



12 South Center Street

Bensenville, IL 60106

Office: 630.350.3404

Fax: 630.350.3438

www.bensenville.il.us

VILLAGE BOARD

January 5, 2024

President

Frank DeSimone

Board of Trustees

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Ann Franz

Marie T. Frey

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Nicholas Panicola Jr.

Armando Perez

Village Clerk

Nancy Dunn

Village Manager

Evan K. Summers

Ms. Trinia Mullins

100 East California Avenue #400

Oklahoma City, Oklahoma 73104

Re: January 4, 2024 FOIA Request

Dear Ms. Mullins:

I am pleased to help you with your January 4, 2024 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on January 4, 2024. You requested copies of the items indicated below:

"Re: 222-224 James Street. See attached request letter."

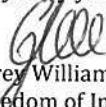
After a search of Village files, the following information was found responsive to your request:

- 1) Village of Bensenville Ordinance No. 90-2008. (4 pgs.)
- 2) Village of Bensenville Certificate of Compliance for Inspection No. 100253. (1 pg.)
- 3) Village of Bensenville Certificate of Compliance for Inspection No. 103318. (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

BENSENVILLE
VILLAGE CLERK'S OFFICE

TO: **COREY WILLIAMSEN**
Freedom of Information Officer
Village of Bensenville
12 S. Center Street
Bensenville, IL 60106

FROM:

Name Trinia Mullins
Address 100 E California Ave #400
Oklahoma City, OK. 73104
Phone 405-754-6274
E-Mail TMullins@partneresi.com

14832

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

See attached request letter.

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.

01/04/2024

Date

Trinia Mullins

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

1/4/24
Date Request Received

1/11/24
Date Response Due

1/18/24
Date Extended Response Due

\$0 -
Total Charges

1/5/24
Date Documents Copied or Inspected

Received by Employee: _____



January 4, 2024

Village of Bensenville
Corey Williamsen
Village Clerk's Office
12 South Center Street
Bensenville, IL, 60106
FOIArequest@bensenville.il.us
630-350-3404

Subject: Public Records Request

Property Name: Faropoint Fund II Industrial Portfolio
Property Address: 222 James Street
Bensenville Illinois 60106
Property Additional Address: 222-224 James Street
Year Built: 1980
Parcel Number: 03-26-208-005
Project Number: 23-432891.41

To Whom It May Concern,

Partner has been engaged by our client to conduct due diligence research and prepare a Zoning Report on the above-mentioned property. Please provide copies or advise how to obtain the following:

- Variances, Special Exceptions, Zoning Reliefs/Waivers, or Conditional/ Special Use Permits.
- Planned Unit Development including approvals, meeting minutes/agenda from the public hearing, resolutions, and other applicable ordinances.
- Approved Site Plan and/or conditions of approval for building height, setbacks, parking, density, uses, and lot size.
- Current open/active zoning, building, or fire code violations on file.
 - Please provide inspection reports and Notice(s) of Violation
- Certificates of Occupancy (COs) or Temporary Certificate(s) of Occupancy (if under construction) for the shell of the building(s) and any current tenants.
- Copies or evidence of any current or future plans for roadway construction, repaving/resurfacing projects, easements, land condemnation proceedings, or other such activity that would affect the placement of property lines, immediately surrounding roads, disrupt traffic flow in proximity of the Subject, and/or impede access to the property.

Should you expect fees or if there is any portion of our request you cannot complete, please advise me as soon as possible. In order to expedite this request please email your response to me at tmullins@partneresi.com. If have questions or concerns, please don't hesitate to contact me. In the event that you need to send hard copies, please mail them to the address below.

Trinia Mullins, Zoning Assistant
Partner Engineering and Science, Inc.
100 E California Avenue, Suite 400
Oklahoma City, OK 73104
Direct Office: 405-754-6274 | Fax: 732-510-5487



**AN ORDINANCE GRANTING VARIANCES
FROM CERTAIN REQUIREMENTS OF THE BENSENVILLE ZONING ORDINANCE
UNITED REFRIGERATION, INC. – 222 JAMES STREET**

WHEREAS, on or about November 6, 2007, United Refrigeration Inc., as applicant (the “Applicant”), filed an application for variances from certain requirements of the Bensenville Zoning Ordinance (“Zoning Ordinance”) for the property commonly known as 222 James Street, Bensenville, as legally described on Exhibit “A” attached hereto and incorporated herein (the “Subject Property”); a copy of said application is attached hereto as Exhibit “B” and incorporated herein by this reference; and,

WHEREAS, Notice of Public Hearing with respect to the requested variances 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; a copy of said Notice is attached hereto as Exhibit “C” and incorporated herein by reference; and,

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on or about 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 President and Board of Trustees on or about August 11, 2008, a copy of which is attached hereto as Exhibit “D” and incorporated herein.

