



12 South Center Street
Bensenville, IL 60106

Office: 630.350.3404
Fax: 630.350.3438
www.bensenville.il.us

VILLAGE BOARD

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June 14, 2018

Midland Plumbing & Sewer
60 East Hill Street
Villa Park, Illinois 60181

Re: June 13, 2018 Commercial FOIA Request

Dear Midland Plumbing & Sewer:

I am pleased to help you with your June 13, 2018 Commercial Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on June 13, 2018. You requested copies of the items indicated below:

"I would like all information related to 211 Beeline Drive, Unit 11, Bensenville Illinois for the period of April 1, 2018 through June 13, 2018."

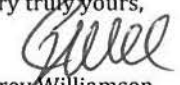
After a search of Village files, the following documents are enclosed to fulfill your request:

- 1) Village of Bensenville Correction Notice for Inspection No. 48791. (3 pgs.)
- 2) Village of Bensenville Correction Notice for Inspection No. 56899. (1 pg.)
- 3) Village of Bensenville Permits Issued to 211 Beeline Drive, Unit 11 since January 1, 2010 (1 pg.)
- 4) Village of Bensenville Zoning Information for 211 Beeline Drive, Unit 11. (1 pg.)
- 5) Village of Bensenville Ordinance No. 30-2017. (10 pgs.)

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

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



VILLAGE OF BENSENVILLE
INSPECTIONAL SERVICES
 12 South Center
 Bensenville, IL 60106
 630-350-3413 fax:630-350-3449

Type of Inspection: NON-RESIDENTIAL INSPECTION

CORRECTION NOTICE

Address: 211 BEELINE

Unit: 11

Business name::

Phone:

Business Owner: Tom Otto (Unit Owner)

Address:

Inspection Date: October 26, 2017

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005	VILLAGE REGULATIONS	Conducting business without a current Village of Bensenville Business License. BUSINESS LICENSE MUST BE CURRENT AND BE DISPLAYED IN A PROMINENT LOCATION * MUST COMPLY WITHIN 7 DAYS. Fewb 13, 2017.*
020B	WEED HEIGHT EXCEEDS 8 INCHES	Need to remove all over grown weeds from around unit and the front and rear of the property.
030A	REPAIR/REPLACE DRIVEWAY OR APRON	Apron driveway parking lot has major alligating and crumbling. At this point, water has penetrated the sub-base, leaving the asphalt unsupported, cracking and breaking into pieces. The only solution to crumbling asphalt is removal and replacement.
030F	PARKING LOT NEEDS STRIPING	Parking lot will need stripping after completion of blacktop project.
030J	GARBAGE CORRAL REQUIRED	Use garbage corral that is in place.
050H	SCRAPE AND REPAINT SURFACE	Need to scrape all exterior walls, canopy and other like material peeling or flaking of paint and resurface these areas with approved exterior protectant. Canopy over front door, weather stripping around overhead doors.
050R	EXTERIOR GAS SUPPLY	Need to paint the exterior gas supply with rustoleum to prevent further rusting and possible leak. Nicor will do this for you if you call them: 1-888-642-6748
060	EXTERIOR DOOR	Doors, including overhead doors and door frames, windows and window frames. Every door and frame, window and window frame shall be kept in sound condition, good repair and weather tight.
060A	SELF-CLOSING HARDWARE NEEDED	All exit doors must have self-closing hardware in place in working condition. All exterior doors must be free and clear at all times allowing for a safe and orderly exit from the structure.
090A	CLEAN AND SANITIZE AREA	Clean and sanitize and maintain all bathrooms.
090D	REPAIR HOLES IN WALL/CEILING	Replace all missing, cracked, broken drywall. , Replace all missing, cracked, broken and stained ceiling tiles.
120D	REPLACE PAINTED OUTLETS	Need to replace all painted outlets and GFCI outlets through out. The cover plate can be painted, the receptacle can not.
120F	INSTALL GFCI WITH 6' OF WATER	All electric within 6' of a water source must have a GFCI installed.
120G	NEED ACCESS TO ELECTRIC PANEL	All storage must be maintained in an orderly fashion. Which will allow unobstructed access to electrical panel at all times.
120R	WATER HEATER NEED TO BE BONDED	Need to install a bonding wire which is a brass clamp from the cold water line, clamp on the hot water line and one more on the closest gas line with a copper wire the same guage as the electrical service connecting all three creating the bond.
150D	BATHROOM NEEDS EXHAUST FAN	All bathrooms are required have working electric and mechanical ventilation. Repair/replace bathroom electric and exhaust fan.
160E	EMERGENCY LIGHTING INOPERABLE	All emergency lights need to be tightly secured and light up the floor/steps to show the path of egress. Please test the lights and if they shine on the wall or ceilings, redirect them accordingly.



