



12 South Center Street
Bensenville, IL 60106

Office 630.350.3404
Fax 630.350.3438
www.bensenville.il.us

VILLAGE BOARD

December 6, 2021

President
Frank DeSimone

Board of Trustees
Rosa Carmona
Amy Franz
Marie T. Frey
McLane Lomax
Nicholas Pancola Jr.
Armando Perez

Village Clerk
Nancy Quinn

Village Manager
Evan K. Summers

Ms. Maya Kravtsova
4616 NW 159 Street
Edmond, Oklahoma 73013

Re: December 3, 2021 Commercial FOIA Request

Dear Ms. Kravtsova:

I am pleased to help you with your December 3, 2021 Commercial Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on December 3, 2021. You requested copies of the items indicated below:

"1010-1050 Sesame St.: see attached cover letter outlining records I am seeking."

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

- 1) Village of Bensenville Ordinance No. 7-93. (4 pgs.)
- 2) Village of Bensenville Ordinance No. 55-2009. (3 pgs.)
- 3) Village of Bensenville Certificate of Compliance for Inspection No. 66050. (1 pg.)
- 4) Village of Bensenville Certificate of Compliance for Inspection No. 50290. (1 pg.)
- 5) Village of Bensenville Correction Notice for Inspection No. 82685. (2 pgs.)
- 6) Village of Bensenville Business Licenses Issued to 1010-1050 Sesame Street Since January 1, 2008. (1 pg.)

These are all of the documents that can be discovered 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



National Zoning Associates, LLC
Maya Kravtsova Zoning Information Specialist
4616 NW 159th Street • Edmond, OK 73013
Tel: (405) 285-9359 • Fax: (888) 777-0371
Email: maya@zoningassociates.com

To: Village of Bensenville zoning

Date: 12/3/2021

Open Records Request for the existing industrial building at 1010-1050 Sesame Street, Franklin Park IL. Built in 1976. Parcel ID 12 19 100 089 0000. One tenant: AG-HS Sesame Street property owner, LLC

Holiday Season Greetings!

Please kindly consider this as a formal Open Records request to obtain the following items for the property:

- copies of any Conditional or Special Use Permits, Variances or Special Exceptions if such were granted
- Copy of Planned Unit Development Ordinance if the property was approved as PUD
- Records of any unresolved code enforcement / zoning, fire, or building code violations
- Copies of the approved site plan if available
- Copies of the issued Cert. of Occupancy. If copies of the COs are no longer available please complete the enclosed form letter.

Please provide as much information as possible on your letterhead and return via Fax or Email to: 888-777-0371 or maya@zoningassociates.com. Thank you very much for your time and assistance in this matter! Please call me directly if you have any questions at (405) 285-9359

Sincerely, Maya Kravtsova

VILLAGE OF BENSENVILLE

ORDINANCE NO. 7-93

ORDINANCE GRANTING VARIATION TO BRIDGE BUILDINGS
1010 SESAME STREET

ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 2ND DAY OF MARCH, 1993

Published in pamphlet form by authority of the
President and Board of Trustees of the Village of
Bensenville, DuPage County, Illinois this 3rd day
of March, 1993.

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

CERTIFICATE

I, Elvira L. Johnson, certify that I am the duly elected and acting municipal clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois.

I further certify that on March 2, 1993, the Corporate Authorities of such municipality passed and approved Ordinance No. 7-93, entitled Ordinance Granting Variation to Bridge Buildings at 1010 Sesame Street which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 7-93, 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 3, 1993, 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 3rd day of March, 1993.

SEAL

Elvira L. Johnson, CMC, AAE
Elvira L. Johnson, CMC, AAE
Village Clerk

ORDINANCE # 7-93

ORDINANCE GRANTING VARIATION TO
BRIDGE BUILDINGS AT 1010 SESAME STREET

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 a variation of the total side yard is hereby granted for the south side of the property legally described as follows:

PARCEL 4:

Lot 1 in Hawthorn Center for Industry, being a subdivision of part of the Northwest Quarter of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 1974 as Document Number 22682660, in Cook County, Illinois.

PARCEL 4(A):

Non-exclusive Easements for the benefit of Parcel 4, as created by Maintenance Agreement and Grant of Easements dated December 21, 1978 recorded December 26, 1978 as Document Number 24778114, over, across and upon Lot 5 in Hawthorn Center for Industry, being a subdivision of part of the Northwest Quarter of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 1974 as Document Number 22682660, all in Cook County, Illinois

Common Address: 1010 Sesame Street

SECTION TWO: The variation is to permit connection of two buildings, in Bensenville and Franklin Park, for the single occupancy as a warehouse and office.

