

**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**  
**August 26, 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, Lomax, Panicola, Perez

Absent: Frey

A quorum was present.

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

**PUBLIC COMMENT:** There was no Public Comment.

**APPROVAL OF**

**MINUTES:** 4. The July 29, 2025 Village Board Meeting minutes were presented.

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

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**WARRANT NO.**

**25/08:** 5. President DeSimone presented **Warrant No. 25/08** in the amount of \$3,805,253.53.

**Motion:** Trustee Perez made a motion to approve the warrant as presented. Trustee Lomax the motion.

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Ordinance No.**

**32-2025:**

6. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 32-2025** entitled an **Ordinance Granting Variations (related to Mechanical Equipment in the Front Yard) at 1050 IL Rt 83.**

Director of Community and Economic Development, Walter Magdziara stated the Petitioner is requesting variations to allow mechanical equipment in the front yard of the subject property 1050 Busse Road (IL 83). Mr. Magdziarz stated the mechanical equipment is necessary for them to install electric vehicle charging stations for multiple parking spots at this property, all located within the front yard. EV charging stations are allowed in all zoning districts (the property is zoned I-2). Mr. Magdziarz stated the other variations are necessary to ensure that the mechanical equipment is screened in accordance with Village standards. Mr. Magdziarz stated the subject property is unique; there are three yards with street frontage. Mr. Magdziarz stated the proposed variations are for the Pilot Gas station, located in the northeast quadrant of the site. Mr. Magdziarz stated the charging stations would be located between the Pilot sign and the northern driveway. Mr. Magdziarz stated all four variations are required to locate equipment in the front yard.

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

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Ordinance No.**

**33-2025:**

7. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 33-2025** entitled an **Ordinance Granting Special Use Permit (Motor Vehicle Repair and/or Service) at 600 Devon.**

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Mr. Magdziarz stated the Petitioner is requesting a Special Use Permit for Motor Vehicle Repair and/or Service. Mr. Magdziarz stated the Petitioner, Hiab USA, Inc., will repair and maintain their proprietary cranes, forklifts, and other load handling equipment at this location. Mr. Magdziarz stated the roughly 42,000 square foot warehouse space would have 5 truck bays associated with it, along with 15 spaces for overnight storage. Mr. Magdziarz stated these fall below the thresholds for an outdoor storage Special Use. Mr. Magdziarz stated the property is zoned I-2 and the future land use plan indicates Industrial. Mr. Magdziarz stated this is a new building, and the Petitioner will be the first tenant. Mr. Magdziarz stated there is one additional unit in the building.

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

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Ordinance No.  
34-2025:**

8. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 34-2025** entitled an **Ordinance Granting Variation, Electronic Message Sign Location at 1280 N IL Rt 83.**

Mr. Magdziarz stated the Petitioner is requesting a variation to install an electronic message sign (EMS) on the premises within one mile of the property line of a lot containing another EMS. Mr. Magdziarz stated the nearest EMS is located on the adjacent lot directly north, where an EMS was approved in 2024. Mr. Magdziarz stated the proposed EMS will comprise forty-one percent (41%) of the existing monument sign. Mr. Magdziarz stated the existing sign complies with current Village size and landscaping regulations.

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

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Ordinance No.**

**35-2025:**

9. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 35-2025** entitled an **Ordinance Granting Special Use Permit (Professional Office) at 611 N IL Rt 83.**

Mr. Magdziarz stated the Petitioner is requesting a Special Use Permit, Professional Office to allow the primary use of an I-2 building to be a professional office. Mr. Magdziarz stated according to the Applicant, the purpose of the Special Use Permit is to occupy the roughly 8,450 square foot first floor for office space for an air freight brokerage business, a U.S Customs brokerage, and other related businesses. Mr. Magdziarz stated there are two other floors to the building. Mr. Magdziarz stated the adjacent property south is zoned C-2, where the proposed use would be allowable by right. Mr. Magdziarz stated there appear to be at least 60 parking spaces on the property, fulfilling the parking requirements. Mr. Magdziarz stated a similar SUP for the same tenants was approved in 2023.

Motion:

Trustee Lomax made a motion adopt the ordinance as presented. Trustee Panicola seconded the motion.

