



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

### President

Frank DeSimone

### Board of Trustees

Rosa Carmona

Ann Franz

Marie T. Frey

McLane Lomax

Nicholas Panicola Jr.

Armando Perez

### Village Clerk

Nancy Quinn

### Village Manager

Evan K. Summers

December 19, 2019

Ms. Ashlee Watters  
Global Zoning  
8205 NW 69<sup>th</sup> Street  
Oklahoma City, Oklahoma 73132

Re: December 13, 2019 FOIA Request

Dear Ms. Watters:

I am pleased to help you with your December 13, 2019 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on December 13, 2019. You requested copies of the items indicated below:

"

720 E. Green Street
---------------------

740 E. Green Street
---------------------

Good Afternoon,

Please find this to be a request for copies of the following:

*Copies of Certificates of Occupancy*

*Copies of outstanding Building, Zoning and Fire Code Violations issued since last inspection*

*Current or upcoming road projects that will impact the right of way of the property (road widening, sidewalk improvements)*

*Approved Variances, Conditional Use Permits, Special Exceptions, Zoning Cases, Resolutions, Ordinances, Site Plans, Development requirements."*

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

- 1) Village of Bensenville Business Licenses Issued to 740 East Green Street Since January 1, 2008. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 34465. (1 pg.)
- 3) Village of Bensenville Correction Notice for Inspection No. 66053. (2 pgs.)
- 4) Village of Bensenville Ordinance No. 75-2019. (6 pgs.)

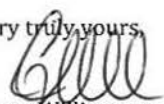
These are all the records found responsive to your request.

Section 7(1)(b) of FOIA provided that "private information" is exempt from disclosure. "Private information" is defined in FOIA as, "unique identifiers, including a person's social security number, driver's license number, employee identification number, biometric identifiers, personal financial information, passwords, or other access codes, medical records, home or personal telephone numbers, and personal email addresses. Private information also includes home address and personal license plates, except as otherwise provided by law or when complied without possibility of attribution to any person." 51LCS 140/2(c-5). Consequently, certain identifiers have been redacted from the records being provided.

Pursuant to Section 9 of the FOIA, 5 ILCS 140/9, I am required to advise you that I, the undersigned Freedom of Information Officer, reviewed and made the foregoing determination to deny a portion of your FOIA Request as indicated. Should you believe that this Response constitutes an improper denial of your request, you may appeal such by filing a request for review within sixty (60) days of the date of this letter with the Public Access Counselor of the Illinois Attorney General's Office, Public Access Bureau, 500 South Second Street, Springfield, Illinois 62706; telephone 1-887-299-FOIA; e-mail: [publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us). You may also have a right of judicial review of the denial under Section 11 of the FOIA, 5 ILCS 140/11.

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

Status	Location	Municipality	Start Date	Last License
ACTIVE	740 EAST GREEN STREET	BENSENVILLE	01/01/2008	11/22/2019



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

Type of Inspection: CORRECTION NOTICE

**CORRECTION NOTICE**

Address: 720 GREEN

Unit:

Business name:: AMERIFREIGHT

Phone: [REDACTED]

Business Owner: Pavel Valnev

Address: [REDACTED]

Inspection Date: 3-19-15

Inspector: TOM KNIGHT

<u>Checklist #</u>	<u>Violation</u>
005A	ALLOWABLE USE

<u>Violation comment</u>
Truck/trailer parking is not approved. A Conditional Use Permit is required. Remove all trucks/trailers from property.

**Additional Remarks/Comments:**

Reinspection 34466 created on 03/24/2015  
by 6523tkni

**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 from the date of this order. Appeal from this order may be made within 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

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.**

Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



**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: 740 GREEN

Unit:

Business name:: TRANSMISSION & PARTS TECHNOLOG Phone: [REDACTED]

Business Owner: EUGENE R. BUJDEI

Address: [REDACTED]

Inspection Date: 03/27/2019

Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005	VILLAGE REGULATIONS	No vehicles or vehicle repair/body work inside building per Village of bensenville codes, need a conditional use permit.
005A	TRIPLE CATCH BASIN	If any vehicles are stored inside building requires a triple catch basin
005A	ALLOWABLE USE	No working on Semi-trucks
080B	REPAIR OR REPLACE DAMAGED ROOF	Repair leaking roof.
090D	REPAIR HOLES IN WALL/CEILING	Repair ceiling in warehouse, cause by roof leak.
180G	BACK FLOW DEVICE - ANNUALLY	Need a current annual back-flow device test and cert.

