



**BENSENVILLE**  
The Village of Bensenville

12 South Center Street

Bensenville IL 60106

Office: 630.350.3404

Fax: 630.350.3438

[www.bensenville.us](http://www.bensenville.us)

VILLAGE BOARD

October 23, 2020

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Frank DeSimone

**Board of Trustees**

Fessa Campana  
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Evan K. Summers

Mr. Robert Plichta  
4215 Campus Drive  
Aurora, Illinois 60504

Re: October 20, 2020 FOIA Request

Dear Mr. Plichta:

I am pleased to help you with your October 20, 2020 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on October 20, 2020. You requested copies of the items indicated below:

*"Address: 1156 S. York Road, when the building was constructed, building permits, building codes adopted at time of permit was approved, zoning ordinance in effect at time of permitting specific to this parking lot."*

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

- 1) Village of Bensenville Permits Issued to 1156 South York Road Since January 1, 2010. (1 pg.)
- 2) Village of Bensenville Ordinance No. 42-98. (8 pgs.)

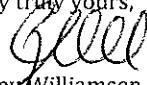
These are all of the documents that can be discovered responsive to your request.

Section 7(1)(K) of FOIA provided that architects' plans, engineers' technical submissions, and other construction related or developed in whole or in part with public funds and the same of projects constructed or developed with public funds, including but not limited to power generating and distribution stations and other transmission and distribution facilities, water treatment facilities, airport facilities, sports stadiums, convention centers, and all government owned, operated or occupied buildings, but only to the extent that disclosure would comprise security are exempt from disclosure. Consequently, drawings 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 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 Williamson  
Freedom of Information Officer  
Village of Bensenville

Location	Municipality	App Status	User Status	Application Rec'd	Project/Activity Desc Line 2
1156 SOUTH YORK ROAD	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	04/17/2015	ROOF TOP UNITS
1156 SOUTH YORK ROAD	BENSENVILLE	COMPLETE	FINALED	12/22/2015	PAVEMENT
1156 SOUTH YORK ROAD	BENSENVILLE	ACTIVE	ACTIVE	03/09/2016	RE-ROOF
1156 SOUTH YORK ROAD	BENSENVILLE	ACTIVE	FINALED	04/17/2017	SIGN
1156 SOUTH YORK ROAD	BENSENVILLE	ACTIVE	FINALED	06/12/2017	APERTURES AND BLADES
1156 SOUTH YORK ROAD	BENSENVILLE	ACTIVE	CLOSED BY INSPECTOR	05/15/2018	
1156 SOUTH YORK ROAD	BENSENVILLE	ACTIVE	ACTIVE	02/10/2020	FIRE ALARM MODIFICATIONS
1156 YORK		EXPIRED	CLOSED BY INSPECTOR	10/21/2010	20 AMP BRANCH CIRCUIT

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

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**ORDINANCE NO. 42-98**

**AUTHORIZING SPECIAL USE - GAS STATION AND  
SITE PLAN REVIEW/APPROVAL  
1156 SOUTH YORK ROAD - CITGO  
(CDC #051198-01)**

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**ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF BENSENVILLE  
THIS 14TH DAY OF JULY, 1998**

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**Published in pamphlet form by authority of the President and Board of Trustees of the  
Village of Bensenville, DuPage and Cook Counties, Illinois this 17th day of July, 1998.**

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

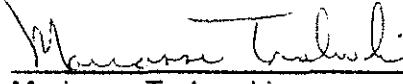
### CERTIFICATE

I, Marianne Tralewski, certify that I am the duly elected Municipal Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois.

I further certify that on July 14, 1998, the Corporate Authorities of such municipality passed and approved Ordinance No. 42-98, entitled Authorizing Special Use - Gas Station and Site Plan Review/Approval, 1156 South York Road - Citgo (CDC #051198-03), which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 42-98, 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 17, 1998 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 17th day of July, 1998.

