



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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October 8, 2020

Ms. Sheneetra Scroggins
Information Specialist
1300 South Meridian Avenue, Suite 400
Oklahoma City, Oklahoma 73108

Re: October 1, 2020 FOIA Request

Dear Ms. Scroggins:

I am pleased to help you with your October 1, 2020 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on October 1, 2020. You requested copies of the items indicated below:

"Please provide copies of any open/active zoning, building and fire code violations, certificates of occupancy, final approved site plan, variances and special/conditional use permits on file at this time for the property located at 700 West Irving Park Road, Parcel 0314119014."

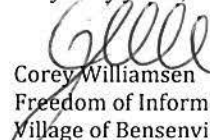
After a search of Village files, the following information was found responsive to your request:

- 1) Village of Bensenville Certificate of Compliance for Inspection No. 70966. (1 pg.)
- 2) Village of Bensenville Ordinance No. 11-2002 entitled "Authorizing 700 W. Irving Park Road Village of Bensenville Authorizing a Conditional Use for a Drive-Thru Window and Site Plan Review Approval of a CVS/Pharmacy". (8 pgs.)
- 3) Village of Bensenville Ordinance No. 35-2002 entitled "Authorizing 700 W. Irving Park Road Bensenville Final Subdivision Plat". (4 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

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

LIQUOR LICENSE INSPECTION

Inspection Number: 70966

DATE: 10-03-2019

This certifies that the inspection conducted by the Village of Bensenville for

CVS PHARMACY #4995

700 W. Irving Park Road

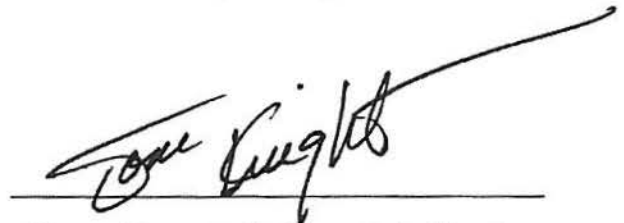
Bensenville, IL 60106

has been performed satisfactorily and is APPROVED WITH THE FOLLOWING CONDITIONS:

1. Organize the storage in the store room and maintain a clear path of egress at all times.

TOM KNIGHT

Village of Bensenville Inspector

A handwritten signature in black ink, appearing to read 'Tom Knight', written over a horizontal line.

Village of Bensenville Inspector's Signature

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

**VILLAGE OF BENSENVILLE
700 WEST IRVING PARK ROAD
BENSENVILLE, ILLINOIS 60106**

ORDINANCE NO. 11-2002

**AUTHORIZING 700 NW. IRVING PARK ROAD
VILLAGE OF BENSENVILLE
AUTHORIZING A CONDITIONAL USE FOR A DRIVE-THRU WINDOW AND SITE
PLAN REVIEW APPROVAL FOR A CVS/PHARMACY
(CDC Case #011402-02)**

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 12TH DAY OF MARCH, 2002**

**Published in pamphlet form by authority of the President and Board of Trustees
of the Village of Bensenville, DuPage and Cook Counties, Illinois this 13th day of
March, 2002.**

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

CERTIFICATE

I, Roxanne L. Mitchell, certify that I am the duly appointed Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois.

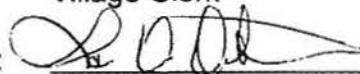
I further certify that on March 12, 2002, the Corporate Authorities of such municipality passed and approved Ordinance No. **11-2002**, entitled, **Authorizing 700 W. Irving Park Road, Village of Bensenville, Authorizing a Conditional Use for a Drive-Thru Window and Site Plan Review Approval for a CVS/Pharmacy (CDC Case #011402-02)**, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 11-2002, 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 13, 2002 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 13th day of March, 2002.



Roxanne L. Mitchell
Village Clerk

By: 

Lynn D. Dubman
Deputy Village Clerk

SEAL

ORDINANCE # 11-2002

**AUTHORIZING 700 W. IRVING PARK ROAD
VILLAGE OF BENSENVILLE,
AUTHORIZING A CONDITIONAL USE
FOR A DRIVE-THRU WINDOW AND
SITE PLAN REVIEW APPROVAL FOR A CVS/PHARMACY
(CDC CASE #011402-02)**

WHEREAS, 700 W. Irving Park Road, is located at the southwest corner of the intersection of Irving Park Road and Church Road, Bensenville, Illinois, and

