



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

President

Frank DeSimone

Board of Trustees

Rosa Carmona

Ann Franz

Marie T. Frey

McLane Lomax

Nicholas Panicola Jr.

Armando Perez

Village Clerk

Nancy Quinn

Village Manager

Evan K. Summers

October 1, 2021

Ms. Kristina Rathell
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117

Re: September 30, 2021 FOIA Request

Dear Ms. Rathell:

I am pleased to help you with your September 30, 2021 Freedom of Information Act ("FOIA"). Your request was received by the Village of Bensenville on October 1, 2021. You requested copies of the items indicated below:

"I have attached a more detailed request. 1140-1164 Tower Lane."

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


- 1) Village of Bensenville Certificate of Compliance for Inspection No. 68789. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 41464. (1 pg.)
- 3) Village of Bensenville Ticket #1756. (2 pgs.)
- 4) Village of Bensenville Certificate of Compliance for Inspection No. 79726. (1 pg.)
- 5) Village of Bensenville Correction Notice for Inspection No. 69600. (1 pg.)
- 6) Village of Bensenville Certificate of Compliance for Inspection No. 68633. (1 pg.)
- 7) Village of Bensenville Correction Notice for Inspection No. 68792. (1 pg.)
- 8) Village of Bensenville Permits Issued to 1140-1164 Tower Lane Since January 1, 2010. (1 pg.)
- 9) Village of Bensenville Zoning for 1140 Tower Lane as of October 1, 2021. (1 pg.)

These are all the records found responsive to your request.

Please be aware that on February 25, 2014 the Village Board adopted Ordinance No. 16-2014 that requires a Real Estate Transfer Inspection (RETI) be conducted prior to most property sales within Bensenville. For additional information regarding the RETI inspection, please contact the Community & Economic Development Department at 630-766-8200.

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 Kristina Rathell

Address 10461 Mill Run Circle, Suite 1100
Owings Mills, MD 21117

Phone 4439923160

E-Mail wprfi@bureauveritas.com

10009

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

Please See Attached Document

☐ 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.

9/30/2021

Date

Kristina Rathell

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

10/1/2021
Date Request
Received

10/8/2021
Date Response
Due

10/25/2021
Date Extended
Response Due

\$0-
Total Charges

10/1/2021
Date Documents
Copied or Inspected

Received by Employee: _____

Reference Addresses: 1140-1164 Tower Lane

Bensenville, IL 60106

Bureau Veritas Project number: 152679.21R000-024.042

Dear Sir or Ma'am,

Bureau Veritas is an engineering firm currently conducting a **Project Condition Assessment (PCA)** for the above-referenced properties. As part of this process and due-diligence process, we are submitting this **Request for Information (RFI)** letter to obtain information specific to the properties. We request your assistance by providing us with the following information concerning the site and buildings. **Please forward to the appropriate departments within your municipality:**

Building

1. Date of last building department inspections: BD: ____/____/____
____Yes / No____
(circle one and place B or Z)
2. Are there any OUTSTANDING building code violations? Yes – No
3. Are there any open building department permits? Yes – No
4. How often is the property inspected? Annually - Permit/Construction Inspections Only
Is the original Certificate of Occupancy or Permit on file? Yes - No
(Need to obtain one copy of the Certificate of Occupancy).

Zoning

1. How far back are records maintained by this department?
2. What is the current zoning designation for the subject property?
3. Is it of conforming use?
4. What historical zoning designations were assigned to the property?

Fire

1. Date of last fire department inspection: ____/____/____
2. Are there any known, open or outstanding fire code violations? Yes – No
3. How often is the subject property inspected? Annually – Biennially – Other
4. Are there any inspection reports/copies of violations on file? Yes – No

Responses to this letter may be PDF emailed directly to: wprfi@bureauveritas.com

Please forward copies of any open or outstanding building or fire code violations and copy of the most recent inspection reports. If you need additional information to complete this request, please contact me at 443.992.3160. Thank you for your prompt attention to this matter.

Sincerely, Kristina Rathell

Kristina Rathell
Compliance Researcher
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, MD 21117
phone: 443.992.3160
Kristina.Rathell@bureauveritas.com
www.bvna.com

Village of Bensenville
Department of Community and Economic Development
12 S. Center Street, Bensenville, IL 60106
Phone: 630.350.3413 Fax: 630.350.3449

CERTIFICATE OF COMPLIANCE

For: BUSINESS LICENSE INSPECTION

Inspection Number: 68789

DATE: 07/15/2019

APPLICATION NUMBER:

This certifies that the work completed under the Village of Bensenville

CAPITAL RUBBER CORP.

