



12 South Center Street  
Bensenville, IL 60006

Office: 630.350.3404  
Fax: 630.350.3403  
[www.bensenville.il.us](http://www.bensenville.il.us)

VILLAGE BOARD

President  
Frank DeSimone

Board of Trustees  
Rosa Carmona  
Doug Eltman  
Ann Franz  
McLane Lomax  
Nicholas Panicola Jr.  
Armando Perez

Village Clerk  
Nancy Quinn

Village Manager  
Daniel Schulze

December 12, 2025

Ms. Kali Hastings  
8205 NW 69<sup>th</sup> Street  
Oklahoma City, Oklahoma 73132

Re: December 9, 2025 FOIA Request

Dear Ms. Hastings:

I am pleased to help you with your December 9, 2025 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on December 9, 2025. You requested copies of the items indicated below:

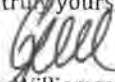
*"656-674, 684-690, and 700-720 County Line Road: Copies of Certificates of Occupancy Copies of Outstanding Zoning, Build, and Foire Code violations Copies of current/upcoming road widening project and/or sidewalk improvements that will require right of way copies of approved variances, conditional use permits, special exceptions, zoning cases, resolutions, ordinances, site plans.*

After a search of Village files, the following documents are enclosed to fulfill your request:

- 1) Village of Bensenville Certificate of Compliance for Inspection No. 122552. (1 pg.)
- 2) Village of Bensenville Certificate of Compliance for Inspection No. 126337. (1 pg.)
- 3) Village of Bensenville Correction Notice for Inspection No. 126444. (1 pg.)
- 4) Village of Bensenville Correction Notice for Inspection No. 102511. (1 pg.)
- 5) Village of Bensenville Certificate of Compliance for Inspection No. 125241. (1 pg.)
- 6) Village of Bensenville Certificate of Compliance for Inspection No. 125222. (1 pg.)
- 7) Village of Bensenville Certificate of Compliance for Inspection No. 125311. (1 pg.)
- 8) Village of Bensenville Certificate of Compliance for Inspection No. 125146. (1 pg.)
- 9) Village of Bensenville Certificate of Compliance for Inspection No. 125248. (1 pg.)
- 10) Village of Bensenville Certificate of Compliance for Inspection No. 126770. (1 pg.)
- 11) Village of Bensenville Certificate of Compliance for Inspection No. 126339. (1 pg.)
- 12) Village of Bensenville Ordinance No. 37-2016. (5 pgs.)
- 13) Village of Bensenville Ordinance No. 20-2024. (10 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 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 Kali Hastings

Address 8205 NW 69th Street  
OKC, OK 73132

Phone 572-239-7800

E-Mail kali@globalzoning.com

19720

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

656-674, 684-690, and 700-720 County Line Road; Parcels: 0324209021, 0324401005, 0324401006, 0324401007, 0324401008

• Copies of Certificates of Occupancy • Copies of Outstanding Zoning, Building, and Fire Code Violations • Copies of Current/upcoming road widening projects and/or sidewalk improvements that will require right of way • Copies of Approved Variances, Conditional Use Permits, Special Exceptions, Zoning Cases, Resolutions, Ordinances, Site P

☐

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.

12/9/25

Date

Kali Hastings  
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\*\*\*

12/9/25

Date Request  
Received

12/16/25

Date Response  
Due

12/23/25

Date Extended  
Response Due

JK

Total Charges

12/12/25

Date Documents  
Copied or Inspected

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



**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

**For: Non-Residential**

**Inspection #: 122552**

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

**FOR: COBBLESTONE OVENS, INC.**

**AT: 656 COUNTY LINE ROAD**

**Bensenville, IL 60106**

Conditions / Notes:  
NONE

***Donald Tessler***

**Village of Bensenville Inspector**

**05/28/2025**

**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**



**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

**For: Non-Residential**

**Inspection #: 126337**

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

**FOR: AV STUMPFL USA, CORP.**

**AT: 662 COUNTY LINE ROAD**

**Bensenville, IL 60106**

Conditions / Notes:  
NONE

***Donald Tessler***

**Village of Bensenville Inspector**

**10/15/2025**

**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**

**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: 668 COUNTY LINE ROAD

Business Name: All Around Gymnastics Phone: 708-258-5822

Inspection Date: 10/02/2025 Inspector: Matt Blonski

Violation

INTERIOR STORAGE

Violation comment

Remove storage from roof trusses (unit 674)