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Address: 211 BEELINE

Unit: 11

Business name::

Phone:

Business Owner: Tom Otto (Unit Owner)

Address:

Inspection Date: October 26, 2017

Inspector: LINDSAY LAYCOAX

160G EM/EXIT LIGHT BURNED OUT

Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing.

160H NEED EMER. LIGHT BREAKER LOCK

Need to install a lock out on the Emergency Light breaker in the electrical panel to prevent anyone from turning it off.

160I INSTALL 10 POUND ABC EXTINGUISHER

All fire extinguishers must be maintained at all time and be a minimum of 10# ABC rated and tested every year with a dated tag showing test month and year. Fire extinguisher must be mounted Reminder; Gas cans stored inside should be placed inside a flame resistant cabinet. Gas cans in commercial building MUST be made of metal with vents (NO PLASTIC GAS CONTAINERS ALLOWED IN COMMERCIAL BUILDINGS!),

160L FLAME RESISTANT CABINET NEEDED

when changing occupancy you must installing a 4-zone fire alarm system to meet current village code.

165A NEED TO INSTALL FIRE ALARM

"No person shall engage in the business of a commercial establishment, business or commercial enterprise as herein enumerated without having first obtained a license."

180J BUSINESS LICENSE - ANNUALLY

Recommend the installation of a KEY BOX to allow emergency access for the Bensenville Fire Protection District.

190L KEY BOX NEEDED

Additional Remarks/Comments:

Met with potential tenant for 211 Beeline unit 11. Advised tenant a Village of Bensenville Business license is required. Also advised that the unit owner must bring unit into current code compliance.

Reinspection 48792 created on 01/26/2017
 by 6523llay

THOSE ITEMS LISTED ABOVE ARE VIOLATIONS OF BENSENVILLE'S ADOPTED VILLAGE CODE AND/OR PROPERTY MAINTENANCE CODE. THIS IS YOUR WRITTEN "CORRECTION NOTICE". FAILURE TO CORRECT THE ABOVE LISTED VIOLATIONS WITHIN THE PRESCRIBED TIME CAN RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY.

You are hereby notified to remedy the conditions as stated above within 30 days.

Neither this inspection nor any Certificate of Occupancy issued by the Village of Bensenville shall be considered a complete list of Code or Municipal Ordinances. Our inspection can be substantially limited by access available and stored items or furniture. Some occupancies may require inspections to be completed on individual systems such as heating appliances, roofing, structure or fire protection systems. If you have questions about this inspection, please call 630-350-3448.

DISCLAIMER: The Village of Bensenville does not warrant the condition of any property inspected and disclaims all liability for any claims arising out of the property or condition thereof.



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CORRECTION NOTICE

Address: 211 BEELINE

Unit: 11

Business name::

Phone:

Business Owner: Tom Otto (Unit Owner)

Address:

Inspection Date: October 26, 2017

Inspector: LINDSAY LAYCOAX

Copy of this report received by/mailed to: _____

Inspector: _____ Date: _____



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INSPECTIONAL SERVICES
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Type of Inspection: NON-RESIDENTIAL INSPECTION

CORRECTION NOTICE

Address: 211 BEELINE

Unit: 11

Business name::

Phone:

Business Owner: Otto

Address:

Inspection Date: January 16, 2018

Inspector: LINDSAY LAYCOAX

Checklist #

Violation

010Z

OTHER

Violation comment

Vehicle, trailers, construction equipment stored outside must be properly licensed and may not be in desrepair or inoperable.

Vehicle stored outside can not be double parked

BUSINESS LICENSE MUST BE PURCHASED AT VILLAGE HALL BY JANUARY 1st OF EVEARY YEAR AND BE DISPLAYED IN A PROMINET LOCATION.

180J

BUSINESS LICENSE - ANNUALLY

Additional Remarks/Comments:

ALL NEW BUSINESS MUST MEET CURRENT VILLAGE ORDINACE,

Reinspection 56900 created on 01/16/2018
 by 6523llay

THOSE ITEMS LISTED ABOVE ARE VIOLATIONS OF BENSENVILLE'S ADOPTED VILLAGE CODE AND/OR PROPERTY MAINTENANCE CODE. THIS IS YOUR WRITTEN "CORRECTION NOTICE". FAILURE TO CORRECT THE ABOVE LISTED VIOLATIONS WITHIN THE PRESCRIBED TIME CAN RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY.

You are hereby notified to remedy the conditions as stated above within 7 days.