**ROLL CALL:**

AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Ordinance No.**

**36-2025:**

10. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 36-2025** entitled an **Ordinance Granting Variation, Fence in the Front Yard at 185 May.**

Mr. Magdziarz stated the Petitioner is requesting a Variation to construct a fence in the front yard of their property. Mr. Magdziarz stated based on an aerial image, the Petitioner's backyard is roughly 3.5 feet wide. Mr. Magdziarz stated the Petitioner desires to construct a 125-foot-long fence that runs the width of the lot at 75 feet. Mr. Magdziarz stated the fence starts at the rear of the home, heading west, ending roughly 20 feet before the property line. Mr. Magdziarz stated it then turns south for 75 feet before heading east to connect with the home again. Mr. Magdziarz stated the fence, as proposed, encroaches into the front setback.

Motion:

Trustee Panicola made a motion adopt the ordinance as presented. Trustee Franz seconded the motion.

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Request for  
Class 6B:**

11. President DeSimone gave the summarization of the action contemplated in **Request to Support a Class 6b Cook County Property Tax Incentive for 485 Podlin Drive, Bensenville, IL.**

*President DeSimone announced the applicant requested this matter be tabled. There was no action or discussion taken.*

Motion: Trustee Lomax made a motion table the request as presented. Trustee Franz seconded the motion.

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried

**Ordinance No.  
\_\_\_\_\_ :**

12. President DeSimone gave the summarization of the action contemplated in **Ordinance No. \_\_\_\_\_** entitled an **Ordinance Abating the Tax Heretofore Levied for the Year 2025 to Pay Debt Service on General Obligation Bonds (Alternate Revenue Sources) for the Village of Bensenville, Counties of Cook and DuPage, Illinois.**

*President DeSimone announced Staff has requested this matter be tabled. There was no action or discussion taken.*

Motion: Trustee Panicola made a motion table the ordinance as presented. Trustee Carmona seconded the motion.

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried

**Resolution No.**

**R-83-2025:**

13. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-83-2025** entitled a **Resolution Of The Village Of Bensenville DuPage And Cook Counties Illinois Approving A Credit Or Debit Card Acceptance And Convenience Fee Policy.**

Director of Finance, Lisa Banovetz stated Village staff respectfully seeks approval for a Resolution of the Village of Bensenville DuPage and Cook Counties Illinois approving a credit or debit card acceptance and convenience fee policy for payments accepted by the Village for Village applicable services. Mrs. Banovetz stated this action is a fiscally responsible measure for the Village and aligns with best practices for cost recovery in non-home rule municipalities.

Mrs. Banovetz stated the Local Governmental Acceptance of Credit Cards Act ("Act") authorizes the Village to accept credit cards for payments and charge credit card convenience fees. Section 25(a) of the Act provides that "the governing body of a local governmental entity authorizing acceptance of payment by credit card may, but is not required to, impose a convenience fee or surcharge."

Mrs. Banovetz stated the revenue collected for this fee would be applied Village-wide to help offset the costs associated with processing debit and credit card transactions. Mrs. Banovetz stated the effective date of the implementation of this policy, if approved, will be September 1, 2025.

Mrs. Banovetz stated the Village will notify stakeholders of the convenience fee by posting announcements on its website, including a notice in the monthly water bill, and displaying notifications at all payment locations.

Mrs. Banovetz stated adopting a policy for the implementation of a convenience fee for debit and credit card payments enables the Village to offer modern payment options while responsibly managing public funds and complying with state law. Mrs. Banovetz stated this approach supports fiscal sustainability and fairness for all residents.

Motion:

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

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.**

**R-84-2025:**

14. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-84-2025** entitled a **Resolution Amending the Village of Bensenville's Fund Balance and Reserve Policy.**

Mrs. Banovetz stated Village staff has reviewed its current Fund Balance and Reserve Policy and is recommending amending this policy to allocate the Village's annual allocation of its General Fund surplus and combine the current Tier 4 and Tier 5 which will provide the Village with the option of paying down any existing debt it determines to be fiscally responsible or allocating this surplus to the Village's storm sewer capital improvement fund. Mrs. Banovetz stated currently the tier 4 and 5 are written as follows:

4. To pre-fund the General Fund debt reserve in order to reduce future year funding requirements and take advantage of early debt retirement opportunities.