BATHROOM NEEDS EXHAUST FAN

Bathroom exhaust in both washrooms in unit 668 require repair

SPRINKLER SYSTEM

inadequate sprinkler coverage (laundry area, office space 674 )

FIRE ALARM SYSTEM -ANNUALLY

Fire alarm needs to be tested

**Additional Remarks/Comments: re#126445**

**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 . 10-17-25**

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.**

Copy of this report received by/mailed to: Emailed to coachmike@allaroundgymnast.com

Matt Blonski

Inspector

10/02/2025

Date



**VILLAGE OF BENSENVILLE  
INSPECTIONAL SERVICES**

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

Inspection Number: 102511

Type of Inspection: NON-RESIDENTIAL INSPECTION

**CORRECTION NOTICE**

Address: 674 COUNTY LINE

Unit:

Business name: ALL AROUND GYMNASTICS, INC.

Phone: 708-258-5822

Business Owner: ALL AROUND GYMNASTICS, INC.

Address: 674 SOUTH COUNTY LINE ROAD BENSENVILLE, IL

Inspection Date: 6-8-23

Inspector: DANIEL DREISBACH

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

<u>Violation comment</u>
2015 ICC Property Maintenance Code Sec. 302.8 "...No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly..."

**Additional Remarks/Comments:**

Watercraft, utility trailer and camper  
must be licensed if stored on property.

**2nd RE INSPECTION 6-15-23**

**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 7 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: 674 Countyline Road Bensenville, IL

Inspector: D. Dreisbach

Date: 6-8-23





**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

For: **Non-Residential**

**Inspection #: 125241**

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

FOR: **Activar Construction Products Group, Inc.**

AT: **684 COUNTY LINE ROAD**

**Bensenville, IL 60106**

Conditions / Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Mateusz Blonski**  
Village of Bensenville Inspector

**08-13-25**  
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**



**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

**For: Non-Residential**

**Inspection #: 125222**

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

**FOR: BUSINESS NAME**

**AT: 690 COUNTY LINE ROAD**

**Bensenville, IL 60106**

**Conditions / Notes: Relocate storage blocking staircase**

***Mateusz Blonski***  
**Village of Bensenville Inspector**

**08-13-25**  
**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**





**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

**OWNER: VK 656-720 COUNTY LINE LLC**

**For: Non-Residential**

**Inspection #: 125311**

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

**AT: 700-720 COUNTY LINE ROAD**

**Bensenville, IL 60106**

Conditions / Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Mateusz Blonski**  
Village of Bensenville Inspector

**08-14-25**  
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**



**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

**For: Non-Residential**

**Inspection #: 125246**

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

**FOR: Fortune Rope & Metal Company LLC**

**AT: 700 COUNTY LINE ROAD**

**Bensenville, IL 60106**

Conditions / Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Mateusz Blonski**  
Village of Bensenville Inspector

**08-13-25**  
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**



**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

For: **Non-Residential**

**Inspection #: 125248**

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

**FOR: JB METALFAB MFG. INC**

**AT: 708 COUNTY LINE ROAD**

**Bensenville, IL 60106**

Conditions / Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Mateusz Blonski**  
Village of Bensenville Inspector

**08-13-25**  
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**



**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

For: **Non-Residential**

**Inspection #: 126770**

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

**FOR: Tro Manufacturing, Co., Inc.**

**AT: 712 COUNTY LINE ROAD**

**Bensenville, IL 60106**

Conditions / Notes: Repair/replace burned out exit sign in the office space,  
Emergency lights require service

**Mateusz Blonski**  
Village of Bensenville Inspector

**10-15-25**  
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**



**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

For: **Non-Residential**

**Inspection #: 126339**

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

**FOR: J.D. INTERNATIONAL LIGHTING, INC.**

**AT: 720 COUNTY LINE ROAD**

**Bensenville, IL 60106**

Conditions / Notes:  
BACKFLOW/RPZ TEST REPORT

*Donald Tessler*

Village of Bensenville Inspector

**10/06/2025**

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**

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

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**Ordinance No. 37-2016**

**An Ordinance Concerning the Grant of a Conditional Use Permit to Allow an Indoor Athletic Facility for the Property Located at 674 County Line Road, Bensenville, Illinois**

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**ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF BENSENVILLE  
THIS 27<sup>th</sup> DAY OF SEPTEMBER, 2016**

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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 28th day of September 2016




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. 37-2016 entitled an Ordinance Concerning the Grant of a Conditional Use Permit to Allow an indoor Athletic Facility for the Property Located at 674 County Line Road, Bensenville, Illinois

INWITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 28th day of September, 2016.