  
Marianne Tralewski

Village Clerk

SEAL

By:

  
Lynn D. Hutcherson

Deputy Village Clerk

ORDINANCE # 42 - 98

AUTHORIZING SPECIAL USE - GAS STATION  
AND SITE PLAN REVIEW/APPROVAL  
1156 SOUTH YORK ROAD - CITGO  
(CDC#051198-01)

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 land legally described as:

LOT 18 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 26 AND THE CENTER LINE OF GRAND AVENUE, AS RECORDED IN DOCUMENT 465944, FOR A POINT OF BEGINNING; THENCE WESTERLY, ALONG THE AFORESAID CENTER LINE A DISTANCE OF 230.59 FEET TO A POINT; THENCE NORTHERLY, ALONG WESTERLY LINE OF SAID LOT 18, A DISTANCE OF 40.09 FEET TO A POINT; THENCE EASTERLY, ALONG A LINE PARALLEL TO SAID CENTER LINE OF GRAND AVENUE, A DISTANCE OF 92.58 FEET TO A POINT; THENCE EASTERLY, ALONG A LINE TURNING AN ANGLE OF 08 DEGREES 59 MINUTES 28 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 55.84 FEET TO A POINT; THENCE NORTHEASTERLY, ALONG A LINE TURNING AN ANGLE OF 34 DEGREES 03 MINUTES 48 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 48.04 FEET TO A POINT; THENCE NORTHERLY, ALONG A LINE TURNING AN ANGLE OF 32 DEGREES 32 MINUTES 15 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 56.09 FEET TO A POINT; THENCE NORTHERLY, ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 90.97 FEET TO A POINT; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 18, A DISTANCE OF 40.0 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTHERLY ALONG THE AFORESAID LINE, A DISTANCE OF 225.0 FEET TO THE POINT OF BEGINNING), IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5 IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1944 AS DOCUMENT 465944, IN DUPAGE COUNTY, ILLINOIS.

The property is located on the northwest corner of York Road and Grand Avenue in the Village of Bensenville, with a common address of 1156 S. York Road.

PIN: 03-26-204-013

is hereby granted a special use permit to allow for a gas station on an approximately 0.89 acre site that is zoned C-2. The existing structure will be demolished and rebuilt with a 3,259 square foot 7-11 go mini mart/gas station.

SECTION TWO: The Village President is authorized to approve the site and landscape plans prepared by The Southland Corporation dated April 7, 1998 with the following conditions to be resolved to the satisfaction of the Village at time of building permit issuance:

SITE PLAN: Be developed in accordance with plans prepared by Marchris Engineering, Ltd. with a last revision date of July 2, 1998 (Exhibit B).

AUTHORIZING SPECIAL USE - GAS STATION AND SITE PLAN REVIEW/APPROVAL  
1156 SOUTH YORK ROAD - CITGO (CDC#051198-01)

BUILDING: All building elevations will be split face concrete masonry units depicted in plans prepared by Sarfatly Associates, Ltd. dated April 7, 1998 (Exhibit D).

LANDSCAPING: Meets requirements of current zoning ordinance per plans prepared by Marchris Engineering Ltd. dated July 6, 1998 (Exhibit C) as amended July 14, 1998. The plans include a four foot (4') paver brick strip in addition to a five foot (5') sidewalk.

The dumpster enclosure will be constructed as the same material of the principal structure.

A six foot (6') wrought iron, anodized aluminum, or similar material fence overall length to be 24 feet with four (4) piers as depicted on plans.

OTHER: An easement must be prepared and recorded for the placement of sidewalk on private property.

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 14th day of July, 1998.

  
John C. Geils  
Village President

ATTEST:

  
Marianne Tralewski  
Village Clerk

AYES: Basso, Strandt, Walberg, Wanzung

NAYS: None

ABSENT: Krass, Weber

Published in Pamphlet Form

R98-192027

98 SEP 17 PM 1:45

RECORDED  
IN PAGE 2647

*S. Ostling*

**EASEMENT  
(CORPORATION TO  
CORPORATION)**

Return to:

Village of Bensenville  
700 W. Irving Park Road  
Bensenville, IL 60106

Prepared by:

Peter W. Ostling  
700 W. Irving Park Road  
Bensenville, IL 60106

*27 Aug  
4 PC*

THE GRANTOR, under an Agreement dated November 3, 1995, and known as Trust #3514; for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY(S) AND GRANT(S) to THE VILLAGE OF BENSENVILLE, an Illinois municipal corporation, of 700 W. Irving Park Road, Bensenville, Illinois 60106, its affiliates, licensees, agents, successors and assigns (collectively "Grantees") an easement in, under, over, upon, and across the easement area described below for the purpose of and in order to construct, reconstruct, modify, supplement, maintain, operate and/or remove a public sidewalk for use by the public.

