



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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Frank DeSimone

Board of Trustees

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Village Manager

Evan K. Summers

July 23, 2021

Ms. Jessica Steele
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117

Re: July 23, 2021 FOIA Request

Dear Ms. Steele:

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

"BV is an engineering firm currently conducting an Environmental Site Assessment and a Property Condition Assessment of the following property on behalf of the property owner:

*811 Eagle Drive
Bensenville, Illinois 60106
Parcel # 03-11-316-016*

As part of this process, we are submitting this request for information specific to the property. Please provide us with the following information concerning the property:

- 1) How far back are records maintained by the Building and Fire Departments?**
- 2) Are there any records of underground or aboveground storage tanks?**
- 3) Are there any records of spills or releases of petroleum products and/or hazardous materials?**
- 4) What is the current zoning designation (ie "R - Residential") for the property?**
- 5) What is the date of last Fire Department inspection?**
- 6) Are there any OUTSTANDING Fire code violations?**
- 7) What is the date of last Building Department inspection?**
- 8) Are there any OUTSTANDING Building code violations?**
- 9) Is a copy of the original C of O or original Building Permit available?"**

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

- 1) Concerned Environmentalist Group Letter Dated February 11, 2015. (4 pgs.)
- 2) Village of Bensenville Zoning Information for 811 Eagle Drive as of July 23, 2021. (1 pg.)
- 3) Village of Bensenville Correction Notice for Inspection No. 65361. (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).


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.

Section 7(1)(b) of FOIA provided that "private information" is exempt from disclose. "Private information" is defined in FOIA as, "unique identifiers, including a person's social security number, driver's license number, employee identification number, biometric identifiers, personal financial information, passwords, or other access codes, medical records, home or personal telephone numbers, and personal email addresses. Private information also includes home address and personal license plates, except as otherwise provided by law or when complied without possibility of attribution to any person." 5ILCS 140/2(c-5). Consequently, certain identifiers have been redacted from the records being provided.

Pursuant to Section 9 of the FOIA, 5 ILCS 140/9, I am required to advise you that I, the undersigned Freedom of Information Officer, reviewed and made the foregoing determination to deny a portion of your FOIA Request as indicated. Should you believe that this Response constitutes an improper denial of your request, you may appeal such by filing a request for review within sixty (60) days of the date of this letter with the Public Access Counselor of the Illinois Attorney General's Office, Public Access Bureau, 500 South Second Street, Springfield, Illinois 62706; telephone 1-887-299-FOIA; e-mail: publicaccess@atg.state.il.us. You may also have a right of judicial review of the denial under Section 11 of the FOIA, 5 ILCS 140/11.

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

February 11, 2015

RECEIVED

FEB 18 2015

To: GOVERNOR ,BRUCE RAUNER
100 W. RANDOLPH, 16-100
CHICAGO, IL 60601

ELK GROVE BOARD OF TRUSTEES
901 WELLINGTON AVENUE
ELK GROVE VILLAGE, IL 60007
(847) 439-3900

SCOTT VIGER
DIRECTOR OF COMMUNITY AND
ECONOMIC DEVELOPMENT.
12 S. CENTER STREET
BENSENVILLE IL, 60106
(630) 350-3411

JACK T. KNUEPFER
DUPAGE COUNTY-PLANNING AND
DEVELOPMENT
421 N. COUNTY FARM ROAD
WHEATON, IL 60187
(630) 407-6700

LISA BONNETT
DIRECTOR OF ILLINOIS ENVIRONMENT
PROTECTION AGENCY. P.O. BOX 19276
1021 NORTH GRAND AVENUE EAST
SPRINGFIELD, ILLINOIS 62794-9276
(217) 782-3397

FIELD OFFICE
9511 W. HARRISON STREET
DESPLAINES, IL 60016
(847) 294-4000

FIELD OFFICE
P.O. BOX 767
ELK GROVE, IL 60009
(847) 758-3412

BUSINESS RESIDENT/OWNER
811 EAGLE DRIVE
BENSENVILLE, IL 60106

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FEB 18 2015

COMMUNITY DEVELOPMENT

Fm: Concerned Environmentalist Group.---- cegbab@yahoo.com

It has come to our attention, through research and dedication to protecting our environment; there are locations in the Bensenville and Elk Grove Industrial Park that are deemed to be possible problematic EPA CONCERN'S.

