



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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Evan K. Summers

November 15, 2021

Mr. Michael Evans

6876 Susquehanna Trail S

York, PA 17403

Re: November 15, 2021 FOIA Request

Dear Mr. Evans:

I am pleased to help you with your November 15, 2021 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on November 15, 2021. You requested copies of the items indicated below:

"Please see supplemental attached for all information requested."

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

- 1) Village of Bensenville Permits Issued to 321 West Irving Park Road Since January 1, 2010. (1 pg.)
- 2) Village of Bensenville Business Licenses Issued to 321 West Irving Park Road Since January 1, 2008. (1 pg.)
- 3) Village of Bensenville Zoning for 321 West Irving Park Road as of November 15, 2021. (1 pg.)
- 4) Village of Bensenville Ordinance No. 73-2019. (5 pgs.)

These are all the records found responsive to your request.

In regards underground/aboveground storage tanks and hazardous materials; please check with the Illinois Fire Marshal's Office to conduct a search of their files.

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

FREEDOM OF INFORMATION ACT

REQUEST FORM

TO: COREY WILLIAMSEN

Freedom of Information Officer
Village of Bensenville
12 S. Center Street
Bensenville, IL 60106

FROM:

Name Michael Evans

Address 6876 Susquehanna Trail S
York, PA 17403

Phone 805-440-8342

E-Mail rereasearchgroup@ebiconsulting.com

10252

TITLES OR DESCRIPTION OF RECORDS REQUESTED (Please Include Date of Birth and Case Number for Police Records):

PLEASE SEE SUPPLEMENTAL ATTACHMENT FOR ALL INFORMATION REQUESTED



THIS REQUEST IS FOR A COMMERCIAL PURPOSE (You must state whether your request is for a commercial purpose. A request is for a "commercial purpose" if all or any part of the information will be used in any form for sale, resale, or solicitation or advertisement for sales or services. Failure to disclose whether a request is for a commercial purpose is a prosecutable violation of FOIA.)

Would like your request delivered via: ☒ E-Mail ☐ U.S. Mail ☐ Pick-Up*

*Pick-Up is available by appointment at Village Hall Monday thru Friday; between 8:00 a.m. – 5:00 p.m.

I understand that any payment need be received before any documents are copied and/or mailed.

November 15, 2021

Date

Michael Evans

Signature

All FOIA responses are posted on the Village's website. Name and address of the requestor will be made public.

The first fifty (50) pages of the request are free. The fee charge is fifteen (15) cents after the first fifty (50) pages.

Unless otherwise notified, your request for public records will be compiled within five (5) working days.

Unless otherwise notified, any request for commercial purposes will be compiled within twenty-one (21) days working days.

COREY WILLIAMSEN, FREEDOM OF INFORMATION OFFICER

Telephone: (630) 350-3404 Facsimile: (630) 350-3438

E-mail Address: FOIArequest@bensenville.il.us

For Freedom of Information Officer Use Only

11/15/2021
Date Request
Received

12/16/2021
Date Response
Due

1/20/2022
Date Extended
Response Due

\$0
Total Charges

11/15/2021
Date Documents
Copied or Inspected

Received by Employee: _____

November 15, 2021

Corey Williamsen
Freedom of Information Officer
Village of Bensenville
12 South Center Street
Bensenville, IL 60106

**Re: Phase I Environmental Site Assessment and Property Condition Report Public
Records Request
321 W Irving Park Rd
Bensenville, IL 60106
PIN#: 0314205016 and 0314205017
EBI Project No. 1121008212**

Dear Mr. Williamsen Freedom of Information Officer:

EBI Consulting (EBI) is conducting a Phase I Environmental Site Assessment (ESA) and Property Condition Report (PCR) at the above-referenced Subject Property. As part of the ESA and PCR process, we would like to request access to records regarding the following, as applicable:

- Current and historical building permits
- Current and historical Certificates of Occupancy
- Date of construction
- Any open building violations on file
- Date of last building and fire inspections
- Any open zoning violations on file
- Current zoning of the property and any variances on file
- Dates of public sewer and water connection
- Installation or removal of storage tanks (above and underground)
- Hazardous materials storage or release
- Hazardous waste generation or discharge
- Asbestos or lead-based paint abatement

We understand that these records may not be available. Please return any available records to our attention either via email at REResearchGroup@ebiconsulting.com or via fax at (781) 425-3623. Also, please contact us if fees are expected to exceed \$50.00. If there are any questions or concerns, please do not hesitate to contact us.