  
Corey Williamsen  
Deputy Village Clerk

ORDINANCE NO. 37-2016

AN ORDINANCE CONCERNING THE GRANT OF A CONDITIONAL USE PERMIT  
TO ALLOW AN INDOOR ATHLETIC FACILITY  
FOR THE PROPERTY LOCATED AT 674 COUNTY LINE ROAD  
BENSENVILLE, ILLINOIS

WHEREAS, Genosa Partners ("Owner") and All Around Gymnastics Inc. ("Applicant") have filed an application for a conditional use permit to allow the erection of an Indoor Athletic Facility in the I-1 Office, Research, Assembly Industrial District on property it owns located at 674 County Line Road, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property") pursuant to Section 10 9A - 3 of the *Village of Bensenville Zoning Ordinance* ("Zoning Ordinance"), a copy of said application being on file in the Community and Economic Development Department; and

WHEREAS, such use is allowed as a conditional use in the I-1 Office, Research, Assembly Industrial District, pursuant to the applicable provisions of the Zoning Ordinance; and

WHEREAS, Notice of Public Hearing with respect to the conditional use permit sought by the Owner and Applicant was published in the Bensenville Independent, a newspaper of general circulation in the Village of Bensenville, on July 28, 2016, and all notice as required by the statutes of the State of Illinois and the ordinances of the Village have been made; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on August 15, 2016 as required by the statutes of the State of Illinois and the ordinances of the Village, and after hearing the application, a motion was made to adopt the findings of facts as set forth in Exhibit "B," attached hereto and incorporated herein by reference and to recommend approval of the application; and

WHEREAS, when votes were called on this application, the Community Development Commission voted 5 – 0, to approve the application for conditional use permit to allow an Indoor Athletic Facility at the Subject Property subject to the following conditions, (1) The Conditional Use Permit be granted solely to All Around Gymnastics Inc. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of change in tenancy of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing

before the CDC for a new Conditional Use Permit, (2)The facility shall be developed in accordance with the plans submitted as a part of the application, (3)All Code Enforcement comments in the staff report shall be addressed at permit and before occupancy; and

WHEREAS, the Community Development Commission forwarded its recommendation to approve the application to the Village Board's Community and Economic Development Committee which, upon consideration of the matter, voted to approve the grant of the application; and

WHEREAS, 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 on September 20, 2016; and

WHEREAS, the President and Board of Village Trustees considered the matter and determined, based on its consideration, voted to approve the conditional use permit requested, finding that it is consistent with the Zoning Ordinance and the orderly and harmonious development of the Village.

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 Village Board hereby finds that the conditional use permit should be granted, the Owner, Applicant and Village Staff having provided facts in support of its Petition which meet the requirements of the Village Code, and those facts being adopted herein by the Village Board, as set forth in the Findings of Fact attached hereto as Exhibit "B."

SECTION THREE: That the application submitted by the Owner seeking approval of a conditional use permit to allow an Indoor Athletic facility on the Subject Property is hereby granted, subject to the following conditions:

1. The Conditional Use Permit be granted solely to All Around Gymnastics Inc. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of change in tenancy of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit.
2. The facility shall be developed in accordance with the plans submitted as a part of the application.

3. All Code Enforcement comments in the staff report shall be addressed at permit and before occupancy.

**SECTION FOUR:** That 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 27<sup>th</sup> day of September, 2016.

  
\_\_\_\_\_  
Frank Soto, Village President

ATTEST:

  
\_\_\_\_\_  
Lisa Rivera-Trujillo, Village Clerk

**AYES:** Carmona, DeSimone, Jaworska, Majeski, O'Connell, Wesseler

**NAYES:** None

**ABSENT:** None

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

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**Ordinance No. 20-2024**

**An Ordinance Denying a Special Use Permit for Medium Industrial and Approving  
Variations for Driveway Width and Tree Removal Replacement Rate at  
740 County Line Road, Bensenville, Illinois**

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**ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF BENSENVILLE  
THIS 23rd DAY OF APRIL 2024**

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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 24th day of April, 2024

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. 20-2024 entitled An Ordinance Denying a Special Use Permit for Medium Industrial and Approving Variations for Driveway Width and Tree Removal Replacement Rate at 740 County Line Road, Bensenville, Illinois.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 24th day of April 2024.



