

**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
May 13, 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, Franz, Frey, Lomax, Panicola

Absent: Carmona, Perez

A quorum was present.

Staff Present: D. Schulze, L. Banovetz, S. Flynn, R. Herff, M. Ribando, V. Smith, C. Williamsen

Public Comment: There was no Public Comment.

**Approval of
Minutes:**

The March 18, 2025 Committee of the Whole Meeting minutes were presented.

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

All were in favor. Motion carried.

Amending 3-3: Interim Village Manager, Daniel Schulze, presented an **Ordinance Amending Title 3, Chapter 3, Section 13 - Liquor License Closing Hours of the Bensenville Village Code.**

Deputy Village Clerk, Corey Williamsen stated the Village of Bensenville Village Code, Section 3-3-13 regulates the sale of alcohol in the Village of Bensenville.

Mr. Williamsen stated the sale of alcohol in Bensenville is Monday-Saturday 6:00am - 2:00am and varies on Sundays.

Mr. Williamsen stated holders of a Class E1, E2, H, I, J and K-1 are allowed to sell on Sundays from 9:00am-2:00am. Holders of Class A, B and F are limited to sell on Sundays at 12:00pm-2:00am.

Mr. Williamsen stated the Village has received a request from Class A license holders to match those of Class E1, E2, H, I, J, K and K-1 to allow for the sale of alcohol on Sunday from 9:00am -2:00am.

Mr. Williamsen stated current Class A License holders are: 3'Js, DeCampana and Monty's.

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.

1069 Bryn Mawr: Interim Village Manager, Daniel Schulze, presented an **Ordinance Granting Special Use Permit (Outdoor Storage Area) at 1069 Bryn Mawr.**

Deputy Director of Community and Economic Development, Ron Herff stated the Petitioner, SCC Contractors Group, Inc., is seeking approval of a Special Use Permit, Outdoor Storage Area.

Mr. Herff stated they have a 5,000 square foot office space within the building at 1069 Bryn Mawr Avenue, with a storage area in the rear of the property that is 7,800 square feet.

Mr. Herff stated outdoor storage is allowed as an additional primary use to their current business.

Mr. Herff stated any outdoor storage that exceeds 25% of the property (in multi-tenant buildings the unit) requires a Special Use Permit.

Mr. Herff stated based on an aerial view of the property, it does not appear as if the outdoor storage area is screened or striped for truck parking.

Mr. Herff stated the proposed outdoor storage area is in the rear yard.

Mr. Herff stated the proposed outdoor storage area must be brought up to code

Commissioner Lomax asked what is being stored outdoors. Mr. Herff stated construction equipment

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.

**3N784 Church Rd./
1008 S. Church
Rd.:**

Interim Village Manager, Daniel Schulze, presented an **Ordinance Granting a Variation (Pole Sign) at 3N784 Church / 1008 S Church.**

Mr. Herff stated the Petitioner is requesting a Variation to allow a pole sign at the Churchville Schoolhouse property.

Mr. Herff stated the proposed sign is mounted on two decorative posts rather than a base, so as to maintain the desired antiquated aesthetic of the site. Village Zoning Ordinance prohibits pole signs in all zoning districts.

Mr. Herff stated a variance was approved at this location for this purpose in Ordinance #45-2020.

Mr. Herff stated the same plans were previously approved.

Mr. Herff stated the sign will not be illuminated.

President DeSimone stated this proposal was more of a monument sign rather than a pole sign and asked Staff to correct the proposed ordinance prior to Village Board approval.

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

All were in favor. Motion Carried.

**GHC Mechanical
LLC:**

Interim Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a Contract with GHC Mechanical, LLC for the Purchase and Installation of an HVAC Unit at John Street Ice Rink in the Not-to-Exceed Amount of \$81,769.**

Assistant Director of Public Works, Vince Smith stated the Village is responsible for maintaining the John Street Ice Rink and all equipment to run the facility, including the equipment that makes the ice for the ice rink.