Sincerely,

Michael Evans
6876 Susquehanna Trail S
York, PA 17403



EBI Consulting
environmental | engineering | due diligence

6876 Susquehanna Trail S
York, PA 17403
Tel: (781) 273-2500
Fax: (781) 425-3623
www.ebiconsulting.com

805-440-8342

rereregroup@ebiconsulting.com

ENVIROBUSINESS, INC. LOCATIONS | ATLANTA, GA | BALTIMORE, MD | BURLINGTON, MA | CHICAGO, IL
DALLAS, TX | DENVER, CO | HOUSTON, TX | LOS ANGELES, CA | NEW YORK, NY | PHOENIX, AZ
PORTLAND, OR | SAN FRANCISCO, CA | SEATTLE, WA | YORK, PA

Location	Municipality	App Status	User Status	Application Recv'd	Project/Activity Desc Line 2
321 WEST IRVING PARK ROAD	BENSENVILLE	ACTIVE	FINALED	11/21/2016	REAL ESTATE SIGN
321 WEST IRVING PARK ROAD	BENSENVILLE	ACTIVE	ACTIVE	10/12/2018	AGENT PAID FEES
321 WEST IRVING PARK ROAD	BENSENVILLE	ACTIVE	CLOSED BY COMMISSION	11/08/2019	VARIATION SETBACKS
321 WEST IRVING PARK ROAD	BENSENVILLE	ACTIVE	FINALED	01/08/2020	BUILDING DEMOLITION
321 WEST IRVING PARK ROAD	BENSENVILLE	EXPIRED	FINALED	04/16/2020	NEW CONSTRUCTION
321 WEST IRVING PARK ROAD	BENSENVILLE	ACTIVE	CLOSED BY COMMISSION	04/02/2015	RELIGIOUS INSTITUTION
321 WEST IRVING PARK ROAD	BENSENVILLE	ACTIVE	ACTIVE	03/07/2014	REAL ESTATE SIGN
321 WEST IRVING PARK ROAD	BENSENVILLE	COMPLETE	FINALED	12/08/2020	FIRE ALARM SYSTEM
321 WEST IRVING PARK ROAD	BENSENVILLE	ACTIVE	ACTIVE	08/10/2020	ILLUMINATED SIGNAGE

Status	Location	DBA	Start Date	Last License
ACTIVE	321 WEST IRVING PARK ROAD	O'REILLY AUTO PARTS #6076	04/09/2021	11/01/2021
INACTIVE	321W IRVING PARK ROAD	POOLS & SPAS, INC.	01/01/2008	11/05/2013

Bensenville

321 W IRVING PARK RD

Zoning Information

ZONING INFORMATION

ZONED

C-2

ZONING DESCRIPTION

Downtown Mixed-Use District

VIEW THE VILLAGE CODE

<https://codelibrary.amlegal.com/codes/bensenvilleil/latest/overview>

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

Ordinance No. 73-2019

An Ordinance Granting Approval of Variations to Allow Reductions in Maximum Front and Corner Side Setbacks, An Increase in Maximum Driveway Width, and Relief from On-Site Pedestrian Circulation System Requirements at 321 West Irving Park Road

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 17th 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 18th 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. 73-2019 entitled an Ordinance Granting Approval of Variations to Allow Reductions in Maximum Front and Corner Side Setbacks, An Increase in Maximum Driveway Width, and Relief from On-Site Pedestrian Circulation System Requirements at 321 West Irving Park Road.

