



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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August 22, 2023

Mr. Edward R. Bogacki
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Re: August 15, 2023 FOIA Request

Dear Mr. Bogacki:

I am pleased to help you with your August 15, 2023 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on August 21, 2023. You requested copies of the items indicated below:


"Reference: The Bennington 100-130 E. George Street Bensenville, IL 60106."

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

- 1) Village of Bensenville Certificate of Compliance for Inspection No. 93512. (1 pg.)
- 2) Village of Bensenville Certificate of Compliance for Inspection No. 93509. (1 pg.)
- 3) Village of Bensenville Certificate of Compliance for Inspection No. 93510. (1 pg.)
- 4) Village of Bensenville Certificate of Compliance for Inspection No. 93511. (1 pg.)
- 5) Village of Bensenville Permits Issued to 100-130 George Street Since January 1, 2010. (1 pg.)
- 6) Village of Bensenville Zoning for 100 Goerge Street as of August 21, 2023. (1 pg.)
- 7) Village of Bensenville Zoning for 110 Goerge Street as of August 21, 2023. (1 pg.)
- 8) Village of Bensenville Zoning for 120 Goerge Street as of August 21, 2023. (1 pg.)
- 9) Village of Bensenville Zoning for 130 Goerge Street as of August 21, 2023. (1 pg.)

These are all the records found responsive to your request.

Very truly yours,


Corey Williamsen
Freedom of Information Officer
Village of Bensenville

August 15, 2023

Village of Bensenville
Community Development Department
(630) 350-3396
12 S. Center Street
Bensenville, IL 60106

Reference: The Bennington
100-130 E. George Street
Bensenville, IL 60106
Partner Project Number: 23-418673.1

RECEIVED

AUG 21 2023

Village of Bensenville
Village Clerk's Office

Dear FOIA Officer:

Partner Engineering and Science, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. Are there any unresolved Notice of Violation or Notice to Comply against ☐ Yes ☐ No the property? (if Yes, please provide details below, or by attachment)

2. How frequently is the property inspected by the building department?

☐ During construction activity ☐ To investigate a citizen complaint ☐ Annually
☐ Never ☐ Other (describe) _____

3. Date of last inspection (if applicable): _____

4. When was the original core/shell Certificate of Occupancy issued? _____

5. Is a copy of the original core/shell Certificate of Occupancy available? ☐ Yes ☐ No
(Please send copy if available)

6. Are there any open building department permits? ☐ Yes ☐ No
(If Yes, please describe below or by attachment)

We appreciate your assistance with this information. Please email this page and any additional attachments to erbogacki@hotmail.com. **Also, please include the responder's name, title, and contact info.**

Respectfully,
Edward R. Bogacki
Assessor
Phone: (312) 656-5850 E-Mail: erbogacki@hotmail.com

August 15, 2023

Village of Bensenville
Fire Protection District
(630) 350-3441
500 S. York Road
Bensenville, IL 60106

Reference: The Bennington
100-130 E. George Street
Bensenville, IL 60106
Partner Project Number: 23-418673.1

Dear FOIA Officer:

Partner Engineering and Science, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. Are there any unresolved Notice of Violation or Notice to Comply against ☐ Yes ☐ No the property?

(If Yes, please provide details below or by attachment)

2. How frequently is the property inspected by the fire department?

☐ During construction activity ☐ To investigate a citizen complaint ☐ Annually
☐ Never ☐ Other (describe) _____

3. Date of last inspection (if applicable):

4. Are there any records related to the following for the property? ☐ Yes ☐ No

(If Yes, please provide details below or by attachment)

- Current or historical use of hazardous materials/waste
- Storage or Releases of hazardous materials/waste
- Current or historical underground/aboveground storage tanks
- Current or historical clarifiers

We appreciate your assistance with this information. Please email this page and any additional attachments to erbogacki@hotmail.com. **Also, please include the responder's name, title, and contact info.**

Respectfully,
Edward R. Bogacki
Assessor

Phone: (312) 656-5850 E-Mail: erbogacki@hotmail.com

August 15, 2023

Village of Bensenville
Planning Department
(630) 350-3396
12 S. Center Street
Bensenville, IL 60106

Reference: The Bennington
100-130 E. George Street
Bensenville, IL 60106
Partner Project Number: 23-418673.1

Dear FOIA Officer:

Partner Engineering and Science, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. What is the current zoning designation for the property?