WHEREAS, the site is zoned C-2 Highway Commercial, and

WHEREAS, the Conditional Use is for a drive-thru window, and

WHEREAS, the Petitioner is also seeking Site Plan Review approval, which includes the site development layout, landscaping and building elevation considerations, and

WHEREAS, the proposed development will not have an adverse impact on the types or volume of traffic on Irving Park Road or Church Road, beyond what is typical of traffic types or volumes generated for other approved uses in this zoning district, and

WHEREAS, the proposed development will not create adverse impacts of excessive noise, glare, odor, dust, waste disposal or blockage of light or air beyond what is typically allowed for other uses in this zoning district, and

WHEREAS, the proposed development will be located outside the 100 year flood plain, and

WHEREAS, the stormwater discharge will be limited by the use of parking lot storage and underground storage in oversized pipes, complying with the Village's stormwater management ordinance, so as not to have an adverse impact on Silver Creek and to eliminate the potential for flooding upstream of this site, and

WHEREAS, the proposed development, with its drive-thru window, the building's architectural style, masonry screened trash compactor and loading area, masonry enclosed and screened trash dumpster and site landscaping will blend harmoniously with the character of the neighborhood, and

WHEREAS, the proposed development will not require existing community facilities or services to a degree disproportionate to that normally expected for other allowed uses in this zoning district, and

WHEREAS, the proposed development will sufficiently accommodate on-site parking and efficient traffic circulation, and

WHEREAS, all requirements for approval of a Conditional Use and Site Plan Review have been met, and

WHEREAS, the Conditional Use and site plan is consistent with the Village Comprehensive Plan, and

WHEREAS, the Conditional Use and Site Plan will likely strengthen Irving Park Road's role as a commercial corridor, will help to generate sales and property tax revenues for the Village and other taxing districts, and will otherwise provide opportunities for new business and employment, and

WHEREAS, the approval of this Conditional Use and Site Plan Review is not detrimental to the public health, safety or general welfare, that proper traffic circulation, public utilities and storm water drainage has been provided, therefore

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 the subject property is legally described as follows:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 AS DESIGNATED UPON THE PLAT OF SNOWBERG CONSTRUCTION CO.'S SUBDIVISION THE PLAT OF WHICH IS RECORDED AS DOCUMENT NUMBER 956469 ON FEBRUARY 18, 1960; THENCE NORTH 02°52'59" EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 306.06 FEET TO A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF IRVING PARK BOULEVARD, AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 88°29'31" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 312.00 FEET; THENCE SOUTH 51°09'31" EAST, A DISTANCE OF 30.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CHURCH ROAD; THENCE SOUTH 02°57'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 195.05 FEET; THENCE SOUTH 88°29'31" WEST A DISTANCE OF 336.91 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1; THENCE NORTH 02°52'59" EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 215.01 FEET; TO THE POINT OF BEGINNING; CONTAINING 1.6531 ACRES ALL BEING SITUATED IN DUPAGE COUNTY, STATE OF ILLINOIS.

The property is located at 700 W. Irving Park Road, Bensenville, Illinois.

SECTION TWO: That there is hereby granted a Conditional Use for a drive-thru window.

SECTION THREE: That there is hereby granted Site Plan Review Approval for a 10,880 square foot pharmacy and drug store, with the following conditions:


1. The site plan, including the landscaping plan, shall conform to the plan labeled Exhibit "G", to CDC case #011402-02, revision date January 31, 2002;
2. The building elevation materials shall be as follows, per Exhibit "H.1", to said CDC case, dated February 11, 2002, with changes as noted below:
 - a. The exterior walls shall be plantation red brick;
 - b. The cornice shall be E.I.F.S. material, with a metal coping;
 - c. The storefront entrance, the northeast corner of the building, shall have an aluminum storefront with clear insulated glass and spandrel glass panels;
 - d. The roof style at the storefront entrance and drive-thru canopy shall be a "hip" roof, as shown on said Exhibit "H.1", with green, concrete tiles. The Village shall reimburse the Petitioner the lesser of \$21,000.00 or 50 percent of the cost of the concrete tiled roof in excess of the cost of the typical shingled roof;