Mr. Smith stated the John Street Facility was constructed in 1997. Mr. Smith stated the facility has one rooftop HVAC unit and one ground HVAC unit. Mr. Smith stated the ground HVAC unit is in need of replacement. Mr. Smith stated these units were installed with the original building and have been showing signs that it is past the useful life.

Mr. Smith stated each replacement unit will have the gas piping, electrical power and control wiring and drain piping re-connected for a complete installation. Mr. Smith stated the old unit will be hauled from the jobsite for disposal. Mr. Smith stated the unit will also meet the following requirements:

- New concrete pad will be installed
- High heat capacity
- 0-100% economizer with solid state control
- Power exhaust
- 460-volt 3-hp
- Replace electrical disconnect and whip on unit

Mr. Smith stated the existing HVAC unit is the same age as the building. Mr. Smith stated to ensure safety of the facility and visitors, staff determined it would be in the Village's best interest to purchase and install a new HVAC unit.

Mr. Smith stated staff sought proposals from three qualified vendors

Mr. Smith stated staff recommends approval of a contract with GHC Mechanical, LLC for \$81,769.

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.

**Baxter & Woodman
Change Order**

#2: Interim Village Manager, Daniel Schulze, presented a **Resolution Authorizing Execution of Amendment No. 2 to the Design Engineering Services Agreement with Baxter & Woodman, Inc. for the South Industrial Business District Improvements Project for an Increase of \$43,100, Resulting in a Revised Not-to-Exceed Amount of \$298,950.**

Mr. Smith stated the South Industrial Business District (SIBD) is located between Grand Avenue and the White Pines Golf Course and includes the streets of Entry Drive, Bernice Drive, James Street, Judson Street, and Williams Street. Mr. Smith stated these industrial streets are approximately 4,000 linear feet in length and are in need of a complete reconstruction including new concrete roadways, water main replacement, storm sewer improvements, and the addition of pedestrian accommodations.

Mr. Smith stated the Village entered into an Engineering Services Agreement with Baxter & Woodman to perform design engineering for the project on September 20, 2022 (R-103-2022) in the amount of \$232,000.

Mr. Smith stated amendment No. 1 was approved on November 14, 2023 (R-132-2023) in the amount of \$23,850 for a revised agreement amount of \$255,850. Mr. Smith stated the purpose of Amendment #1 was to include Arthur Court in the design.

Mr. Smith stated amendment No. 2 includes additional out-of-scope services that include:

- Electrical Design
- Development of off-site easements for watermain
- Sanitary sewer lining design
- Separation of Arthur Court into a stand alone bid

Mr. Smith stated the cost of the extra work effort is \$43,100, resulting in a revised Not-to-Exceed amount of \$298,950.

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.

Earthwerks: Interim Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a Construction Contract to Earthwerks Land Improvement and Development Corporation of Lisle, IL for Browngate Subdivision Detention Basin Project in the not-to-exceed amount of \$357,616.50.**

Mr. Smith stated in 2020, the Village performed a Hydraulic and Hydrologic (H&H) Study of the Willow Creek and Silver Creek Watersheds. Mr. Smith stated the Willow Creek watershed is approximately 3,200 acres and located in the northern portion of the Village. Mr. Smith stated in general, the watershed flows from west to east and is centered along the Illinois Tollway RT-390. Mr. Smith stated the northern upstream portion of the watercourse begins in Elk Grove Village and is conveyed in a southeast direction through channelized ditches until joining the main channel just north of Thorndale Avenue. Mr. Smith stated the western upstream portion of the watercourse begins in Wood Dale and is conveyed in an easterly direction mainly via storm sewer. Mr. Smith stated it crosses through various culverts under IL RT-83 where channelized ditches continue to carry flows east through the Village until reaching the main channel near Thorndale Avenue.

Mr. Smith stated the watershed is mostly industrial with some commercial along the main thoroughfares and includes residential neighborhoods mostly north of Hillside Drive.