SECTION THREE: That when the single occupancy ceases, owner of record shall remove the bridge from the side yard.

SECTION FOUR: The bridge shall be constructed substantially in accordance with the drawing attached hereto dated February 15, 1993.

SECTION FIVE: 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.

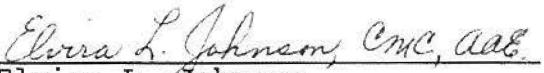
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Ordinance Granting Variation to Bridge Buildings at 1010 Sesame

PASSED AND APPROVED by the President and Board of Trustees
at the Village of Bensenville, this 2nd day of
March, 1993.


John C. Geils
Village President

ATTEST:


Elvira L. Johnson, CMC, aae
Elvira L. Johnson
Village Clerk

AYES: Krass, Reimer, Strandt, Walberg, Weber, Geils

NAYS: None

ABSENT: Wanzung

Published in Pamphlet Form

ORDINANCE NO. 55-2009

**AN ORDINANCE GRANTING A VARIATION TO PARKING REQUIREMENTS
FOR PROPERTY LOCATED AT 1010-1050 SESAME STREET,
BENSENVILLE, ILLINOIS**

WHEREAS, on or about June 11, 2008, First Industrial Realty Trust, Inc. ("applicant") filed an application seeking Site Plan Review and a variance to parking requirements pursuant to the *Village of Bensenville Zoning Ordinance* ("Zoning Ordinance") at property commonly known as 1010 – 1050 Sesame Street, and legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being attached hereto as Exhibit "B" and incorporated herein by reference; and

WHEREAS, Notice of Public Hearing with respect to the Site Plan Review and variance to the parking requirements sought by Applicant was published on or about July 24, 2008 in the *Bensenville Press*, being a newspaper having general circulation within the Village of Bensenville (the "Village"), 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 the applicant's request on August 11, 2008, all as required by the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, the Community Development Commission forwarded its recommendations, including its findings of fact, to the then Committee of the Whole of the Village Board which failed to take action on the application; and

WHEREAS, the application and recommendation of the Community Development Commission has been forwarded to the Village Board's Economic & Community Development Committee on September 15, 2009, which concurred in the recommendations made by the Commission, as attached hereto as Exhibit "C" and incorporated herein by reference; and

WHEREAS, the Community & Economic Development Committee has forwarded its recommendation, along with that of the Community Development Commission, to the President and Board of Trustees on or about September 22, 2009; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that the granting approval of the Site Plan and of the variance to the

parking requirements set forth in the Village Code is consistent with the Zoning Ordinance and the orderly and harmonious development of the Village.

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 in the I-2 Industrial District, which zoning classification shall remain in effect subject to the Site Plan and variance granted herein.

SECTION THREE: That the Approval Criteria for a Site Plan pursuant to Section 10-3-6.C and for Architectural Review pursuant to Section 10-3-7.B has been met, as contained in the findings of fact of the Community Development Commission, which are hereby adopted by the Village Board of Trustees as its finding of facts as to the approval of the Site Plan.

SECTION FOUR: That, a variation to the parking requirements set forth in the Village Code is hereby approved, reducing the number of required parking spaces by forty (40) spaces, and allowing parking to be located in the required corner side yard, on the condition that the applicant comply with all staff directives regarding site lighting and that the applicant adhere to the Site Plan submitted with the application and reviewed and approved by the Community Development Commission, for this purpose, dated September 2, 2008.

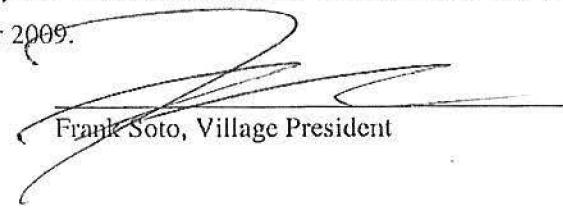
SECTION FIVE: That all requirements of the Zoning Ordinance shall be applicable except as varied by the action granted hereunder.

SECTION SIX: The terms and conditions set forth herein are deemed to be a fundamental element of the relief granted under this ordinance, and are intended by the Village and the Applicant to run with the Subject Property and be binding upon any and all successors in interest to the Applicant.

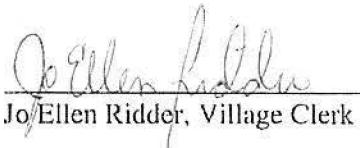
SECTION SEVEN: That all other ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, expressly repealed.

SECTION EIGHT: 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 2009.