5. To transfer remaining funds to support CIP for storm sewer projects, that does not currently have a repetitive funding source.

Mrs. Banovetz stated staff will annually present a recommendation to the Board regarding the allocation of this tier of funds. Mrs. Banovetz stated the Board will then have the opportunity to approve the staff's recommendation or propose an alternative allocation plan.

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

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.**

**R-85-2025:**

15. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-85-2025** entitled a **Resolution Authorizing the Award of a Construction Contract to Chicagoland Paving Contractors Inc. of Lake Zurich, IL for the 2025 MFT Pavement Patching Program in the Not-to-Exceed Amount of \$200,000.00.**

Director of Public Works, Joe Caracci stated the 2025 MFT Pavement Patching Program is an annual roadway maintenance operation that helps extend the life of Village roadways that are nearing the end of their life cycles. Mr. Caracci stated this annual maintenance is done in conjunction with the Village's yearly road resurfacing and pavement rejuvenation programs. Mr. Caracci stated the focus of this year's patching locations have been chosen based on pavement conditions, future resurfacing plans, field assessments and reported roadway condition complaints. Mr. Caracci stated the Village will again utilize MFT funds for this project, having appropriated the required MFT funds back in July with Resolution R-75-2025..

Mr. Caracci stated Due to the use of MFT funds, the 2025 MFT Pavement Patching Program was advertised locally on our website, in the newspaper, as well as on the IDOT Contractor's bulletin on July 24 and July 31, 2025. Mr. Caracci stated the bid opening was on August 5, 2025 and five (5) bidders submitted proposals for the project.

Mr. Caracci stated in July of 2025, the Village appropriated \$200,000 of Motor Fuel Tax funds for this general maintenance section, 25-00000-01-GM, via resolution R-75-2025. Mr. Caracci stated Village staff will adjust the planned areas of patching to keep the overall project at or below the appropriated funding amount of \$200,000.00. Mr. Caracci stated the contractor has agreed to extend the bid pricing for additional pavement patching locations. Mr. Caracci stated in total, this contract will perform just over 8,500 square yards of pavement patching.

Motion:

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

**ROLL CALL:**

AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.**

**R-86-2025:**

16. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-86-2025** entitled a **Resolution Authorizing the Award of a Construction Contract to Nardulli Construction Company, Inc. of Chicago, IL for the 2025 MFT Sidewalk Removal & Replacement Program in the Not-to-Exceed Amount of \$100,000.**

Mr. Caracci stated the 2025 MFT Sidewalk Removal & Replacement Program continues to maintain Village's pedestrian accommodations by removal and replacement of sidewalk squares that have been found to be deficient due to extreme deterioration or a severe trip hazard, defined as deflection of 1.25" or greater. Mr. Caracci stated removal and replacement of sidewalk squares is one of two ways the Village can address trip hazards. Mr. Caracci stated earlier this year the Village performed sidewalk cutting under a separate program. Mr. Caracci stated sidewalks that could not be remedied by cutting are included in this removal and replacement program. Mr. Caracci stated most of the locations were chosen based on field assessments, and some are based on resident reports of deteriorated conditions. Mr. Caracci stated the Village continues funding this program out of our annual Motor Fuel Tax (MFT) funds. Mr. Caracci stated the Village appropriated the required MFT funds in July of 2025 with Resolution R-75-2025.

Mr. Caracci stated due to the use of MFT funds, the 2025 MFT Sidewalk Removal and Replacement Program was advertised locally on our website, in the newspaper, as well as on the IDOT Contractor's bulletin on July 24 and July 31. Mr. Caracci stated the bid opening was on August 5, 2025 and six (6) bidders submitted proposals for the project.

Mr. Caracci stated in July of 2025, the Village appropriated \$100,000 of Motor Fuel Tax funds for this general maintenance section, 25-00000-02-GM, via resolution R-75-2025. Mr. Caracci stated village staff is seeking approval to take advantage of the full allotment of planned MFT funds for this project and will adjust the planned areas of replacement to keep the overall project at or below the appropriated funding amount of \$100,000. Mr. Caracci stated the contractor has agreed to extend the bid pricing for additional concrete replacement locations. Mr. Caracci stated staff has identified additional work to include in this year's program.

