



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**

**President**  
Frank DeSimone

**Board of Trustees**  
Rosa Carmona  
Ann Franz  
Marie T. Frey  
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Nicholas Panicola Jr.  
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**Village Clerk**  
Nancy Quinn

**Village Manager**  
Evan K. Summers

February 19, 2024

Ms. Ellyn Leahy  
7237 West Devon Avenue  
Chicago, Illinois 60631

Re: February 16, 2024 FOIA Request

Dear Ms. Leahy:

I am pleased to help you with your February 16, 2024 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on February 16, 2024. You requested copies of the items indicated below:

*"Please see attached for the property located at 350-362 County Club Drive (evens)."*

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


- 1) Village of Bensenville Permits Issued to 350, 352, 354, 356 and 358 Country Clubs Drive Since January 1, 2010. (1 pg.)
- 2) Village of Bensenville Zoning for 354 County Club Drive as of February 19, 2024. (1 pg.)
- 3) Village of Bensenville Certificate of Compliance for Inspection No. 107072. (1 pg.)
- 4) Village of Bensenville Correction Notice for Inspection No. 107264. (2 pgs.)
- 5) Village of Bensenville Correction Notice for Inspection No. 96224. (1 pg.)
- 6) Village of Bensenville Correction Notice for Inspection No. 107501. (2 pgs.)
- 7) Village of Bensenville Correction Notice for Inspection No. 92686. (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 Ellyn Leahy

Address 7237 West Devon Avenue  
Chicago, Illinois 60631

Phone 773-792-0390

E-Mail eleahy@epsenv.com

15194

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

Please see the attached for the Property located at 350-362 Country Club Drive (evens)

☐ 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.

02/16/24

Date

Ellyn Leahy  
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\*\*\*

2/16/24  
Date Request  
Received

2/23/24  
Date Response  
Due

3/1/24  
Date Extended  
Response Due

\$0 -  
Total Charges

2/17/24  
Date Documents  
Copied or Inspected

Received by Employee: \_\_\_\_\_

As required by ASTM Standard Practice E 1527-21 for environmental site assessments, EPS Environmental Services, Inc. requests to obtain information from the following Village/Town/City department(s) in order to ascertain the *historical uses* and/or occupancy of the following property, to determine if any may have had an environmental impact:

**350-362 Country Club Drive (evens)**  
**Bensenville, Illinois**  
**APN: 03-11-317-002**

***From the Building Department (or similar) –***

Any records reflecting the permission to construct, alter or demolish improvements on the Property, and which indicate the **Property's original development** and/or past usage history. Additionally, any records with *environmentally significant information*, such as the **installation or removal of underground storage tanks**, or records of complaints, inspections or permits reflecting air emissions, noise, asbestos or hazardous materials. Certificates of Occupancy.

***From the Zoning Department –***

The current zoning restrictions; and if available, the historical zoning restrictions on the Property, (i.e., the zoning designation(s) and brief definition(s) only, not the entire ordinance) to determine if the Property's use has changed significantly.

***From the Fire Department (Fire Prevention Bureau) –***

Any records or inspections on file reflecting the current or previous *storage or use* of hazardous substances or petroleum products, including the **current or historical presence of underground storage tanks** (e.g., *installation, inspection, or removal records*) on the Property, and additionally, any records with **environmentally significant information**, such as hazardous material incidents at or near the property.

***From the Water Department -***

Any and all records as it pertains to potable or groundwater-monitoring wells located on the Property.

***From the Sewer Department -***

Any and all records as it pertains to septic systems on the Property

***Please forward to the appropriate departments.***

Your time and attention to this request are most appreciated.

Thank you,



Ellyn Leahy  
EPS Environmental Services, Inc.  
7237 West Devon Avenue  
Chicago, Illinois 60631  
eleahy@epsenv.com  
Fax #773.792.3091  
Phone #773.792.3090



DuPage County  
Information Technology Department  
GIS Division  
421 N County Farm Rd.  
Wheaton, IL 60187  
Ph# (630)407-5000  
Email: [gis@dupageco.org](mailto:gis@dupageco.org)

DuPage Maps Portal:  
<http://dupage.maps.arcgis.com/home>

DuPage County, Illinois Web Site:  
[www.dupageco.org](http://www.dupageco.org)

This map is for assessment purposes only.



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<b>PROJ DESCR LINE 2</b>	<b>APP STATUS</b>	<b>LOCATION</b>	<b>TOWN-CITY</b>	<b>APPLIC DATE</b>
ELECTRICAL WORK	EXPIRED	354 COUNTRY CLUB DRIVE	BENSENVILLE	01/09/2013
FIRE ALARM SYSTEM (350-362 COUNTRY CLUB)	ACTIVE	350 COUNTRY CLUB DRIVE	BENSENVILLE	05/20/2014
RE-ROOF	EXPIRED	354 COUNTRY CLUB DRIVE	BENSENVILLE	12/01/2017
DEMO	ACTIVE	358 COUNTRY CLUB DRIVE	BENSENVILLE	06/08/2022
DEMO & MITIGATION	COMPLETE	358 COUNTRY CLUB DRIVE	BENSENVILLE	06/16/2022
FIRE ALARM SYSTEM	ACTIVE	350 COUNTRY CLUB DRIVE	BENSENVILLE	06/20/2022
RECONSTRUCTION DUE TO FIRE LOSS	ACTIVE	358 COUNTRY CLUB DRIVE	BENSENVILLE	10/19/2022
RE-ROOF	EXPIRED	358 COUNTRY CLUB DRIVE	BENSENVILLE	02/01/2023

