



12 South Center Street
Bensenville, IL 60106

Office: 630.350.3404
Fax: 630.350.3438
www.bensenville.il.us

VILLAGE BOARD

September 24, 2021

President
Frank DeSimone

Ms. Ashlee Samba
Global Zoning LLC
8205 NW 69th Street
Oklahoma City, Oklahoma 73132

Board of Trustees

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Re: September 23, 2021 FOIA Request

Village Clerk
Nancy Quinn

Dear Ms. Samba:

I am pleased to help you with your September 23, 2021 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on September 23, 2021. You requested copies of the items indicated below:

Village Manager
Evan K. Summers

"Please consider this a formal public records request regarding the commercial property located at 811 Eagle Drive, Bensenville, IL 60106

Please provide copies of:

- *What is the current zone of the property?*
- *Are there any overlay districts?*
- *What are the abutting zoning districts?*
- *Did the property receive any variances; conditional or special permits issued or require site plan approval? If so, can you provide a copy?*
- *Copies of Outstanding Zoning Code Violations*
- *Copies of Outstanding Building Code Violations*
- *Copies of Outstanding Fire Code Violations*
- *Certificate of Occupancy Copies*
- *Current/upcoming road projects that will directly impact the right of way of the property or require any right of way acquisition (road widening, sidewalk improvements)*
- *Most recently amended and final approved Site Plan and/or conditions of approval"*

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


- 1) Village of Bensenville Zoning for 811 Eagle Drive as of September 23, 2021. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 65361. (1 pg.)
- 3) Village of Bensenville Business Licenses Issued to 811 Eagle Drive Since January 1, 2010. (1 pg.)

These are all the records found responsive to your request.

The Village does not have an existing public record reflecting the answer to your question and is not obligated to create a public record to answer questions posed by FOIA requesters. See Kenyon v. Garrels, 184 Ill. App. 3d 28, 33 (4th Dist. 1989).

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



[PROPERTY SUMMARY](#)

[GOVERNMENT REPRESENTATIVES](#)

[ZONING INFORMATION](#)

[MAP GALLERY](#)

[PROPERTY TAX BREAKDOWN](#)

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: 811 Eagle Drive

Unit:

Jim Eichelberg Production Manager

Business name:: idea circle productions

Phone: 773.818.9360 jimmy@idea-circle.com

Property Owner: Brandon Wendi

Address: 2522 N. Willets Ct. #35 Chicago, IL 60106

Inspection Date: 7-30-19

Inspector: Lindsay Laycoax

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
090D	CEILING TILES	Repair/replace all stained, broken and missing ceiling tiles.
170G	ESCUTCHEON RINGS	Repair the trim rings in the 2nd floor coffee area.

Additional Remarks/Comments:

Created from inspection 65357 on
02/20/2019 by 6523tkni

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.

sent via email jimmy@idea-circle.com

Copy of this report received by/mailed to:

Lindsay Laycoax

7-30-19

Inspector:

Date:

Status	Location	DBA	Municipality	Start Date	Last License
INACTIVE	811 EAGLE DRIVE	DELTA STRUCTURES, INC	BENSENVILLE	10/14/2010	
INACTIVE	811 EAGLE DRIVE	WHEEL GROUP HOLDINGS, LLC	BENSENVILLE	12/16/2014	10/31/2017
INACTIVE	811 EAGLE DRIVE	DELTA STRUCTURES	BENSENVILLE	03/23/2012	11/05/2013
INACTIVE	811 EAGLE DRIVE	NORTH STATES STEEL CORPORATION	BENSENVILLE	01/01/2008	12/01/2011
ACTIVE	811 EAGLE DRIVE	IDEA CIRCLE PRODUCTIONS, LLC	BENSENVILLE	03/01/2019	10/30/2020
INACTIVE	811 EAGLE DRIVE	WHEEL GROUP HOLDINGS, LLC	BENSENVILLE	04/07/2014	11/22/2019
