

**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**  
**January 13, 2015**

**CALL TO ORDER:** 1. President Soto called the meeting to order at 6:33 p.m.

**ROLL CALL:** 2. Upon roll call by Village Clerk, Ilsa Rivera-Trujillo, the following Board Members were present:

Bartlett, Janowiak, Jarecki, O'Connell, Ridder, Wesseler

Absent: None

A quorum was present.

Staff Present: Village Attorney, Pat Bond, Cassady, Caracci, DiSanto, Finner, F. Kosman, Rysavy, Sloth, Thakkar, Viger, Williamsen

*President Soto requested to move Presidential Remarks to this portion of the meeting. There were no objections from the Village Board.*

**PRESIDENT'S  
REMARKS:**

Jesse Nelson, a junior at Fenton High School presented to the Community his project to complete his requirements to becoming an Eagle Scout. Jesse Nelson is working with the Bensenville/Wood Dale Food Pantry to feed 100 families within Bensenville and Wood Dale. Jesse Nelson is asking for help from Bensenville Residents to complete his project. Jesse Nelson has set up designated location throughout Bensenville where food can be donated.

President Soto presented certificates of recognition to the Bensenville / Wood Dale Football Cheerleading team for their accomplishments in 2014.

Motion: Trustee Ridder made a motion to donate \$500 from the Village of Bensenville to the Bensenville / Wood Dale Football Cheerleading team to assist with costs of travel to Orlando, Florida. Trustee Wesseler seconded the motion.

All were in favor. Motion carried.

President Soto announced Moody's has upgraded the Village of Bensenville's GOULT rating to Aa3. President Soto read the following statement from Moody's into the record:

*"The village's financial operations will likely remain sound, given positive revenue trends and an actively engaged financial management team. After years of legal challenges with the adjacent O'Hare Airport, the village received a \$16 million settlement in 2010 that significantly bolstered its financial reserves. In addition, the village hired a new management team in 2010 that has successfully maintained reserves through conservative budgeting, posting annual surpluses of between \$1 million and \$3 million. As a result, the available Operating Fund (General Fund and Debt Service Fund) balance grew from \$2.5 million, or 14% of revenues in 2008 to \$8.6 million, or a sizeable 38% of revenues in 2013. The village's net cash balance is an even stronger 56% of revenues. During the same period, expenditures fell from \$29 million to \$21 million, underscoring efforts by management to control costs. Though the village's official fund balance policy is 25% of expenditures, city officials do not presently have plans to draw down their available fund balance."*

President Soto thanked the Village Board and Village Staff for their efforts in Moody's upgrade and looks forward to working towards a greater goal.

President Soto announced he has received a letter from the unincorporated Residents of White Pines asking the Village to delay their timed plans for an annexation proposal so they can seek other means that may available. President Soto stated the letter is asking for a six month delay. President Soto stated he supports the request and asked the Village Board for their consideration to continue Village efforts until May 2015.

*President Soto requested to move the Infrastructure and Environment Committee Standing Report to this portion of the meeting. There were no objections from the Village Board.*

**Resolution No.**

\_\_\_\_\_ :

President Soto gave the summarization of the action contemplated in **Resolution No. \_\_\_\_\_** entitled **A Resolution for a Design Engineering Services Contract for the White Pines Water Main Replacement Project with Christopher B. Burke Engineering.**

President Soto announced based on comments from White Pines Area residents, staff recommends tabling this item indefinitely to allow Christopher B. Burke Engineering, Ltd to review the feasibility,

scope, and cost of installing a lining system in the water mains rather than a system replacement. President Soto stated Staff will also consult with lining contractors to evaluate pricing and other advantages/limitations of this emerging technology.

Trustee Wessler stated he received feedback from residents of unincorporated White Pines asking the Village to consider using a different engineering company so unincorporated White Pines can see other engineering options.

Village Manager, Michael Cassady, stated the Village will continue to work with Christopher B. Burke Engineering because of their knowledge and history of the area. Mr. Cassady stated the County of DuPage and residents of unincorporated White Pines may seek other engineering options if wanted.

Trustee Wessler asked what the difference was between the previous Christopher B. Burke Engineering contract completed a few years ago to the proposed contract. Mr. Cassady stated the previous contract was preliminary work to gain knowledge of a potential cost of replacement water mains in the area. Mr. Cassady stated the proposed contract was for the actual design of a new water main system.

Motion: Trustee Wessler made a motion to table the resolution indefinitely. Trustee O'Connell seconded the motion.

**ROLL CALL:** AYES: Bartlett, Janowiak, Jarecki, O'Connell, Ridder, Wessler

NAYS: None

All were in favor. Motion carried.

**PUBLIC COMMENT:** **Garry Gardner – 17W131 Woodland**  
Mr. Gardner thanked the Village Board for their consideration of tabling the proposed Christopher B. Burke Engineering agreement to allow the resident of unincorporated White Pines to seek other options.

