



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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Village Clerk

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October 8, 2021

Ms. Martina Godwin
1012 24th Avenue NW, Suite 100
Norman, Oklahoma 73069

Re: October 5, 2021 FOIA Request

Dear Ms. Goodwin:

I am pleased to help you with your October 5, 2021 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on October 6, 2021. You requested copies of the items indicated below:

"Please see attached email."

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

- 1) Village of Bensenville Zoning for 475 Thomas Drive as of October 7, 2021. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 73553. (3 pgs.)
- 3) Village of Bensenville Business Licenses Issued to 475 Thomas Drive Since January 1, 2008. (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

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

FROM:

Name Martina Godwin

Address 1012 24th Ave. NW, Suite 100
Norman, OK. 73069

Phone 800-787-8390

E-Mail martina.godwin@nv5.com

10046

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

please see attached email

☐ 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.

10.5.21

Date

Martina Godwin

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

10/6/2021
Date Request
Received

10/13/2021
Date Response
Due

10/20/2021
Date Extended
Response Due

\$0-
Total Charges

10/8/2021
Date Documents
Copied or Inspected

Received by Employee: _____

_____, 2021

Martina Godwin
NV5 Transaction Services – Zoning Division
1012 24th Ave. NW, Ste. 100
Norman, OK 73069

Subject Property: **472 Thomas Drive AKA 475 Thomas Dr
Bensenville Dr IL**

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification, including any applicable overlay districts, for the subject property is:

2. Adjacent property zoning designations:

North: _____ South: _____
East: _____ West: _____

3. According to the zoning ordinances and regulations for this district, the current use of the subject property is a:

- ☐ Permitted Use by Right
☐ Permitted Use by Special/Specific Use Permit ☐ Copy Attached ☐ Copy Not Available (see comment)
☐ Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
☐ Non-Permitted Use

Comment: _____

4. To the best of our knowledge, the subject structure(s) was developed:

- ☐ in accordance with Current Zoning Code Requirements and is
 ☐ Legal Conforming
 ☐ Non-conforming (see comments)

☐ in accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-conforming to current zoning requirements.

☐ Prior to the adoption of the Zoning Code and is Grandfathered/Legal Non-conforming to current zoning requirements.

☐ in accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirements; the subject property would be considered legal non-conforming.

Comment: _____

5. Information regarding variances, special permits/exceptions, ordinances or conditions:

- ☐ There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.

☐ The following apply to the subject property (see comments):
 ☐ Variance - Documentation attached or is otherwise, no longer available (see comment)
 ☐ Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
 ☐ Ordinance Documentation attached or is otherwise, no longer available (see comment)
 ☐ Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- ☐ May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
- ☐ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements. Please see section _____ of the current zoning code/ordinance for details.

7. Code Violations Information:

- ☐ There do **NOT** appear to be any outstanding/open zoning, building or fire code violations that apply to the subject property.
- ☐ The following outstanding/open ☐ zoning / ☐ building / ☐ fire code violations apply to the subject property:

Comment: _____

8. Certificate of Occupancy, status:

- ☐ A valid Certificate of Occupancy has been issued for the subject property and is attached.
- ☐ Certificates of Occupancy have been issued and are in effect for all buildings and, if required, for all units at the Property; however, we are unable to locate a copy in our records. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property.
- ☐ Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property. A Certificate of Occupancy will only be required for new construction.
- ☐ A Certificate of Occupancy is not required for the subject property.

