



12 South Center Street  
Bensenville, IL 60106  
Office: 630.350.3404  
Fax: 630.350.3438  
[www.bensenville.il.us](http://www.bensenville.il.us)

VILLAGE BOARD

October 18, 2018

President  
Frank DeSimone

Board of Trustees  
Rosa Campona  
Ann Franz  
Agnieszka "Annie" Jaworska  
McLane Lomax  
Nicholas Panticola Jr.  
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Village Clerk  
Nancy Dunn

Village Manager  
Evan K. Summers

Ms. Nancy Repetto  
1 Golfers Way South  
Thorndale, PA 19372

Re: October 12, 2018 FOIA Request

Dear Ms. Repetto:

I am pleased to help you with your October 12, 2018 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on October 12, 2018. You requested copies of the items indicated below:

*"Property: 1010 – 1050 Sesame St., Bensenville, IL. EBI Consulting (EBI) is conducting a Phase I Environmental Site Assessment (ESA) and Property Conditions Report (PCR) at the above referenced Subject property. As part of the research process, we would like to request access to records regarding the following as applicable: - current and historical permits – current and historical certificates of occupancy – date of construction – any open building violations – date of last building inspection – any open zoning violations on file – current zoning of the property and any variances on file – date of public sewer and water connection – installation or removal of storage tanks (above and underground) – hazardous materials storage or release – hazardous waste generation or discharge – asbestos or lead based embayment."*

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

- 1) Village of Bensenville Permits Issued to 1010 – 1050 Sesame Street Since 1/1/2010. (1 pg.)
- 2) Village of Bensenville Certificate of Compliance for Inspection No. 49464. (1 pg.)
- 3) Village of Bensenville Certificate of Compliance for Inspection No. 50290. (1 pg.)
- 4) Village of Bensenville Certificate of Compliance for Inspection No. 39301. (1 pg.)
- 5) Village of Bensenville Ordinance No. 7-93. (4 pgs.)
- 6) Village of Bensenville Ordinance No. 55-2009. (3 pgs.)
- 7) Village of Bensenville Zoning Information for 1010 – 1050 Sesame Street. (1 pg.)

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

Location	App Status	Application Recv'd	Project/Activity Desc Line 2
1050 SESAME ST.	EXPIRED	01/19/2011	SEL DEMO AND MODIFICATION
1011 EAST SESAME STREET	EXPIRED	07/19/2011	RE-ROOF
1011 EAST SESAME STREET	EXPIRED	02/03/2012	SIDING
1010 EAST SESAME STREET	EXPIRED	06/20/2012	SELECTIVE DEMOLITION
1010 EAST SESAME STREET	EXPIRED	08/14/2012	WAREHOUSE ALTERATION
1010 EAST SESAME STREET	ACTIVE	08/14/2012	OFFICE ALTERATION
1010 EAST SESAME STREET	EXPIRED	08/28/2012	REPAVE ASPHALT PARKING LOT (1010-1050 SESAME)
1010 EAST SESAME STREET	EXPIRED	10/22/2012	BUILDOUT IN EXISTING BUILDING
1010 EAST SESAME STREET	EXPIRED	12/04/2012	SPRINKLER SYSTEMS
1010 EAST SESAME STREET	EXPIRED	12/07/2012	ADDITION TO FIRE ALARM SYSTEM
1010 EAST SESAME STREET	ACTIVE	12/18/2012	WAREHOUSE RACKING
1010 EAST SESAME STREET	EXPIRED	01/08/2013	BURGLAR ALARM
1010 EAST SESAME STREET	ACTIVE	07/24/2013	ASPHALT PAVING
1010 EAST SESAME STREET	ACTIVE	10/20/2014	ASPHALT PAVING
1010 EAST SESAME STREET	ACTIVE	03/05/2015	INSTALATION OF BY-PASS METER, AND RPZ
1050 EAST SESAME STREET	ACTIVE	04/15/2016	TEMPORARY REAL ESTATE SIGN
1010 EAST SESAME STREET	ACTIVE	08/22/2016	PARKING LOT
1011 EAST SESAME STREET	ACTIVE	11/09/2016	SIGN
1050 EAST SESAME STREET	ACTIVE	01/06/2017	R/R HEATING