Mr. Smith stated the H&H study identified multiple problem areas, one which being "Problem Area S-5". Mr. Smith stated during 10-year storm rain events, localized flooding occurs along Glendale Street, Twin Oaks Street, Argyle Street, Country Club Drive, and Eagle Drive. Mr. Smith stated multiple conduit routings were investigated to alleviate 25-yr inundation impacts within problem area S-5. Mr. Smith stated due to the large tributary area west of IL RT-83, providing extra capacity to the storm system showed negative downstream impacts at the Creek, therefore volume (storage) is required to attenuate flows from the proposed increased capacity of the storm sewer system. Mr. Smith stated this alternative identified the demolished school site just east of the dead-end at Green Valley Street and north of Hillside Drive for a proposed detention facility.

Mr. Smith stated the Browngate Subdivision consisting of Green Valley Street (Marshall to east end), Kevyn Lane, Stoneham Street, and North Franzen Street recently completed a roadway and utility reconstruction project. Mr. Smith stated last year, the Village negotiated and purchased a portion of the demolished Mohawk School property for stormwater detention. Mr. Smith stated stormsewer and watermain work was installed as part of the Browngate Subdivision Improvements Project in 2024 in preparation for a future basin on this newly acquired parcel.

Mr. Smith stated the proposed basin will be a dry bottom turf basin which will provide approximately 3.5 acre-feet (1.15 million gallons) of storage. Mr. Smith stated during heavy or long duration storm events, water which normally would back up in the storm piping and spill out into the roadways or lower lying areas will be conveyed to the basin with an overflow sewer pipe. Mr. Smith stated the water will remain in the basin until downstream water levels drop and the basin drains out naturally.

Mr. Smith stated the intent of the basin design is to maintain a park-like setting with a basin that provides gently sloping sides and a flat bottom large enough for a soccer field.

Mr. Smith stated bids were advertised on April 10, 2025, with bids received and opened on Tuesday April 29, 2025 for the project. Mr. Smith stated ten (10) contractors submitted bids for this project. Mr. Smith stated Earthwerks Land Improvement and Development Corporation submitted the lowest responsible bid.

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.

**Thomas
Engineering:**

Interim Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a Construction Engineering Services Agreement to Thomas Engineering Group, LLC for Browngate Subdivision Detention Basin Project in the not-to-exceed amount of \$45,344.**

Mr. Smith stated the H&H study identified multiple problem areas, one which being "Problem Area S-5". Mr. Smith stated during 10-year storm rain events, localized flooding occurs along Glendale Street, Twin Oaks Street, Argyle Street, Country Club Drive, and Eagle Drive. Mr. Smith stated multiple conduit routings were investigated to alleviate 25-yr inundation impacts within problem area S-5. Mr. Smith stated due to the large tributary area west of IL RT-83, providing extra capacity to the storm system showed negative downstream impacts at the Creek, therefore volume (storage) is required to attenuate flows from the proposed increased capacity of the storm sewer system. Mr. Smith stated this alternative identified the demolished school site just east of the dead-end at Green Valley Street and north of Hillside Drive for a proposed detention facility.

Mr. Smith stated the Browngate Subdivision consisting of Green Valley Street (Marshall to east end), Kevyn Lane, Stoneham Street, and North Franzen Street recently completed a roadway and utility reconstruction project. Mr. Smith stated last year, the Village negotiated and purchased a portion of the demolished Mohawk School property for stormwater detention. Mr. Smith stated stormsewer and watermain work was installed as part of the Browngate Subdivision Improvements Project in 2024 in preparation for a future basin on this newly acquired parcel.

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Mr. Smith stated the intent of the basin design is to maintain a park-like setting with a basin that provides gently sloping sides and a flat bottom large enough for a soccer field.

Mr. Smith stated in March of 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 Thomas Engineering Group, LLC (Thomas Engineering) is one of the short-listed firms to provide construction engineering services.