2. Is the current use of the property compliant with the current designation?

☐ Compliant use ☐ Legal, non-compliant use ☐ Non-compliant use

(If not compliant, please provide details as applicable)

3. Are there any unresolved Notice of Violation or Notice to Comply against ☐ Yes ☐ No the property?

(If Yes, please provide details below or by attachment)

4. Are there any Activity and Use Limitations (AUL) related to ☐ Yes ☐ No environmentally hazardous conditions associated with the property?

(If Yes, please provide details below or by attachment)

We appreciate your assistance with this information. Please email this page and any additional attachments to erbogacki@hotmail.com. **Also, please include the responder's name, title, and contact info.**

Respectfully,
Edward R. Bogacki
Assessor
Phone: (312) 656-5850 E-Mail: erbogacki@hotmail.com

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: MULTIPLE FAMILY DWELLING

Inspection Number: 93512

DATE: 06/07/2022

This certifies that the work completed under the Village of Bensenville

**For: 100 EAST GEORGE 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:

- All stairwells and hallways must have working emergency and exit lighting.

BENSENVILLE
COMMUNITY & ECONOMIC
DEVELOPMENT

JAMEEL ABDUR-RAFIA

Village of Bensenville Inspector

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: MULTIPLE FAMILY DWELLING

Inspection Number: 93509

DATE: 06/07/2022

This certifies that the work completed under the Village of Bensenville

**For: 110 EAST GEORGE 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:

BENSENVILLE
COMMUNITY & ECONOMIC
DEVELOPMENT

JAMEEL ABDUR-RAFIA

Village of Bensenville Inspector

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: MULTIPLE FAMILY DWELLING

Inspection Number: 93511

DATE: 06/07/2022

This certifies that the work completed under the Village of Bensenville

For: 130 EAST GEORGE 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:

