

**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
September 23, 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, Lomax, Panicola.
Perez

Absent: Frey

A quorum was present.

Staff Present: D. Schulze, J. Caracci, S. Flynn, W. Magdziarz, B. Swanson, C. Williamsen

Public Comment: There was no Public Comment.

Approval of Minutes: The May 13, 2025 Committee of the Whole Meeting minutes were presented.

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

All were in favor. Motion carried.

Amending 3-3: Village Manager, Daniel Schulze, presented an **Ordinance Amending The Bensenville Village Code Title 3 – Chapter 3 – Liquor Regulations, Increasing the Number of Class E2 Liquor Licenses from 2 to 3.**

Deputy Village Clerk, Corey Williamsen stated Section 3-3-5E.6 of the Bensenville Village Code limits the number of Class E2 liquor licenses issued and outstanding to 2.

Mr. Williamsen stated class E2 licenses authorize the retail sale of beer and wine for consumption on the premises. TGSF, Inc. DBA Taste Greek Street Food located at 596 North York Road has applied for a Class E2 Liquor License.

Mr. Williamsen stated owners, Samantha Dravilas, Georgia Dravilas and Gina Dravilas had their background checks conducted in August 2025 yielding negative results.

Mr. Williamsen stated an inspection of the property was conducted by Community and Economic Development in August 2025 with no issues.

Mr. Williamsen stated the current Village Code allows for no more than two (2) Class E2 liquor licenses to be issued. Currently all two licenses are issued. Mr. Williamsen stated in order to issue a Class E2 liquor licenses to TGSF, Inc. DBA Taste Green Street Food, the Village Board would have to increase the number of total licenses from 2 to 3.

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

All were in favor. Motion Carried.

540 County Line Road: Village Manager, Daniel Schulze, presented a **Resolution of the Village of Bensenville, DuPage and Cook Counties, Illinois, Accepting a Proposal for the Village Owned Vacant Parcel of Real Property at 540 County Line Road and Authorizing the Village Manager and Community & Economic Development Director to Negotiate an Agreement for its Sale and Development.**

Director of Community and Economic Development, Walter Magdziarz stated the Village Board previously designated the property at 540 County Line Road as surplus property and initiated the process to dispose of the property. Mr. Magdziarz stated the Village advertised the potential sale of the property and received two bids. Mr. Magdziarz stated County Line Trade Center, LLC was the high bidder, and we wish to proceed with the sale of the property to the bidder.

Mr. Magdziarz stated the Resolution is a necessary next step in the process and only authorizes the Village Manager and Community & Economic Development Director to get to a point where contract documents can be prepared for Village Board approval at a future date.

Mr. Magdziarz stated the property in question was previously designated as surplus property by the Village Board. Mr. Magdziarz stated the Village advertised for bids to purchase the property from all interested parties as required by statutes.

Mr. Magdziarz stated the selected bidder is committed to developing the property with a multi-tenant building thereby adding taxable value to the property. Mr. Magdziarz stated the Resolution does not complete the sale; there will be additional documents for the Village Board to approve in the near future that will complete the sale.

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.

**Engineering
Resources.:**

Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Award of a Design Engineering Services Agreement with Engineering Resource Associates, Inc. for the Willow Creek Tributary (W4) Storm Sewer Improvements Project in the Not-to-Exceed Amount of \$115,790.**

Director of Public Works, Joe Caracci stated several industrial properties have experienced flooding that come from open ditches in the North Business District. Mr. Caracci stated stormwater that traverses under the railroad spurs just south of Fairway Drive enters a shallow ditch before re-entering a restrictor storm sewer to Willow Creek. Mr. Caracci stated in 2020, the Village completed a Hydraulic and Hydrologic Study prepared by Engineering Resource Associates, Inc. that identifies several improvements that will help alleviate some of the flooding concerns.

Mr. Caracci stated included in these recommendations is construction of a box culvert to carry storm water along a different route to Willow Creek. Mr. Caracci stated also being considered is eliminating the open ditch and constructing a below grade overflow storm sewer adjacent to the affected properties.

Mr. Caracci stated in 2025, 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 Engineering Resource Associates, Inc. (ERA) is one of the short-listed firms to provide design-engineering and stormwater services.

Mr. Caracci stated ERA has performed the H&H analysis on the Redmond Reservoir, the design of the Redmond Reservoir Expansion, design of the Addison Creek Storm Sewer Project Phase I and II projects. Mr. Caracci stated they have the modeling and all the backup information for the Willow Creek watershed. ERA's proposed scope includes survey, Plat of Easement preparation, wetland delineation and reporting, stormwater modeling, grant assistance, geotechnical investigation, environmental testing, outside permitting, utility coordination, design of plans, construction specifications, preparing estimates, and bidding assistance.