Comment: _____

9. Site Plan Information:

- ☐ The subject property was not subject to a site plan approval process.
- ☐ The subject property was subject to site plan approval; a copy of the approved site plan is attached.
- ☐ The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (*was lost or destroyed*). All other existing documents applicable to site plan approval for the site are attached if available.
- ☐ An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
- ☐ Other, (as noted here): _____

This information was researched on _____, 2021, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to, the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

By: _____

Printed Name: _____

Title: _____

Department: _____

Phone: _____

Bensenville
475 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
INSPECTIONAL SERVICES
 12 South Center
 Bensenville, IL 60106
 630-350-3413 fax:630-350-3449

Type of Inspection: NON-RESIDENTIAL INSPECTION

CORRECTION NOTICE

Address: 475 THOMAS

Unit:

Business name:: RACKOW POLYMERS CORPORATION Phone: 630-766-6589

Business Owner: RACKOW POLYMERS CORPORATION Address: 475 THOMAS DRIVE BENSENVILLE, IL

Inspection Date: 3/3/2020 1

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
060	EXTERIOR DOOR	"Windows, and Doors including Overhead Doors. Every exterior window, door and frame shall be kept in sound condition, good repair and weather tight."
060C	MEANS OF EGRESS BLOCKED	Need to maintain 4' aisles through out the building from Exit to Exit a 4' aisles. NO DEAD END STORAGE!
100B	MEANS OF EGRESS BLOCKED	Clear all Exits doors can not be blocked. All exit doors must be free and clear at all times allowing for a safe and orderly exit from the structure.
120K	NEED ACCESS TO ELECTRIC PANEL	NEED ACCESS TO ELECTRIC PANEL - All storage must be maintained in an orderly fashion. Must have a clear and unobstructed access of at least 36 inches to electrical panel at all times .
170	SPRINKLER SYSTEM	Need to have the Fire Sprinkler System annually certified by a licensed contractor and have the report posted in a conspicuous place next to the system. Make all noted repairs and recommendation from the sprinkler company inspection.
170B	MISSING ESCUTCHEON RINGS - SPRINKLER	Some of the fire sprinkler system heads are blocked by 2nd floor storage and the front lobby ceiling. Sprinkler heads in front office are above ceiling tile, repair and replace escutcheon ring, also one head blocked by heater in hallway.
170G	EMERGENCY LIGHTING AND EXIT LIGHTS	Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing. All emergency lights need to be tightly secured and light up the floor/steps to show the path of egress.
170H	STORAGE 18 IN. FROM SPRINKLERS	All storage must be maintained 24 inches below ceiling/sprinkler heads.
175	MEANS OF EGRESS & STORAGE	The building has too much storage, too high, and blocking aisles some areas in the building can not REACHED.
175A	GENERAL HOUSEKEEPING	All storage must be maintained in an orderly fashion. Which will allow unobstructed means of egress at all times. Need to clear some storage from building too much in this size building. need some general cleaning.
175F	KEEP STORAGE BELOW 12 FT. HIGH	Storage can only be 12' lots of storage too high and NOT BE leaning
175H	KEEP PALLETS BELOW 6 FT. HIGH	Store all idle pallets below 6' high and only in groups of 4. with min. space of 8' apart.
190F	FIRE EXTINGUISHERS	All fire extinguishers need to be a minimum of 10# ABC rated and tested every year with a correct corresponding tag showing test month and year. Fire extinguisher must be mounted no more than 48 inches from floor to top of extinguisher.



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Inspection Date: 3/3/2020 1

Inspector: LINDSAY LAYCOAX

Additional Remarks/Comments:

Created from inspection 68809 on 01/02/2020 by 6523llay

Reinspection 74502 created on 03/03/2020 by 6523llay

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 within 30 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 630-350-3448.

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.



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INSPECTIONAL SERVICES
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Business Owner: RACKOW POLYMERS CORPORATION Address: 475 THOMAS DRIVE BENSENVILLE, IL

Inspection Date: 3/3/2020 1

Inspector: LINDSAY LAYCOAX

Copy of this report received by/mailed to: _____

Lindsay Laycoax

Inspector:

3/3/2020

Date:

Status	Location	DBA	Start Date	Last License
ACTIVE	475 NORTH THOMAS DRIVE	RACKOW POLYMERS CORPORATION	01/01/2008	10/30/2020