commission with a term set to expire April 30, 2025.

Mr. Schulze stated the Village President now recommends Mr. Milton Mercado be re-appointed and serve on the Board of Police Commission with a term commencing on May 1, 2025 and expiring April 30, 2028.

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

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

NAYS: None

All were in favor. Motion carried.

**Ordinance No.
17-2025:**

15. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 17-2025** entitled an **Ordinance Granting Variations to Construct a New Warehouse Development at 1100 Tower Lane.**

Deputy Director of Community and Economic Development, Ron Herff stated the Petitioner, Morgan Harbour Construction, is seeking approval of variances to construct a speculative warehouse at 1100 Tower Lane.

Mr. Herff stated the proposed 66,196 square foot building encroaches into multiple setbacks and has over 175% of the required parking spaces. Variances are required for this.

Mr. Herff stated finally, they are unable to meet the parking lot hardscape tree canopy coverage requirements.

Mr. Herff stated there is currently no office space proposed in the building but they anticipate up to 15% of total GFA being available for this purpose.

Mr. Herff stated the proposed building encroaches into multiple setbacks.

Mr. Herff stated a similar building was approved in 2023.

Mr. Herff stated CDC had concerns over the amount of trees on the property.

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

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

NAYS: None

All were in favor. Motion carried.

**Ordinance No.
18-2025:**

16. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 18-2025** entitled an **Ordinance Granting Variations to Construct a New Warehouse Development at 1100 Tower Lane.**

Mr. Herff stated the Petitioner, Gem Car Wash LLC, is seeking an Amendment to the Planned Unit Development established in O#35-2020 and amended in O#33-2021 and O#5-2022.

Mr. Herff stated they are seeking to establish Motor Vehicle Repair and/or Service as an accessory use to the existing car wash.

Mr. Herff stated this is considered a major amendment that requires re-approval of the Planned Unit Development.

Mr. Herff stated the motor vehicle repair would be located in the bays at the rear of the property.

Mr. Herff stated the owner has stated that it would only be minor work- brakes, oil changes, etc. with no major engine work being done on site.

Mr. Herff stated the owner has said that there is already a triple catch basin on the premises.

Mr. Herff stated the property is located in a C-2 Commercial District, where motor vehicle repair and/or service uses are allowed with a SUP.

Mr. Herff stated the bays for maintenance are already on the property.

Mr. Herff stated there is enough parking on site to accommodate this use.

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Mr. Herff stated there is already a triple catch basin on the premises.

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

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

NAYS: None

All were in favor. Motion carried.

**Ordinance No.
19-2025:**

17. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 19-2025** entitled an **Ordinance Approving a Preliminary and Final Plat of Consolidation at 600-700 Devon.**

Mr. Herff stated the Petitioner, Devon and Ellis LLC, is seeking approval of a final plat of subdivision (Consolidation) for the consolidation of three adjacent parcels with a combined area of 180,566.22 square feet.

Mr. Herff stated the petitioner was approved for a new industrial development project in 2023 at the property, and a condition of approval of the development required that the petitioner complete a plat of consolidation for the parcels.

Mr. Herff stated this is required as a condition of approval of a previous ordinance.

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

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

NAYS: None

All were in favor. Motion carried.

**Resolution No.
R-47-2025:**

18. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-47-2025** entitled a **Resolution Declaring 340 N Meyer as Surplus Property.**

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Mr. Herff stated the Village has gained interest from interest parties to purchase and develop the Village owned land.

Mr. Herff stated the Village has obtained an appraisal.

Mr. Herff stated in order to obtain bids for the purchase of the Village owned land, the Village Board must declare to property surplus.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.
R-48-2025:

19. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-48-2025** entitled a **Resolution Approving a Façade Improvement Grant Application at 1045 S York Road.**

Mr. Herff stated the Petitioner, ANAYA LLC (Armanetti Liquors), is applying for a Façade Improvement Grant to renovate the existing façade of the property at 1045 S York.

Mr. Herff stated the applicant has provided a project proposal that details the removal of existing security shutters from the exterior front façade and replacing them on the inside.

Mr. Herff stated currently, security shutters on the outside of a building are not allowed in the Village of Bensenville.

Mr. Herff stated the grant request is for 50% of the eligible façade elements, not to exceed the total amount of \$10,000.

