



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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April 24, 2025

Ms. Melissa Creswell
19200 North Perimeter Drive
Scottsdale, Arizona 85255

Re: April 17, 2025 FOIA Request

Dear Ms. Creswell:

I am pleased to help you with your April 17, 2025 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on April 17, 2025. You requested copies of the items indicated below:

"Please see the attached document for the full request: 489 Thomas Drive."

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


- 1) Village of Bensenville Zoning for 489 Thomas Drive as of April 17, 2025. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 119595. (1 pg.)

These are all the records found responsive to your request.

In regards underground/aboveground storage tanks and hazardous materials; please check with the Illinois Fire Marshal's Office to conduct a search of their files.

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 Melissa Creswell
Address 19200 North Perimeter Drive
Scottsdale AZ 85255
Phone 4178497754
E-Mail wprfi@bureauveritas.com

18172

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

Please see the attached document for the full request.

☐ 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.

4/17/2025

Date

Melissa Creswell

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

4/17/25
Date Request
Received

4/24/25
Date Response
Due

5/1/25
Date Extended
Response Due

\$0-
Total Charges

4/24/25
Date Documents
Copied or Inspected

Received by Employee: _____

Dear Sir Or Madam:

Bureau Veritas (BV) is an engineering firm currently conducting an Environmental Site Assessment and a Property Condition Assessment of the following property on behalf of the property owner:

Reference address: 489 Thomas Drive

489 Thomas Drive, Bensenville, IL 60106

174088.25R000-059.042-135

As part of this process, we are submitting this request for information specific to the property. Please provide us with the following information concerning the property:

- 1) The earliest year that records are maintained on file by the Building and Fire Departments.
- 2) Any records of underground or aboveground storage tanks.
- 3) Any records of spills or releases of petroleum products and/or hazardous materials.
- 4) The current zoning designation (ie "R – Residential") for the property.
- 5) The date of last Fire Department inspection.
- 6) Any OUTSTANDING Fire code violations.
- 7) The date of last Building Department inspection.
- 8) Any OUTSTANDING Building code violations.
- 9) A copy of the original C of O or original Building Permit (if available).
- 10) Any records of fire incidents for which AFFF was utilized as a suppressant.
- 11) Current or historical operation of a fire suppression system that utilizes AFFF.

Please provide copies of any available documentation pertaining to the above requested information. Responses may be emailed to wprfi@bureauveritas.com. If you need additional information to complete this request or the cost to complete this request will exceed \$20, please contact me. Thank you for your prompt attention to this matter.



Melissa Creswell
Support Staff Associate
P: 800.733.0660

C: 417.849.7754
wprfi@bureauveritas.com
Bureau Veritas
17200 North Perimeter Drive
Scottsdale, Arizona 85255

489 THOMAS DR

Zoning Information

ZONING INFORMATION

ZONED

I-2

ZONING DESCRIPTION

General Industrial District

VIEW THE VILLAGE CODE

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

Inspection Number 119595

**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: 489 NORTH THOMAS DRIVE

Unit:

Business Name: QUEST EVENTS

Phone: 972-318-2760

Property Owner: GIJV IL 5, LLC

Address: PO BOX 856751

Inspection Date: 12/30/2024

Inspector: DON TESSLER

Violation

IMPROPER DISPLAY OF ADDRESS

Violation comment

Need a address on the side door, (489)

MEANS OF EGRESS BLOCKED

Keep all Exit doors clear of storage.

NEED ACCESS TO ELECTRIC PANEL

Need access to panels and Keep 36" clear space around all electrical panels.

EMERGENCY LIGHTING INOPERABLE

Repair/replace all non-working Emergency light units.

Additional Remarks/Comments:

Reinspection # 119596

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 VIOLATION WITHIN THE PRESCRIBED TIME CAN RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY ASSIGNED BY A JUDICATOR.

You are hereby notified to remedy the conditions as stated above by 02/03/2025.

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 of fire protection systems. If you have questions about this inspection, please call 630-350-3413.

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: E-mailed 12/30/2024 to crandle@questevents.com

DON TESSLER

Inspector

12/30/2024

Date