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Copy of this report received by/mailed to: _____

Inspector:

Lindsay Laycoax

Date:

January 16, 2018

Location	Municipality	User Status	Application Recv'd	Project/Activity Desc Line 2
211 WEST BEELINE DRIVE 11	BENSENVILLE	ACTIVE	05/02/2018	TRIPLE BASIN
211 WEST BEELINE DRIVE 11	BENSENVILLE	FINALED	03/06/2018	UPGRADE FIRE ALARM
211 WEST BEELINE DRIVE 11	BENSENVILLE	CLOSED BY INSPECTOR	03/02/2017	TRIPLE BASIN
211 WEST BEELINE DRIVE 11	BENSENVILLE	ACTIVE	02/22/2017	PAID BY MARCIN
211 BEELINE 11	BENSENVILLE	CLOSED BY INSPECTOR	01/21/2014	FENCE CORRAL
211 WEST BEELINE DRIVE 11	BENSENVILLE	ACTIVE	11/30/2011	

Bensenville
211 BEELINE DR

Zoning Information

ZONING INFORMATION

ZONED

I-2

ZONING DESCRIPTION

Light Industrial

VIEW THE VILLAGE CODE

http://www.sterlingcodifiers.com/codebook/index.php?book_id=819

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

Ordinance No. 30-2017

An Ordinance Denying Conditional Use Permit to Allow Vehicle Repair Major & Minor for the Property Located at 211 Beeline Drive Unit 11, Bensenville, Illinois

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 18th DAY OF JULY 2017**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois this 19th day of July, 2017

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. 30-2017 entitled an Ordinance Denying Conditional Use Permit to Allow Vehicle Repair Major & Minor for the Property Located at 211 Beeline Drive Unit 11, Bensenville, Illinois.

INWITNESS WHEREOF, I have hereunto affixed my official hand and seal on this
19th day of July, 2017.





Corey Williamsen
Deputy Village Clerk

ORDINANCE # 30-2017

**AN ORDINANCE DENYING CONDITIONAL USE PERMIT TO ALLOW
MOTOR VEHICLE REPAIR MAJOR & MINOR FOR THE PROPERTY LOCATED AT
211 BEELINE DRIVE UNIT 11, BENSENVILLE, ILLINOIS**

WHEREAS, Anthony Oddo ("Owner") and ABW Automotive ("Applicant"), filed an application (CDC Case #2017-04) for approval of a conditional use permit to allow Motor Vehicle Repair, Major and Minor, Municipal Code Sections 10 – 9B – 3 of the Village of Bensenville Zoning Ordinance ("Zoning Ordinance") for the property located at 211 Beeline Drive Unit 11, 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 variance sought by the Applicant was published in the Bensenville Independent on June 1, 2017 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign 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 June 19, 2017 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 denied the findings of fact submitted by Applicant recommending approval of the variances and, thereafter, voted unanimously (5-0) to recommend denial of the conditional use for motor vehicle repair major and minor, and forwarded its recommendations, including the Staff Report and findings relative to the conditional use to the Village Board Committee of the Whole, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, on July 18, 2017 the Village Board Committee of the Whole 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 denial of the requested conditional use as recommended by the

Community Development Commission to allow motor vehicle repair, major and minor 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 District, which zoning classification shall remain in effect subject to the conditional use denied herein.

SECTION THREE: That the Staff Report and Recommendation to deny the conditional use 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 the denial of said variances are proper and necessary.

SECTION FOUR: That the conditional use sought by the Applicant to allow motor vehicle repair, major and minor on the Subject Property is hereby denied.

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.

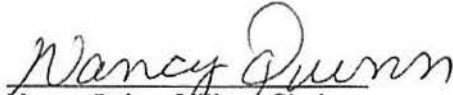
SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, this 18th day of July 2017.



Frank DeSimone, Village President

ATTEST:



Nancy Quinn, Village Clerk

AYES: Franz, Lomax, Panicola, Perez

NAYES: None

ABSENT: Carmona, Jaworska

Ordinance # 30 - 2017

Exhibit "A"

Legal Description

The Legal Description is as follows:

PARCEL 1:

THE NORTH 30.04 FEET OF THAT PART OF THE WEST 234.18 FEET OF LOT 3 LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE THEREOF, THROUGH A POINT 390.42 FEET NORTH OF THE SOUTHWEST CORNER THEREOF IN MOHAWK ACRES, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED OCTOBER 17, 1934 AS DOCUMENT 350561, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED IN THE DECLARATION OF EASEMENTS MADE BY THE GLENVIEW STATE BANK, A BANKING CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 3, 1972 AND KNOWN AS TRUST NO. 830 AND RECORDED DECEMBER 5, 1972 AS DOCUMENT R72-74496, OVER, UNDER AND UPON THE FOLLOWING LEGALLY DESCRIBED PROPERTY: THE WEST 30.0 FEET AND THE EAST 30.0 FEET OF THE WEST 234.18 FEET OF LOT 3, EXCEPT THE NORTH 536.59 FEET THEROF, AND EXCEPT THE SOUTH 33.0 FEET THEREOF IN MOHAWK ACRES, AS SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED OCTOBER 17, 1934 AS DOCCUMENT 350561, IN DUPAGE COUNTY, ILLINOIS

ALSO:

THE SOUTH 20.0 FEET OF THE NORTH 536.59 FEET OF THE EAST 174.18 FEET OF THE WEST 204.18 FEET OF LOT 3, IN MOHAWK ACRES, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED OCTOBER 17, 1934 AS DOCUMENT 350561 IN DUPAGE COUNTY, ILLINOIS

Commonly known as 211 Beeline Drive Unit 11 Bensenville, IL 60106.