Motion:

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

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.**

**R-87-2025:**

17. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-87-2025** entitled a **Resolution Authorizing the Execution of a Design Engineering Services Agreement with Engineering Enterprises, Inc. for the CDBG Roadway and Watermain Improvements (Belmont, Addison, Center) in the not-to-exceed amount of \$145,501.**

Mr. Caracci stated Belmont Avenue (York Rd to West End), Center Street (Belmont Ave to South End), and Addison Street (Belmont Ave to South End) are in need of watermain replacement, storm sewer improvements, and roadway improvements due to the age of the existing infrastructure. Mr. Caracci stated these three roadways fall into a census block that is eligible for DuPage County Community Development Block Grant (CDBG) funding. Mr. Caracci stated in August of 2024, the Village submitted an application for DuPage County CDBG funds for the CDBG Roadway and Watermain Improvements (Belmont, Addison, Center). Mr. Caracci stated the CDBG program is generally a 75/25 split with a maximum award cap of \$600,000 per project.

Mr. Caracci stated the Village requested the maximum \$600,000 towards the total anticipated project construction costs of \$2,760,000 Million be funded through the CDBG program. Mr. Caracci stated the CDBG Program is a reimbursable program in which the Village fronts the initial costs and is reimbursed by DuPage County. Mr. Caracci stated staff has been notified that we are being recommended for the funding.

Mr. Caracci stated the complete scope of work proposed includes installation of approximately 3,500 linear feet of eight-inch (8") or twelve-inch (12") watermain with appurtenances, installation of approximately 1,000 feet of new storm sewer, 3,200 feet of reconstruction of roadway pavement, curb and gutter replacement, spot sidewalk replacement, driveway replacement, ADA sidewalk upgrades, and landscaping restoration.

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 Enterprises, Inc. (EEI) is one of the shortlisted firms to provide design-engineering services.

Mr. Caracci stated EEI brings forth an experienced project team that has successfully provided design engineering for the Village, most recently with the Argyle and Twin Oaks Roadway and Water Main Improvements Project. Mr. Caracci stated EEI's proposed work scope includes survey, geotechnical investigation, environmental testing, utility coordination, design of plans, preparation of construction specifications, preparing estimates, bidding assistance, and coordination with DuPage County who is administering the CDBG grant.

Mr. Caracci stated after a scoping meeting and negotiations with Village staff, EEI's proposed work effort and fee total \$145,501 for this project. Mr. Caracci stated this not-to-exceed fee equates to roughly 5.3% of the estimated project cost, which is typical for projects with similar size and scope.

**Motion:** Trustee Lomax made a motion approve the resolution as presented. Trustee Franz seconded the motion.

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.  
R-88-2025:**

18. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-88-2025** entitled a **Resolution Authorizing a Phase I Design Engineering Services Agreement with Thomas Engineering Group, LLC for the Spruce Avenue Reconstruction STP Project in the Not-to-Exceed Amount of \$175,475.**

Mr. Caracci stated the Village unsuccessfully applied for a Surface Transportation Program (STP) grant for the 2024-2028 STP call for project to reconstruct Spruce Avenue from Brookwood Street to Foster Avenue. Mr. Caracci stated this project was put on a local contingency program that does not guarantee any current or future funding through the STP-Local program. Mr. Caracci stated the frequency for STP Local Fund is every two years occurring in even years (2026, 2028, etc.). Mr. Caracci stated this project will apply for the 2026 STP grant. Staff recommendations to proceed with Phase I

Engineering to better position this project to receive a successful application for federal STP funds. Mr. Caracci stated the application will score better with Phase I Engineering underway due to project readiness.

Mr. Caracci stated the project scope includes replacing the deteriorated pavement with the Village's standard asphalt roadway pavement, new subbase, new curbs, gutters, and aprons, storm sewer improvements, water main replacement, sanitary sewers will be evaluated for repairs and lining, and addition of sidewalk in the corridor. Other items of work will include ADA ramps, pavement striping, signage replacement, and landscape restoration.

Mr. Caracci stated Phase I design approval would be expected at the end of 2026 with the project letting for construction anticipated late 2027 or early 2028.

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 as well as construction engineering services for the upcoming years. Mr. Caracci stated Thomas Engineering Group, LLC (Thomas Engineering) is one of the short-listed firms to provide design engineering services.