Mr. Caracci stated ERA's negotiated proposed work effort and fee totals \$115,790. This not-to-exceed fee equates to 8.9% of the estimated construction cost of \$1,300,000 for this project, which is typical for projects with similar size and scope.

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: Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a Final Balancing Change Order #1 with Earthwerks Land Improvement and Development Corporation of Lisle, IL for the Browngate Subdivision Detention Basin Project for an Increase of \$77,907.50 for a Revised Final Contract Amount of \$435,524.00.**

Mr. Caracci stated the Browngate Subdivision Detention Basin Project is substantially complete. Mr. Caracci stated final inspection of the restoration will occur in early fall 2025 to identify any landscape restoration deficiency.

Mr. Caracci stated the original contract with Earthwerks Land Improvement and Development Corporation was in the amount of \$357,616.50 approved on May 20, 2025, with resolution R-58-2025. Mr. Caracci stated the proposed improvements included providing a stormwater detention basin with a turf dry bottom to provide approximately 3.5 acre-feet (1.15 million gallons) of storage. Mr. Caracci stated the scope of work included earth excavation, storm sewer installation, and landscape restoration.

Mr. Caracci stated the project is now complete, and the final contract value is \$435,524.00, which is an increase of \$77,907.50 to the original approved contract value. Mr. Caracci stated the increase in costs is attributed to field conditions resulting in additional earth excavation.

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

All were in favor. Motion Carried.

Christopher B. Burke: Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Award of a Design Engineering Services Agreement with Christopher B. Burke Engineering LTD. for the Industrial Drive Reconstruction Project in the Not-to-Exceed Amount of \$319,000.00.**

Mr. Caracci stated the Village has been making investments into the public infrastructure of the Northern Industrial Business District (NIBD) since the early 2010s. Mr. Caracci stated Industrial Drive is part of the NIBD and has been identified for roadway improvements. Mr. Caracci stated the limits for the proposed improvements are from IL Route 83 (Busse Road) to the cul-de-sac at the east end of Industrial Drive. Mr. Caracci stated the 2023 Pavement Condition Index (PCI) report shows a PCI rating of ten (10) for Industrial Drive and calls for a complete reconstruction of the roadway pavement. Mr. Caracci stated additionally, the existing water main was constructed in 1960, making it a candidate for replacement as it is getting closer to the end of its useful design life.

Mr. Caracci stated the scope of work will include a new Portland Cement Concrete (PCC) pavement, new curb and gutter, driveway aprons, spot sidewalk repairs, ADA sidewalk ramps, new 12-inch watermain with associated services, drainage improvements, landscaping and other miscellaneous items necessary to complete the work. Mr. Caracci stated the end result will meet the improvements constructed as part of earlier NIBD projects. Mr. Caracci stated the preliminary cost estimate of these improvements is estimated at \$4,250,000.

Mr. Caracci stated in 2025, 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 Christopher B. Burke Engineering LTD (CBBEL) is one of the short-listed firms to provide design-engineering services.

Mr. Caracci stated CBBEL brings forth a very experienced project team that has successfully provided design engineering for the Sesame Street Reconstruction Project, Bryn Mawr Avenue and Birginal Drive Improvements Project, and the Eastern Avenue Improvements Project. Mr. Caracci stated CBBEL's proposed scope includes survey, geotechnical investigation, environmental testing, outside permitting, utility coordination, design of plans, construction specifications, preparing estimates, and bidding assistance.

Mr. Caracci stated CBBEL's negotiated proposed work effort and fee totals \$319,000. This not-to-exceed fee equates to roughly 7.5% of the estimated project cost, which is typical for projects with similar size and scope.

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.

Badger Infrastructure

Solutions: Village Manager, Daniel Schulze, presented a **Resolution Authorizing an Execution of a Purchase Order to Badger Infrastructure Solutions for Hydro-Excavation of Water Services in the Not-to-Exceed Amount of \$40,000.**

Mr. Caracci stated the Illinois Environmental Agency has mandated that all Community Water Supplies shall submit an inventory of both the public and private water service material types. Mr. Caracci stated the inventory is annually on April 15. Mr. Caracci stated the Lead Service Line Inventory (LSLI) must be submitted with the Lead Service Line Replacement Plan.

