



12 South Center Street
Bensenville, IL 60006

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

VILLAGE BOARD

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April 13, 2022

Ms. Lani Moala
1012 24th Avenue NW Suite 100
Oklahoma City, OK 73069

Re: April 6, 2022 FOIA Request

Dear Ms. Moala:

I am pleased to help you with your April 6, 2022 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on April 6, 2022. You requested copies of the items indicated below:

"Zoning Compliance/Verification Letter; Approved Site Plan and/or Conditions of Approval, Certificates of Occupancy, Any Variances, Special Permits, Conditions, etc. Code Violations: Please note whether or not there are currently any open/outstanding zoning, building or fire code violations of record that apply to the subject property."


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

- 1) Village of Bensenville Business Licenses Issued to 472-484 Thomas Drive Since January 1, 2008. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 70971. (2 pgs.)
- 3) Village of Bensenville Correction Notice for Inspection No. 82998. (2 pgs.)
- 4) Village of Bensenville Correction Notice for Inspection No. 68751. (1 pg.)
- 5) Village of Bensenville Correction Notice for Inspection No. 81022. (1 pg.)

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 Lani Moala

Address 1012 24th Ave. NW Suite 100
Norman, OK 73069

Phone 800-787-8390 x 215

E-Mail Lani.Moala@NV5.com

10938

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

Zoning Compliance/Verification Letter; Approved Site Plan and/or Conditions of Approval, Certificates of Occupancy, Any Variances, Special Permits, Conditions, etc.

Code Violations: Please note whether or not there are currently any open/outstanding zoning, building or fire code violations of record that apply to the subject property.

☐

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.

4.6.22

Date

Lani Moala

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

4/6/22

Date Request
Received

4/13/22

Date Response
Due

4/20/22

Date Extended
Response Due

\$0-

Total Charges

4/13/22

Date Documents
Copied or Inspected

Received by Employee: _____

_____, 2022

Lani Moala
Bock & Clark Corporation, an NV5 Company
1012 24th Ave. NW, Ste. 100
Norman, OK 73069

Subject Property: 472 Thomas Drive AKA (478 Thomas Drive)
Bensenville, IL

Parcel: 03-11-400-015

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification, including any applicable overlay districts, for the subject property is:

2. Adjacent property zoning designations:

North: _____

South: _____

East: _____

West: _____

3. According to the zoning ordinances and regulations for this district, the current use of the subject property is a:

- ☐ Permitted Use by Right
☐ Permitted Use by Special/Specific Use Permit ☐ Copy Attached ☐ Copy Not Available (see comment)
☐ Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
☐ Non-Permitted Use

Comment: _____

4. To the best of our knowledge, the subject structure(s) was developed:

- ☐ in accordance with Current Zoning Code Requirements and is
☐ Legal Conforming
☐ Non-conforming (see comments)
☐ in accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-conforming to current zoning requirements.
☐ Prior to the adoption of the Zoning Code and is Grandfathered/Legal Non-conforming to current zoning requirements.
☐ in accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirements; the subject property would be considered legal non-conforming.

Comment: _____

5. Information regarding variances, special permits/exceptions, ordinances or conditions:

- ☐ There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
☐ The following apply to the subject property (see comments):
☐ Variance - Documentation attached or is otherwise, no longer available (see comment)
☐ Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
☐ Ordinance Documentation attached or is otherwise, no longer available (see comment)
☐ Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- ☐ May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
☐ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements. Please see section _____ of the current zoning code/ordinance for details.

7. Code Violations Information:

- ☐ There do **NOT** appear to be any outstanding/open zoning, building or fire code violations that apply to the subject property.
☐ The following outstanding/open ☐ zoning / ☐ building / ☐ fire code violations apply to the subject property:

Comment: _____

8. Certificate of Occupancy, status:

- ☐ A valid Certificate of Occupancy has been issued for the subject property and is attached.
☐ Certificates of Occupancy have been issued and are in effect for all buildings and, if required, for all units at the Property; however, we are unable to locate a copy in our records. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property.
☐ Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property. A Certificate of Occupancy will only be required for new construction.
☐ A Certificate of Occupancy is not required for the subject property.