**Chris Colon – 17W047 White Pine Road**  
Mr. Colon addressed the Village Board asking that they allow DuPage County to manage the situation at hand. Mr. Colon stated the residents

of unincorporated White Pines wants to see an independent engineer conduct a study in unincorporated White Pines. Mr. Colon asked the Village Board to submit a letter into the record that he received from President Soto.

**Paul Demichele – 17W275 Rodeck Lane**

Mr. Demichele addressed the Village Board with his concerns for annexing into the Village of Bensenville. Mr. Demichele also asked how the Bensenville Fire Protection District would operate in the area. Mr. Demichele stated he has not received an answer from the Village from his previous comments at a previous Board meeting.

**Marianne Farone – 16W760 Red Oak Avenue**

Ms. Farone addressed the Village Board regarding potential grant money available for the unincorporated White Pines water main replacements project cost.

**APPROVAL OF  
MINUTES:**

3. The December 9, 2014 Village Board Meeting minutes were presented.

Motion:

Trustee Ridder made a motion to approve the minutes as presented. Trustee Wesseler seconded the motion.

All were in favor. Motion carried.

**WARRANT NO.  
15/01:**

4. President Soto presented **Warrant No. 15/01** in the amount of \$7,580,215.45.

Motion:

Trustee O'Connell made a motion to approve the warrant as presented. Trustee Wesseler seconded the motion.

**ROLL CALL:**

AYES: Bartlett, Janowiak, Jarecki, O'Connell, Ridder, Wesseler

NAYS: None

All were in favor. Motion carries.

**Ordinance No.  
1-2015:**

5. President Soto gave the summarization of the action contemplated in **Ordinance No. 1-2015** entitled **An Ordinance Approving the**

**Village of Bensenville’s Entry into an Agreement with Green Street Tap & Grill, LLC for the Redevelopment of the Property Known as 120 W. Green Street, Bensenville, as a Family Restaurant and Bar Combination (Subject to Final Attorney Review).**

Mr. Cassady stated on December 9, 2014 the Village acquired the property located at 120 W. Green Street, which is improved with a now-vacant structure (formerly Senor Lopez restaurant). Mr. Cassady stated the Village purchased the property with the intent to redevelop the site into a full-service restaurant facility. Mr. Cassady stated additional restaurant facilities and new Downtown development is a key priority in the Village's Strategic Plan. Mr. Cassady stated John Vlahos, a well-established local restaurateur, proposes to renovate the facility with the intent to operate a casual family restaurant called the Green Street Tap & Grill. Mr. Cassady stated due to the facility's need for major structural repairs and renovations, financial assistance is necessary from the Village in order to redevelop the restaurant. Mr. Cassady stated ss such, staff negotiated a Redevelopment Agreement with Mr. Vlahos that would utilize TIF 12 funds to help fund the renovations. If approved, the Agreement would lease the facility to the Green Street Tap & Grill, which would open in 2015. The lease term is a minimum of two years, at which point Mr. Vlahos has an option to buy the property or continue the lease.

Mr. Vlahos was present and introduced himself to the Village Board and Community.

Trustee Wessler asked Mr. Vlahos for his expected open date. Mr. Vlahos stated his goal is to open in late 2015.

Motion: Trustee Bartlett made a motion to adopt the ordinance as presented. Trustee Janowiak seconded the motion.

**ROLL CALL:** AYES: Bartlett, Janowiak, Jarecki, O’Connell, Ridder, Wessler

NAYS: None

All were in favor. Motion carried.

**O’Hare Impact  
Committee Report:**

President Soto stated it is apparent that O'Hare continues to utilize Runway 10C/28C during nighttime operations. President Soto stated

this is particularly concerning since we understood that the reopening of diagonal Runway 14R/32L would reduce flights over Bensenville, particularly at night since it is a designated Fly Quiet Runway. President Soto stated unfortunately our repeated attempts for explanation have gone unanswered by the City of Chicago. President Soto stated he had a successful trip to the NOISE conference in Austin, Texas last month. President Soto stated this conference provided an excellent opportunity to learn about best practices across the country for airport noise mitigation. President Soto stated the Village lobbyists also attended and are working on a list of action items as a result of the meetings held at the conference. President Soto stated more details will follow once the action plan is set. President Soto stated at the November ONCC Technical Committee, Trustee Ridder was successful in making a motion to ask the Chicago Department of Aviation to perform a new Part 150 Study. President Soto stated the motion was approved unanimously (with two abstentions) by the Technical Committee, with the condition that if the City refuses to conduct a new study that they explain why not. President Soto stated the Village continues to work on creating a pilot insulation program for homes most impacted by noise. President Soto stated this program will utilize our local noise monitors to test indoor noise before and after insulation to determine the effectiveness of this type of sound mitigation. President Soto stated once the new Illinois General Assembly is inaugurated on January 14, the Village will again work to introduce a bill establishing CNEL as the airplane noise measurement method in Illinois. President Soto stated the Village understands that the City of Chicago began negotiating with property owners and removing trees along the flight path of new Runway 10R/28L, which opens October 15, 2015. President Soto stated the Village also understand the City will begin installing beacon lights on tall buildings in the flight path as well. President Soto stated the FAA recently denied an application by Los Angeles World Airports to approve a nighttime noise mitigation procedure that would have required arrivals and departures over the Pacific Ocean from midnight to 6AM. President Soto stated it is particularly alarming that this ruling and procedure has informally been in place for nearly 15 years. President Soto stated The FAA's denial was based on several reasons including safety, loss of profit, and limited benefit to residents within the noise impact area.