Mr. Herff stated the cost estimates for the improvements do not exceed the threshold of \$20,000, the maximum amount required to receive \$10,000 (50%) of the project costs.

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

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

NAYS: None

All were in favor. Motion carried.

Proclamation: 20. Deputy Village Clerk, Corey Williamsen read a proclamation into the records **Declaring May 7, 2025 Arbor Day in the Village of Bensenville.**

Motion: Trustee Panicola made a motion to approve the proclamation as presented. Trustee Carmona seconded the motion.

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

NAYS: None

All were in favor. Motion carried.

**Ordinance No.
20-2025:**

21. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 20-2025** entitled an **Ordinance Designating Certain Property as Surplus and Authorizing the Disposition of the Same.**

Director of Public Works, Joe Caracci stated the Village routinely declares equipment, material, and assets surplus if there is no longer a need for them.

Mr. Caracci stated in an effort to clear out items that are no longer useful to the Village business and operations, all departments were asked to determine if any equipment should be declared surplus.

Mr. Caracci stated all equipment will be disposed of in the most economic and responsible manner.

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

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

NAYS: None

All were in favor. Motion carried.

Ordinance No.

21-2025:

22. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 21-2025** entitled an **Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Establishing the South Industrial Special Service Area in the Village of Bensenville, Illinois.**

Mr. Caracci stated Entry Drive, William Street, Judson Street, James Street, and Bernice Drive (to Ferrari Drive) are roadways under the jurisdictional control of the Village. Mr. Caracci stated village staff have determined that these roads require immediate and significant repairs and resurfacing due to extensive damage from the large commercial vehicles that routinely use said streets while traveling to and from the South Industrial Business District.

Mr. Caracci stated the Village has put together a project scope that will include full reconstruction of the roadways, installation of new concrete curbs and gutters, installation of new concrete driveway aprons, installation of new and repaired concrete sidewalks, replacement of pavement subbase, installation of new reinforced concrete pavement, improvements to storm sewers, replacement of existing watermain and services, lining of the sanitary sewer mains, and replacement of street lighting for the purpose of benefiting the residents, property owners, visitors, and other members of the public who utilize the roads.

Mr. Caracci stated the Village has secured grant funding through the Illinois Department of Commerce and Economic Development (DCEO) in the amount of \$3 million. Mr. Caracci stated funding for the remainder of the project is proposed to come from both the Village's Capital Investment Program (CIP) and a Special Service Area established within the project area. Mr. Caracci stated the proposed Special Service Area containing only the 53 parcels within the Subject Territory is compact, contiguous, and intended to service the Subject Territory.

Mr. Caracci stated on December 17, 2024, the Corporate Authorities adopted Ordinance No. 71-2024 proposing the establishment of the South Industrial Special Service Area (SSA). Mr. Caracci stated subsequent Public Hearings have been held to inform the property owners of the process and impacts of the SSA. Mr. Caracci stated no objections were filed with the Village Clerk within sixty (60) days following the final adjournment of the Public Hearing objecting to the creation of the SSA or the proposed tax in the Special Service Area.

Mr. Caracci stated the attached Ordinance identifies the creation of the SSA as well as the limitations upon which the Village must honor.

Mr. Caracci stated Staff have researched the timing and cost of the project and have decided to push the bidding to later this year and start the project to early 2026. Mr. Caracci stated this decision was made based on anticipated cost advantages as well as minimizing the construction impacts on the businesses and residents of the area.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.
R-49-2025:

23. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-49-2025** entitled a **Resolution Authorizing the Execution of a Purchase Order with Westside Tractor Sales for the Purchase of a John Deere Excavator and Trailer in the Amount of \$199,989.19.**

Mr. Caracci stated the Village currently owns and maintains two backhoes that are used for a number of tasks within Public Works. Mr. Caracci stated these backhoes consist of Vehicles #266 (2000 John Deere 410E), and #267 (2014 John Deere 410K). Vehicle #266 has surpassed its useful life.

Mr. Caracci stated Public Works has identified the replacement of Vehicle #266 for CY2025. Staff has researched and tested three different manufacturers of excavators - John Deere, Bobcat, and Caterpillar. Mr. Caracci stated staff consensus was that the John Deere 85 P best suits the Village's needs moving forward. Mr. Caracci stated replacing our existing backhoe with an excavator will provide the Department with additional flexibility and efficiency.