Mr. Caracci stated Thomas Engineering has provided similar design engineering services for many municipalities on numerous projects in the Chicagoland Area. Mr. Caracci stated Thomas Engineering has a diverse design group with expertise in IDOT phase I reports, environmental impacts, traffic analysis, drainage studies, and municipal engineering. Mr. Caracci stated Village staff feels very confident in hiring Thomas Engineering for the upcoming project due to their excellent professional skills, knowledge, and staff capabilities.

Mr. Caracci stated the proposed assignment scope includes data collection, utility coordination, geometric analysis, crash analysis, traffic analysis, drainage permitting, public involvement and meeting, Phase I design approval, environmental clearances, wetland delineation and study, tree survey and preparation of a Project Development Report. Mr. Caracci stated as design progresses and staff feel confident in the solutions that Thomas Engineering is proposing, a more detailed Phase II engineering agreement may be brought to the Board for phase II engineering.

Mr. Caracci stated after scoping meetings and negotiations, Thomas Engineering's proposed work effort for this project totals \$175,475.

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Mr. Caracci stated federally funded projects have to abide by rigorous federal requirements and deadlines to obtain approval. Mr. Caracci stated the requirements of federal process are similar regardless of the type, size or scope of the project. Mr. Caracci stated at this time staff has estimated the entire project cost at approximately \$2,500,000. Based on this estimate the phase I design costs are approximately 7.0%, which is within the typical range of 5-8% that we expect for phase I design costs.

**Motion:** Trustee Franz made a motion approve the resolution as presented. Trustee Lomax seconded the motion.

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.  
R-89-2025:**

19. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-89-2025** entitled a **Resolution Authorizing the Execution of a Standard Agreement Provisions for Joint Improvement Project Off the State Highway System with the Illinois Department of Transportation (IDOT) for Property Acquisitions in the Village's Name and Cost for the Evergreen Street Reconstruction STP Project.**

Mr. Caracci stated the Village successfully applied for a Surface Transportation Program (STP) grant in the amount of \$4,235,000 (\$3,767,000 for construction and \$468,000 for construction engineering) to reconstruct Evergreen Street, from Green Street to Jefferson Street. Mr. Caracci stated the project scope includes replacing the deteriorated pavement with the Village's standard industrial PCC roadway pavement, new subbase, new curbs, gutters, and aprons, storm sewer improvements, addition of sidewalk in the corridor. Other items of work will include ADA ramps, pavement striping, signage replacement, and landscape restoration.

Mr. Caracci stated in addition to the federally funded work above, the Village will also utilize its own funding to include the reconstruction of the remainder of the Park Street and Pine Avenue horseshoe with new PCC pavement, new subbase, new curbs, gutters, and aprons, storm sewer improvements, the addition of sidewalk in the corridor, ADA ramps, pavement striping, signage replacement, and landscape restoration.

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Mr. Caracci stated all roadways (Pine, Park, and Evergreen) will receive new water mains prior to installation of the new roadway pavements, and the sanitary sewers will be evaluated for repairs and lining during this project.

Mr. Caracci stated funding for this project's construction is included in IDOT's 2027 fiscal year, which begins July 1, 2026. Mr. Caracci stated depending on design approval, this project is anticipated to be let for construction in November 2026.

Mr. Caracci stated currently 30 parcels of temporary construction easements are anticipated to be required for construction of the proposed improvements. Mr. Caracci stated this is mainly due to construction of sidewalk that must meet ADA requirements behind the roadway curb. Mr. Caracci stated the sidewalk creates driveway grades that require extending the limits of the driveway behind the existing right-of-way. Mr. Caracci stated since this project is using STP funds, IDOT and Federal design criteria must be followed. Mr. Caracci stated IDOT requires land acquisition that includes temporary easement, permanent easements, and proposed right-of-way to go the Bureau of Land Acquisition. Mr. Caracci stated as a result, Bureau of Land Acquisition has requested the Village to execute a Standard Agreement Provisions Joint Improvements Project off the State Highway System. Mr. Caracci stated this agreement specifies that Village agrees to acquire in its name and at its own expense, subject to reimbursement as hereinafter provided, all right of way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

