

Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

PUBLIC HEARING
SOUTH INDUSTRIAL SPECIAL SERVICE AREA

January 28, 2025, and February 25, 2025

CALL TO ORDER: The Public Hearing was called to order by President DeSimone on January 28, 2025, at 6:30 p.m.

ROLL CALL: Upon a roll call by Village Clerk Nancy Quinn the following were present:

Present: President DeSimone, Carmona, Franz, Frey, Lomax, Panicola, Perez

Absent: None

A quorum was present.

LEGAL NOTICE: Village President Frank DeSimone read the published legal notice into the record, a copy of which is attached hereto and made a part hereof as "Exhibit 1".

**PUBLIC HEARING/
DISCUSSION:**

Director of Public Works Joe Caracci provided an explanation on the proposed South Industrial Special Service Area and project.

President DeSimone announced the Public Hearing will recess until February 25, 2025, at 6:00 p.m.

MOTION: Trustee Lomax made a motion to recess and continue the Public Hearing to Tuesday, February 25, 2025, at 6:00 p.m. for further discussion on the proposed South Industrial Special Service Area. Trustee Frey seconded the motion.

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

Nays: None

All were in favor. Motion carried.

RECESS: President DeSimone recessed the Public Hearing at 6:32 p.m.

CALL TO ORDER: The Public Hearing was called back to order by President DeSimone on February 25, 2025, at 6:00 p.m.

ROLL CALL: Upon a roll call by Village Clerk Nancy Quinn the following were present:

Present: President DeSimone, Carmona, Franz, Frey, Lomax, Panicola, Perez

Absent: None

A quorum was present.

**PUBLIC HEARING/
DISCUSSION:**

Director of Public Works Joe Caracci discussed the proposed South Industrial Special Service Area and described properties that are to be removed from its proposed boundaries.

Mr. Caracci stated staff is requesting the removal of the following four properties from the proposed South Industrial Special Service Area as the owners have entered into an agreement with the Village to pay their portion of the project cost at their own expense:

1. 233-303 West Grand Avenue, Bensenville, Illinois 60106
(PIN 03-26-102-036-0000)
2. 313 West Grand Avenue, Bensenville, Illinois 60106
(PIN 03-26-102-035-0000)
3. 333 West Grand Avenue, Bensenville, Illinois 60106
(PIN 03-26-102-037-0000)
4. 301 Arthur Court, Bensenville, Illinois 60106
(PIN 03-26-102-024-0000)

MOTION: Trustee Lomax made a motion to remove from the proposed South Industrial Special Service Area 233-303 West Grand Avenue (PIN 03-26-102-036-0000), 313 West Grand Avenue (PIN 03-26-102-035-0000), 333 West Grand Avenue (PIN 03-26-102-037-0000) and 301 Arthur Court (PIN 03-26-102-024-0000), as recommended by Staff. Trustee Franz seconded the motion.

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

Nays: None

All were in favor. Motion carried.

**PUBLIC HEARING/
DISCUSSION:**

Director of Public Works Joe Caracci explained the proposed South Industrial Special Service Area boundaries, project improvements, schedule, cost, budget, funding options, and tax levy in detail. Mr. Caracci's presentation also included a slide presentation where each

category was further explained and depicted, a copy of which is attached hereto and made a part hereof as "Exhibit 2".

President DeSimone asked if there was any person that would like to make a comment or have a question, concern, or objection about the proposed South Industrial Special Service Area.

Susan Mafia – 232 James Street, Bensenville, Illinois 60106

Ms. Mafia asked Mr. Caracci what the current roadway material is. Mr. Caracci stated asphalt.

Jim Mafia – 232 James Street, Bensenville, Illinois 60106

Mr. Mafia asked what the cost would be to remove concrete vs. asphalt in forty years. Mr. Caracci stated he could not provide an accurate answer at this time but that in the long-term concrete was more cost efficient.

President DeSimone asked if there was any other person that would like to discuss the proposed South Industrial Special Service Area. No other person came forward.

**PUBLIC
COMMENT:**

President DeSimone asked if anyone would like to address the Village Board or make a public comment. No person came forward.

ADJOURNMENT:

Trustee Lomax made a motion to adjourn the Public Hearing on the proposed South Industrial Special Service Area. Trustee Franz seconded the motion.

