



12 South Center Street  
Bensenville, IL 60106

Office: 630.350.3404  
Fax: 630.350.3438  
[www.bensenville.il.us](http://www.bensenville.il.us)

**VILLAGE BOARD**

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December 20, 2023

Mr. Toni Fiasco  
PO Box 469  
Necedah, Wisconsin 54646

Re: December 18, 2023 Commercial FOIA Request

Dear Mr. Fiasco:

I am pleased to help you with your December 18, 2023 Commercial Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on December 18, 2023. You requested copies of the items indicated below:

*"Property - 900 east Green Street, Bensenville, IL 60106. Planning/Zoning/Development: copies of any approved site plans, variances, special/conditional use permits, planned developments, or zoning relief granted to the property, and notification of outstanding zoning code violations. Building/Construction: copies of the existing Certificates of Occupancy, and notification of any outstanding building code violations."*

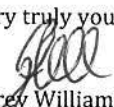
After a search of Village files, the following documents are enclosed to fulfill your request:

- 1) Village of Bensenville Correction Notice for Inspection No. 74282. (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



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 Toni Fiasco

Address PO Box 469 Necedah, WI 54646

Phone 405-922-1051

E-Mail Toni@keyzoning.com

14748

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

Property - 900 East Green Street, Bensenville, IL 60106

- Planning/Zoning/ Development: copies of any approved site plans, variances, special/ conditional use permits, planned developments, or zoning relief granted to the property, and notification of any outstanding zoning code violations
- Building/ Construction: copies of the existing Certificates of Occupancy, and notification of any outstanding building code violations



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.

December 18, 2023

Date

Toni Fiasco

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.

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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\*\*\*

12/18/23  
Date Request  
Received

1/22/24  
Date Response  
Due

2/20/23  
Date Extended  
Response Due

\$0  
Total Charges

12/20/23  
Date Documents  
Copied or Inspected

Received by Employee: \_\_\_\_\_

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**From:** Toni <Toni@keyzoning.com>  
**Sent:** Monday, December 18, 2023 9:34 AM  
**To:** FOIA Request  
**Subject:** Records Request 900 East Green Street, Bensenville, IL 60106  
**Attachments:** FOIA-Request-Form2016.pdf

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CAUTION: This email originated from outside of the organization.

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Good morning,

I am researching the subject property.

Please accept the following public records request.

Please notify me in advance if fees will exceed \$50.00.

Property – 900 East Green Street, Bensenville, IL 60106

- Planning/Zoning/ Development: copies of any approved site plans, variances, special/ conditional use permits, planned developments, or zoning relief granted to the property, and notification of any outstanding zoning code violations
- Building/ Construction: copies of the existing Certificates of Occupancy, and notification of any outstanding building code violations

I've also attached the FOIA form I found on the Village website.

Thank you!

Toni

**Toni Fiasco, Researcher | Key Zoning Assessments, LLC**

Corporate Office | PO Box 469 | Necedah, WI 54646

Direct (405) 922 1051 | [Toni@keyzoning.com](mailto:Toni@keyzoning.com) | Fax (866) 247 9165

*Your Key Partner for Zoning Due Diligence* [www.keyzoning.com](http://www.keyzoning.com)



**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: 900 E. GREEN STREET

Unit:

Business name:: RUBICON TECHNOLOGY

Phone: 773-724-0691

Business Owner: RUBICON TECHNOLOGY

Address: 900 GREEN BENSENVILLE, IL

Inspection Date: 2/17/2020

Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
160E	EMERGENCY LIGHTING INOPERABLE	Repair/replace all non-working emergency light units.
180D	FIRE ALARM SYSTEM - ANNUALLY	Need a current annual fire alarm system inspection test and cert.
180F	SPRINKLER SYSTEM - ANNUALLY	Need a current annual fire sprinkler system inspection test and cert.
180H	FIRE PUMPS - ANNUALLY	Need a current annual fire pump inspection test and cert.
180L	ELEVATOR INSP. BI - ANNUALLY	Need a current annual elevator inspection cert.

**Additional Remarks/Comments:**

Re-inspection 03/18/2020

Reinspection 74283 created on 02/17/2020 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 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 630-350-3414.

**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: \_\_\_\_\_

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_