**Motion:** Trustee Panicola made a motion approve the resolution as presented. Trustee Lomax seconded the motion.

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.**

**R-90-2025:**

20. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-90-2025** entitled a **Resolution Authorizing the Execution of a Standard Agreement Provisions for Joint Improvement Project Off the State Highway System with the Illinois Department of Transportation (IDOT) for Property Acquisitions in the Village's Name and Cost for the Green Street Reconstruction STP Project.**

Mr. Caracci stated the Village successfully applied for a Surface Transportation Program (STP) grant in the amount of \$2,140,000 (\$1,850,000 for construction and \$290,000 for construction engineering) to reconstruct Green Street from Church Road to Mason Street and resurface Green Street from Mason Street to York Road. Mr. Caracci stated the project scope proposes to reconstruct Green Street in-kind between Church Road and Mason Street and resurface the roadway between Mason Street and York Road where recent streetscape improvements were completed in the Village downtown area. Mr. Caracci stated within the resurfacing limits, spot curb and gutter improvements will be made, as necessary. Mr. Caracci stated ADA improvements will be made where existing sidewalks are not ADA-compliant. On-street bicycle accommodations along Green Street to connect to bike facilities at the project termini. Mr. Caracci stated the project also includes pavement striping, signage replacement, and landscape restoration.

Mr. Caracci stated in addition to the federally funded work above, the project also proposes improvements to utilities including storm sewers, sanitary sewer, and watermain along Green Street where needed.

Mr. Caracci stated funding for this project's construction is included in IDOT's 2027 fiscal year, which begins July 1, 2026. Mr. Caracci stated depending on design approval, this project is anticipated to be let for construction in late 2026 or early 2027.

Mr. Caracci stated currently 40 parcels of temporary construction easements are anticipated to be required for construction of the proposed improvements. Mr. Caracci stated this is mainly due to construction of sidewalk that must meet ADA requirements behind the roadway curb. Mr. Caracci stated the sidewalk creates driveway grades that require extending the limits of the driveway behind the existing right-of-way. Mr. Caracci stated since this project is using STP funds, IDOT and Federal design criteria must be followed.

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Mr. Caracci stated IDOT requires land acquisition that includes temporary easement, permanent easements, and proposed right-of-way to go the Bureau of Land Acquisition. Mr. Caracci stated as a result, Bureau of Land Acquisition has requested the Village to execute a Standard Agreement Provisions Joint Improvements Project off the State Highway System. Mr. Caracci stated this agreement specifies that Village agrees to acquire in its name and at its own expense, subject to reimbursement as hereinafter provided, all right of way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

**Motion:** Trustee Lomax made a motion approve the resolution as presented. Trustee Perez seconded the motion.

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.**  
**R-91-2025:**

21. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-91-2025** entitled a **Resolution Authorizing the Execution of an Engineering Agreement with Baxter & Woodman for the 2025 Water / Sewer Rate and Pretreatment Surcharge Rate Study in the Not-to-Exceed Amount of \$59,900.**

Mr. Caracci stated the Village uses revenues from water and sewer billing to fund the Utility Fund. Mr. Caracci stated a Water / Sewer Rate study was last conducted in 2014. Mr. Caracci stated a thorough water / sewer rate study will analyze current and projected expenses to provide water and sewer services to residents and businesses and determine rate structures that will provide a stable revenue source. Mr. Caracci stated gradual, smaller adjustments to water and sewer rates will help to prevent large increases that can be burdensome for customers while continuing to fund essential capital improvement projects and maintain critical infrastructure.

Mr. Caracci stated the Village's wastewater treatment facility must treat sewage from all customers in the service area. Mr. Caracci stated domestic wastewater (from residential properties) tends to be lower in pollutant concentrations. Mr. Caracci stated wastewater with higher pollutant concentrations, like that from some industrial customers, is more costly to treat.

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Mr. Caracci stated establishing Pretreatment Rates for the treatment of high strength wastewater from businesses allows the Village to recover the extra costs to treat a higher wastewater pollutant load and makes industries pay their fair share.

Mr. Caracci stated while current Pretreatment Rates are in use, it is unclear when or how they were established and adequate records of their development cannot be found.

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 engineering services for the upcoming years. Mr. Caracci stated Baxter & Woodman, Inc. was one of the short-listed firms to provide Water / Wastewater services.