Frank Soto, Village President

ATTEST:


Jo Ellen Ridder, Village Clerk

AYES: Adamowski, Bartlett, Johnson, O'Connell, Peconio, Wesseler

NAYES: None

ABSENT: None

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

For: NON-RESIDENTIAL INSPECTION

Inspection Number: 66050

DATE: 04/17/2019

APPLICATION NUMBER:

This certifies that the work completed under the Village of Bensenville

MAYRICH COMPANY

1010 EAST SESAME STREET,
Bensenville, IL 60106

Has been performed satisfactorily and work may continue on the permit issued for:

With the exception of the conditions listed below:

NO EXTENSION CORDS.

ALL EMERGENCY LIGHTS UNITS NEED TO BE IN WORKING ORDER.

BENSONVILLE

COMMUNITY & ECONOMIC DEVELOPMENT

DON TESSLER

Village of Bensenville Inspector

Village of Bensenville Inspector's Signature

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

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

For: NON-RESIDENTIAL INSPECTION

Inspection Number: 50290

DATE: 05/09/2017

APPLICATION NUMBER:

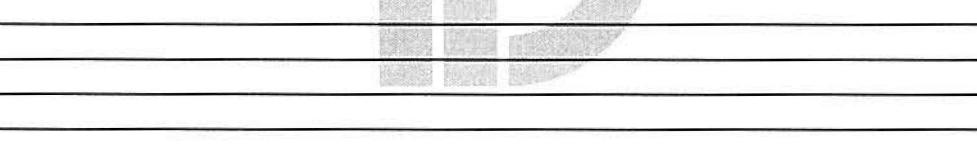
This certifies that the work completed under the Village of Bensenville

For: 1040 EAST SESAME STREET,

Bensenville, IL 60106

Has been performed satisfactorily and work may continue on the permit issued for:

With the exception of the conditions listed below:



DENISONVILLE

COMMUNITY & ECONOMIC DEVELOPMENT

DON TESSLER

Village of Bensenville Inspector

Village of Bensenville Inspector's Signature

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS



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

Type of Inspection: NON-RESIDENTIAL INSPECTION

CORRECTION NOTICE

Address: 1040-1050 SESAME ST.

Unit:

Business name:: COREGISTICS

Phone: 678-453-5900 ext 423

Business Owner: COREGISTICS

Address: 3501 Mount Prospect Rd., Franklin Park, IL 60131

Inspection Date: 5/10/2021

Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0006	MEANS OF EGRESS	Need to add a exit door from far west warehouse area, must be within the 150' traveling distance without traveling though firedoors.
005A	EXIT AND STOCK PLAN	Provide us with a plan with Exit paths and stock storage in a safe zone. May need to add exit sign, emergency light unit, storage racks, etc. A permit will be required for this work.
100	INTERIOR DOOR	Need to check all exterior Exit door for full functional operational. One front Center Exit door needs to be replaced unable to function properly. remove all special locks from exit doors.
100B	MEANS OF EGRESS BLOCKED	
160	LIFE SAFETY REQUIREMENTS	
160C	NEED EXIT LIGHT W/ 2HR BATTERY	Need to add more directional Exit Signs.
160D	NEED EMERGENCY LIGHT W/ 2HR BU	Need to add more Emergency light units, to light up means of egress to Exit Doors.
170G	MISSING ESCUTCHEON RINGS	Bathroom area.

Additional Remarks/Comments:

Created from inspection 80557 on 04/21/2021 by 6523dtes

Reinspection 83219 created on 05/10/2021 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 15 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 630-350-3413.

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: 1040-1050 SESAME ST.

Unit:

Phone: 678-453-5900 ext 423

Business name:: COREGISTICS

Address: 3501 Mount Prospect Rd., Franklin Park, IL 60131

Business Owner: COREGISTICS

Inspector: DON TESSLER

Inspection Date: 5/10/2021

Copy of this report received by/mailed to: _____

Inspector: _____

Date: _____

Status	Location	DBA	Municipality	Start Date	Last License
ACTIVE	1010 EAST SESAME STREET	MAYRICH COMPANY	FRANKLIN PARK	11/07/2012	11/01/2021
ACTIVE	1011 EAST SESAME STREET	PRECISION MOLDING	FRANKLIN PARK		11/01/2021
INACTIVE	1050 EAST SESAME STREET	AEK PACKAGING EQUIPMENT	FRANKLIN PARK	07/06/2012	10/31/2016
ACTIVE	1050 EAST SESAME STREET	COREGISTICS	FRANKLIN PARK	03/14/2017	11/01/2021