Mr. Caracci stated the cost for the machine and attachments is \$200,467.19 through Sourcewell Joint Purchase Pricing. Mr. Caracci stated West Side Tractor Sales has offered the Village of Bensenville an additional loyalty discount of \$6,405.00.

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Mr. Caracci stated the Village is receiving \$20,500.00 for a trade-in of our 2000 John Deere 410E Backhoe. Additionally, the Village is purchasing the accompanying trailer for \$26,427.00. This brings the total cost to \$199,989.19.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.
R-50-2025:

24. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-50-2025** entitled a **Resolution Authorizing the Execution of a Three-Year Fire Hydrant Painting Contract with Go Painters Inc. in the Amount of \$121,480.00.**

Mr. Caracci stated the Village partnered with the Village of La Grange Park to seek proposals for fire hydrant sandblasting and painting. Mr. Caracci stated the Village has 1,060 fire hydrants connected to its Community Water System. Mr. Caracci stated the Village has maintenance responsibilities for these hydrants, one of which is painting them. Mr. Caracci stated fire hydrant painting prevents corrosion caused by the harsh environment, and corrosion control extends the useful life of the fire hydrant and aesthetically improves the community's look.

Mr. Caracci stated scope of work for the 2025-2027 Fire Hydrant Sandblasting and Painting Program includes:

- Markup a map showing the completed fire hydrant locations and provide it to the Village weekly.
- Prepare and protect work areas surrounding the fire hydrant.
- Sandblast the paint off the fire hydrant per the SSPC-SP6/NACE 3 Commercial Blast Cleaning requirements.
- Apply one full coat of SW MACROPOXY 646 UNIVERSAL METAL PRIMER to the fire hydrant.
- Apply a topcoat of SW Acrolon 218HS (safety color) paint to the fire hydrant (two colors per hydrant—one color for the fire hydrant barrel and another over the bonnet and streamer ports) to reflect the hydrant's fire flow, to meet the Insurance Services Office (ISO).

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Mr. Caracci stated a bid notice was placed in the Daily Herald on March 3, 2025, and posted on the Village website. Mr. Caracci stated on April 9, 2025, the Village received one bid from Go Painters Inc.

Mr. Caracci stated to ensure competitive pricing, staff reviewed fire hydrant sandblasting and painting bid tabs similar in scope to other communities. Mr. Caracci stated after the review process, the staff feel the proposal is in line.

Mr. Caracci stated the lowest bidder, Go Painters Inc., is a well-qualified local area contractor who satisfactorily completed the Village's 2018 Fire Hydrant Painting Program and has a sufficient workforce to complete the three-year Fire Hydrant Painting Program in a timely manner. Mr. Caracci stated Public Work recommends that the Village accept the proposal submitted by Go Painters Inc.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.
R-51-2025:

25. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-51-2025** entitled a **Resolution Authorizing the Execution of a Change Order #1 with Acqua Contractors Corporation for the Addison Creek Storm Sewer Phase II Improvements for an increase of \$189,606.62, for a revised contract amount of \$2,679,606.62.**

Mr. Caracci stated the Addison Creek Storm Sewer Phase II Improvements were substantially completed prior to the November 30, 2024 deadline. Mr. Caracci stated final inspection of landscape restoration and pavement markings will occur during April 2025 with a final punch list to be issued.

Mr. Caracci stated the original contract with Acqua Contractors Corporation was in the amount of \$2,490,000.00 was approved on June 18, 2024, with resolution R-99-2024. Mr. Caracci stated the Addison Creek Storm Sewer Phase II Improvements started where the prior Phase I improvements terminated at the alley between Bridgeway Senior Living and Pine Avenue, at the Rose Street Intersection.

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Mr. Caracci stated improvement continued down the alley to Sunrise Park, south through the park and finally down Marion Street to Jefferson Street.

Mr. Caracci stated the project is now substantially complete with a revised contract value of \$2,679,606.62, which is an increase of \$189,606.62 to the original approved contract value. Mr. Caracci stated the nature of the change order included balancing of contract quantities reflecting field conditions and twelve (12) additional items required during the project.

