

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
September 30, 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, Franz, Lomax, Perez

Absent: Carmona, Frey, Panicola

A quorum was present.

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

PUBLIC COMMENT: There was no Public Comment.

APPROVAL OF MINUTES: 4. The August 26, 2025 Village Board Meeting minutes were presented.

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

ROLL CALL: AYES: President DeSimone, Franz, Lomax, Perez

NAYS: None

All were in favor. Motion carried.

WARRANT NO. 25/09: 5. President DeSimone presented **Warrant No. 25/09** in the amount of \$4,523,539.91.

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

ROLL CALL: AYES: President DeSimone, Franz, Lomax, Perez

NAYS: None

All were in favor. Motion carried.

Motion: 6. Trustee Lomax made a motion to approve the Consent Agenda as presented. Trustee Franz seconded the motion.

All were in favor. Motion carried.

Ordinance No.
37-2025:

Ordinance Amending The Bensenville Village Code Title 3 – Chapter 3 – Liquor Regulations, Increasing the Number of Class E2 Liquor Licenses from 2 to 3. (Consent Agenda)

Ordinance No.
38-2025:

Ordinance Designating Certain Property as Surplus and Authorizing the Disposition of the Same. (Consent Agenda)

Resolution No.
R-93-2025:

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. (Consent Agenda)

Resolution No.
R-94-2025:

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. (Consent Agenda)

Resolution No.
R-95-2025:

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. (Consent Agenda)

Resolution No.
R-96-2025:

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. (Consent Agenda)

Resolution No.
R-97-2025:

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. (Consent Agenda)

Resolution No.
R-98-2025:

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. (Consent Agenda)

Resolution No.
R-99-2025:

Resolution Authorizing a Facility Usage License Agreement with 200 x 85, LLC for the World Invite Youth Hockey Tournament. (Consent Agenda)

Resolution No.
R-100-2025:

Resolution Approving an Ice License and Facility Use Agreement with the Chicago Cougars Junior A Hockey Team for 2025-2026. (Consent Agenda)

Resolution No.
R-101-2025:

Resolution Authorizing the Execution of a Facility Use License Agreement with Goodman Elite Sports Training. (Consent Agenda)

Resolution No.
R-102-2025:

Resolution Authorizing the Execution of a License Agreement with Bar Down Pro Shop, LLC, Inc. (Consent Agenda)

Motion:

Trustee Lomax made a motion to approve the Consent Agenda as presented. Trustee Franz seconded the motion.

ROLL CALL:

AYES: President DeSimone, Franz, Frey, Lomax, Perez

NAYS: None

All were in favor. Motion carried.

**Ordinance No.
39-2025:**

7. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 39-2025** entitled an **Ordinance Approving Variations to Allow a Garage and Paved Parking Area in the Corner Side Yard at 245 May Street, Bensenville, Illinois.**

Director of Community and Economic Development, Walter Madgziara stated Joshua Yee, 245 May Street, is requesting a zoning variation (1) to allow a detached garage in the corner side yard, and (2) to allow a parking pad 18 square feet larger than the maximum permitted.

Mr. Madgziara stated the applicant desires to construct a detached garage on his corner lot in the required corner side yard. Mr. Madgziara stated Staff reviewed alternatives with Applicant and concluded the requested location was the best option and required the least amount of variation.

Mr. Madgziara stated the requested zoning variations permit the Applicant to improve his property and provide improvements (detached garage) that are commonplace in the Village. Mr. Madgziara stated the location of the proposed garage has no impact on traffic visibility at the intersection.

Mr. Madgziara stated the Community Development Commission held the requisite public hearing, no objectors were present, and recommended approval of the variations, subject to certain conditions.

Motion:

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

ROLL CALL:

AYES: President DeSimone, Franz, Lomax, Perez

NAYS: None

All were in favor. Motion carried.

**Ordinance No.
40-2025:**

8. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 40-2025** entitled an **Ordinance Approving a Variation to Allow a Fence in the Front Yard at 301 Miner Street, Bensenville, Illinois.**

Mr. Madgziara stated Douglas Cisko, 301 Miner Street, is requesting a zoning variation to allow a six-foot tall fence in the front yard of his lot.