Our records indicate one location, with possibly 3 tanks containing diesel and/or regular gasoline to service a *NORTH STATE STEEL CORPORATION and/or other Businesses* from 1973 to 2007 at the 811 EAGLE DRIVE BENSENVILLE IL 60106 location.

We have encountered many business owners during their tenancy and/or ownership of particular building locations that have not followed proper procedure to: 1) Remove these faulty tanks per Illinois State and County codes. 2) Properly fill these tanks with Slurry mixture 3) Replace these tanks and 4) Properly DISCLOSING the issue or a potential problem

to a buyer there by omitting the existence of these tanks to a new owner. This may be due to the OHARE EXPANSION, when owners of these properties wanted top dollar for these buildings and chose to sell.

We fully understand that earlier records originally kept as hard copies were subject to all the perils; water, fire and misplacement and that some records were lost during a flood. Our research may lend itself to assisting in locating these tanks that may have been overlooked and may present possible contamination issues with the expansion project.

If our records are correct there is at least one tank(s) on the south west section of the parking lot, east of the loading dock that needs further review and inspection. According to neighboring business owners, the previous owner paved over where the tanks were located.

There are no records to our knowledge that the OSFM witnessed the closing of these underground tanks per --state code and product may have been left in some if not all of the tanks, once again creating an environmental and safety issue.

Thank you very much for looking into this matter, we truly appreciate it.

RECEIVED

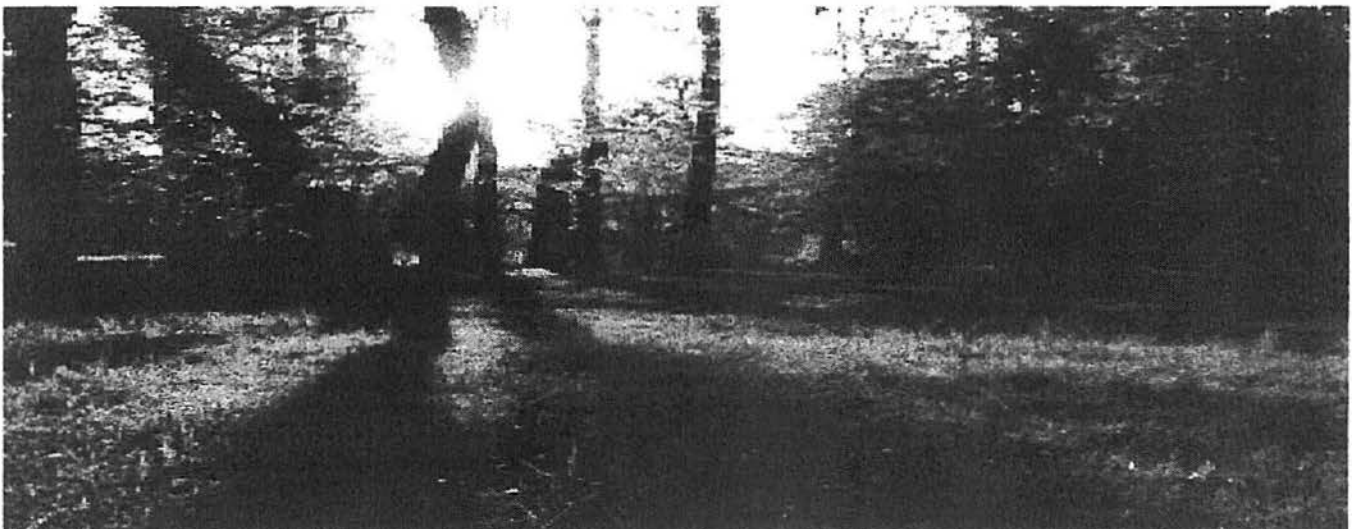
Regards,
CEGPBAB
Concerned Environmentalist Group.