1140 NORTH TOWER LANE,

Bensenville, IL 60106

Has been performed satisfactorily and work may continue on the permit issued for:

With the exception of the conditions listed below:

COVER OPEN JUNCTION BOX.

MAINTAIN ALL EMERGENCY LIGHT UNITS.

BENSENVILLE

COMMUNITY & ECONOMIC

DEVELOPMENT

DON TESSLER

Village of Bensenville Inspector

Village of Bensenville Inspector's Signature

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS



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: 1144 TOWER

Unit:

Business name:: PRIMARY FREIGHT SERVICES, INC. Phone: 6302381200

Business Owner: PRIMARY FREIGHT SERVICES, INC. Address: 1144 N TOWER LAN BENSENVILLE, IL

Inspection Date: 3/21/2016

Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
120I	REMOVE ALL EXTENSION CORDS	Remove all extension cords
160E	EMERGENCY LIGHTING INOPERABLE	repair EM lights
160G	EM/EXIT LIGHT BURNED OUT	Exit sign need to be lit

Additional Remarks/Comments:

Reinspection 41466 created on 03/21/2016
 by 6523dtes

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 from the date of this order. Appeal from this order may be made within 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

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: _____

Inspector: _____

Date: _____

**VILLAGE OF BENSENVILLE
NON-TRAFFIC COMPLAINT
AND NOTICE TO APPEAR**

CASE NO. VC-001,756.00 TICKET # 1756
STATE OF ILLINOIS COUNTY OF: COOK / DUPAGE
VILLAGE OF: BENSENVILLE

IN THE ADMINISTRATIVE ADJUDICATION COURT OF THE
VILLAGE OF BENSENVILLE
DUPAGE COUNTY, ILLINOIS - 60106

A MUNICIPALITY PLAINTIFF VS.

D E F E N D A N T	NAME Chicago Specialty Bakers
	OWNER ADDRESS 1152 Tower Lane
	CITY Bensenville STATE <u>IL</u> ZIP <u>60106</u>
	PHONE NO. _____
	Location of Violation 1,158.00 TOWER LANE , Bensenville, IL,

THE UNDERSIGNED STATES THAT ON 9/8/2021 AT
THIS DEFENDANT DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE(S):

"Toxic Pollutants; Local Limits: No user shall discharge any wastewater containing concentrations greater than the daily maximum or instantaneous local limits as set forth below into any sewers that connect either directly or indirectly to the POTW. Multiple industrial discharges from a permitted facility may be combined with the following limitations upon approval by the POTW: (See Table Section 8-6A-7-3:B)"

Comment: On August 19, 2021 your facility exceeded the permit limit for FOG; your result was 320 mg/L.

IN VIOLATION OF VC 8-6A-7-3:B OF THE BENSENVILLE MUNICIPAL CODE

1,158.00 TOWER LANE , Bensenville, IL,

A P P E A R A N C E	ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:
	THE VILLAGE OF BENSENVILLE, VILLAGE HALL
	BOARD ROOM
	12 S CENTER, BENSENVILLE, IL 60106
	ON: 10-14-2021
	AT: 2:00 P.M.
<input checked="" type="checkbox"/> YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME	

FAILURE TO APPEAR MAY RESULT IN A DEFAULT JUDGMENT AGAINST YOU, INCLUDING A FINE IN THE AMOUNT SET FORTH IN THE VILLAGE CODE, IN ACCORDANCE WITH ORDINANCE NUMBER 18-2011, UP TO \$750.00 FOR EACH DAY THE OFFENSE REMAINS IN VIOLATION OF THE VILLAGE CODE, ALONG WITH COURT COSTS, AND YOU WILL FURTHER BE REQUIRED TO BRING THE PROPERTY INTO FULL COMPLIANCE WITH THE VILLAGE CODE WITHIN 30 DAYS OF JUDGMENT.

IN ACCORDANCE WITH VILLAGE OF BENSENVILLE ORDINANCE 18-2011, AS APPROVED ON FEBRUARY 8, 2011, AND AS AMENDED FROM TIME TO TIME THE DEFENDANT MAY BE RESPONSIBLE FOR FINES UP TO \$750.00 FOR EACH DAY THE OFFENSE REMAINS IN VIOLATION OF VILLAGE ORDINANCE.