Mr. Madgziara stated the house is placed in an unusual location on the corner lot leaving all of the usable yard space in the front yard, by definition. Mr. Madgziara stated the Applicant desires to construct the fence to provide containment for his autistic child, as well as privacy when he and his family are outdoors on the corner lot. Mr. Madgziara stated Village staff and the Applicant considered other alternatives and concluded the variation request was the best option.

Mr. Madgziara stated the Community Development Commission was sympathetic to the Applicant's needs and desires but also considered the impact of a six-foot tall fence protruding into yard space that is adjacent neighboring front yards. Mr. Madgziara stated the Commission recommended a setback between the fence and the Miner Street property line as a reasonable compromise.

Mr. Madgziara stated the Commission sought a solution that did not make an unusual lot appear more unusual in the neighborhood in which it is located.

Mr. Madgziara stated the Community Development Commission held the requisite public hearing, no objectors were present, and recommended approval of a modified version of the variation request.

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

ROLL CALL: AYES: President DeSimone, Franz, Lomax, Perez

NAYS: None

All were in favor. Motion carried.

Ordinance No.
41-2025:

9. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 41-2025** entitled an **Ordinance Approving a Special Use Permit Allowing Motor Vehicle Repair and/or Service Use at 200 Wilson Court, Bensenville, Illinois.**

Mr. Madgziara stated Wilson Court LLC is the owner of 200 Wilson Court and is requesting a Special Use Permit for Motor Vehicle Repair and/or Service.

Mr. Madgziara stated the Applicant has an existing Bensenville business interested in occupying the entire building to use as a maintenance facility for their cartage company. Mr. Madgziara stated the premises would be used for maintenance of only the company's fleet vehicles and trailers. No body repairs will be performed on the premises.

Mr. Madgziara stated a Special Use may have impacts or characteristics that require attention. Mr. Madgziara stated the Commission identified outdoor storage, sanitary and storm sewer drainage concerns to be addressed and monitored and their recommendation includes conditions of approval addressing these concerns.

Mr. Madgziara stated the Community Development Commission held the requisite public hearing, no objectors were present, and recommended approval of the Special Use Permit, subject to certain conditions.

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

ROLL CALL: AYES: President DeSimone, Franz, Lomax, Perez

NAYS: None

All were in favor. Motion carried.

**Ordinance No.
72-2025:**

10. President DeSimone gave the summarization of the action contemplated in **Ordinance No. 42-2025** entitled an **Ordinance Amending Title 10 (Zoning Ordinance), Chapter 10 (Signs) Regarding Electronic Message Signs.**

Mr. Madgziara stated amendment of the sign regulations in the Zoning Ordinance as they pertain to electronic message signs. Specifically, the amendment will (1) permit government bodies to display electronic message signs in all zoning districts, including residential districts; and (2) remove the one-mile separation requirement between electronic message signs.

Mr. Madgziara stated since the comprehensive amendment of the Zoning Ordinance in 2018 and over the course of day-to-day administration of the regulations, Village staff identifies necessary amendments to respond to changing technology, development practices, community preferences and the law.

Mr. Madgziara stated electronic message signs are the latest subject matter in the zoning regulations to be fine-tuned.

Mr. Madgziara stated the technology behind this type of sign has evolved rapidly since the zoning regulations were adopted in 2018 making electronic message signs economical for more businesses. Mr. Madgziara stated the signs serve a purpose and the original fears and reservations about these signs have not materialized. Through our administration of the regulations, we have learned the one-mile separation requirement is excessive and harms local businesses efforts to reach customers.

Mr. Madgziara stated the Community Development Commission held the requisite public hearing, no objectors were present, and recommended approval of the proposed amendment.

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

ROLL CALL: AYES: President DeSimone, Franz, Lomax, Perez

NAYS: None

All were in favor. Motion carried.

**PRESIDENT'S
REMARKS:**

President DeSimone announced the annual Wilke's Family Halloween Display is in full swing in Downtown Bensenville; full details can be found on the Village's website.

President DeSimone announced the last Coffee with the Village President and Trustees is October 4th; 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.

**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.
- 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: President DeSimone, Franz, Lomax, Perez
- NAYS: None
- All were in favor. Motion carried.
- President DeSimone adjourned the meeting at 6:42 p.m.