The said easement area shall be located in, under, over, upon, and across the following described Real Estate situated in the County of DuPage, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT A ATTACHED HERETO.

The easement area is described as follows:

SEE EASEMENT AREA DESCRIPTION ON EXHIBIT B ATTACHED HERETO.

The Grantor represents and warrants to the Grantees that Grantor is the true and lawful owner of the subject property and has full right and power to grant and convey the rights conveyed herein.

The Grantor shall not construct improvements in the easement area or change the finish grade of the easement area without the consent of the Grantee.

The Grantee hereby agrees to save harmless and indemnify Grantor against all loss, liability, damage and expense, including attorney's fees, incurred by Grantor on account of any injury connected with or arising from Grantee's negligent use, maintenance or operation of the easement area aforesaid provided the service upon Grantee of written notice of loss, liability, damage or expense by Grantor within 30 days of such loss, liability, damage or expense.

This easement is and shall run with the land and be binding upon and shall inure to the benefit of the heirs, successors, assigns, and licensees of the parties hereto.

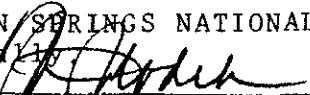
Dated this 28<sup>th</sup> day of July, 1998.

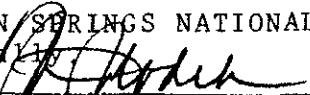
GRANTEE:

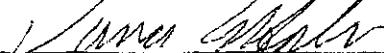
  
Village of Bensenville, by  
John C. Gej's. President

  
Marianne Tralewski,  
Village Clerk

GRANTOR:

WESTERN SPRINGS NATIONAL BANK and TRUST, T/U/T No. 3514, and not  
personally 

  
By: DANIEL N. WLODEK  
Trust Officer

  
By: VANCE E. HALVORSON  
Asst. Trust Officer

STATE OF ILLINOIS )  
COOK ) SS  
COUNTY OF ~~URAGEX~~ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DANIEL N. WLODEK, Trust Officer and VANCE E. HALVORSON, Assistant Trust Officer of WESTERN SPRINGS NATIONAL BANK and TRUST, a national banking association; personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal.

July 23, 1998.