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



**ORDINANCE # 20-2024**

**AN ORDINANCE DENYING A SPECIAL USE PERMIT FOR MEDIUM INDUSTRIAL  
AND APPROVING VARIATIONS FOR DRIVEWAY WIDTH AND TREE REMOVAL  
REPLACEMENT RATE AT 740 COUNTY LINE ROAD, BENSENVILLE, ILLINOIS**

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**WHEREAS**, the Village of Bensenville, DuPage and Cook Counties, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

**WHEREAS**, the President and the Board of Trustees of the Village of Bensenville (the "*Corporate Authorities*") have heretofore exercised the power conferred on them pursuant to Chapter 11-13-1, *et seq.*, of the Illinois Municipal Code by adopting the Village of Bensenville Zoning Ordinance (Ord. 07-99), as amended from time to time (the "*Zoning Ordinance*"); and

**WHEREAS**, 2540 Flournoy LLC ("Owner") and ("Applicant") of 450 Ferguson Drive, Mountain View, CA 94043, filed an application for Special Use Permit, Medium Industrial Municipal Code Section 10-7-2-1, Variation, Driveway Width, Municipal Code 10-8-8C, and Variation, Tree Removal Replacement Rate, Municipal Code 10-9-2B-1 of the Bensenville Village Zoning Ordinance ("Zoning Ordinance") for the property located at 740 County Line Road, 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 Special Use Permit and Variations sought by the Applicant was published in the Bensenville Independent on Thursday, February 15, 2024 by the Village of Bensenville, and notice was also given via posting of two Public Hearing Signs on the Subject Property on Friday, February 16, 2024, and via First Class mail to

taxpayers of record within 250 feet of the Subject Property on Friday, February 16, 2024, 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 March 5, 2024, continued on April 2, 2024 (the "Public Hearing"), as required by the statutes of the State of Illinois and the ordinances of the Village, at which time all persons present were afforded an opportunity to be heard; and

**WHEREAS**, at the conclusion of the Public Hearing, the Community Development Commission agreed with the findings of fact submitted by the Applicant, and thereafter, voted (0-5) to recommend approval of the Special Use Permit, Medium Industrial, and forwarded its recommendations, including the Staff Report and findings relative to the requests, which are attached hereto and incorporated herein by reference as Exhibit C, to the Corporate Authorities; and

**WHEREAS**, at the conclusion of the Public Hearing, the Community Development Commission agreed with the findings of fact submitted by the Applicant, and thereafter, voted (3-2) to recommend approval of the Variation, Driveway Width, with certain conditions, and forwarded its recommendations, including the Staff Report and findings relative to the requests, which are attached hereto and incorporated herein by reference as Exhibit C, to the Corporate Authorities; and

**WHEREAS**, at the conclusion of the Public Hearing, the Community Development Commission agreed with the findings of fact submitted by the Applicant, and thereafter, voted (4-1) to recommend approval of the Variation, Tree Removal Replacement Rate, with certain conditions, and forwarded its recommendations, including the Staff Report and findings relative to

the requests, which are attached hereto and incorporated herein by reference as Exhibit C, to the Corporate Authorities; and

**WHEREAS**, the Corporate Authorities have duly considered the Community Development Commission's recommendation and findings of fact, and have determined that denial of the Special Use Permit, Medium Industrial, as recommended by the Community Development Commission, is consistent with the Zoning Ordinance; and

**WHEREAS**, the Corporate Authorities have duly considered the Community Development Commission's recommendation and findings of fact, and have determined that approval of the Variations, Driveway Width and Tree Removal Replacement Rate, as recommended by the Community Development Commission, with conditions, are consistent with the Zoning Ordinance; and

**WHEREAS**, the Corporate Authorities deem it advisable and in the best interest of the health, safety, and welfare of the residents of the Village to deny the Special Use Permit requested; and

**WHEREAS**, the Corporate Authorities deem it advisable and in the best interest of the health, safety, and welfare of the residents of the Village to approve the Variations requested and subject to the conditions identified herein.

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

**Section 2.** That the Subject Property is currently zoned within the I-1 Light Industrial District, which zoning classification shall remain in effect subject to the Special Use Permit, Medium Industrial and Variations approved herein.