354 COUNTRY CLUB DR

## Zoning Information

### ZONING INFORMATION

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#### **ZONED**

I-1

#### **ZONING DESCRIPTION**

Light Industrial District

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

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





**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

For: **Non-Residential**

**Inspection #: 107072**

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

**FOR: HAUTCHISON TOOL SALES**

**AT: 350 COUNTRY CLUB DRIVE**

**Bensenville, IL 60106**

Conditions / Notes: Need address on back door (350)

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*Donald Tessler*

Village of Bensenville Inspector

**10/31/2023**

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**

**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: 354 COUNTRY CLUB DRIVE

Unit:

Business Name: OCEAN REEF'S DEN AQUATICS

Phone:

Property Owner: ODO PROPERTIES

Address: 605 BONNIE LANE

Inspection Date: 12/04/2023

Inspector: DON TESSLER

Violation

Violation comment

IMPROPER DISPLAY OF ADDRESS

Need address on the back door (354)

REMOVE GRAFFITI

Remove the graffiti from back exterior wall.

TUCK POINTING NEEDED

The exterior brick walls need tuckpointing.

FIRE DOOR RATING

The 3' x 7' fire door between 354 and 358 need to have a 2 hour rated fire door and metal frame assembly with self-closure device. And must remain closed at all times or tied into fire alarm system.

EXTINGUISHERS MOUNTED WRONG

Fire extinguisher need to be mounted on the wall.

**Additional Remarks/Comments:**

**Reinspection # 107822**

**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 12/18/2023.**

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 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.**



DON TESSLER

Inspector

11/04/2023

Date



**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: 358 COUNTRY CLUB

Unit:

Business name:: VACANT UNIT

Phone:

Business Owner:

Address:

Inspection Date: 9/14/2022

Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>
005	VILLAGE REGULATIONS

<u>Violation comment</u>
Unoccupied unit must have a current Village of Bensenville business license and inspection done before it can be occupied.

**Additional Remarks/Comments:**

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You are hereby notified to remedy the conditions as stated above within days.

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Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

**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: 362 COUNTRY CLUB DRIVE

Unit:

Business Name:

Phone:

Property Owner: UNKNOWN

Address: UNKNOWN

Inspection Date: 11/15/2023

Inspector: DON TESSLER

Violation

Violation comment

FIRE EXTINGUISHER-ANNUAL INSPECTION

Fire extinguishers need a current annual inspection and tagged,.

REMOVE GRAFFITI

Remove all graffifi from back wall of building.

PRUNE TREES, BUSHES OR SHRUBS

Trim and remove any bush/tree under 3" in diameter back of the building area.

TYPE OF OUTDOOR STORAGE

Remove old equipment not using, back parking lot.

REPAIR/REPLACE PARKING LOT

Repair/replace rear parking lot area, large potholes

TUCK POINTING NEEDED

Exterior masonry walls need some tuck-pointing

LIFE SAFETY REQUIREMENTS

Need to have a 4' aisle in this building.

EMERGENCY LIGHTING INOPERABLE

Repair/replace all non-working emergency light units.

FLAMMABLES IMPROPERLY STORED

All propane tanks need to be secured to the wall and not blocking any means of egress.

FIRE ALARM IN DISREPAIR

Fire alarm panel been in trouble mode and needs repaired.

**Additional Remarks/Comments:**

**Reinspection # 107502**

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**You are hereby notified to remedy the conditions as stated above by 01/15/2024.**

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Copy of this report received by/mailed to: \_\_\_\_\_

<u>DON TESSLER</u>	<u>11/15/2023</u>
Inspector	Date



**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: 352-362 County Club Drive

Unit:

Business name:: All units

Phone: 630-531-4600

Business Owner: Brian O'Reilly

Address:

Inspection Date: 05-10-2022

Inspector: RON HERFF

<u>Checklist #</u>	<u>Violation</u>
005	VILLAGE REGULATIONS

<u>Violation comment</u>
Permits will be required for demo and new buildout. IE Electric, plumbing, HVAC and Structural
A seperate permit will be required for the fire alarm system.
Unit 354 will need its electrical, plumbing and HVAC system reviewed before reopening.
Spaces without a fire alarm system will not be able to have outside customers untill a temporary fire alarm alarm can be installed.

005A ALLOWABLE USE

**Additional Remarks/Comments:**

Created from inspection 92685 on 05/10/2022 by 6523rher

**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.**

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Sent via Email

Copy of this report received by/mailed to: \_\_\_\_\_

Ron Herff

05-10-2022

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_