NOW, THEREFORE, 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 pursuant to Section 10-3-3 of the Zoning Ordinance, certain provisions thereof are hereby varied as follows:

1. The interior side yard required by Section 10-9B-4(B) of the Zoning Ordinance is hereby varied from fifteen (15') feet to (1') foot from the eastern lot line of the Subject Property; and,

2. The requirement that off-street loading occur outside of the required side yard as set forth in Section 10-11-12(A)(2) Zoning Ordinance be varied so as to permit off-street loading in the eastern side yard.

SECTION TWO: That the recommendations and Findings of Fact of the Community Development Commission previously incorporated herein as Exhibit "D" be and the same are hereby adopted by the President and Board of Trustees as and for its Findings of Fact, and the President and Board of Trustees further find with respect to the variations granted herein:

1. Special circumstances, as more fully set forth in the exhibits hereto, exist that are peculiar to the Subject Property and that do not apply generally to other properties in the I-2 Zoning District, and that said circumstances are not of so general or recurrent in nature as to make it reasonable and practical to provide a general amendment to the Zoning Ordinance to cover them; and,
2. For reasons more fully set forth in the exhibits hereto, the literal application of the provisions of the Zoning Ordinance would result in unnecessary and undue hardship or practical difficulties for the Applicant as distinguished from mere inconvenience; and,
3. That said special circumstances and hardship relate only to the physical character of the Subject Property and the structure located thereon, and do not concern any business or activity that the present or prospective owner(s) or occupant(s) carries on therein, nor to the personal, business or financial circumstances of any party with an interest in the property; and,
4. That said special circumstances and practical difficulties and hardship have not resulted from any act, undertaken subsequent to the adoption of the Zoning Ordinance or any applicable amendment thereto, of the Applicant or of any other party with a present interest in the property; and,
5. Granting said variances is necessary for the Applicant to enjoy a substantial property right possessed by other properties in the I-2 Zoning District and does not confer a special privilege ordinarily denied to such other properties; and,
6. Granting said variances is necessary not because it will increase the Applicant's economic return, although it may have said effect, but because without a variance the Applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the Subject Property; and,

7. Granting said variances does not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity; and,
8. Granting said variances is in harmony with the general purpose and intent of the Zoning Ordinance and the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and do not serve in effect to substantially invalidate or nullify any part thereof; and,
9. That the variances granted herein are the minimum required to provide the Applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the Subject Property.

SECTION THREE: That the relief granted in Section One herein is expressly conditioned upon the Subject Property at all times being constructed, used, operated and maintained in accordance with all provisions of the Bensenville Village Code. Failure to so comply may result in the revocation of the variances provided for herein.

SECTION FOUR: The terms and conditions set forth in this Ordinance are deemed to be a fundamental element of the relief granted herein, 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 FIVE: 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 SIX: 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 3rd day of Nov., 2008.



John C. Geils, Village President

ATTEST:



Carole Crowe Mantia
Carole Crowe Mantia, Village Clerk

AYES: Adamowski, Johnson, Tralewski, Mandziara

NAYES: None

ABSENT: Williams

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: 100253

DATE: 03/13/23

APPLICATION NUMBER:

This certifies that the work completed under the Village of Bensenville

For: United Refrigeration

222 WEST JAMES STREET,

Bensenville, IL 60106

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

Except for the conditions listed below:



BENSENVILLE

COMMUNITY & ECONOMIC DEVELOPMENT

DANIEL DREISBACH

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: Business License Inspection

Inspection Number: 103318

DATE: July 25, 2023

This certifies that the inspection performed by the Village of Bensenville

TRIPLE TRADING INC.

224 James Street

Bensenville, IL 60106

Has been completed and approved:

With the exception of the conditions listed below:

Business License approved

Don Tessler

Village of Bensenville Inspector

Donald Tessler

Village of Bensenville Inspector's Signature

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS