



12 South Center Street
Bensenville, IL 60106

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VILLAGE BOARD

January 16, 2017

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Village Clerk
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Village Manager
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Mr. Ray Dayne
Advanced Environmental Corp
P.O. Box 8292
Bartlett, Illinois 60103

Re: January 16, 2017 FOIA Request

Dear Mr. Dayne:

I am pleased to help you with your January 16, 2017 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on January 16, 2017. You requested copies of the items indicated below:

"Request is for an environmental assessment of: 729 Thomas Dr. Occupancies; permits; any underground or above ground storage tanks; any petroleum products, any environmental concerns or hazmat situations."

After a search of Village files, the following documents are enclosed to fulfill your request:

- 1) Village of Bensenville Business License No. 4092. (1 pg.)
- 2) Village of Bensenville Ordinance No. 36-2015. (10 pgs.)

These are all of the documents that can be discovered responsive to your request.

In regards to aboveground/underground storage tanks and hazardous products, please contact the State of Illinois Fire Marshall's Office for the records you are seeking.

Do not hesitate to contact me if you have any questions or concerns in connection with this response.

Very truly yours,


Corey Williamsen
Freedom of Information Officer
Village of Bensenville



BENSENVILLE

WHERE OPPORTUNITY TAKES OFF

Thank you for purchasing your 2017 Business License

Watch for one of our Village Inspectors to visit you soon for your annual inspection.

CHICAGO AUTO PLACE LLC
729 THOMAS DR
BENSENVILLE, IL 60106

"We are here to help"
Questions?
Call us at 630.350.3413

DISPLAY IN A PROMINENT
LOCATION

**VILLAGE OF BENSENVILLE
BUSINESS LICENSE**

LICENSE NUMBER
4092

2017
CHICAGO AUTO PLACE LLC
729 THOMAS DR
BENSENVILLE
COMMUNITY & ECONOMIC
DEVELOPMENT

Village President

Non-Transferable
Expiration date: 12/31/17

Director of Community and Economic
Development

For your records

**VILLAGE OF BENSENVILLE
BUSINESS LICENSE**

LICENSE NUMBER
4092

2017
CHICAGO AUTO PLACE LLC
729 THOMAS DR
BENSENVILLE
COMMUNITY & ECONOMIC
DEVELOPMENT

Village President

Non-Transferable
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Director of Community and Economic
Development

**VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, ILLINOIS 60106**

Ordinance No. 36-2015

**An Ordinance Granting Approval of a Conditional Use Permit to Allow Motor Vehicle
Repair (Major & Minor) at the Property Commonly Identified as
729 Thomas Drive, Bensenville, Illinois**

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 22nd DAY OF SEPTEMBER, 2015**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois this 23rd day of September 2015

STATE OF ILLINOIS)
COUNTIES OF COOK)
SS AND DUPAGE)

I, Corey Williamsen, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois, and as such officer, I am the keeper of the records and files of said Village; I do further certify that the foregoing constitutes a full, true and correct copy of Ordinance No. 36-2015 entitled an Ordinance Granting Approval of a Conditional Use Permit to Allow Motor Vehicle Repair (Major & Minor) at the Property Commonly Identified as 729 Thomas Drive, Bensenville, Illinois.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 23rd day of September, 2015.




Corey Williamsen
Deputy Village Clerk

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE PERMIT TO
ALLOW MOTOR VEHICLE REPAIR (MAJOR & MINOR) AT THE PROPERTY
COMMONLY IDENTIFIED AS 729 THOMAS DRIVE, BENSENVILLE, ILLINOIS**