Mr. Smith stated Thomas Engineering brings forth a very experienced project team that has successfully provided services for the Village with previous CDBG project Browngate Subdivision Roadway and Water Main Improvements. Mr. Smith stated the proposed assignment 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 Rubino Engineering, Inc. as a sub-consultant.

Mr. Smith stated after scope and work effort negotiations, the proposed fee for Thomas Engineering's construction engineering services totals \$45,344. Mr. Smith stated this not-to-exceed fee equates to 12.7% of the proposed construction cost of \$357,616.50 for the project. Mr. Smith stated excluding sub-consultant fee Thomas Engineering's services equate to 11.6%. Mr. Smith stated typically, construction engineering costs for a locally funded project fall within 8-10% of the construction costs range.

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.

Chicagoland Paving Final Change

Order: Interim Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a Final Balancing Change Order #1 with Chicagoland Paving Contractors, Inc. for the Village Hall Parking Lot Reconstruction Project for a decrease of \$48,596.43 for a revised final contract amount of \$735,819.21.**

Mr. Smith stated the Village Hall Parking Lot Reconstruction Project was substantially completed in November 2024. Mr. Smith stated final inspection of restoration and pavement markings occurred in April 2025 with minor punch list items remaining.

Mr. Smith stated the original contract with Chicagoland Paving Contractors, Inc. was in the amount of \$784,415.64 was approved on June 18, 2024, with resolution R-103-2024. Mr. Smith stated the proposed improvements included moving the parking lot slightly west to allow for a wider sidewalk area along the alley to accommodate permanent metal canopy structures. Mr. Smith stated the new canopy structures eliminated the temporary festival structures.

Mr. Smith stated the project also includes earth excavation, new sidewalks, curb/gutter installation, new drainage structures and storm sewer, relocation of parking lot lighting, pavement striping, utility structure adjustments/reconstruction, canopy shelters installation, new catenary lighting system, and landscape restoration.

Mr. Smith stated the project is now complete, and the final contract value is \$735,891.21, which is a decrease of \$48,596.43 to the original approved contract value. Mr. Smith stated the decrease in costs is attributed to field conditions resulting in less earth excavation and aggregate base course.

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.

Fenwick Hockey: Interim Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of an Ice License and Facility Use Agreement with the Fenwick High School Hockey Club.**

The Village has encouraged the Fenwick High School Hockey Club to use the Edge Ice Arenas as one of its facilities for its hockey program. Mr. Flynn stated Fenwick desires to license ice time at the Edge Ice Arenas to supplement its program which is primarily based at the Ridgeland Commons Ice Arena, close to the Fenwick campus in Oak Park. Mr. Flynn stated Fenwick Hockey has a history of providing quality high school hockey and outstanding leadership, both athletically and academically.

Mr. Flynn stated the Resolution presented approves an Ice Arena License and Facility Use Agreement with Fenwick. Mr. Flynn stated this would be a three year agreement and will cover any and all ice times reserved at the Edge. Mr. Flynn stated this agreement will require Fenwick to purchase the following ice times or substitute ice times during the 2025/26 to 2027/28 hockey seasons:

- Tuesday 6:20 - 7:20 am Edge on John Street
- Wednesday 8:00 - 9:10 pm Edge on John Street
- Thursday 8:30 - 10:00 pm Edge on John Street
- Saturday 4:10 - 5:50 pm Edge on John Street
- Sunday 5:20 - 7:00 pm Edge on Jefferson West

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.

**Informational
Items:**

Mr. Flynn announced Staff is working with a Bensenville Resident & former Fenton graduate to host a Lutch Libre wrestling event at the Edge on John Street on July 20th; more details will follow.

Mr. Schulze announced the Public Works open house is scheduled for May 22nd; full details are available on the Village's website.

**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 Panicola seconded the motion.

All were in favor. Motion carried.

President DeSimone adjourned the meeting at 6:49 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 23rd day, September 2025