Mr. Caracci stated the Village has used staff and historical data to acquire inventory data. Mr. Caracci stated to complete the unknown public and private water service inventory, the Village must expose the water services through hydro-excavation for material verification to complete the LSLI project. Mr. Caracci stated the Village was awarded a \$40,000 grant to fund this project.

Mr. Caracci stated the Village sought bids from three contractors, with Badger Infrastructure Solutions being the lowest bidder. Mr. Caracci stated Village staff contacted three contractors; two provided bids and one would not service the Bensenville Area. Mr. Caracci stated Badger Infrastructure Solutions' proposal will verify services and complete turf restoration for \$40,000.

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.

Surplus Property: Village Manager, Daniel Schulze, presented an **Ordinance Designating Certain Property as Surplus and Authorizing the Disposition of the Same.**

Mr. 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.

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.

Roesch Ford: Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a Purchase Order to Roesch Ford for the Purchase of Community and Economic Development and Police Vehicles in the Not-to-Exceed Amount of \$98,431.**

Mr. Caracci stated the proposed draft CY2026 budget includes a 2025 Ford Escape PHEV vehicle with standard options for the replacement of the existing vehicle #554 for Community and Economic Development. Mr. Caracci stated Roesch Ford has the exact vehicle staff planned to purchase in 2026, available now on their lot. Mr. Caracci stated Staff would like to move forward and purchase this vehicle now, rather than wait and place an order that will take over six months to arrive.

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Mr. Caracci stated Police Vehicle 302 was involved in an accident and totaled. Mr. Caracci stated the insurance company is reviewing and will provide a settlement with the claim. The 2025 Ford Explorer SUV is a replacement. Mr. Caracci stated this vehicle was already purchased as an emergency replacement, and we are seeking approval for the purchase.

Motion: Trustee Perez 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.

Fats, Oils and Grease: Pretreatment Coordinator, Lisa Lucht presented to the Committee of the Whole about fats, oils and grease and the Village's future intentions to educate the community.

200X85 LLC: Village Manager, Daniel Schulze, presented a **Resolution Authorizing a Facility Usage License Agreement with 200 x 85, LLC for the World Invite Youth Hockey Tournament.**

Director of Recreation, Sean Flynn stated the Resolution presented approves a Facility Usage License Agreement with 200 X 85, LLC. Mr. Flynn stated the agreement will cover any and all ice times reserved by 200 X 85 at the Edge over the November 7 - 9 weekend. Mr. Flynn stated this event will bring our community an increase in visitor spending to restaurants, hotels, concessions, pro-shop and an increase in tax revenue.

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.

Chicago Cougars: Village Manager, Daniel Schulze, presented a **Resolution Approving an Ice License and Facility Use Agreement with the Chicago Cougars Junior A Hockey Team for 2025-2026.**

Mr. Flynn stated Staff has solicited a junior "A" hockey club known as the Chicago Cougars to continue to use the Edge as its home facility for practices and games. Mr. Flynn stated the Chicago Cougars play in the United States Premier Hockey League (USPHL) which has grown to over sixty organizations across the United States. Mr. Flynn stated the Cougars will field two teams that will compete in the premier league and the elite league, in respective order.

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.

Goodman Elite Training: Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a Facility Use License Agreement with Goodman Elite Sports Training.**

Mr. Flynn stated Goodman Elite Sports Training is a tenant within the Edge Ice Arena that works with young athletes to improve their athletic ability for their specific sport. Mr. Flynn stated Goodman also performs on-ice training as well as running non-traditional tournaments. Mr. Flynn stated Goodman seeks to rent ice time at the Edge over the Christmas break for a Midwest Exposure camp as well as a 3 vs 3 tournament.

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.

Bar Down Hockey: Village Manager, Daniel Schulze, presented a **Resolution Authorizing the Execution of a License Agreement with Bar Down Pro Shop, LLC, Inc.**

Mr. Flynn stated since 2024, Bar Down Pro Shop, LLC has operated as a retail goods and services hockey shop at the Edge Ice Arenas.

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Mr. Flynn stated Bar Down provides customers with hockey equipment, apparel, skate sharpening services and minor repairs. Mr. Flynn stated the Bar Down Pro Shop and the Village have both expressed a desire to continue this relationship and contract through the 2025 hockey season with 4 yearly renewable options.a Midwest Exposure camp as well as a 3 vs 3 tournament.

Motion: Trustee Perez 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.

Informational Items: There was 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 Perez made a motion to adjourn the meeting. Trustee Carmona seconded the motion.

All were in favor. Motion carried.

President DeSimone adjourned the meeting at 6:54 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this 21st day, October 2025