**Additional Remarks/Comments:**

Created from inspection 65043 on 03/27/2019 by 6523dtes

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 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.



**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: 740 GREEN

Unit:

Business name:: TRANSMISSION & PARTS TECHNOLOG Phone: [REDACTED]

Business Owner: EUGENE R. BUJDEI

Address: [REDACTED]

Inspection Date: 03/27/2019

Inspector: DON TESSLER

Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

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

---

**Ordinance No. 75-2019**

**An Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Rescinding Approval of a Preliminary Plan for a Planned United Development to Construct a Truck Stop for the Property Commonly Known as 720 East Green Street, Bensenville, Illinois**

---

**ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF BENSENVILLE  
THIS 17<sup>th</sup> DAY OF DECEMBER 2019**

---

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois this 18<sup>th</sup> day of December, 2019

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. 75-2019 entitled an Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Rescinding Approval of a Preliminary Plan for a Planned Unit Development to Construct a Truck Stop for the Property Commonly Known as 720 East Green Street, Bensenville, Illinois.

INWITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 18th day of December, 2019.



  
\_\_\_\_\_  
Corey Williamsen  
Deputy Village Clerk



**ORDINANCE NUMBER 75-2019**

**AN ORDINANCE OF THE VILLAGE OF BENSENVILLE, DUPAGE  
AND COOK COUNTIES, ILLINOIS RESCINDING APPROVAL OF A PRELIMINARY  
PLAN FOR A PLANNED UNIT DEVELOPMENT TO CONSTRUCT A TRUCK STOP  
FOR THE PROPERTY COMMONLY KNOWN AS 720 EAST GREEN STREET,  
BENSENVILLE, ILLINOIS**

---

**WHEREAS**, the Village of Bensenville, DuPage and Cook Counties, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

**WHEREAS**, the President and the Board of Trustees of the Village of Bensenville (the "*Corporate Authorities*") have heretofore exercised the power conferred on them pursuant to Chapter 11-13-1, *et. seq.*, of the Illinois Municipal Code by adopting the Village of Bensenville Zoning Ordinance, as amended from time to time (the "*Zoning Ordinance*"); and

**WHEREAS**, on June 26, 2018, via Ordinance No. 27-2018, the Corporate Authorities approved a request for a planned unit development submitted on behalf of Valinvest Holding LLC (the "*Developer*"); and

**WHEREAS**, the Corporate Authorities may revoke the approval of a planned unit development if Developer fails to comply with the conditions of such approval or if construction is not completed within the time specified in the approved construction schedule; and

**WHEREAS**, Ordinance 27-2018 required Developer to submit final plans within 12 months of its approval and Developer's construction schedule required Developer to complete construction by December 15, 2019; and

**WHEREAS**, Developer failed to comply with the condition of Ordinance 27-2018 that required Developer to submit final plans within 12 months of approval; and

**WHEREAS**, additionally, Developer not only failed to complete construction by the December 15, 2019 deadline in Developer's construction schedule, but has yet to even begin construction; and

**WHEREAS**, Developer was notified on October 25, 2019 that the Village's Director of Community & Economic Development intended to revoke Developer's permit approving the planned unit development for Developer's failures to meet these deadlines; and such notice allowed Developer until November 15, 2019 to answer the charges of noncompliance contained in the notice, or propose measures to bring the property into compliance; and

**WHEREAS**, the Director of Community & Economic Development did not receive any response from Developer to the notice of revocation;

**WHEREAS**, the Corporate Authorities have reviewed the matter herein and have determined that revoking the approval of the planned unit development granted via Ordinance 27-2018 is in the best interests of the public health, safety and welfare of the Village and its residents.

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

**Section 1.** That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

**Section 2.** The Corporate Authorities find and determine that the adoption of this Ordinance is in the best interests of the Village as well as in the public interest.

**Section 3.** The approval of the planned unit development granted to Developer in


Ordinance No. 27-2018 is hereby revoked.

**Section 4.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

**Section 5.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 6.** This Ordinance shall be in full force and effect immediately upon its passage and approval to ensure that the health, safety and welfare of the residents of the Village is duly protected.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 17th day of December 2019.

APPROVED:   
Frank DeSimone, Village President

ATTEST:  
  
Nancy Quinn, Village Clerk

AYES: Carmona, Franz, Frey, Lomax, Panicola, Perez

NAYS: None

ABSENT: None