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





Corey Williamsen
Deputy Village Clerk

**AN ORDINANCE GRANTING APPROVAL OF VARIATIONS TO ALLOW
REDUCTIONS IN MAXIMUM FRONT AND CORNER SIDE SETBACKS, AN
INCREASE IN MAXIMUM DRIVEWAY WIDTH, AND RELIEF FROM ON-SITE
PEDESTRIAN CIRCULATION SYSTEM REQUIREMENTS AT 321 WEST IRVING
PARK ROAD**

WHEREAS, 321 Irving Park, LLC ("Owner") and Core Bensenville, LLC ("Applicant") filed an application for Variations, Maximum Front Setback, Municipal Code Section 10 – 6 – 8 – 1; and Variations, Maximum Corner Side Setback, Municipal Code Section 10 – 6 – 8 – 1; and Variations, Maximum Driveway Width, Municipal Code Section 10 – 8 – 8 -1; and Variations, On-Site Pedestrian Circulation System, Municipal Code Section 10 – 8 – 7 – C of the Village of Bensenville Zoning Ordinance ("Zoning Ordinance") for the property located at 321 West Irving Park Road, 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 Variations sought by the Applicant was published in the Bensenville Independent on Thursday, November 14, 2019 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign 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 Tuesday, December 3, 2019 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 agreed with the findings of fact submitted by Applicant recommending approval of the Variations and, thereafter, voted unanimously (5-0) to recommend approval of the Variations and forwarded its recommendations, including the Staff Report and findings relative to the Variations to the Village President and Board of Trustees, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, the Village President and Board of Trustees have reviewed the matter herein and have determined that approval of the requested Variations as recommended by the

Community Development Commission to allow the Variations is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Village 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 Staff Report and Recommendation to approve the Variations sought, as allowed by the Zoning Ordinance, Sections 10 – 6 – 8 – 1, 10 – 8 – 8 – 1, and 10 – 8 – 7 – C as adopted by the Community Development Commission as shown in Exhibit “B” are hereby adopted by the Village President and Board of Trustees, the Board of Trustees finding that said Variations are proper and necessary.

SECTION THREE: That the Variations sought by the Owner/Applicant on the Subject Property are hereby approved with the following conditions:

- 1) A DuPage County Stormwater Management Certification shall be provided for this project as the total land disturbing activity exceeds 5,000 SF;
- 2) An Illinois Department of Transportation (IDOT) permit shall be required if work is proposed within IL-19 right-of-way;
- 3) All existing utilities shall be disconnected and capped at the main;
- 4) A 5-foot wide ADA complaint public sidewalk shall be provided along the Walnut St frontage of the site;
- 5) A 7-foot wide stamped concrete ADA complaint public sidewalk shall be provided along the IL-19 frontage of the site. This sidewalk shall match the opposite side of IL-19 and be installed directly adjacent to the existing north side IL-19 C&G;
- 6) A plat of consolidation may be required to combine the two existing lots;
- 7) 2 bicycle parking spaces shall be provided;
- 8) Applicant shall revise plans to meet Village standards for depth and width of parking spaces;
- 9) Root-mounted mechanical units shall be screened. Screening must equal the height of the tallest mechanical equipment installed on the roof of the building;
- 10) A minimum of one shade tree shall be provided per landscape island;


- 11) The trash enclosure be in line with buildings western façade rather than projecting out past the façade;
- 12) Stamped concrete walk shall continue east of the Irving Park Road curb cut;
- 13) Applicant shall provide tree sizes and reasons as to why mature trees are being removed on the property; and
- 14) Street trees shall be planted along Walnut Street.

SECTION FOUR: That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Variations approved herein.

SECTION FIVE: 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 SIX: 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 Village President and Board of Trustees of the Village of Bensenville, this 17th day of December 2019.



Frank DeSimone, Village President

ATTEST:



Nancy Quinn, Village Clerk

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

NAYES: None

ABSENT: None