Mr. Caracci stated the main issues that required this change order were due to adverse subsurface ground conditions. Mr. Caracci stated during the installation of the storm sewer near Jefferson and Marion, ground conditions were not good. Mr. Caracci stated as we were digging down to the depths required for the pipe, the earthen side walls continued to cave in. Mr. Caracci stated this required a much wider excavation than typically anticipated in order to safely install the pipe. Mr. Caracci stated the increase in width of the excavation also required the replacement of the adjacent sanitary sewer that was compromised. Mr. Caracci stated additionally, final roadway surface patching turned into full width roadway resurfacing.

Mr. Caracci stated staff is still working with the contractor and resident engineer on additional dewatering and work effort due to this situation. Mr. Caracci stated a final change order is still expected in the coming months.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.
R-52-2025:

26. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-52-2025** entitled a **Resolution Authorizing a Purchase Order to Tidewell Roofing and Sheet Metal of Elk Grove Village, IL for Purchase and Installation of Roof Coating on Public Works in the Not-to-Exceed Amount of \$126,710.**

Mr. Caracci stated the Public Works Facility has a 38,000 square foot, flat galvanized roof that is original to the building. Mr. Caracci stated the existing roof is beginning to show signs of compromise due to age and has developed several leaks around the flashings and roof top units.

Mr. Caracci stated staff has done a significant amount of research and reviewed a variety of roofing systems for rehabilitation of the roof. Mr. Caracci stated based on longevity, cost, and Midwest weather conditions, we have determined that a properly prepared rubber roof coating would be most advantageous, giving us the longest reliability and be the most cost-effective solution.

Mr. Caracci stated the roof is at a point where we could still get a significant amount of life out of it if we prepare it to receive a fully rubberized roof coating. Mr. Caracci stated the Karnak 502 Elasto-Kote White 10 Year Roof System is the roofing system that staff feels is best for our application. Mr. Caracci stated once prepared and applied in accordance with the manufacturer's recommendations, the manufacturer will provide a ten-year warranty against any leaks or wear through concerns.

Mr. Caracci stated we have received three proposals from roofers that were provided and recommended to us by the manufacturer of Karnak roofing products located in Westchester Illinois.

Motion:

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

ROLL CALL:

AYES: Carmona, Franz, Frey, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

Resolution No.
R-53-2025:

27. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-53-2025** entitled a **Resolution Authorizing the Execution of an Engineering Services Agreement with Hey and Associates, Inc. for the Addison Creek Stabilization Phase I Project in the not-to-exceed amount of \$50,000.**

Mr. Caracci stated three tributaries to Addison Creek run through the southern part of Bensenville and all lead into the main branch of Addison Creek at Redmond.

Mr. Caracci stated from Redmond, the creek runs south, through a portion of River Forest Country Club, then through the old Legends property, continuing south of Grand Avenue. Mr. Caracci stated the length of the main branch through Bensenville (George to Grand) is approximately 2,900 feet.

Mr. Caracci stated over the years, the creek bed has been reduced due to sedimentation, reducing its effectiveness to carry storm water; the creek banks are showing evidence of deterioration; and vegetation along the banks and upper ledges of the creek is overgrown and no longer navigable at some locations. Mr. Caracci stated the Village would like to make storm water improvements to the creek and possibly transform the area to a destination feature within Bensenville.

Mr. Caracci stated Hey and Associates, Inc. (Hey) provided a Phase I planning and design study of Addison Creek at the end of 2023 and design engineering to clear the overgrown brush and invasive trees in 2024. Mr. Caracci stated as part of the 2023 study, Hey had developed a high-level concept plan for streambank widening/stabilization, two-stage detention, and pedestrian paths/boardwalks. Mr. Caracci stated tree and vegetation clearing along Addison Creek has recently been substantially completed that will allow for a detailed survey of the creek and its banks. Mr. Caracci stated the next step of the design will be to update the 2023 preliminary engineering study to evaluate stabilization options.

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 engineering services for the upcoming years. Mr. Caracci stated Hey and Associates (Hey) is one of the shortlisted firms to provide design-engineering services. Mr. Caracci stated this proposal from HEY is to update the 2023 preliminary engineering study to evaluate stabilization options along the Addison Creek corridor north of Grand Avenue to approximately Belmont Avenue. Mr. Caracci stated work tasks for this project include:

- Topographic Survey
- Wetland/Waters Field Investigation and Delineation Report
- Threatened and Endangered Species Documentation
- Historic Properties Compliance
- Hydrologic and Hydraulic Analysis
- Phase I Plan Development
- Project Management and Meetings