BENSENVILLE
COMMUNITY & ECONOMIC
DEVELOPMENT

JAMEEL ABDUR-RAFIA _____

Village of Bensenville Inspector

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

Location	Municipality	User Status	Application Recv'd	Project/Activity Desc Line 2
100 EAST GEORGE STREET	BENSENVILLE	FINALED	03/29/2016	R/R PARKING LOT
100 EAST GEORGE STREET	BENSENVILLE	FINALED	03/30/2017	ASPHALT PAVING & CONCRETE WORK
100 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	04/05/2013	PARKING LOT REPAIR
100 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	05/07/2013	R/R VALVE ON ELEVATOR
100 EAST GEORGE STREET	BENSENVILLE	FINALED	03/28/2014	R/R PARKING LOT
100 EAST GEORGE STREET	BENSENVILLE	FINALED	08/21/2014	CONCRETE WORK
100 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	06/17/2014	RE--ROOF
100 EAST GEORGE STREET	BENSENVILLE	FINALED	04/07/2015	PAVING
100 EAST GEORGE STREET	BENSENVILLE	ACTIVE	07/13/2023	PAVING
100 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	05/18/2011	R/R PATIO, WALKS, CURB AND SLABS
100 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	03/21/2012	REGRADE & DRAINAGE
100 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	05/01/2012	ASPHALT REPAIR
100 EAST GEORGE STREET	BENSENVILLE	FINALED	05/08/2012	RE-ROOF ON GARAGE ONLY
100 EAST GEORGE STREET	BENSENVILLE	FINALED	11/19/2020	REPAIR SEWER LINE
100 EAST GEORGE STREET	BENSENVILLE	FINALED	03/07/2018	FENCING
100 EAST GEORGE STREET	BENSENVILLE	FINALED	03/28/2019	PARKING LOT REPAIRS
100 EAST GEORGE STREET	BENSENVILLE	FINALED	02/10/2020	SIGNAGE
100 EAST GEORGE STREET	BENSENVILLE	FINALED	02/21/2020	PLUMBING
100 EAST GEORGE STREET	BENSENVILLE	FINALED	03/09/2020	FIRE ALARM
100 EAST GEORGE STREET	BENSENVILLE	CANCELLED	03/26/2020	THREE PERGOLAS
100 EAST GEORGE STREET	BENSENVILLE	FINALED	12/09/2019	ALTERATION
100 EAST GEORGE STREET	BENSENVILLE	CANCELLED	01/20/2020	FENCING
100 EAST GEORGE STREET	BENSENVILLE	FINALED	05/07/2020	INTERIOR ALTERATION
100 EAST GEORGE STREET 100	BENSENVILLE	CLOSED BY INSPECTOR	03/15/2021	THREE PERGOLAS
100 EAST GEORGE STREET 220	BENSENVILLE	CLOSED BY INSPECTOR	05/10/2011	BURGLAR ALARM
100 EAST GEORGE STREET 509	BENSENVILLE	CLOSED BY INSPECTOR	02/20/2013	FIRE RESTORATION
100 GEORGE	BENSENVILLE	CLOSED BY INSPECTOR	05/05/2011	PAVEMENT
100 GEORGE	BENSENVILLE	CLOSED BY INSPECTOR	07/31/2012	ELEVATOR REPAIR
100 GEORGE	BENSENVILLE	CLOSED BY INSPECTOR	04/27/2011	ELEVATOR REPAIR
100 GEORGE	BENSENVILLE	CLOSED BY INSPECTOR	10/04/2010	FIRE DAMAGE -RESTORATION
100 GEORGE	BENSENVILLE	FINALED	07/14/2010	ACCESSORY/ R/R PATIO,SIDEWALK & CURB
100 GEORGE	BENSENVILLE	FINALED	08/25/2010	RE-ROOF
110 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	05/07/2013	R/R VALVE ON ELEVATOR
110 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	08/18/2015	RE-ROOF
120 EAST GEORGE STREET	BENSENVILLE	FINALED	04/12/2019	SANITARY CLEAN OUT
120 EAST GEORGE STREET	BENSENVILLE	FINALED	04/12/2016	ROOF RECOVER
120 EAST GEORGE STREET	BENSENVILLE	FINALED	01/13/2016	2 PIT LADDERS
120 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	05/07/2013	R/R VALVE ON ELEVATOR
120 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	05/30/2013	ELEVATOR REPAIRS
120 EAST GEORGE STREET 509	BENSENVILLE	CLOSED BY INSPECTOR	02/22/2013	FIRE DAMAGE (ELECTRICAL ONLY)
120 GEORGE	BENSENVILLE	CLOSED BY INSPECTOR	08/10/2010	EMERGENCY SANITARY REPAIR
130 EAST GEORGE STREET	BENSENVILLE	FINALED	08/06/2021	R/R EXISTING CYLINDER ON ELEVATOR
130 EAST GEORGE STREET	BENSENVILLE	CANCELLED	12/30/2021	R/R CYLINDER ON ELEVATOR
130 EAST GEORGE STREET	BENSENVILLE	ACTIVE	01/12/2021	R/R ELEVATOR VALVE
130 EAST GEORGE STREET	BENSENVILLE	FINALED	05/25/2011	RE-ROOF
130 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	07/18/2011	REPLACEMENT VELVE ON ELEVATOR
130 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	08/08/2012	VALVE ON ELEVATOR
130 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	04/19/2012	ELEVATOR REPAIR
130 EAST GEORGE STREET	BENSENVILLE	CLOSED BY INSPECTOR	05/07/2013	R/R VALVE ON ELEVATOR
130 EAST GEORGE STREET	BENSENVILLE	FINALED	01/13/2016	3 PIT LADDERS
130 EAST GEORGE STREET	BENSENVILLE	FINALED	09/05/2019	SEWER REPAIR

100 GEORGE ST

Zoning Information

ZONING INFORMATION

ZONED

R-6

ZONING DESCRIPTION

Multiple-Unit Dwelling District

VIEW THE VILLAGE CODE

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



Zoning Information

ZONING INFORMATION

ZONED

R-6

ZONING DESCRIPTION

Multiple-Unit Dwelling District

VIEW THE VILLAGE CODE

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120 GEORGE ST

Zoning Information

ZONING INFORMATION

ZONED

R-6

ZONING DESCRIPTION

Multiple-Unit Dwelling District

VIEW THE VILLAGE CODE

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

130 GEORGE ST

Zoning Information

ZONING INFORMATION

ZONED

R-6

ZONING DESCRIPTION

Multiple-Unit Dwelling District

VIEW THE VILLAGE CODE

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