



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**

November 1, 2021

**President**  
Frank DeSimone

**Board of Trustees**  
Rosa Carmona  
Ana Franz  
Marie T. Frey  
McLane Lomax  
Nicholas Panicola Jr.  
Armando Perez

**Village Clerk**  
Nancy Quinn

**Village Manager**  
Evan K. Summers

Ms. Chyenne Webster  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117

Re: October 28, 2021 FOIA Request

Dear Ms. Webster:

I am pleased to help you with your October 28, 2021 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on October 28, 2021. You requested copies of the items indicated below:

*"Certificate of Occupancy, Building code violations, fire code violations, zoning code violations."*

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

- 1) Village of Bensenville Business Licenses Issued to 1060-1074 Thorndale Avenue Since January 1, 2008. (1 pg.)
- 2) Village of Bensenville Business Licenses Issued to 1088-1130 Thorndale Avenue Since January 1, 2008. (1 pg.)
- 3) Village of Bensenville Correction Notice for Inspection No. 6358. (1 pg.)
- 4) Village of Bensenville Correction Notice for Inspection No. 58147. (1 pg.)
- 5) Village of Bensenville Correction Notice for Inspection No. 56915. (2 pgs.)
- 6) Village of Bensenville Permits Issued to 1060-1074 & 1088-1130 Thorndale Avenue Since January 1, 2010. (1 pg.)
- 7) Village of Bensenville Zoning for 1060 Thorndale Avenue as of October 29, 2021. (1 pg.)
- 8) Village of Bensenville Zoning for 1088 Thorndale Avenue as of October 29, 2021. (1 pg.)

These are all the records found responsive to your request.

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

BENSENVILLE  
VILLAGE CLERK'S OFFICE

TO: COREY WILLIAMSEN  
*Freedom of Information Officer*  
Village of Bensenville  
12 S. Center Street  
Bensenville, IL 60106

FROM: Name Chyenne Webster  
Address 10461 Mill Run Circle, Suite 1100  
Owings Mills, MD 21117  
Phone 443-974-6530  
E-Mail WPRFI@bureauveritas.com

10172

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

Certificate of Occupancy, building code violations, fire code violations, zoning code violations

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.

10/28/2021

Date

Chyenne Webster

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\*\*\***

10/28/2021  
Date Request Received

11/4/2021  
Date Response Due

11/11/2021  
Date Extended Response Due

\$0 -  
Total Charges

11/11/2021  
Date Documents Copied or Inspected

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



To: Village of Bensenville  
12 S Center Street  
Bensenville, IL 60106

Date: October 28, 2021  
Phone: 630-766-8200  
Email: FOIArequest@bensenville.il.us

Re: 1060-1074, 1088-1130 Thorndale Avenue  
1060-1074, 1088-1130 Thorndale Avenue  
Bensenville, IL 60106

BV Project No:153401.21R000-018.042

Project Manager: Mike Doheny

Dear Sir or Ma'am,

Bureau Veritas is an engineering firm currently conducting a **Project Condition Assessment (PCA)** for the above-referenced property. As part of this process and due-diligence process, we are submitting this **Request for Information (RFI)** letter to obtain information specific to the property. 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 inspection: BD: \_\_\_\_/\_\_\_\_/\_\_\_\_
2. Are there any OUTSTANDING building code violations? \_\_\_\_\_ Yes / No \_\_\_\_\_  
(circle one and place B or Z)
3. Are there any open building department permits? Yes – No
4. How often is the property inspected? Annually - Permit/Construction Inspections Only  
Yes – No
5. Is the original Certificate of Occupancy or Permit on file? Yes – No

**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?

Responses to this letter may be PDF emailed to [WPRFI@bureauveritas.com](mailto:WPRFI@bureauveritas.com).

Please forward copies of any open building department permits, original Certificate of Occupancy or current Certificate of Occupancy. If outstanding violations are on file, please provide copies of the reports/citations. If you need additional information to complete this request, please contact me at [Chyenne.webster@bureauveritas.com](mailto:Chyenne.webster@bureauveritas.com). Thank you for your prompt attention to this matter.



Sincerely,

**Chyenne Webster**

Technical Report Writer

Bureau Veritas

10461 Mill Run Circle, Suite 1100

Owings Mills, MD 21117

phone: 800.733.0660

[Chyenne.Webster@bureauveritas.com](mailto:Chyenne.Webster@bureauveritas.com)

[www.bvna.com](http://www.bvna.com)

*Shaping a World of Trust*



To: Village of Bensenville  
12 S Center Street  
Bensenville, IL 60106

Date: October 28, 2021  
Phone: 630-766-8200

Re: 1060-1074, 1088-1130 Thorndale Avenue  
1060-1074, 1088-1130 Thorndale Avenue  
Bensenville, IL 60106

BV Project No:153401.21R000-018.042

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Bureau Veritas is an engineering firm currently conducting a **Project Condition Assessment (PCA)** for the above-referenced property. As part of this process and due-diligence process, we are submitting this **Request for Information (RFI)** letter to obtain information specific to the property. 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:**

|   |                               |
|---|-------------------------------|
| 1. Date of last fire department inspection:                       | <u>  /  /  </u>               |
| 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 to: [WPRFI@bureauveritas.com](mailto:WPRFI@bureauveritas.com)

Please forward copies of any open or outstanding fire code violations and copy of the most recent inspection report. If you need additional information to complete this request, please contact me at 443.974.6530. Thank you for your prompt attention to this matter.