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Mr. Caracci stated after a scoping meeting and negotiations with Village staff, Hey's proposed work effort and fee total \$50,000.00 for this project. Mr. Caracci stated once this Phase I study update is completed, a more accurate and detailed design contract can be scoped to complete the detailed streambank stabilization and accompanying path designs. Mr. Caracci stated staff anticipates a future Phase II (detailed construction design) contract to come forth to the Board for consideration.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.
R-54-2025:

28. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-54-2025** entitled a **Resolution Authorizing a Facility Use Agreement with Bo Jackson Elite Sports.**

Director of Recreation, Sean Flynn stated for the last three seasons, Bo Jackson Elite Sports contracted time at Liberty Field for their Sparks Baseball and Cheetahs Softball programs. Mr. Flynn stated this new three year deal ensures field usage for both programs.

Mr. Flynn stated the Resolution presented approves a Facility Use Agreement with Bo Jackson Elite Sports. Mr. Flynn stated this would be a 3 year agreement and will cover any and all of their field times reserved at Liberty Field. Mr. Flynn stated in addition, Bo Jackson Elite Sports will also have the opportunity to purchase additional field time throughout the Spring, Summer and Fall Season.

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

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

NAYS: None

All were in favor. Motion carried.

Resolution No.

R-55-2025:

29. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-55-2025** entitled a **Resolution Authorizing a Facility Usage License Agreement with HHD - Randy Wolf.**

Mr. Flynn stated HHD - Randy Wolf would like to return to the Edge this summer to host its daytime hockey schools. Mr. Flynn stated the hockey school begins on May 31st and runs until August 7th. HHD has hosted its summer program at the Edge now for several years and has been a significant boost to summer revenue since its arrival.

Mr. Flynn stated the Resolution presented approves a Facility Usage License Agreement with HHD. Mr. Flynn stated the agreement will cover any and all ice times reserved by HHD. Mr. Flynn stated HHD has been the top summertime revenue generator at the Edge for the past eight years and outperforms all in-house programming options. Mr. Flynn stated HHD was seeking proposals from facilities that could offer the best combination of the following criteria:

1. Priority programming.
2. Clean and modern facility.
3. Competitive pricing.
4. Central location.

Mr. Flynn stated this agreement provides revenues to the Village to help offset fixed operating costs during off-peak periods and represents a minimum commitment of 231 hours of ice time reserved throughout the summer season.

Motion:

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

ROLL CALL:

AYES: Carmona, Franz, Frey, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

Resolution No.

R-56-2025:

30. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-56-2025** entitled a **Resolution Authorizing the Execution of an Ice Arena and Facility Usage Agreement with the North Stars High School Hockey Club.**

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Mr. Flynn stated the Village owns and operates ice rink facilities commonly known as the Edge on John Street and the Edge on Jefferson Street. Mr. Flynn stated it is necessary to solicit customers to these facilities to fund the cost of maintenance, operation and management. Mr. Flynn stated a group known as the North Stars High School Hockey Club has expressed a desire to enter into an agreement for use of these facilities for the upcoming 2025-26 hockey season and potentially beyond. Mr. Flynn stated North Stars High School hockey consists of student athletes from Guerin, Riverside-Brookfield, Immaculate Conception Catholic Prep, Nazareth Academy, St. Laurence, St. Patrick and Proviso Math and Science Academy.

Mr. Flynn stated with increasing accessibility to the Edge, the Village and North Stars Hockey Club are optimistic that this location will be an ideal long term fit for the combined High School Hockey Program.

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

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

NAYS: None

All were in favor. Motion carried.

**PRESIDENT'S
REMARKS:** President DeSimone announced Village Staff is excited to see work continue on the Aria Luxury Apartments development located at 800 Orving Park Road.

President DeSimone announced Public Works Staff recently held their annual Safety Day event.

President DeSimone shared recent updates regarding construction throughout town.

President DeSimone shared upcoming Recreational events in Bensenville.

**INTERIM
MANAGERS
REPORT:** Interim Village Manager, Dan Schulze, announced the Village has received its 2024 Tree City USA Status and looks to obtain its 2025 status as well.

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Mr. Schulze announced on May 2nd there will be a hearing in Washington D.C. regarding the Stop CPKC merger; President DeSimone will represent the Village.

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, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

President DeSimone adjourned the meeting at 7:10 p.m.

Nancy Quinn
Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 20th day, May 2025