  
Notary Public

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"OFFICIAL SEAL"  
Mary J. Bowers  
Notary Public, State of Illinois  
My Commission Expires 11/16/99  
~~~~~

This instrument is executed by the Western Springs National Bank and Trust, Western Springs, Illinois, not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by the Western Springs National Bank and Trust, Western Springs, Illinois, are undertaken by it solely as Trustee, as aforesaid and not individually and no personal liability shall be asserted or be enforceable against the Western Springs National Bank and Trust, Western Springs, Illinois, by reason of any of the covenants, stipulations, representations or warranties contained in the instrument.

LEGAL DESCRIPTION

LOT 18 (EXCEPT THAT PART DESCRIBED AS FOLLOWS. COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF SECTION 26 AND THE CENTER LINE OF GRAND AVENUE, AS RECORDED IN DOCUMENT 465944, FOR A POINT OF BEGINNING. THENCE WESTERLY, ALONG THE AFORESAID CENTER LINE A DISTANCE OF 230.59 FEET TO A POINT; THENCE NORtherly, ALONG WESTERLY LINE OF SAID LOT 18, A DISTANCE OF 40.09 FEET TO A POINT, THENCE EASTERLY, ALONG A LINE PARALLEL TO SAID CENTER LINE OF GRAND AVENUE, A DISTANCE OF 92.85 FEET TO A POINT, THENCE EASTERLY, ALONG A LINE TURNING AN ANGLE OF 08 DEGREES 59 MINUTES 28 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 55.84 FEET TO A POINT; THENCE NORTHEASTERLY, ALONG A LINE TURNING AN ANGLE OF 34 DEGREES 03 MINUTES 48 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 48.04 FEET TO A POINT; THENCE NORtherly, ALONG A LINE TURNING AN ANGLE OF 32 DEGREES 32 MINUTES 15 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 56.09 FEET TO A POINT; THENCE NORtherly, ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 26, A DISTANCE OF 90.97 FEET TO A POINT; THENCE EASTERLY, ALONG THE NORtherly LINE OF SAID LOT 18, A DISTANCE OF 40.0 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 26; THENCE SOUTHERLY ALONG THE AFORESAID LINE, A DISTANCE OF 225.0 FEET TO THE POINT OF BEGINNING), IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5 IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1944 AS DOCUMENT 465944, IN DU PAGE COUNTY, ILLINOIS. CONTAINING 35,260.19 SQ. FT., 0.8095 ACRES

PROPERTY COMMONLY KNOWN AS : 1156 S. YORK ROAD, BENSENVILLE

PIN 03-26-204-013

Exhibit A

THAT PART OF LOT 18 IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 5, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1944 AS DOCUMENT 465944, DESCRIBED AS FOLLOWS: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26, AFORESAID AND THE CENTER LINE COMMENCING AT THE INTERSECTION OF OF GRAND AVENUE, AS RECORDED IN DOCUMENT 465944, AND RUNNING THENCE WESTERLY ALONG THE AFORESAID CENTER LINE A DISTANCE OF 230.59 FEET TO A POINT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 18 AFORESAID, A DISTANCE OF 40.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 12 MINUTES 38 SECONDS EAST, 4.80 FEET ALONG THE WESTERLY LINE OF LOT 18 AFORESAID; THENCE NORTH 86 DEGREES 01 MINUTE 53 SECONDS EAST, 36.33 FEET; THENCE NORTH 85 DEGREES 30 MINUTES 17 SECONDS EAST, 61.27 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 238.44 FEET AN ARC DISTANCE OF 39.23 FEET, WHOSE CHORD BEARS NORTH 78 DEGREES 27 MINUTES 07 SECONDS A CHORD DISTANCE OF 39.19 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57.43 FEET, AN ARC DISTANCE OF 56.35 FEET, WHOSE CHORD BEARS NORTH 46 DEGREES 49 MINUTES 34 SECONDS EAST, A CHORD DISTANCE OF 54.12 FEET; THENCE NORTH 14 DEGREES 41 MINUTES 15 SECONDS EAST, 26.30 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 357.42 FEET, AN ARC DISTANCE OF 38.20 FEET, WHOSE CHORD BEARS NORTH 02 DEGREES 42 MINUTES 03 SECONDS 16 MINUTES EAST, A CHORD DISTANCE OF 38.18 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 08 SECONDS EAST, 80.24 FEET TO A POINT ON THE NORTH LINE OF LOT 18 AFORESAID; THENCE SOUTH 89 DEGREES 39 MINUTES 43 SECONDS EAST, 6.69 FEET ALONG THE SAID NORTH LINE OF LOT 18 TO A POINT, SAID POINT BEING 40.00 FEET WESTERLY OF (AS MEASURED ALONG THE SAID NORTH LINE OF LOT 18) THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26 AFORESAID; THENCE SOUTH 00 DEGREE 13 MINUTES 11 SECONDS WEST, 91.89 FEET; THENCE SOUTH 10 DEGREES 49 MINUTES 44 SECONDS WEST, 56.09 FEET; THENCE SOUTH 43 DEGREES 00 MINUTES 48 SECONDS WEST, 48.03 FEET; THENCE SOUTH 77 DEGREES 09 MINUTES 08 SECONDS WEST, 55.87 FEET; THENCE SOUTH 86 DEGREES 08 MINUTES 36 SECONDS WEST, 92.82 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.