WHEREAS, the Essex Family Ventures, Inc. ("Owner") and Chicago Auto Place, LLC ("Applicant"), filed an application (CDC Case #2015 – 08) for approval of a Conditional Use Permit to allow Motor Vehicle Repair, Major & Minor, Municipal Code Section 10 – 9B – 3 of the Village of Bensenville Zoning Ordinance ("Zoning Ordinance") for the property located at 729 Thomas Drive, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Conditional Use Permit sought by the Applicant was published in the Bensenville Independent on July 30, 2015 by the Village of Bensenville, and notice was also given via posting of Public Hearing Signs on the Subject Property and via First Class mail to taxpayers of record within 250 feet of the Subject Property, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on August 17, 2015 as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, after hearing the application, the Community Development Commission approved the findings of fact submitted by Village Staff recommending approval of the Conditional Use Permit and, thereafter, voted unanimously (6-0) to recommend approval of the request for the Conditional Use Permit for Motor Vehicle Repair, Major & Minor, and forwarded its recommendations, including the Staff Report and findings to the Community and Economic Development Committee, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, on September 15, 2015 the Community and Economic Development Committee then forwarded its recommendation, along with that of the Community Development Commission, to the President and Board of Trustees; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested Conditional Use Permit as recommended by the

Community Development Commission to allow the Conditional Use Permit is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

SECTION ONE: That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

SECTION TWO: That the Subject Property is currently zoned under the Zoning Ordinance as I-2 Light Industrial, which zoning classification shall remain in effect subject to the Conditional Use Permit granted herein.

SECTION THREE: That the Staff Report and Recommendation to approve the Conditional Use Permit sought, as allowed by the Zoning Ordinance, Section 10 – 9B – 3 as adopted by the Community Development Commission as shown in Exhibit "B" is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said zoning requests are proper and necessary.

SECTION FOUR: That the Conditional Use Permit to allow Motor Vehicle Repair, Major & Minor, sought by the Applicant of the Subject Property is hereby granted subject to the following conditions:

- (1) The Conditional Use Permit be granted solely to Chicago Auto Place, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit.
- (2) The subject property shall be developed in accordance with the plans submitted, included as Exhibit "C".

(3) No outdoor sales and display area shall be permitted.

SECTION FIVE: That all requirements of the Zoning Ordinance shall be applicable except as approved by the Conditional Use Permit granted herein.

SECTION SIX: That all other ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, expressly repealed.

SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, this 22nd day of September, 2015.



Frank Soto, Village President

ATTEST:



Ilsa Rivera-Trujillo, Village Clerk

AYES: DeSimone, Carmona, Jaworska, Janowiak, O'Connell

NAYES: None

ABSENT: Wesseler

Ordinance # 36 - 2015
Exhibit "A"

The Legal Description is as follows:

THE NORTH 165 FEET OF LOT 21 IN KLEFSTAD'S BENSENVILLE INDUSTRIAL PARK.
BEING A SUBDIVISION IN SECTIONS 2 AND 11, TOWNSHIP 40 NORTH RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED JANUARY 20, 1967 AS DOCUMENT R67-002065, IN DUPAGE COUNTY,
ILLINOIS.

The common address is 729 Thomas Drive. PIN: 03-11-202-004.

Ordinance # 36-2015

Exhibit "B"

Findings of Fact

Motion:

Commissioner Rowe made a motion to approve the findings of facts for the proposed conditional use permit consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized. The proposed use does not impact any current types or volumes of traffic flow on Thomas Drive.
2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district. The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of permitted uses in the district/current use of the property. All work will be performed indoors and a spray booth will be utilized for painting.
3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized. The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Surrounding property values, environmental quality and neighborhood character shall remain unchanged.
4. **Use of Public Services and Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area. The proposed use to perform pre-delivery service inspections with detailing work will not require existing community facilities or services such as water, electricity, etc. to increase. The proposed use will also not generate a disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general

welfare of the neighborhood or community. The proposed use at the particular location requested is necessary to provide a safe and convenient service delivered to customers purchasing a used vehicle from Chicago Auto Place. It is in the interest of public convenience for a customer to purchase a vehicle serviced, fully detailed, and inspected for safety.

6. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. Given the approval to allow Chicago Auto Place LLC to continue to operate on the same terms and conditions will establish a strong and trustworthy customer relationship with our customers.

Chairman Moruzzi seconded the motion.

ROLL CALL:

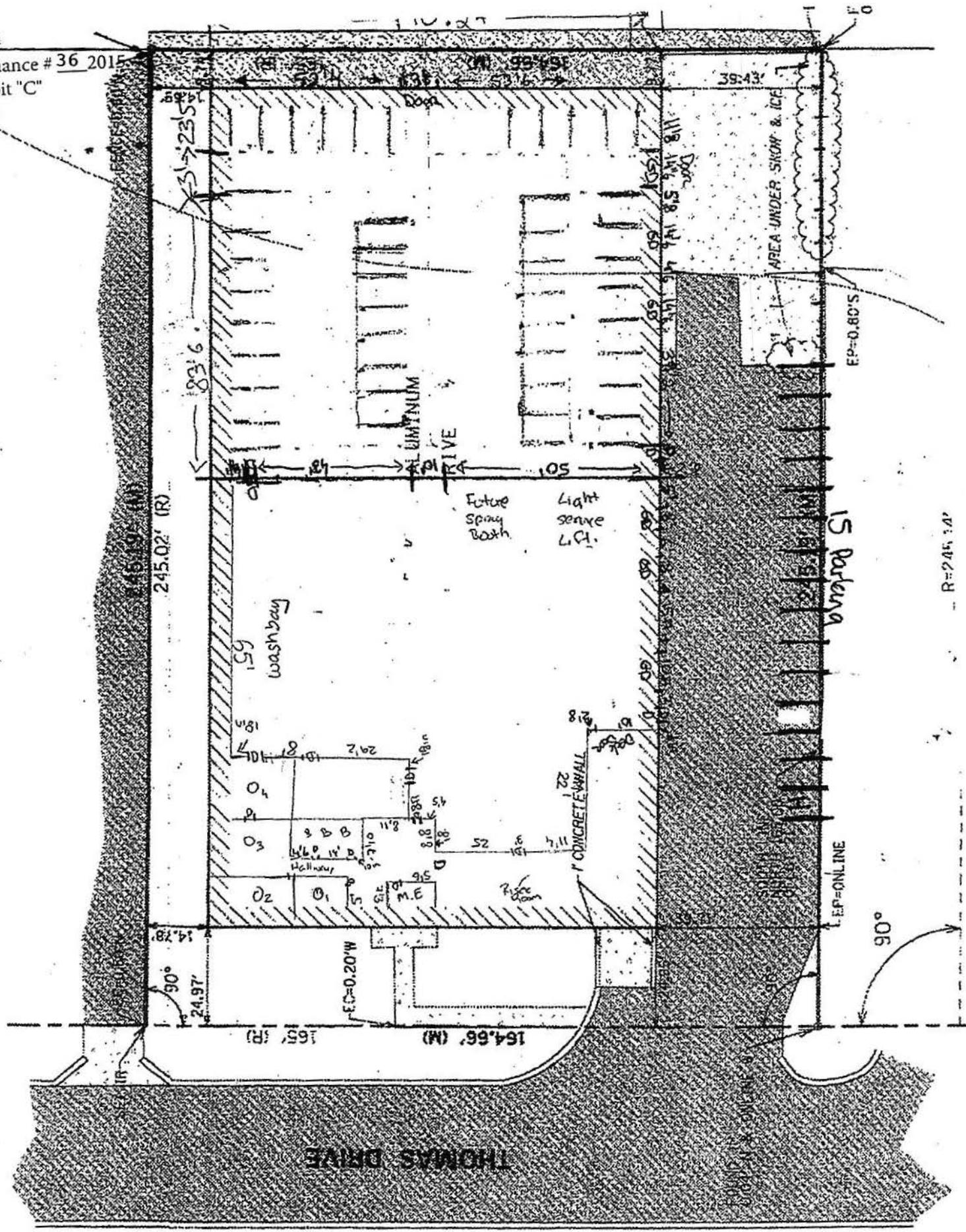
Ayes: Moruzzi, Janowiak, Pisano, Rodriguez, Rowe, Tellez

Nays: None

All were in favor. Motion carried.

Exhibit "C"
ans

Exhibit # 36 2015



CDC#2015 - 08

729 Thomas Drive
Chicago Auto Place, LLC
Conditional Use Permit for Motor Vehicle Repair, Major & Minor