FEB 18 2015

COMMUNITY DEVELOPMENT

To contact us please send all correspondence to cegpbab@yahoo.com and one of our team will get back A.S.A.P.

Thank you again and go green



RECEIVED

FEB 18 2005

Division of Petroleum & Chemical Safety

Facility Details

Facility Number: 2034335
 Facility Name: North States Steel Corp
 Address: 811 Eagle Dr
 Bensenville, IL
 60108
 County: Du Page
 Status: Exempt
 Facility Type: Industrial / Manufacturing
 Motor Fuel Type:
 Owner Type: Private
 Green Tag Decal:
 Green Tag Issue Date:
 Green Tag Expiration Date:
 Motor Fuel Dispensing Permit
 Inspection Date:
 Motor Fuel Dispensing Permit
 Expiration Date:

Owner Details

Owner Name: North States Steel Corp
 Owner Address: 811 Eagle Dr
 Bensenville, IL
 60108
 Owner Status: Current Owner
 Purchase Date:
 Type of Financial Responsibility:
 Financial Responsibility
 Received Date:

Owner Summary

Owner Number	Owner Name	Owner Status	Purchase Date
U0024254	North States Steel Corp	Current Owner	

Permits (Unexpired)

No Active Permits Found

Deficiencies (Current)

No Deficiencies Found

IEMA Numbers Associated with the Facility

No IEMA Numbers Found

LUST Fund Eligibility and Deductibility Determinations

No Applications Found

Tank Information

Tank Number 1

Capacity:	4000	Petroleum Use:	
Product:	Gasoline	CERCLA Substance:	
Status:	Exempt from registration	CAS Code:	
OSFM First Notify Date:	9/11/1995	Removed Date:	
Current Age:		Abandoned Material:	
Install Date:		Abandoned Date:	
Last Used Date:	12/31/1973	Red Tag Issue Date:	
Product Date:		Fee Due:	

Equipment Type	Equipment Last Passing Date	Test Expire Date
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Tank Number 2

Capacity:	4000	Petroleum Use:	
Product:	Gasoline	CERCLA Substance:	
Status:	Exempt from registration	CAS Code:	
OSFM First Notify Date:	9/11/1995	Removed Date:	
Current Age:		Abandoned Material:	
Install Date:		Abandoned Date:	
Last Used Date:	12/31/1973	Red Tag Issue Date:	
Product Date:		Fee Due:	
Equipment Type Equipment Last Passing Date Test Expire Date			

Tank Number 3

Capacity:	4000	Petroleum Use:	
Product:	Gasoline	CERCLA Substance:	
Status:	Exempt from registration	CAS Code:	
OSFM First Notify Date:	9/11/1995	Removed Date:	
Current Age:		Abandoned Material:	
Install Date:		Abandoned Date:	
Last Used Date:	12/31/1973	Red Tag Issue Date:	
Product Date:		Fee Due:	
Equipment Type Equipment Last Passing Date Test Expire Date			

RECEIVED

FEB 12 2015

COMMUNITY DEVELOPMENT



[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
Business name: idea circle productions
Property Owner: Brandon Wendi
Inspection Date: 7-30-19

Unit: Jim Eichelberg Production Manager
Phone: jimmy@idea-circle.com
Address:
Inspector: Lindsay Laycoax

Table with 3 columns: Checklist #, Violation, Violation comment. Includes entries for CEILING TILES and ESCUTCHEON RINGS.

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.

Copy of this report received by/mailed to: sent via email jimmy@idea-circle.com

Inspector: Lindsay Laycoax Date: 7-30-19