Sincerely,

**Chyenne Webster**  
Technical Report Writer  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, MD 21117  
phone: 800.733.0660  
[Chyenne.Webster@bureauveritas.com](mailto:Chyenne.Webster@bureauveritas.com)  
[www.bvna.com](http://www.bvna.com)  
*Shaping a World of Trust*

| Status   | Location                   | DBA                                  | Start Date | Last License |
|----------|----------------------------|--------------------------------------|------------|--------------|
| INACTIVE | 1060 WEST THORNDALE AVENUE | MAPCARGO GLOBAL LOGISTICS            | 03/09/2012 | 11/05/2013   |
| INACTIVE | 1062 THORNDALE AVENUE      | SANYO SALES & SUPPLY COMPANY         | 01/01/2008 | 12/01/2011   |
| INACTIVE | 1064 THORNDALE AVENUE      | ERIC WAGNER CHB, LLC                 | 01/29/2012 | 10/31/2015   |
| INACTIVE | 1064 THORNDALE AVENUE      | PLOTE CONSTRUCTION, INC.             | 05/27/2016 | 10/31/2017   |
| INACTIVE | 1070 THORNDALE AVENUE      | EMERALD AIR EXPRESS                  | 01/01/2008 | 12/01/2011   |
| INACTIVE | 1070 WEST THORNDALE AVENUE | HYVA CORPORATION                     | 02/06/2012 | 10/31/2016   |
| INACTIVE | 1071 THORNDALE AVENUE      | NISSUN CAP, INC. (UPTOWN CAPS, INC.) | 01/01/2008 | 12/01/2011   |

| Status   | Location                   | DBA                     | Start Date | Last License |
|----------|----------------------------|-------------------------|------------|--------------|
| INACTIVE | 1088 THORNDALE AVENUE      | WEN PRODUCTS, INC.      | 01/01/2008 | 12/01/2011   |
| INACTIVE | 1088 WEST THORNDALE AVENUE | TRI-ED DISTRIBUTION INC | 07/27/2012 | 07/27/2012   |



Inspection Number: 6358

## VILLAGE OF BENSENVILLE

### INSPECTORIAL SERVICES

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

Type of Inspection: ANNUAL INSPECTION

### CORRECTION NOTICE

Address: 1064 THORNDALE AVENUE Unit:

Business name: Phone:

Business Owner: Address:

Inspection Date & Time: Inspector: JOHN WANGLES

| Checklist # | Violation                      | Violation comment                    |
|-------------|--------------------------------|--------------------------------------|
| 160V        | EXTINGUISHERS PROPERLY MOUNTED | Hang or remove 2nd fire extinguisher |
| 180B        | EXTINGUISHERS - ANNUALLY       |                                      |
| 180J        | BUSINESS LICENSE - ANNUALLY    | Not Posted/Available                 |

#### Additional Remarks/Comments:

Reinspection 6359 created on 06/22/2011 by  
6523jwan

**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 MAY 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 630-350-3413.

**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: \_\_\_\_\_

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



**VILLAGE OF BENSENVILLE**  
**INSPECTORIAL SERVICES**  
 12 South Center  
 Bensenville, IL 60106  
 630-350-3413 fax:630-350-3449

Type of Inspection: NON-RESIDENTIAL INSPECTION

**CORRECTION NOTICE**

Address: 1074 THORNDALE Unit:

Business name: Airline Express USA Phone:

Business Owner: Address: 1074 THORNDALE AVE BENSENVILLE, IL

Inspection Date: 03-21-2018 Inspector: DON TESSLER

|                    |                             |  |
|--------------------|-----------------------------|--|
| <u>Checklist #</u> | <u>Violation</u>            | <u>Violation comment</u>                             |
| 180J               | BUSINESS LICENSE - ANNUALLY | Need a 2018 Village of Bensenville business license. |

**Additional Remarks/Comments:**

Reinspection 58149 created on 03/21/2018  
 by 6523dles

**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 7 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.

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

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

**VILLAGE OF BENSENVILLE  
INSPECTORIAL SERVICES**

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

Type of Inspection: NON-RESIDENTIAL INSPECTION

**CORRECTION NOTICE**

Address: 1088 THORNDALE Unit:

Business name: INTERNATIONAL FREIGHT SERVICES, I Phone: 630-274-600

Business Owner: INTERNATIONAL FREIGHT SERVICES Address: 1088 THORNDALE AVE BENSENVILLE, IL

Inspection Date: 1/24/2018 Inspector: TOM KNIGHT

| <u>Checklist #</u> | <u>Violation</u>          | <u>Violation comment</u>  |
|--------------------|---------------------------|---|
| 005F               | PERMIT REQUIRED           | Secure a permit for cubicle installation in the office. APPLY FOR PERMIT AT VILLAGE HALL.                                       |
| 010C               | ADDRESS IN ALLEY          | Provide address numbers to rear door. Use numbers no smaller than 4" high in a color contrasting the door.                      |
| 150D               | BATHROOM EXHAUST FAN      | Repair/replace bathroom exhaust fans.   |
| 160C               | EXIT LIGHTS               | Repair/replace EXIT light. 90-minute battery back-up required.  |
| 160D               | EMERGENCY LIGHTS          | Repair/replace emergency lights. 90-minute battery back-up required.  |
| 160K               | EXTINGUISHERS NOT MOUNTED | Mount fire extinguishers as discussed. Mount to the wall in the normal path of egress no higher than 5' off the finished floor. |
| 170G               | MISSING ESCUTCHEON RINGS  | Provide a trim ring to the sprinkler head in the slop sink closet.  |

**Additional Remarks/Comments:**

Reinspection 57056 created on 01/24/2018  
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.**

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**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: 1088 THORNDALE Unit:

Business name: INTERNATIONAL FREIGHT SERVICES, I Phone: 630-274-600

Business Owner: INTERNATIONAL FREIGHT SERVICES Address: 1088 THORNDALE AVE BENSENVILLE, IL

Inspection Date: 1/24/2018 Inspector: TOM KNIGHT

Copy of this report received by/mailed to: Bob Roubitcheck via email at bobr@ifscargo.com

Inspector: *Tom Knight* Date: 1-24-2018

| Location                   | Municipality | App Status | User Status         | Application Rec'd | Project/Activity Desc Line 2                  |
|----------------------------|--------------|------------|---------------------|-------------------|---|
| 1060 WEST THORNDALE AVENUE | BENSENVILLE  | EXPIRED    | CLOSED BY INSPECTOR | 08/28/2012        | REPAVE ASPHALT DRIVEWAY (1060-1074 THORNDALE) |
| 1060 WEST THORNDALE AVENUE | BENSENVILLE  | ACTIVE     | FINALED             | 07/24/2013        | SPRINKLERS                                    |
| 1060 WEST THORNDALE AVENUE | BENSENVILLE  | ACTIVE     | FINALED             | 07/24/2013        | OFFICE ALTERATION                             |
| 1070 WEST THORNDALE AVENUE | BENSENVILLE  | EXPIRED    | CLOSED BY INSPECTOR | 11/27/2012        | CAMERA'S                                      |
| 1070 WEST THORNDALE AVENUE | BENSENVILLE  | EXPIRED    | CLOSED BY INSPECTOR | 11/07/2012        | BURGLAR ALARM                                 |
| 1088 THORNDALE             | BENSENVILLE  | COMPLETE   | FINALED             | 07/30/2010        | R/R STAIRS & LANDINGS                         |
| 1088 WEST THORNDALE AVENUE | BENSENVILLE  | EXPIRED    | CLOSED BY INSPECTOR | 08/28/2012        | REPAVE ASPHALT DRIVE (1088-1130 THONRDALE)    |
| 1088 WEST THORNDALE AVENUE | BENSENVILLE  | ACTIVE     | FINALED             | 09/10/2015        | PARKING LOT                                   |
| 1088 WEST THORNDALE AVENUE | BENSENVILLE  | ACTIVE     | FINALED             | 06/14/2017        | R/R PAVEMENT                                  |
| 1088 WEST THORNDALE AVENUE | BENSENVILLE  | ACTIVE     | FINALED             | 01/25/2018        | CUBICLES/ ELECTRICAL                          |
| 1088 WEST THORNDALE AVENUE | BENSENVILLE  | EXPIRED    | FINALED             | 01/29/2018        | LOW VOLTAGE ALARM                             |

# Bensenville

1060 THORNDALE AVE

## Zoning Information

### ZONING INFORMATION

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#### **ZONED**

I-2

#### **ZONING DESCRIPTION**

General Industrial District

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

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

# Bensenville

1088 THORNDALE AVE

## Zoning Information

### ZONING INFORMATION

---

**ZONED**

I-2

**ZONING DESCRIPTION**

General Industrial District

**VIEW THE VILLAGE CODE**<https://codelibrary.amlegal.com/codes/bensenvilleil/latest/overview>