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLIANCE**

**For: NON-RESIDENTIAL INSPECTION**

Inspection Number: 49464

DATE: 04/03/2017

**APPLICATION NUMBER:**

This certifies that the work completed under the Village of Bensenville

## **MAYRICH COMPANY**

1010 EAST SESAME STREET,  
Bensenville, IL 60106

**Has been performed satisfactorily and work may continue on the permit issued for:**

**With the exception of the conditions listed below:**

# BENSONVILLE

## COMMUNITY & ECONOMIC DEVELOPMENT

DON TESSLER

### **Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLIANCE**

**For: NON-RESIDENTIAL INSPECTION**

**Inspection Number: 50290**

DATE: 05/09/2017

**APPLICATION NUMBER:**

This certifies that the work completed under the Village of Bensenville

For: 1040 EAST SESAME STREET,

**Bensenville, IL 60106**

**Has been performed satisfactorily and work may continue on the permit issued for:**

**With the exception of the conditions listed below:**

The logo for Benningville Community & Economic Development is centered on a white background. It features a large, stylized letter 'B' and 'E' at the top, each constructed from a series of thin, horizontal black lines. Below this, the word 'BENNINGVILLE' is written in a bold, sans-serif font. Underneath 'BENNINGVILLE', the words 'COMMUNITY & ECONOMIC' are written in a smaller, regular sans-serif font. At the bottom, the words 'DEVELOPMENT' are written in a bold, sans-serif font. The entire logo is rendered in black and white.

DON TESSLER

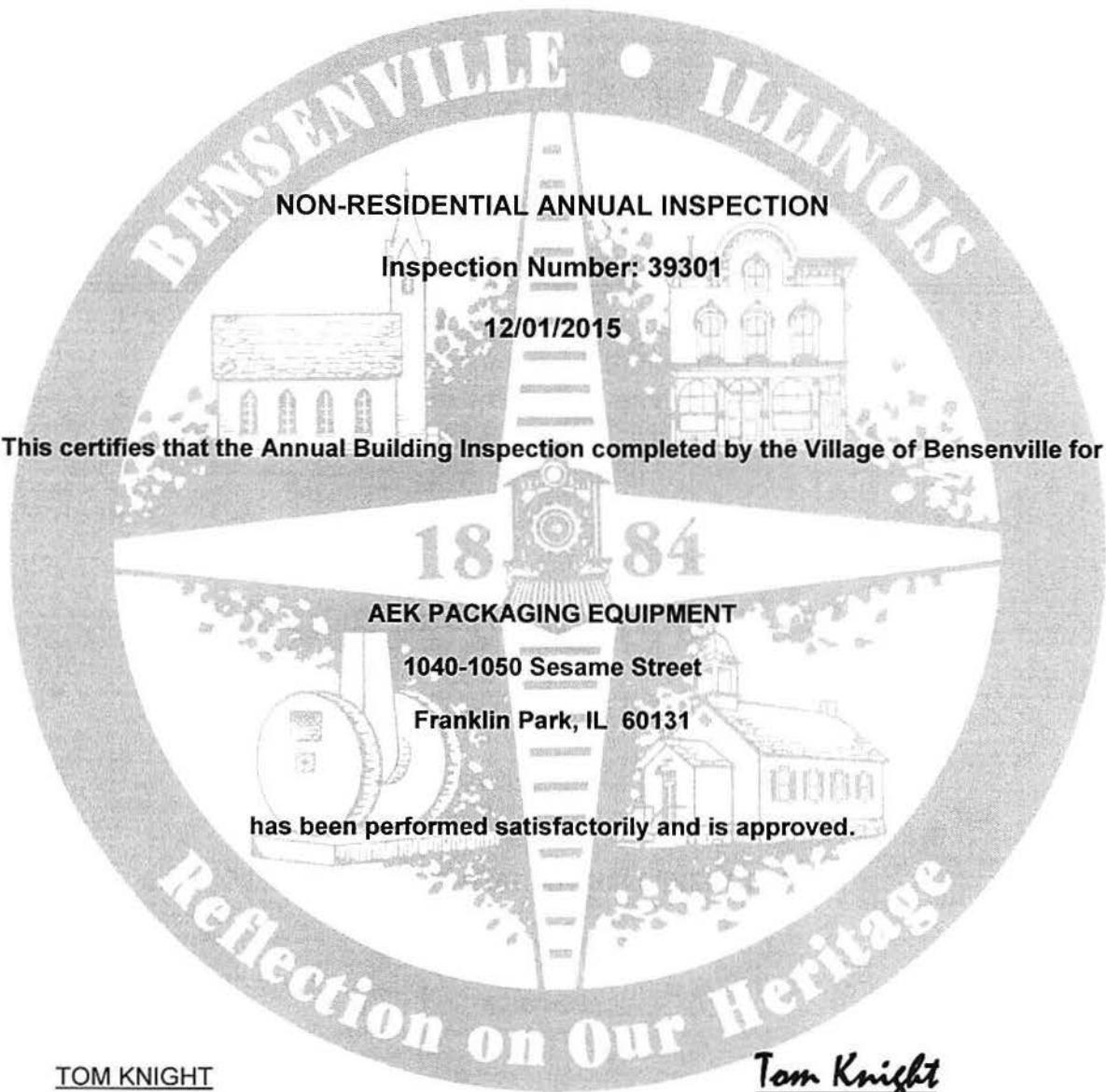
### **Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413      Fax: 630.350.3449

