



12 South Center Street
Bensenville, IL 60106
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VILLAGE BOARD

April 30, 2019

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Village Manager
Evan K. Summers

Ms. Liz Rodgers
PO Box 469
Necedah, Wisconsin 54646

Re: April 22, 2019 FOIA Request

Dear Ms. Rodgers:

I am pleased to help you with your April 22, 2019 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on April 23, 2019. You requested copies of the items indicated below:

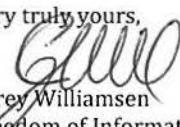
"Property: Royal Grove Apartments at 1100 Grove Ave., Bensenville, IL. Per the attached zoning verification letter, please provide copies of the existing Certificates of Occupancy, approved Site Plans, any variances, special use permits, or zoning relief granted to the property, and notification of any outstanding zoning, building or fire code violations."

After a search of Village files, the following information was found responsive to your request:

- 1) Village of Bensenville Certificate of Occupancy for Inspection No. 58999. (1 pg.)
- 2) Village of Bensenville Ordinance No. 16-86. (2 pgs.)

These are all the records found 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



LOCAL KNOWLEDGE | GLOBAL PERSPECTIVE

Zoning Verification Request

Please Return Completed Letter to:

Liz Rodgers
405-623-2260
Liz@KeyZoning.com

Zoning Verification Letter Provided To:

Timothy Van Zant
Zoning Operations Manager, GRS Group
1608 SW 96th Street
Oklahoma City, OK 73159
580-372-2507
Zoning@grs-global.com

Name	Kelsey Fawell	Community Development
Municipality	Village of Bensenville, IL	-
Phone #	(630) 594 1005	-

RE:

Address	1100 Grove Ave, Bensenville, IL	Royal Grove Apartments
Parcel #	03-14-308-014-0000	-

Current Zoning of Property: R-6 Multiple-Unit Dwelling District

Abutting Zoning Districts:

NORTH	SOUTH	EAST	WEST
R-2 Single-Unit Dwelling District	R-3 Single-Unit Dwelling District	R-3 Single-Unit Dwelling District	R-2 Large Lot Single Family – City of Wood Dale

1. Is the property located in a Planned Development? Yes- No- Please provide copies of development documents.

2. Is the property located in any special, restrictive or overlay districts? Yes- No-

3. Is the property in compliance with current Zoning Ordinances? Yes- No-

Legal Conforming- I do not have a current site plan or survey to make a determination on whether the property is non-conforming. As far as I can tell, it appears to be in compliance with current Zoning Ordinance.

Legal Nonconforming/Grandfathered-

Nonconforming-

4. Was the property granted any variances, special exceptions, conditional use permit, or any form of zoning relief? Yes- (if yes, please provide copies of documents) No-

If copies are unavailable, please outline the conditions of approval:

5. Do your records show any unresolved Zoning code violations?

Yes, there are open zoning code violations on file in our records. (See attached documents/lists/copies)

No, there are no open zoning code violations on file in our records. (*Please note, not a request for an inspection, only for open violation of which you are aware)

6. Do your records show any unresolved Building code violations?

Yes, there are open building code violations on file in our records. (See attached documents/lists/copies)

No, there are no open building code violations on file in our records. (*Please note, not a request for an inspection, only for open violation of which you are aware)

7. Do your records show any unresolved Fire/Safety code violations?

Yes, there are open fire/safety code violations on file in our records. (See attached documents/lists/copies)

No, there are no open fire/safety code violations on file in our records. (*Please note, not a request for an inspection, only for open violation of which you are aware)

8. Was the property subject to Site Plan approval? Yes- No-

If so, could a copy of the approved plan, and/or conditions, to include information pertaining to use, setbacks, density, height, and parking be provided? Yes- No-

9. Was the property issued Certificate(s) of Occupancy? If so, please provide copies of all available Certificates of Occupancy

Based on our records research (Choose one):

A valid Certificate of Occupancy has been issued and is attached.

Certificates of Occupancy are not required. Final Building Permits have been issued, and are attached.

Certificates of Occupancy issued prior to _____ are no longer on file with this office. The absence of a valid Certificate of Occupancy on file will / will not give rise to enforcement action against the property.

Certificates of Occupancy are / are not required for new ownership, change of use, renovations, remodels, or expansions.

We are unable to locate Certificate(s) of Occupancy for the property in our records, one was issued, however a copy cannot be located, and the absence of a valid Certificate of Occupancy on file will / will not give rise to enforcement action against the property.

Sincerely,

Name: Kelsey Fawell Department: Community and Economic Development

Title: Associate Planner Municipality: Village of Bensenville

Phone #: (630) 594-1005

Date: 4/30/19

VILLAGE OF BENSENVILLE
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
12 SOUTH CENTER STREET BESENVILLE, ILLINOIS 60106

DWELLING INSPECTION PROGRAM

CERTIFICATE OF OCCUPANCY

CERTIFICATE NUMBER: 58999

EXPIRATION DATE: 12/30/2019

This certifies that the building at 1100 WEST GROVE AVENUE was inspected under the authority of Dwelling Inspection Program (Title 9, Chapter 12 of the Bensenville Village Code) and found to conform to the requirements of the Dwelling Inspection Ordinance and Zoning Ordinance of the Village of Bensenville.

The dwelling unit may be occupied by no more than 2 persons per bedroom for sleeping purposes. No sleeping is allowed in the basement of any dwelling.

**BENSENVILLE
COMMUNITY & ECONOMIC
DEVELOPMENT**

05/24/2018

**DIRECTOR OF COMMUNITY
AND ECONOMIC DEVELOPMENT**

DATE ISSUED

ORDINANCE
AMENDING COMPREHENSIVE ZONING ORDINANCE
FROM R-3 TO R-4

16-86

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 certain zoning ordinance heretofore adopted the 29th of September, 1964, as amended and further amended in May, 1976, is hereby further amended.

SECTION TWO: That the property legally described as:

That part of the following described property lying South of the center line of Grove Street, as dedicated by Plat of Dedication, recorded December 11, 1953 as Document 703232, to-wit: That part of the Southwest quarter of Section 14, Township 40 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Southwest quarter; thence South along said quarter line, 17.12 chains to a post; thence North 82 1/2 degrees, east 10.39 chains to a post; thence North 2 1/2 degrees West 7.24 chains to a post; thence North 1 1/2 degrees West 8.85 chains to the North line of said Southwest quarter; thence South 88 degrees West along said quarter line 9.68 chains to the place of beginning (except therefrom that part described as follows: Commencing at the Northwest corner of said Southwest quarter; thence North 86 1/2 degrees East 9.80 chains; thence South 4 degrees, 30 minutes, West 1.10 chains; thence West 25 links; thence North 85 links; thence West 25 links from and parallel to the North line of said quarter section, 9.55 chains to the West line of said Section 14; thence North 25 links to the place of beginning, conveyed to Frances C. Groves by Deed, dated May 29, 1906 and recorded June 4, 1906, as Document 87756), in DuPage County, Illinois. Common address: Southeast Corner, Grove and Route 83, Bensenville, Illinois.

is hereby rezoned from R-3, Single Family Residence District, to R-4, General Residence District.

SECTION THREE: This ordinance shall be in full force and effect from and after its publication and passage according to law.

AYES: DiOrio, Eilrich, Freda, Strandt, Wanzung, Weber

NAYS: None

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois, this 5th of June, 1986.

John C. Dill

LAND DESCRIPTION

OF THAT PART OF THE PLAT OF THE ROYAL GROVE APARTMENTS LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 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1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1898, 1899, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1