Comment: _____

9. Site Plan Information:

- ☐ The subject property was not subject to a site plan approval process.
☐ The subject property was subject to site plan approval; a copy of the approved site plan is attached.
☐ The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (*was lost or destroyed*). All other existing documents applicable to site plan approval for the site are attached if available.
☐ An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
☐ Other, (as noted here): _____

This information was researched on _____, 2022, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to, the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

By: _____

Printed Name: _____

Title: _____

Department: _____

Phone: _____

Status	Location	DBA	Municipality	Start Date	Last License
ACTIVE	474 NORTH THOMAS DRIVE	HOLLANDER INTERNATIONAL STORAGE AND MOVI	BENSENVILLE	10/03/2019	11/01/2021
ACTIVE	474 NORTH THOMAS DRIVE	SCOTT LABORATORY SOLUTIONS, LLC	BENSENVILLE	01/29/2020	11/01/2021
INACTIVE	476 NORTH THOMAS DRIVE	CENTRAL STATES TRUCKING COMPANY	BENSENVILLE	01/01/2008	10/30/2020
ACTIVE	476 NORTH THOMAS DRIVE	HOSON LOGISTICS	BENSENVILLE	04/30/2021	11/01/2021
ACTIVE	482 NORTH THOMAS DRIVE	TAILORED SHARED SERVICES, LLC	BENSENVILLE	04/13/2021	11/01/2021



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: 474 THOMAS

Unit:

Business name:: HOLLANDER INTERNATIONAL STORAG Phone: 847-439-2140

Business Owner: HOLLANDER INTERNATIONAL STOR, Address: 474 THOMAS BENSENVILLE, IL

Inspection Date: 10/11/2016

Inspector: TOM KNIGHT

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
060C	MEANS OF EGRESS OBSTRUCTED	The EXIT door from the warehouse (south wall) is difficult to open. Repair/replace as necessary.
120G	IDENTIFY ELECTRIC PANELS	Label each electrical panel.
120H	IDENTIFY BREAKERS	Label each breaker as to the circuit it serves.
120I	REPAIR ELECTRICAL PANELS	Repair/replace the doors to the electrical panels. The doors must shut and latch to remain shut.
160D	EMERGENCY LIGHTS	Repair/replace the damaged emergency light (column in the warehouse). 90-minute battery back-up required.
160E	EMERGENCY LIGHTS	Repair/replace the emergency light in the sprinkler room. 90-minute battery back-up required.
160F	FIRE EXTINGUISHERS	Provide fire extinguishers throughout the building as required per NFPA 10.
165M	SMOKE DETECTORS	Remove the plastic coverings on the smoke detectors in the east dock area (doors 3, 6, and 9).
170	SPRINKLER SYSTEM	Repair/replace the light in the sprinkler room.
170G	MISSING ESCUTCHEON RINGS	In the office area.
185	OCCUPANCY LIMITATIONS	The second floor (office mezzanine) is not approved for occupancy.

Additional Remarks/Comments:

Reinspection 71150 created on 10/11/2019
 by 6523lkni

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 30 days from the date of this order.

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 630-350-3448.



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: 474 THOMAS

Unit:

Business name:: HOLLANDER INTERNATIONAL STORAGE Phone: 847-439-2140

Business Owner: HOLLANDER INTERNATIONAL STORAGE Address: 474 THOMAS BENSENVILLE, IL

Inspection Date: 10/11/2019

Inspector: TOM KNIGHT

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.