## CERTIFICATE OF COMPLIANCE



TOM KNIGHT

Village of Bensenville Inspector

Tom Knight

Village of Bensenville Inspector's Signature

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

VILLAGE OF BENSENVILLE

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ORDINANCE NO. 7-93

ORDINANCE GRANTING VARIATION TO BRIDGE BUILDINGS  
1010 SESAME STREET

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ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF BENSENVILLE  
THIS 2ND DAY OF MARCH, 1993

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Published in pamphlet form by authority of the  
President and Board of Trustees of the Village of  
Bensenville, DuPage County, Illinois this 3rd day  
of March, 1993.

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

CERTIFICATE

I, Elvira L. Johnson, certify that I am the duly elected and acting municipal clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois.

I further certify that on March 2, 1993, the Corporate Authorities of such municipality passed and approved Ordinance No. 7-93, entitled Ordinance Granting Variation to Bridge Buildings at 1010 Sesame Street which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 7-93, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on March 3, 1993, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Bensenville, Illinois, this 3rd day of March, 1993.

SEAL

*Elvira L. Johnson, CMC, AAE*  
Elvira L. Johnson, CMC, AAE  
Village Clerk

ORDINANCE # 7 -93

ORDINANCE GRANTING VARIATION TO  
BRIDGE BUILDINGS AT 1010 SESAME STREET

BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, as follows:

SECTION ONE: That a variation of the total side yard is hereby granted for the south side of the property legally described as follows:

PARCEL 4:

Lot 1 in Hawthorn Center for Industry, being a subdivision of part of the Northwest Quarter of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 1974 as Document Number 22682660, in Cook County, Illinois.

PARCEL 4(A):

Non-exclusive Easements for the benefit of Parcel 4, as created by Maintenance Agreement and Grant of Easements dated December 21, 1978 recorded December 26, 1978 as Document Number 24778114, over, across and upon Lot 5 in Hawthorn Center for Industry, being a subdivision of part of the Northwest Quarter of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 1974 as Document Number 22682660, all in Cook County, Illinois

Common Address: 1010 Sesame Street

SECTION TWO: The variation is to permit connection of two buildings, in Bensenville and Franklin Park, for the single occupancy as a warehouse and office.

SECTION THREE: That when the single occupancy ceases, owner of record shall remove the bridge from the side yard.

SECTION FOUR: The bridge shall be constructed substantially in accordance with the drawing attached hereto dated February 15, 1993.

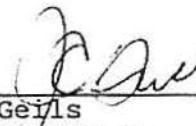
SECTION FIVE: All ordinances in conflict herewith are repealed to the extent of said conflict.

This ordinance is in full force and effect from and after passage and publication according to law.

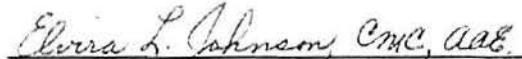
Page 2

Ordinance Granting Variation to Bridge Buildings at 1010 Sesame

PASSED AND APPROVED by the President and Board of Trustees  
at the Village of Bensenville, this 2nd day of  
March, 1993.