ROLL CALL:

Ayes: Carmona, Franz, Frey, Lomax, Panicola, Perez

Nays: None

All were in favor. Motion carried.

President DeSimone adjourned the Public Hearing at 6:15 p.m.



VILLAGE OF BENSENVILLE

South Industrial Business
District SSA Project

Public Hearing Presentation



HISTORY

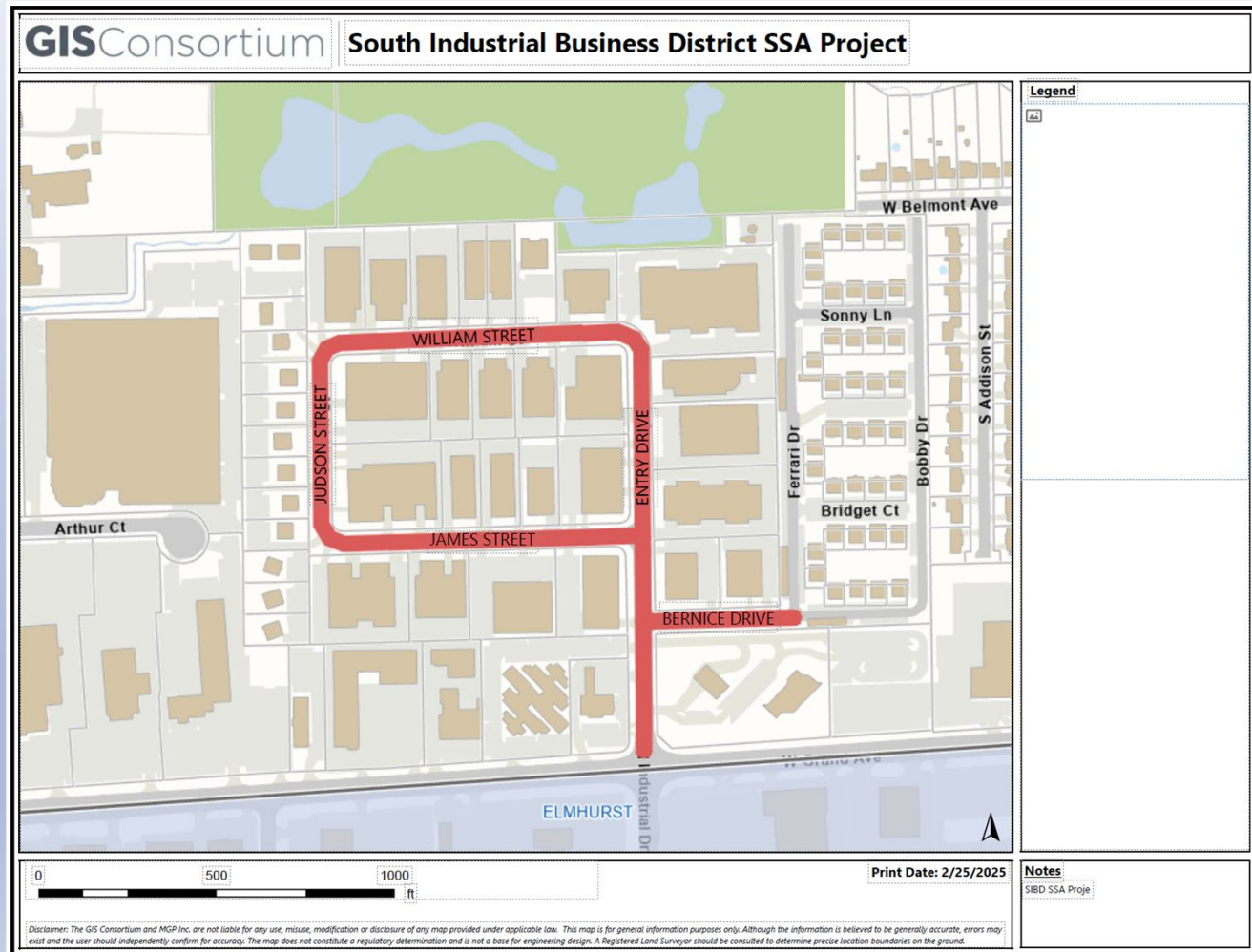
- The South Industrial Business District was built in the late 1970s
- Last resurfacing occurred in 2002
- Watermain is original to development (approaching 50 years old)
- Sanitary Sewer is original to the development (also 50 years old)