Copy of this report received by/mailed to: Robert Wendland via email at rob@hollandermoving.com

Inspector: Tom Knight Date: 10-09-2019



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: 476 THOMAS

Unit:

Business name:: HOSON LOGISTICS

Phone: 630-422-7086

Business Owner: HOSON LOGISTICS

Address: 476 THOMAS DR BENSENVILLE, IL

Inspection Date: 5/5/2021 1

Inspector: RON HERFF

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0001	IMPROPER DISPLAY OF ADDRESS	Recommend placing business name on the front door.
060C	MEANS OF EGRESS BLOCKED	Rear exit in the warehouse is blocked. Exit may not be blocked for any reason.
120G	NEED ACCESS TO ELECTRIC PANEL	Need access to all electric panels
120I	REMOVE ALL EXTENSION CORDS	May not use extension cords for other than a temporary use.
120L	REMOVE ALL BX / ROMEX	Junction box in ceiling of warehouse on the east center wall needs to be covered.
120N	NEED BLANKS IN PANEL	Blanks in electric panel north side of the warehouse. Electric tape can not be used as a blank.
160E	EMERGENCY LIGHTING INOPERABLE	Check all emergency lights to make sure they operate properly.
160G	EM/EXIT LIGHT BURNED OUT	All exit lights must be in good working condition. Check to make sure they are all operating.
160K	EXTINGUISHERS MOUNTED WRONG	All fire extinguishers must be mounted per the manufactures specification.
160S	MSDS SHEETS NEED TO BE POSTED	Need to locate an area to store the MSDS sheets
170Z	OTHER	The roof above the drivers waiting area must be removed. It was installed without a permit and must be removed ASAP.
175H	KEEP PALLETS BELOW 6 FT. HIGH	All skids must be stored in one location. Skids may not be stored under the office area.
180B	EXTINGUISHERS - ANNUALLY	Fire extinguishers needs to be inspected and tested annually.
190L	KEY BOX NEEDED	Key box- for emergency access for the Fire Department.

Additional Remarks/Comments:

Reinspection 83129 created on 05/05/2021 by 6523rher

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 30 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.



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: 476 THOMAS

Unit:

Business name:: HOSON LOGISTICS

Phone: 630-422-7086

Business Owner: HOSON LOGISTICS

Address: 476 THOMAS DR BENSENVILLE, IL

Inspection Date: 5/5/2021 1

Inspector: RON HERFF

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.

Sent to Tina Chu via email @ tina.chu@hosonamerica.com

Copy of this report received by/mailed to: _____

Ron Herff

05-05-2021

Inspector: _____ Date: _____



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: 474 Thomas Drive.

Unit:

Business name::

Phone:

Property Owner: Breit Industrial HS property

Address:

Inspection Date: 7-11-19

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005	VILLAGE REGULATIONS	When conducting business in the Village of Bensenville a current Village of Bensenville Business License must be purchased at Village Hall. Business License must be displayed at all times.
005D	LAST ANNUAL INSPECTION DATE	Annual inspection or NEW BUSINESS inspection must be scheduled before occupying this unit. Contact Community & Economic Development 630.350.3411.

Additional Remarks/Comments:

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 030 days.

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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 630-350-3448.

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.

Copy of this report received by/mailed to: _____

Lindsay Laycoax

7-11-19

Inspector: _____

Date: _____



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: 482 THOMAS

Unit:

Business name:: The Mens Wearhouse, Inc.

Phone:

Business Owner:

Address:

Inspection Date: March 24,2021

Inspector: DON TESSLER

Checklist #

005

Violation

VILLAGE REGULATIONS

Violation comment

Conducting business without a current 2021 Village of Bensenville Business License. Business License must be current AND BE DISPLAYED IN A PROMINENT LOCATION. MUST COMPLY WITHIN 7 DAYS.

Additional Remarks/Comments:

Created from inspection 81021 on 03/24/2021 by 6523dtes

Re-inspection 03-10-2021

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 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.

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Copy of this report received by/mailed to: _____

Inspector: _____

Date: _____