UNDER PENALTIES AS PROVIDED BY LAW FOR FALSE CERTIFICATION PURSUANT TO SECTION 1109 OF THE CODE OF CIVIL PROCEDURE, THE UNDERSIGNED CERTIFIES THAT THE STATEMENTS SET FORTH IN THIS COMPLAINT ARE TRUE AND CORRECT.

SIGNED AND SWORN BEFORE ME:

SIGNATURE _____
INSPECTOR

FOR ANY GENERAL QUESTIONS REGARDING THIS NOTICE, PLEASE CALL 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: 1162 TOWER Unit:

Business name:: CAPRICORN LOGISTICS, INC. Phone: 630-238-9300

Business Owner: WOJNO, TIMOTHY Address: 1162 TOWER LANE BENSENVILLE, IL

Inspection Date: 08/12/2019 Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
165N	NEED PULL STATION REPAIRED	Repair loose fire alarm pull station at rear door.
180B	EXTINGUISHERS - ANNUALLY	Couple fire extinguishers have old tags, need tested and current tag.

Additional Remarks/Comments:

Created from inspection 68651 on 08/12/2019 by 6523dtes

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 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 630-350-3414.

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: _____

Inspector: _____ Date: _____

Village of Bensenville
Department of Community and Economic Development
12 S. Center Street, Bensenville, IL 60106
Phone: 630.350.3413 Fax: 630.350.3449

CERTIFICATE OF COMPLIANCE

For: NON-RESIDENTIAL INSPECTION

Inspection Number: 68633

DATE: 07/08/2019

APPLICATION NUMBER:

This certifies that the work completed under the Village of Bensenville

WONIK CORP. USA

1164 TOWER LANE

Bensenville, IL 60106

Has been performed satisfactorily and work may continue on the permit issued for:

With the exception of the conditions listed below:

NONE

DON TESSLER

Village of Bensenville Inspector

Village of Bensenville Inspector's Signature

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS



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: 1140-1164 N. Tower Lane

Unit: Base Building

Business name:: NWP IL TT. LLC

Phone: [REDACTED]

Business Owner:

Address: 9450 W. Bryn Mawr, Rosemont

Inspection Date: 7/15/2019

Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
080B	REPAIR OR REPLACE DAMAGED ROOF	
180D	FIRE ALARM SYSTEM - ANNUALLY	

Additional Remarks/Comments:

Reinspection 68793 created on 07/15/2019 by 6523dtes

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: _____

Inspector: _____ Date: _____

Location	Municipality	App Status	User Status	Application Recv'd	Project/Activity Desc Line 2
1140 NORTH TOWER LANE	BENSENVILLE	ACTIVE	FINALED	01/14/2015	TEMPORARY REAL ESTATE SIGN
1140 NORTH TOWER LANE	BENSENVILLE	ACTIVE	FINALED	08/18/2014	ELECTRICAL WORK
1140 NORTH TOWER LANE	BENSENVILLE	ACTIVE	FINALED	08/26/2014	RACKING
1140 NORTH TOWER LANE	BENSENVILLE	ACTIVE	ACTIVE	08/09/2021	PARKING LOT REPAIRS
1140 NORTH TOWER LANE	BENSENVILLE	EXPIRED	FINALED	09/05/2019	R/R ASPHALT
1140 NORTH TOWER LANE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	10/26/2010	CONCRETE WORK (R/R EXISTING FLATWORK)
1144 NORTH TOWER LANE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	11/15/2017	ALTERATION
1152 NORTH TOWER LANE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	03/16/2020	ELECTRICAL SERVICE UPGRADE
1152 NORTH TOWER LANE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	08/08/2017	WALKIN FREEZER INSTALL
1152 NORTH TOWER LANE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	05/23/2011	MODIFICATION OF AN EXISTING FIRE SPRINKLER SYSTEM
1152 NORTH TOWER LANE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	07/01/2011	INTERIOR REMODEL
1158 NORTH TOWER LANE	BENSENVILLE	COMPLETE	FINALED	12/22/2020	RACKING
1158 NORTH TOWER LANE	BENSENVILLE	ACTIVE	ACTIVE	04/23/2021	NON-ILLUMINATED WALL SIGN
1158 NORTH TOWER LANE	BENSENVILLE	ACTIVE	FINALED	06/15/2021	RACKING SYSTEM
1164 NORTH TOWER LANE	BENSENVILLE	ACTIVE	CLOSED BY INSPECTOR	02/19/2014	TEMPORARY REAL ESTATE SIGN



[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>