**Section 3.** That the Corporate Authorities hereby adopt by reference the findings of fact of the Community Development Commission as findings of the Village President and the Board of Trustees as if completely set forth herein, and find that the Variations are proper and necessary, with certain modifications and additional conditions contained herein.

**Section 4.** That in addition to the findings set forth in Sections 3 hereof, the Corporate Authorities find as to the standards of variation in relation to the requests:

- i. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
- ii. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
- iii. The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
- iv. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- v. The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
- vi. The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

**Section 5.** That the Variations at 740 County Line Rd in Bensenville, Illinois as legally described in Exhibit A, is hereby approved, provided that the project is constructed in substantial conformance with the following plans and specifications (collectively, the "Plans and Specifications"), except as may be amended pursuant to Section 6 of this Ordinance:

- i. Application: submitted by Applicant on February 2, 2024 (Exhibit B; the "Application");

- ii. Overall Site Plan: Submitted by Charles Vincent George Architects in tandem with Application;
- iii. ALTA/NSPS Land Title Survey: prepared by the Compass Surveying Ltd on December 28, 2023 (Exhibit B; the “*Survey*”).

The Plans and Specifications are hereby approved by this Ordinance.

**Section 6.** That the Site Plan Review is subject to the following conditions and restrictions which the Corporate Authorities deem necessary to protect the public interest:

- i. The property be developed in general compliance, except as amended herein, with the plans submitted by Charles Vincent George Architects, G2 Consulting, and Kimley-Horn dated 01/04/2024 revised 02/28/24, and all other Village Code Requirements;
- ii. Applicant shall provide a sidewalk along the property within the George Street right-of-way and a 10’ multi-use path along the property within the County Line Road right-of-way to be approved by Public Works/Engineering during permitting;
- iii. Final architectural design of the principal structure and parking blocks/bollards to be approved by Zoning Administrator prior to permit approval;
- iv. Final mechanical equipment screening (rooftop and ground) to be approved by Zoning Administrator prior to permit approval;
- v. Applicant shall coordinate with staff during permitting to provide street trees when feasible within portions of the right-of-way where adequate spacing is present;
- vi. All landscape requirements outside of received variations shall be met during permitting. Final Landscape plan to be approved by zoning administrator prior to permit approval;

- vii. All illumination standards as outlined in Village Code section 10-9-8 Outdoor Lighting shall be met at permitting;
- viii. Applicant shall coordinate with staff to ensure proper striping and directional signage for the site during the permitting process.

**Section 7.** That the Variation, Driveway Width, granted herein are further subject to the following conditions and restrictions which the Corporate Authorities deem necessary to protect the public interest:

- i. Applicant to work with staff on eliminating turning movements for trucks going west on George Street;
- ii. Applicant to work with staff on design and placement of the County Line Rd driveway.

**Section 8.** That the Variation, Tree Replacement Rate, granted herein are further subject to the following conditions and restrictions which the Corporate Authorities deem necessary to protect the public interest:

- i. Additional trees shall be added to the site on the final landscape plan where feasible. If tree replacement rates cannot be fully met on the final landscape plan for the property, then applicant shall coordinate with staff to determine an appropriate fee-in-lieu for the remaining required tree replacement, to be approved by the Zoning Administrator.

**Section 9.** No building permits shall be issued for construction related to the Variations unless the plans submitted in conjunction with the building permits are in substantial conformance with the Plans and Specifications and conditions, as approved herein.



**Section 10.** The Applicant hereunder shall at all times comply with the terms and conditions of the Ordinance and, in the event of non-compliance, said Ordinance shall be subject to revocation.

**Section 11.** All sections of the Zoning Ordinance not addressed in this Ordinance or another amending ordinance shall remain in full force and effect.

**Section 12.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

**Section 13.** All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 14.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

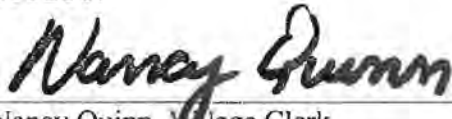
**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 23<sup>rd</sup> day of April 2024, pursuant to a roll call vote, as follows:

APPROVED:



Frank DeSimone, Village President

ATTEST:



Nancy Quinn, Village Clerk

AYES: Carmona, Frey, Lomax, Panicola

NAYES: None

ABSENT: Franz, Perez