Mr. Caracci stated Baxter & Woodman, Inc. has provided Water / Sewer Rate and Pretreatment Rate studies for surrounding communities, completed the Village's most recent Water / Sewer Rate Study in 2014, and is familiar with the Pretreatment Program as well. Mr. Caracci stated village staff feels very confident in hiring Baxter & Woodman, Inc to provide Rate Study services.

Mr. Caracci stated the proposed scope includes:

- Establishment of financial models;
- Development and discussion of preliminary rate structures;
- Evaluation of rate increase impacts on customer bills;
- Rate Study Report and Presentation to the Village Board;

Mr. Caracci stated after discussions of project scope, Baxter & Woodman, Inc. proposed work effort for this study is \$59,900.

Motion:

Trustee Lomax made a motion approve the resolution as presented. Trustee Freanz seconded the motion.

**ROLL CALL:**

AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**Resolution No.**  
**R-92-2025:**

22. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-92-2025** entitled a **Resolution Authorizing the Execution of a Purchase Order to Omega Pro Systems for Fire Sprinkler and Fire Alarm Systems for Existing Village Facilities, in the Not-to-Exceed Amount of \$175,560.**

Mr. Caracci stated the Village operates and maintains numerous Facilities that vary in age. Mr. Caracci stated based on the site's age, different requirements are needed to comply with the National Fire Protection Association (NFPA). Mr. Caracci stated after reviewing each site, the following items below were documented to be out of compliance.

**Project A – Fire Sprinkler Systems**

During the Village's annual fire sprinkler inspections, various deficiencies were documented. These deficiencies may result in inadequate sprinkler coverage. Once corrected, the Village comply with NFPA 25 for sprinkler systems. Multiple buildings are included in Project A.

Mr. Caracci stated three vendors provided proposals for the deficiencies that were documented on the annual fire sprinkler reports.

**Project B – Fire Alarms – Other Buildings**

Included in this scope of work are the installation of fire alarm panels and peripheral devices to ensure all buildings are in compliance with NFPA. These buildings are currently not protected with The buildings are as follows:

- Theater/ice cream shop – new split panel and devices
- John Street Aquatic Center – installation of additional addressable devices
- Foster Pump House – new panel and devices
- Church Street Pump House – new panel and devices
- Old Wastewater Site – new panel and devices

Mr. Caracci stated four vendors provided proposals for fire alarm panels and peripheral devices for Other Buildings.

**Project C – Fire Alarms – Public Works Sites**

The scope of this work will consist of the installation of new fire alarm panels, along with all the required NFPA addressable devices throughout the following buildings:

- Main Public Works Site – replacing and adding new addressable devices
- #90 – Main Wastewater Site – new panel and devices
- #35 – Tertiary Site – new panel and devices
- #45 – Sanitary Overflow Site – new panel and devices
- #46 – Salt to Brine Site – new panel and devices
- Aqua Tech Garage – new panel and devices

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Mr. Caracci stated four vendors provided proposals for fire alarm panels and peripheral devices for Public Works sites.

Mr. Caracci stated the total proposal amount for Omega Pro Systems for Projects A, B, and C is \$175,558.36. Mr. Caracci stated staff is requesting a Purchase Order in the amount of \$175,560.

Mr. Caracci stated staff has used Omega Pro Systems to install a similar system at the Edge II facility.

**Motion:** Trustee Lomax made a motion approve the resolution as presented. Trustee Franz seconded the motion.

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

**PRESIDENT'S  
REMARKS:** President DeSimone announced Music in the Park is in full swing; full details can be found on the Village's website.

President DeSimone announced the movie schedule for the Bensenville Theater can be found on the Village's website.

President DeSimone announced Coffee with the Village President and Trustees will begin in September; full details can be found on the Village's website.

**MANAGERS  
REPORT:** Village Manager, Dan Schulze, had no report.

**VILLAGE ATTORNEY  
REPORT:** Village Attorney, P. Joseph Montana had no report.

**UNFINISHED  
BUSINESS:** There was no unfinished business.

**NEW BUSINESS:** There was no new business.

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**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 Lomax seconded the motion.

**ROLL CALL:** AYES: Carmona, Franz, Lomax, Panicola, Perez

NAYS: None

All were in favor. Motion carried.

President DeSimone adjourned the meeting at 7:00 p.m.

Nancy Quinn  
Village Clerk

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville this 30th day, September 2025