



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

President
Frank DeSimone

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

Village Clerk
Nancy Quinn

Village Manager
Evan K. Summers

March 1, 2022

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

Re: February 24, 2022 FOIA Request

Dear Ms. Kravtsova:

I am pleased to help you with your February 24, 2022 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on February 24, 2022. You requested copies of the items indicated below:

"1000 N. Tower Lane see attached cover letter outlining records I am seeking."


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

- 1) Village of Bensenville Ordinance No. 27-2021. (13 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 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 Maya Krabova
Address 4616 NW 159 Street
Edmond OK 73013
Phone 405 285 9359
E-Mail mayad@zoningassociates.com

10668

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

1000 N. Tower Lane see attached cover letter outlining records I
am seeking

☒ 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.

Date

2/24/2022

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

2/24/22
Date Request
Received

3/3/22
Date Response
Due

3/10/22
Date Extended
Response Due

\$0 -
Total Charges

3/1/22
Date Documents
Copied or Inspected

Received by Employee: _____





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: 2/24/2022

Open Records Request for the existing industrial building located at 1000 N Tower Lane, Bensenville (built 2021)

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. This is new building.

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
12 S. CENTER STREET
BENSENVILLE, ILLINOIS 60106**

Ordinance No. 27-2021

**An Ordinance Granting Approval of a Plat of Consolidation at
1000 North IL Rte. 83, Bensenville, Illinois**

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 27th DAY OF JULY 2021**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Bensenville, DuPage and Cook Counties, Illinois this 28th day of July, 2021

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. 27-2021 entitled An Ordinance Granting Approval of a Plat of Consolidation at 1000 North IL Rte. 83, Bensenville, Illinois.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 28th day of July, 2021.





Corey Williamsen
Deputy Village Clerk

**AN ORDINANCE GRANTING APPROVAL OF A PLAT OF CONSOLIDATION
AT 1000 NORTH IL RTE. 83, BENSENVILLE, ILLINOIS**

WHEREAS, Hamilton Partners ("Owner") and ("Applicant") filed an application for Plat of Consolidation, Municipal Code Section 11-3 of the Village of Bensenville Village Code ("Village Code") for the property located at 1000 North Illinois Route 83, Bensenville, IL 60106, 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, the Community Development Commission of the Village of Bensenville conducted a Public Meeting on July 6, 2021, 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 voted unanimously (5-0) to recommend approval of the request and forwarded its recommendation to the President and Board of Village Trustees; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested Consolidation as recommended by the Community Development Commission to allow the Consolidation is consistent with the Village Code.

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 1. That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. That the Recommendation to approve the Plat of Consolidation sought, as allowed by the Village Code, Section 11-3, as adopted by the Community Development Commission, is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Consolidation is proper and necessary.

Section 3. That the Plat of Consolidation, as appended to and a part of this Ordinance as Exhibit "B", as sought by the Applicant of the Subject Property is hereby approved.

Section 4. That all requirements of the Village Code shall be applicable except as allowed by the Consolidation approved herein.

Section 5. 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 6. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

(Intentionally Left Blank)

PASSED AND APPROVED by the President and Board of Trustees of the Village of
Bensenville, this 27th day of July 2021.



Frank DeSimone, Village President

ATTEST:


Nancy Quinn, Village Clerk

AYES: Carmona, Franz, Frey, Panicola, Perez

NAYES: None

ABSENT: Lomax

Ordinance # 27 - 2021
Exhibit "A"

The Legal Description is as follows:

THAT PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 32, 167.0 FEET TO A POINT FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, BEING IDENTICAL WITH THE EAST LINE, AND SAID LINE EXTENDED, OF LOT 14 IN ELK GROVE INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN SAID SECTION 3, 396.41 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 50 SECONDS EAST, 323.67 FEET; THENCE NORTH 38 DEGREES 11 MINUTES 38 SECONDS EAST, 66.65 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77-92285; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEXED TO THE SOUTHWEST, HAVING A RADIUS OF 99.50 FEET, AN ARC LENGTH OF 43.36 FEET TO A POINT; THENCE SOUTH 38 DEGREES 11 MINUTES 38 SECONDS WEST, 79.76 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 10 SECONDS WEST, 379.60 FEET TO THE FUTURE NORTHERLY RIGHT OF WAY LINE OF THE ELGIN-O'HARE EXPRESSWAY, BEING A STRAIGHT LINE DRAWN FROM THE AFOREMENTIONED POINT OF BEGINNING TO A POINT 280.0 FEET NORMALLY DISTANT NORTHEASTERLY OF THE EXISTING NORTHERLY LINE OF S. A. ROUTE 26 (THORNDALE AVENUE) AT A POINT ON SAID EXISTING NORTHERLY LINE, 275.0 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF S. A. ROUTE 83; THENCE NORTH 86 DEGREES 29 MINUTES 12 SECONDS WEST ALONG FUTURE NORTHERLY RIGHT OF WAY LINE, 355.55 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO

THAT PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 32, 167.00 FEET; THENCE SOUTH 86 DEGREES 29 MINUTES 12 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE ELGIN-O'HARE EXPRESSWAY AS DESCRIBED IN DOCUMENT R78-65382, BEING A STRAIGHT LINE DRAWN FROM SAID LAST DESCRIBED POINT TO A POINT HEREINAFTER REFERRED TO AS POINT "A" BEING 280.00 FEET, NORMALLY DISTANT, NORTHEASTERLY OF THE EXISTING LINE OF S.A. ROUTE 26 (THORNDALE AVENUE) AT A POINT ON

SAID EXISTING NORTHERLY LINE, 275.00 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF STATE ROUTE NO. 83, 355.35 FEET TO A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST, 379.60 FEET; THENCE NORTH 38 DEGREES 11 MINUTES 38 SECONDS EAST, 79.76 FEET TO THE SOUTHERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77-92285; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE SOUTH AND HAVING A RADIUS OF 99.50 FEET, AN ARC DISTANCE OF 22.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID TOWER LANE, 305.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 79.28 FEET TO THE WEST LINE OF STATE ROUTE NO. 83; THENCE SOUTH 00 DEGREES 50 MINUTES 47 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 379.82 FEET TO A POINT ON SAID WEST LINE OF STATE ROUTE NO. 83, 365.00 FEET NORTHERLY OF THE INTERSECTION OF SAID LINE WITH THE EXISTING NORTHERLY LINE OF S.A. ROUTE 26 (THORNDALE AVENUE); THENCE SOUTH 49 DEGREES 15 MINUTES 13 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF ELGIN-O'HARE EXPRESSWAY, AS DESCRIBED IN SAID DOCUMENT R78-65382, 66.38 FEET TO AN INTERSECTION WITH A LINE DRAWN FROM THE AFOREMENTIONED POINT "A" TO A POINT ON THE WEST LINE OF STATE ROUTE NO. 83, 315.00 FEET NORTHERLY OF THE INTERSECTION OF SAID WEST LINE WITH EXISTING NORTHERLY LINE OF S.A. ROUTE 26 (THORNDALE AVENUE); THENCE NORTH 82 DEGREES 20 MINUTES 20 SECONDS WEST ALONG SAID LAST DESCRIBED FUTURE NORTHERLY RIGHT OF WAY LINE OF ELGIN-O'HARE EXPRESSWAY, 149.68 FEET TO THE AFOREMENTIONED POINT "A"; THENCE NORTH 86 DEGREES 29 MINUTES 12 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ELGIN-O'HARE EXPRESSWAY, 235.25 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1000 North Illinois Route 83, Bensenville, Illinois 60106.

Ordinance # 27 - 2021
Exhibit "B"
Plat of Consolidation

1000 N. ROUTE 83 SUBDIVISION

IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

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the 1970s, the 1980s, and the 1990s. The 1970s were characterized by a strong emphasis on the environment and social justice. The 1980s saw a shift towards economic growth and technological advancement. The 1990s were marked by a focus on globalization and international relations. These trends have shaped the political and social landscape of the United States and have influenced the development of various policies and programs. The 1970s, in particular, were a period of significant social and environmental activism, which led to the passage of several important laws and the establishment of new government agencies. The 1980s, on the other hand, were a time of rapid economic growth and technological innovation, which led to the development of new industries and the expansion of existing ones. The 1990s were a period of globalization, which led to increased international trade and cooperation, as well as the emergence of new global challenges such as climate change and terrorism. These trends have continued to shape the United States and the world in the 21st century, and it is likely that they will continue to do so in the future.

PLANNING TO GOVERN THE UNITED STATES, the National Association of Manufacturers has announced that it will publish a book, "The American Way," which will set forth the principles of the American system of government and industry. The book, which is being written by a group of leading manufacturers, is expected to be published in the near future. It will be a comprehensive study of the American system of government and industry, and will set forth the principles of the American system of government and industry. The book is being written by a group of leading manufacturers, and is expected to be published in the near future. It will be a comprehensive study of the American system of government and industry, and will set forth the principles of the American system of government and industry.

