



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

September 29, 2020

President
Frank DeSimone

Board of Trustees
Rosa Comrona
Ann Franz

Mario T. Frey
McLane Lomax
Nicholas Pancola Jr.
Armando Perez

Village Clerk
Nancy Quinn

Village Manager
Evan K. Summers

Ms. Laura M. Crawford
7237 West Devon Avenue
Chicago, Illinois 60631

Re: September 25, 2020 FOIA Request

Dear Ms. Crawford:

I am pleased to help you with your September 25, 2020 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on September 25, 2020. You requested copies of the items indicated below:

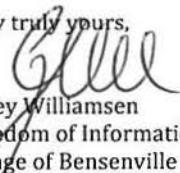
"Please see the attached for the property located: 729 Thomas Drive, Bensenville, IL. PIN:03-11-202-004.."

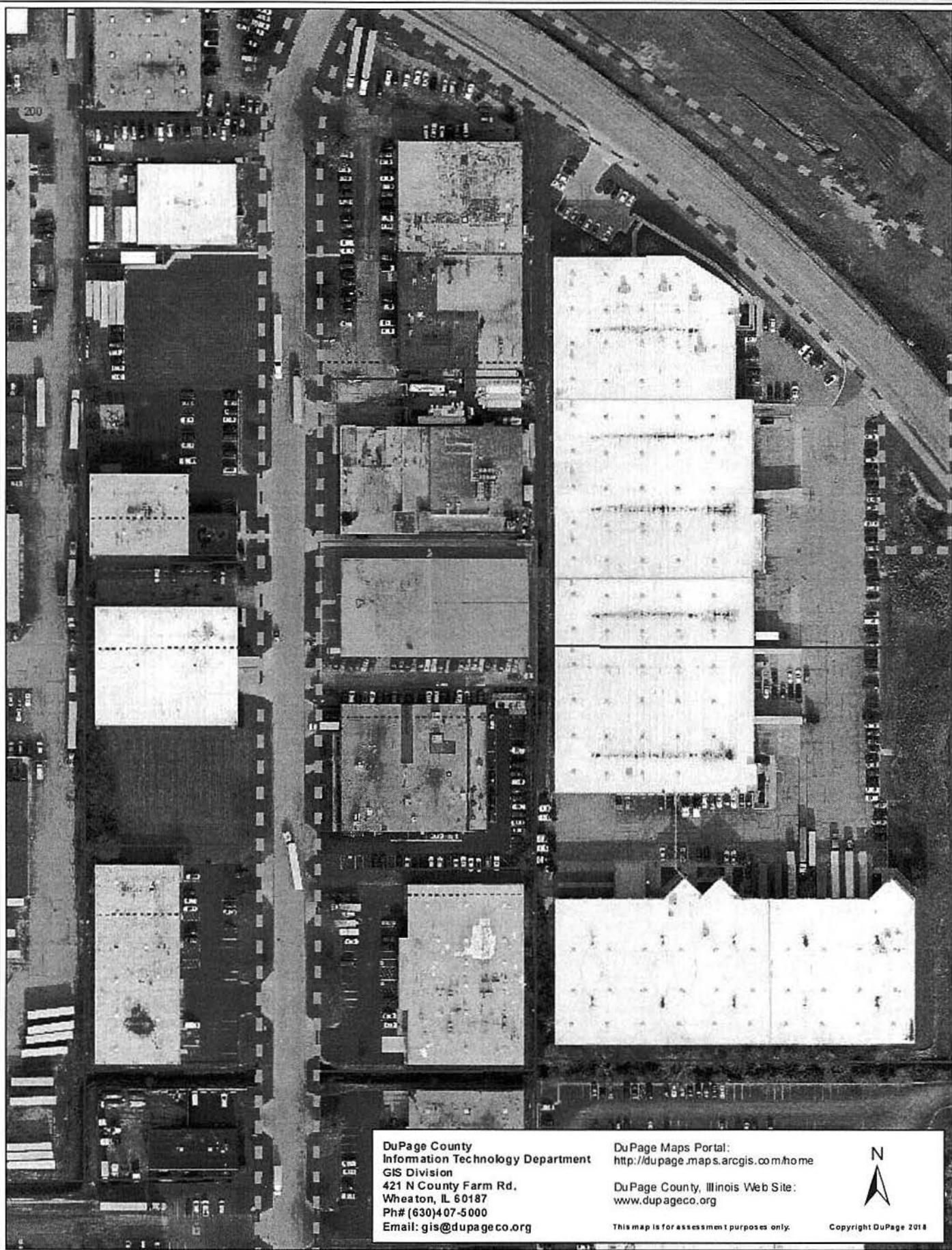
After a search of Village files, the following information was found responsive to your request:

- 1) Village of Bensenville Zoning Information for 729 Thomas Drive as of September 29, 2020. (1 pg.)
- 2) Village of Bensenville Ordinance No. 36-2015. (3 pgs.)
- 3) Village of Bensenville Certificate of Compliance for Inspection No. 73952. (1 pg.)

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



DuPage County
Information Technology Department
GIS Division
421 N County Farm Rd.
Wheaton, IL 60187
Ph# (630)407-5000
Email: gis@dupageco.org

DuPage Maps Portal:
<http://dupage.maps.arcgis.com/home>

DuPage County, Illinois Web Site:
www.dupageco.org

This map is for assessment purposes only.



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Bensenville

729 THOMAS DR

Zoning Information

ZONING INFORMATION

ZONED

I-2

ZONING DESCRIPTION

General Industrial District

VIEW THE VILLAGE CODEhttp://www.sterlingcodifiers.com/codebook/index.php?book_id=819

**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

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

2020

CERTIFICATE OF COMPLIANCE

NON-RESIDENTIAL

ANNUAL INSPECTION

Inspection Number: 73952

DATE: February 27, 2020

This certifies that:

CHICAGO AUTO PLACE LLC
729 NORTH THOMAS DRIVE
BENSENVILLE IL 60106

Has been inspected and satisfactorily passed inspection.

Business may continue on the current issued Village License.

LINDSAY LAYCOAX

Village of Bensenville Inspector

Lindsay Laycoax

Village of Bensenville Inspector's Signature

BENSENVILLE
COMMUNITY & ECONOMIC
DEVELOPMENT

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS