



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

July 23, 2025

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Nancy Quinn

Village Manager  
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Mr. Zachary Squires  
154 West Park Avenue #1167  
Elmhurst, Illinois 60126

Re: July 11, 2025 FOIA Request

Dear Mr. Squires:

I am pleased to help you with your July 11, 2025 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on July 17, 2025. You requested copies of the items indicated below:

*"Any and all tax and property records on building 115-119 E Green St, Bensenville, IL 60106."*

After a search of Village files, the following records were found responsive to your request:

- 1) Village of Bensenville Correction Notice for Inspection No. 104549. (1 pg.)
- 2) Village of Bensenville Ordinance No. 12-2015. (5 pgs.)

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  
INSPECTIONAL SERVICES**

12 South Center  
Bensenville, IL 60106  
630-350-3413 fax:630-350-3449

Type of Inspection: CORRECTION NOTICE

**CORRECTION NOTICE**

Address: 115-119 E. GREEN STREET Unit: Building

Business name:: 115 Green Street, LLC c/o Brian Prop. Phone: 847-640-1500

Business Owner: Megaen Address: 2045 S. Arlington Hts. Rd, Ste100 Arlington Hts 60005

Inspection Date: 8/2/2023 1 Inspector: DON TESSLER

|                    |                         |   |
|--------------------|-------------------------|---|
| <u>Checklist #</u> | <u>Violation</u>        | <u>Violation comment</u>  |
| 165B               | FIRE ALARM IN DISREPAIR | Failure to maintain fire alarm system. Alarm has had a Failing to test mode signal for weeks. Alarm system must be repaired and placed in full service. |

**Additional Remarks/Comments:**

Reinspection 104550 created on 08/02/2023 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 with 30 daysXXXXX 14 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 630-350-3413.

**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 08/02/2023 and mailed [megaen@brianproperties.com](mailto:megaen@brianproperties.com)

Inspector: Donald Tessler Date: 08/02/2023

**VILLAGE OF BENSENVILLE  
12 S. CENTER STREET  
BENSENVILLE, ILLINOIS 60106**

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**Ordinance No. 12-2015**

**An Ordinance Granting Approval of a Rezoning From RM-3 High Density Multiple Family  
to C-2 Highway Commercial Zoning District and a Variance to Reduce The Building  
Setback from Five Feet to Zero Feet for the Property Commonly Identified as  
115-119 East Green Street, Bensenville, Illinois**

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**ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF BENSENVILLE  
THIS 24th DAY OF FEBRUARY, 2015**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois this 25<sup>th</sup> day of February 2015

STATE OF ILLINOIS      )  
COUNTIES OF COOK    )  
SS AND DUPAGE        )

I, Corey Williamsen, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois, and as such officer, I am the keeper of the records and files of said Village; I do further certify that the foregoing constitutes a full, true and correct copy of Ordinance No. 12-2015 entitled an Ordinance Granting Approval of a Rezoning From RM-3 High Density Multiple Family to C-2 Highway Commercial Zoning District and a Variance to Reduce the Building Setback From Five Feet to Zero Feet for the Property Commonly Identified as 115-119 East Green Street, Bensenville, Illinois.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal on this  
25th day of February, 2015.



  
\_\_\_\_\_  
Corey Williamsen  
Deputy Village Clerk

ORDINANCE # 12-2015

**AN ORDINANCE GRANTING APPROVAL OF A REZONING FROM RM-3 HIGH DENSITY MULTIPLE FAMILY TO C-2 HIGHWAY COMMERCIAL ZONING DISTRICT AND A VARIANCE TO REDUCE THE BUILDING SETBACK FROM FIVE FEET TO ZERO FEET FOR THE PROPERTY COMMONLY IDENTIFIED AS 115 – 119 EAST GREEN STREET, BENSENVILLE, ILLINOIS**

**WHEREAS**, Creative Properties, Inc. ("Owner" and "Applicant"), filed an application for a Rezoning from RM-3 High Density Multiple Family to C-2 Highway Commercial District and a Variance to reduce the interior side yard setback from five feet to zero feet, Municipal Code Sections 10 – 6C, 10 – 7B and 10 – 7B – 4 of the Village of Bensenville Zoning Ordinance ("Zoning Ordinance") for the property located at 115 – 119 East Green Street, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

**WHEREAS**, Notice of Public Hearing with respect to the Rezoning and Variance sought by the Applicant was published in the Bensenville Independent on January 1, 2015 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property and via First Class mail to taxpayers of record within 250 feet of the Subject Property, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

**WHEREAS**, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on January 19, 2015 as required by the statutes of the State of Illinois and the ordinances of the Village; and

**WHEREAS**, after hearing the application, the Community Development Commission approved the findings of fact submitted by Village Staff recommending approval of the Rezoning and Variance and, thereafter, voted unanimously (5-0) to recommend approval of the requests, and forwarded its recommendations, including the Staff Report and findings relative to the Rezoning and Variance to the Community and Economic Development Committee, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

**WHEREAS**, on February 17, 2015 the Community and Economic Development Committee then forwarded its recommendation, along with that of the Community Development Commission, to the President and Board of Trustees; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested Rezoning and Variance as recommended by the Community Development Commission to allow the Rezoning and Variance and are consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

**SECTION ONE:** That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

**SECTION TWO:** That the Staff Report and Recommendation to approve the Rezoning and Variance sought, as allowed by the Zoning Ordinance, Sections 10-6C, 10 -7B and 10 – 7B – 4, as adopted by the Community Development Commission as shown in Exhibit “B” is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Rezoning and Variance are proper and necessary.

**SECTION THREE:** That the Rezoning from RM-3 High Density Multiple Family to C-2 Highway Commercial and Variance to reduce the Interior Side Yard Setback from five feet to zero feet as sought by the Applicant of the Subject Property is hereby granted subject to the following condition:

(1) The 2014 Annual Sprinkler report shall be submitted and items incorporated therein be addressed by the property owner within 30 days of the ordinance being granted.

**SECTION FOUR:** That all requirements of the Zoning Ordinance shall be applicable except as allowed by the rezoning and variance granted herein.

**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 24th day of February, 2015.



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Frank Soto, Village President

ATTEST:



Ilsa Rivera-Trujillo, Village Clerk

AYES: Janowiak, Jarecki, O'Connell, Ridder, Wesseler

NAYES: None

ABSENT: Bartlett