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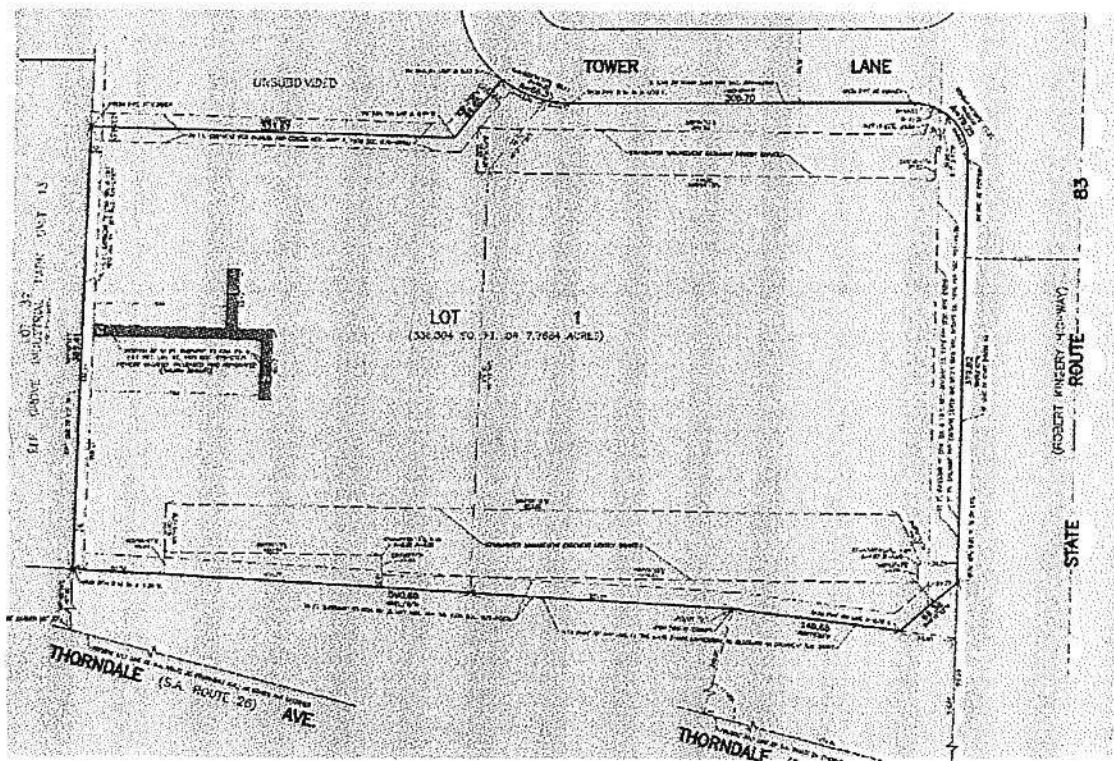
BENSENVILLE

GATEWAY TO OPPORTUNITY

Community Development Commission
Public Meeting 07.06.21

Hamilton Partners
1000 N IL Rte. 83

Plat of Consolidation
Municipal Code Section 11 - 3



Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact and Approval of Preliminary & Final Planned Unit Development, Municipal Code Section 10 – 4. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Meeting:

Petitioner: Hamilton Partners
Location: 1000 North Illinois Route 83
Request: Plat of Consolidation
Municipal Code Section 11 - 3

Motion: Commissioner Wasowicz made a motion to open the Public Meeting. Commissioner Marcotte seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, King, Marcotte, Wasowicz
Absent: Ciula, Czarnecki
A quorum was present.

Chairman Rowe opened the Public Meeting at 7:48 p.m.

Ms. Fawell stated the Petitioner is requesting a Plat of Consolidations at 1000 N. IL Rte. 83, formally addressed as 1000 Tower Lane. Ms. Fawell stated an existing 144,350 SF industrial building is located on the subject property.

Public Comment

Chairman Rowe asked if there was any member of the Public that would like to comment of the Public Meeting. There were none.

Ms. Fawell stated Staff recommends the Approval of the Plat of Consolidation at 1000 N. IL Rte. 83.

There were no further questions from the Commission.

Motion: Commissioner Wasowicz made a motion to close the Public Meeting. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Meeting at 7:50 p.m.

Motion: Commissioner Wasowicz made a motion to approve the Plat of Consolidation at 1000 N. IL Rte. 83. Commissioner Marcotte

ROLL CALL: Ayes: Rowe, Chambers, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion Carried.

**Report from
Community
Development:**

Ms. Fawell reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT: There being no further business before the Community Development Commission, Commissioner Marcotte made a motion to adjourn the meeting. Commissioner King seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:51 p.m.

Ronald Rowe, Chairman
Community Development Commission