BENSENVILLE
GATEWAY TO OPPORTUNITY



PROJECT LOCATION





BENSENVILLE
GATEWAY TO OPPORTUNITY



PROJECT NEED

Roadways are considered “FAILED” to “SERIOUS” based on 2023 Pavement Condition Index





PROJECT SCOPE

❖ Roadway Rehabilitation

- ❖ 10" PCC Pavement on 12" Aggregate Base
- ❖ New Concrete Curb and Gutter
- ❖ New Concrete Driveway Aprons
- ❖ New Concrete Sidewalk
- ❖ Upgraded Streetlight Controls & Wiring

❖ Watermain Rehabilitation

- ❖ New 12" Ductile Iron Watermain (loop)
- ❖ New 8" Ductile Iron Watermain (Bernice)
- ❖ New Services to Buffalo Box / Valve in Parkway
- ❖ Replacement of any found lead services to the meter



PROJECT SCOPE (CONT.)

❖ Sanitary Sewer Rehabilitation

- ❖ Five Spot Repairs on main as necessary
- ❖ CIPP Main Lining (as necessary)

❖ Storm Sewer Rehabilitation

- ❖ New RCP Roadway Storm Sewer
- ❖ Upgrade Storm Sewer System on Entry to address historic flooding based on AECOM Study



PROJECT COST

Design Engineering	\$250,000.00
Construction Estimate	\$7,400,000.00
Construction Engineering (Est.)	\$600,000.00
Total	\$8,250,000.00



PROJECT FUNDING

The Village plans to contribute 50% of the total project costs while utilizing a Special Service Area (SSA) to fund the remaining 50% of the project.

What is an SSA?

An SSA is a fund-raising tool used by municipalities to finance large infrastructure projects. An SSA constitutes a differential taxing area within a municipality in which the improvement or service is financed through a tax, applicable only on the area receiving the benefit.

Basically, the Village determines an amount to be assessed to the property owners within the area, acquires bonds to pay for the project, and taxes the debt service for the payback of the bonds over a fixed period.

So how does the SSA funding breakdown work?



PROJECT FUNDING

For example,

The cost of the project has been estimated at \$8,250,000 (including design, construction, and construction engineering).

The SSA amount has been established at 50% of the project cost, or \$4,125,000.

Bonds have been estimated at 4.5% interest over a twenty (20) year period resulting in an annual debt service of \$317,114.

Each year, the DuPage County Assessor will assemble the total Equalized Assessed Value (EAV) of the project area (53 parcels). The total EAV for the subject SSA for 2023 was \$18,821,170.

Each property will then be charged their portion of the debt service amount based on their percentage of the total EAV. A parcel with an EAV of \$212,040, would pay

$$\$212,040 / \$18,821,170 = 1.13\% \text{ of } \$317,114 = \$3,572.62 \text{ each year}$$

This amount will show up as an individual item of their tax bill.

A spreadsheet of the estimated annual tax amount per property was included on the back of the fact sheet that was sent to each parcel.



PROJECT FUNDING

There are stipulations / limits that have been identified in the Ordinance (O-71-2024) proposing the establishment of the SSA to protect the property owners.

- ❖ The maximum amount the Village may bond for as part of the SSA is \$5,000,000
- ❖ The maximum term of the bonds is twenty (20) years
- ❖ The maximum interest rate on the bonds is seven (7%) percent
- ❖ The maximum annual rate for a commercial / industrial property is 22.27%
- ❖ The maximum annual rate for a residential property is 22.98%

ALL OF THESE STIPULATIONS MUST BE FOLLOWED!

The Village will be responsible for any costs above and beyond the limitations set forth



PROJECT SCHEDULE

February 25, 2025	Public Hearing
April 29, 2025	Village Board Considers Ordinance Establishing SSA
April 31, 2025	Project Advertised for Bid
June 10, 2025	Construction / Construction Engineering Award
July 5, 2025	Start of Construction
September 1, 2025	Issue Bonds
November 31, 2025	Completion of Construction

First debt service payment will hit tax bills in 2026.

This concludes my presentation.