- e. The drive-thru overhang shall be reduced in size as directed by the Fire Chief;
3. Signage will require a separate permit and shall comply with the Village's Sign Code. The proposed sign on the south side of the drive-thru canopy is not approved per this ordinance;
4. Lighting shall comply with Section 10-13-12.B of the Zoning Ordinance;
5. Existing site improvements, including but not limited to the Community Events and Village Hall signs, existing shrubbery, trees, brick retaining walls for the planting boxes and HVAC and natural gas generator shall be salvaged and turned over to the Department of Public Works or otherwise handled per the CVS/Pharmacy - Village purchase agreement;
6. The public sidewalks along Irving Park Road and Church Road shall extend through the proposed drives as developed along those public right-of-ways;
7. CVS/Pharmacy shall maintain the landscaping, taking all necessary steps to ensure the trees, shrubs and ground cover are maintained in conformance with the approved said landscape plan, to include, but not be limited to, trimming, pruning and replacement of dead plantings. Further, CVS/Pharmacy shall at all times maintain in full force and effect a landscape maintenance agreement with a landscape contractor, which agreement will include such terms as are necessary to comply with and maintain the landscape requirements provided herein;
8. The dumpster shall be screened by a masonry wall, which masonry wall shall match the exterior building elevation of the principle structure;
9. The trash compactor and loading area shall be screened by a masonry wall and metal gate, which masonry wall shall match the exterior building elevation of the principle structure;
10. All work within the Irving Park Road right-of-way requires a permit from the Illinois Department of Transportation (IDOT);

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

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

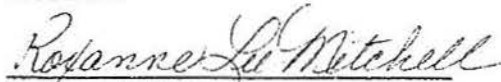
PASSED AND APPROVED by the President and Board of Trustees at the Village of Bensenville, this 12th day of March, 2002.



John C. Geils
Village President

Authorizing 700 W. Irving Park Road
(CDC Case #011402-02)
Page 5

ATTEST:



Roxanne L. Mitchell
Village Clerk

AYES: _____ Basso, Cairra, Kervin, Mandziara, Tralewski, Walberg

NAYS: _____ None

ABSTAIN: _____ None

ABSENT: _____



Village of Bensenville

700 W. Irving Park Road
Bensenville, Illinois 60106
(630) 766-8200 Fax (630) 350-0260



COPY

March 14, 2002

Mr. Joseph Ash
77 W. Washington Street
Suite 1211
Chicago, Illinois 60602

Dear Mr. Ash:

Enclosed please find a certified copy of the Village of Bensenville's Ordinance No. 11-2002 which was passed and approved at the Special Village Board Meeting on March 12, 2002.

Sincerely,

Lynn D. Dubman
Deputy Village Clerk

Enclosure

VILLAGE OF BENSENVILLE
700 WEST IRVING PARK ROAD
BENSENVILLE, ILLINOIS 60106

ORDINANCE NO. 35-2002

AUTHORIZING 700 W. IRVING PARK ROAD
BENSENVILLE
FINAL SUBDIVISION PLAT

ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 30TH DAY OF JULY, 2002

Published in pamphlet form by authority of the President and Board of Trustees
of the Village of Bensenville, DuPage and Cook Counties, Illinois this 31st day of
July, 2002.

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


CERTIFICATE

I, Roxanne L. Mitchell, certify that I am the duly appointed Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois.

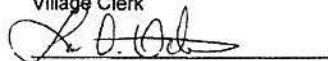
I further certify that on July 30, 2002, the Corporate Authorities of such municipality passed and approved **Ordinance No. 35-2002**, entitled, **Authorizing 700 W. Irving Park Road, Bensenville, Final Subdivision Plat**, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 35-2002, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on July 31, 2002 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 31st day of July, 2002.


Roxanne L. Mitchell
Village Clerk

By:


Lynn D. Dubman
Deputy Village Clerk

SEAL

ORDINANCE # 35-2002

AUTHORIZING 700 W. IRVING PARK ROAD, BENSENVILLE
FINAL SUBDIVISION PLAT

NOW THEREFORE, 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 the subject property is legally described as follows:

See legal description attached


Common Address: 700 W. Irving Park Road, Bensenville, Illinois 60106

SECTION TWO: That the Village President is authorized to approve and execute, and the Village Clerk to attest, the attached Subdivision Plat.

SECTION THREE: 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.

PASSED AND APPROVED by the President and Board of Trustees at the Village of Bensenville, this 30th day of July, 2002.



John C. Ggils
Village President

ATTEST:



Roxanne L. Mitchell, Village Clerk

AYES: Caia, Kervin, Tralewski, Walberg

NAYS: None

ABSENT: Basso, Mandziara

Published in Pamphlet Form