*Trustee Bartlett left the meeting at 7:49 p.m.*

**REPORT:**

**Resolution No.  
R-1-2015:**

6. Village Manager, Michael Cassady, gave the summarization of the action contemplated in **Resolution No. R-1-2015 entitled A Resolution Approving Preventive Planned Maintenance Agreement with AMS Mechanical Systems for the John Street and Jefferson Street Ice Arenas.**

Mr. Cassady stated the Edge Ice Arenas are currently in need of professional expertise as it relates to its refrigeration systems. Mr. Cassady stated the John Street system is 17 years old and Jefferson Street is now 16 years old. Mr. Cassady stated expected life of these systems is 20 years old but can extend well beyond that if properly maintained. Mr. Cassady stated Preventive Maintenance Agreements are commonly used in ice arenas. Mr. Cassady stated these agreements can reduce the risk of mechanical failure and provide safe operation and management of the ice arenas. Mr. Cassady stated AMS Mechanical Systems provided staff with proposals for each Ice Arena totaling \$16,650, which would include two monthly four-hour inspections at Jefferson Street and one two-hour inspection at John Street. Mr. Cassady stated Staff supports the proposals and recommends approval. Mr. Cassady stated due to the timing and the need for these agreements to be in place, this item is forwarded directly to the Village Board.

There were no questions from the Village Board.

Motion: Trustee Ridder made a motion to approve the resolution as presented. Trustee Janowiak seconded the motion.

**ROLL CALL:** AYES: Janowiak, Jarecki, O'Connell, Ridder, Wesseler

NAYS: None

All were in favor. Motion carried.

*Trustee Bartlett returned to the meeting at 7:51 p.m.*

**VILLAGE ATTORNEY  
REPORT:**

**Resolution No.  
R-2-2015:**

7. Village Attorney, Pat Bond, gave the summarization of the action contemplated in **Resolution No. R-2-2015** entitled **A Resolution Approving a Traffic and Parking Regulation Agreement with Thornton's Inc.**

Mr. Bond stated Village staff and the Village Attorney have met with representatives of Thorntons, Inc. regarding traffic and parking issues at their 601 N. Route 83 facility. Mr. Bond stated vehicles are disregarding posted signage relating to parking limitations and turning movements. Mr. Bond stated Thorntons has agreed to allow the Bensenville Police to enforce these restrictions on their private property. Mr. Bond stated included with this agenda item is a Resolution approving the agreement and an Ordinance modifying the Village Code to allow enforcement of these prohibited acts. Mr. Bond stated Staff recommends approval.

There were no questions from the Village Board.

Motion: Trustee Wessler made a motion to approve the resolution as presented. Trustee Bartlett seconded the motion.

**ROLL CALL:** AYES: Bartlett, Janowiak, Jarecki, O'Connell, Ridder, Wessler

NAYS: None

All were in favor. Motion carried.

**Ordinance No.  
2-2015:**

8. Village Attorney, Pat Bond, gave the summarization of the action contemplated in **Ordinance No. 2-2015** entitled **An Ordinance Amending the General Traffic Regulations of the Bensenville Village Code to Include Certain Parking and Turning Regulations.**

There were no questions from the Village Board.

Motion: Trustee Wessler made a motion to adopt the ordinance as presented. Trustee Bartlett seconded the motion.

**ROLL CALL:** AYES: Bartlett, Janowiak, Jarecki, O'Connell, Ridder, Wessler

NAYS: None



All were in favor. Motion carried.

**UNFINISHED  
BUSINESS:**

There was no unfinished business.

**NEW BUSINESS:**

There was no new business.

**EXECUTIVE  
SESSION:**

Village Attorney, Pat Bond, stated there was no need for Executive Session.

**ADJOURNMENT:**

Trustee Ridder made a motion to adjourn the meeting. Trustee Janowiak seconded the motion.

All were in favor. Motion carried.

President Soto adjourned the meeting at 8:02 p.m.

Ilsa Rivera-Trujillo  
Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 27th day, January 2015