



12 South Center Street
Bensenville, IL 60106

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VILLAGE BOARD

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July 25, 2025

Mr. Mikal Sage
Site Assessor/Project Manager

Re: July 24, 2025 FOIA Request

Dear Mr. Sage:

I am pleased to help you with your July 24, 2025 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on July 24, 2025. You requested copies of the items indicated below:

"Please see the attached document Re: 625 Thomas Drive."

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


- 1) Village of Bensenville Certificate of Compliance for Inspection No. 119994. (1 pg.)
- 2) Village of Bensenville Zoning for 625 Thomas Drive as of July 24, 2025. (1 pg.)
- 3) Village of Bensenville Ordinance No. 42-2015. (5 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

From: Mikal Sage <Mikal.sage@outlook.com>
Sent: Thursday, July 24, 2025 1:55 PM
To: FOIA Request
Subject: RFI
Attachments: FOIA-Request-Form2016 blank.pdf

184807

CAUTION: This email originated from outside of the organization.

To Whom It May Concern:

I am currently conducting a **Property Condition Report (PCR)** for the subject property referenced above. As part of the due diligence process, I am requesting access to any available records related to the following:

625 Thomas Drive, Bensenville, IL 60106

- Current and historical Certificates of Occupancy
- Original date of construction
- Any open building code violations on file
- Date of the most recent building inspection
- Any open zoning code violations on file
- Current zoning classification of the property, including any variances or special use permits on record
- Installation or removal of aboveground or underground storage tanks

I understand that some of these records may not be available. If any of the requested documentation is accessible, please forward it to **mikal.sage@outlook.com**.

If the total cost for providing these records exceeds **\$50.00**, please contact me for approval before proceeding.

Should you have any questions or require further information, feel free to contact me directly.

Thank you in advance for your assistance.

Thank you,

Mikal Sage
Site Assessor/Project Manager
314-422-9945



BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

CERTIFICATE OF COMPLIANCE

For: Non-Residential

Inspection #: 119994

This certifies that the work completed under the Village of Bensenville has been performed satisfactorily.

FOR: ROHRER HOLDING CORP.

AT: 625 NORTH THOMAS DRIVE

Bensenville, IL 60106

Conditions / Notes: NONE_____

Donald Tessler

Village of Bensenville Inspector

01/15/2025

Date

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

**Village of Bensenville
Community & Economic Development Department
12 South Center Street, Bensenville IL 60106
630-350-3413**

625 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>

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

Ordinance No. 42-2015

**An Ordinance Granting Approval of a Variance to Allow a Reduction Parking
Setback and Frontage Strip for the Property Commonly Identified as
625 Thomas Drive, Bensenville, Illinois**

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 27th DAY OF OCTOBER, 2015**


Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Bensenville, DuPage and Cook Counties, Illinois this 28th day of October 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. 42-2015 entitled an Ordinance Granting Approval of a Variance to Allow a Reduction Parking Setback and Frontage Strip for the Property Commonly Identified as 625 Thomas Drive, Bensenville, Illinois.

INWITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 28th day of October, 2015.





Corey Williamsen
Deputy Village Clerk

ORDINANCE # 42-2015

**AN ORDINANCE GRANTING APPROVAL OF A VARIANCES
TO ALLOW A REDUCTION PARKING SETBACK AND FRONTAGE STRIP
FOR THE PROPERTY COMMONLY IDENTIFIED AS
625 THOMAS DRIVE, BENSENVILLE, ILLINOIS**

WHEREAS, Transparent Container Co., Inc. ("Owner /Applicant"), filed an application for approval of variance to allow a reduction in the Parking Setback from 25 feet to 0 foot and to reduce the Frontage (Landscape) Strip from 8' to 0' as set forth in Sections 10 – 9B – 4 and 10 – 12 – 2 of the Village of Bensenville Zoning Ordinance ("Zoning Ordinance") for the property located at 625 North Thomas Drive, 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 variance sought by the Applicant was published in the Bensenville Independent on September 3, 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 September 21, 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 variance and, thereafter, voted unanimously (4-0) to recommend approval of the reduction of the parking setback from 25' to 4' and a reduction in the Frontage (Landscape) Strip from 8' to 4', and forwarded its recommendations, including the Staff Report and findings relative to the variations 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 October 20, 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 variance as recommended by the Community Development Commission to allow a reduction in the interior side yard setback is 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 Subject Property is currently zoned under the Zoning Ordinance as I – 2 Light Industrial District, which zoning classification shall remain in effect subject to the variances granted herein.

— **SECTION THREE:** That the Staff Report and Recommendation to approve the variance sought, as allowed by the Zoning Ordinance, Sections 10-9B-4 and 10 – 12 – 2, 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 variance are proper and necessary.

SECTION FOUR: That the variance sought by the Owner/Applicant to allow an increase in the reduction of the parking setback and reduction of the Frontage (Landscape) Strip of the Subject Property is hereby granted subject to the following conditions:


- 1) The construction be in accordance with the plans submitted by the applicant on July 31, 2015.
- 2) The landscape frontage strip shall be maintained to less than 2.5 feet in height.
- 3) The applicant shall construct curb and gutters to Village standards around the perimeter of the new pavement.

SECTION FIVE: That all requirements of the Zoning Ordinance shall be applicable except as varied by the variance granted herein.

SECTION SIX: 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 SEVEN:** 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 27th day of October, 2015.



Frank Soto, Village President

ATTEST:



Ilsa Rivera-Trujillo, Village Clerk

AYES: DeSimone, Jaworska, Wessler, Janowiak, O'Connell

NAYES: None

ABSENT: Carmona