



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

April 24, 2025

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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: 300 Beeline Drive."*

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

- 1) Village of Bensenville Zoning for 300 Beeline Drive as of April 17, 2025. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 105668. (2 pgs.)

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

BENSENVILLE  
VILLAGE CLERK'S OFFICE

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

16175

## **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: 300 Beeline Drive  
300 Beeline Drive, Bensenville, IL 60106  
# 174088.25R000-058.042-135**

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](mailto: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](mailto:wprfi@bureauveritas.com)  
Bureau Veritas  
17200 North Perimeter Drive  
Scottsdale, Arizona 85255**

300 BEELINE DR

## Zoning Information

### ZONING INFORMATION

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#### **ZONED**

I-2

#### **ZONING DESCRIPTION**

General Industrial District

#### **VIEW THE VILLAGE CODE**

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

## 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: 300 BEELINE DRIVE

Unit:

Business Name: KEYSTONE AUTOMOTIVE

Phone: 708-629-3312

Property Owner: GIJV IL 5 LLC

Address: 2 POST ROAD WEST

Inspection Date: 09/07/2023

Inspector: DON TESSLER

Violation

IMPROPER DRAINAGE

Violation comment

Need to check the drain in the loading dock for proper drainage.

REPAIR/REPLACE DRIVEWAY OR APRON

Replace cracked concrete apron on the West side of the building by dock door.

WATER HEATER NEED TO BE BONDED

Water heater needs to be bonded, a jumpier wire from hot to cold water pipe.

LOCK, CLOSE OR OPEN OS&Y

Need to check the Outside OS&Y valve on the sprinkler system if it is open all the way. The view window show partial open.

**Additional Remarks/Comments:RE-105669**

**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 10/05/2023**

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.

**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.**

DON TESSLER

Inspector

09/07/2023

Date