Ordinance #30 - 2017
Exhibit "B"
Findings of Fact

Motion:

Mr. Pozsgay reviewed the approval criteria for the proposed variance 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.

Applicant's Response: There will be two parking spots outside for employees and two parking spots for customers. The rest of the vehicles will be stored inside. We also have an offsite parking.

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.

Applicant's Response: There will be no type of effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type of degree.

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.

Applicant's Response: There will be no affect on neighborhood characters.

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.

Applicant's Response: The proposed use will not put any type of strain on community facilities or services beyond the normal occurrence for a regular industrial user.

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.

Applicant's Response:

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.

Applicant's Response: We have a offsite parking to keep cars which parking will be kept to the minimum.

Mr. Pozsgay stated Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the Conditional Use Permit for ABW Automotive. Mr. Pozsgay stated if the Commission recommends approval, Staff recommends the following conditions:

1. The Conditional Use Permits be granted solely to ABW Automotive, Inc. 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, and
2. A copy of the Conditional Use Permit and associated variance must be kept on the premises of the establishment and be presented to any authorized Village official upon request, and
3. The property shall be developed and utilized in substantial conformance to the plans submitted as part of this application, and
4. There shall be no work performed on vehicles out of doors, all work to be conducted within the fully enclosed building.
5. The owner and applicant shall work with the Village staff to create a functioning property owners/business association to ensure the maintenance, upkeep and harmony of the property and businesses.
6. There shall be no outdoor trash corral. All trash to be kept inside the building.
7. There shall be no outdoor storage or overnight parking of tractors or trailers outside of the subject property.
8. There shall be no trailers left on-site.
9. The property owner and applicant will work with the Village in garnering support for the establishment of a mechanism that provides unified control of the overall property to ensure the proper.

10. The use should be restricted to Minor Vehicle repair only, on vehicles under 8,000 pounds and to strictly prohibit work on tractors, large trucks and trailers.

Commissioner Rodriguez asked if the current business was a conforming use. Mr. Pozsgay stated it was non-conforming.

Motion: Commissioner Pisano made a motion to close CDC Case No. 2017-04. Commissioner Rowe seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Pisano, Rodriguez, Rowe

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 7:07 p.m.

Motion: Commissioner Rowe made a combined motion to deny the Findings of Fact listed above and to deny the proposed conditional use permit. Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Pisano, Rodriguez, Rowe

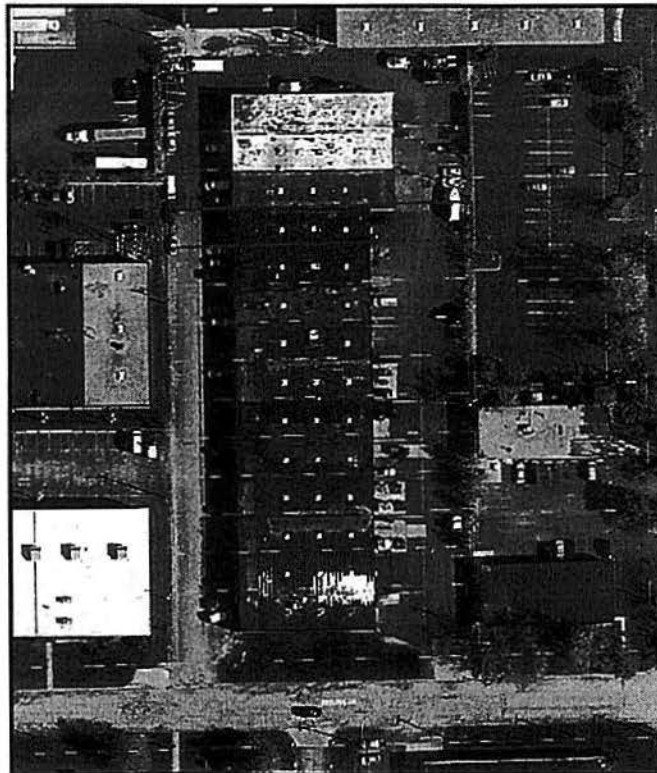
Nays: None

All were in favor. Motion carried.



Village of Bensenville

211 W Beeline Unit 11



Village of Bensenville

Zoning Map