  
John C. Geils  
Village President

ATTEST:

  
Elvira L. Johnson, CMC, AAE.  
Elvira L. Johnson  
Village Clerk

AYES: Krass, Reimer, Strandt, Walberg, Weber, Geils

NAYS: None

ABSENT: Wanzung

Published in Pamphlet Form

ORDINANCE NO. 55-2009

**AN ORDINANCE GRANTING A VARIATION TO PARKING REQUIREMENTS  
FOR PROPERTY LOCATED AT 1010-1050 SESAME STREET,  
BENSENVILLE, ILLINOIS**

**WHEREAS**, on or about June 11, 2008, First Industrial Realty Trust, Inc. ("applicant") filed an application seeking Site Plan Review and a variance to parking requirements pursuant to the *Village of Bensenville Zoning Ordinance* ("Zoning Ordinance") at property commonly known as 1010 – 1050 Sesame Street, and legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being attached hereto as Exhibit "B" and incorporated herein by reference; and

**WHEREAS**, Notice of Public Hearing with respect to the Site Plan Review and variance to the parking requirements sought by Applicant was published on or about July 24, 2008 in the *Bensenville Press*, being a newspaper having general circulation within the Village of Bensenville (the "Village"), 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 the applicant's request on August 11, 2008, all as required by the statutes of the State of Illinois and the ordinances of the Village; and,

**WHEREAS**, the Community Development Commission forwarded its recommendations, including its findings of fact, to the then Committee of the Whole of the Village Board which failed to take action on the application; and

**WHEREAS**, the application and recommendation of the Community Development Commission has been forwarded to the Village Board's Economic & Community Development Committee on September 15, 2009, which concurred in the recommendations made by the Commission, as attached hereto as Exhibit "C" and incorporated herein by reference; and

**WHEREAS**, the Community & Economic Development Committee has forwarded its recommendation, along with that of the Community Development Commission, to the President and Board of Trustees on or about September 22, 2009; and

**WHEREAS**, the President and Board of Village Trustees have reviewed the matter herein and have determined that the granting approval of the Site Plan and of the variance to the

parking requirements set forth in the Village Code is consistent with the Zoning Ordinance and the orderly and harmonious development of the Village.

**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 in the I-2 Industrial District, which zoning classification shall remain in effect subject to the Site Plan and variance granted herein.

**SECTION THREE:** That the Approval Criteria for a Site Plan pursuant to Section 10-3-6.C and for Architectural Review pursuant to Section 10-3-7.B has been met, as contained in the findings of fact of the Community Development Commission, which are hereby adopted by the Village Board of Trustees as its finding of facts as to the approval of the Site Plan.

**SECTION FOUR:** That, a variation to the parking requirements set forth in the Village Code is hereby approved, reducing the number of required parking spaces by forty (40) spaces, and allowing parking to be located in the required corner side yard, on the condition that the applicant comply with all staff directives regarding site lighting and that the applicant adhere to the Site Plan submitted with the application and reviewed and approved by the Community Development Commission, for this purpose, dated September 2, 2008.

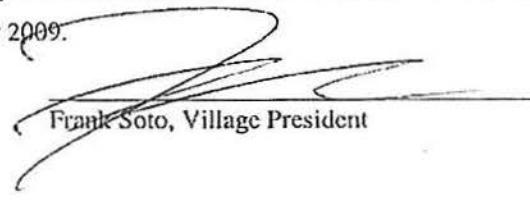
**SECTION FIVE:** That all requirements of the Zoning Ordinance shall be applicable except as varied by the action granted hereunder.

**SECTION SIX:** The terms and conditions set forth herein are deemed to be a fundamental element of the relief granted under this ordinance, and are intended by the Village and the Applicant to run with the Subject Property and be binding upon any and all successors in interest to the Applicant.

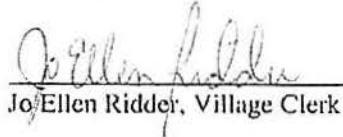
**SECTION SEVEN:** That all other ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, expressly repealed.

**SECTION EIGHT:** 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 2009.

  
Frank Soto, Village President

ATTEST:

  
JoEllen Ridder, Village Clerk

AYES: Adamowski, Bartlett, Johnson, O'Connell, Peconio, Wesseler

NAYES: \_\_\_\_\_ None \_\_\_\_\_

ABSENT: \_\_\_\_\_ None \_\_\_\_\_

**Bensenville**  
1010 SESAME ST

**Zoning Information**

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**ZONING INFORMATION**

**ZONE**

I-4

**ZONING DESCRIPTION**

General Industrial

**VIEW THE VILLAGE CODE**

[http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=819](http://www.sterlingcodifiers.com/codebook/index.php?book_id=819)