



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

November 5, 2021

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Mr. Adam Ward
[Email: Award@partneresi.com](mailto:Award@partneresi.com)

Re: November 4, 2021 FOIA Request

Dear Mr. Ward:

I am pleased to help you with your November 4, 2021 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on November 4, 2021. You requested copies of the items indicated below:

"Commercial Property
855-891 Busse Road/1060-1074 &
1088-1130 Thorndale Avenue
Bensenville, Illinois 60106

As part of the investigation, Partner would be requesting copies of any and all records you have for the above-referenced property pertaining to the following:

- *Current Local Building Codes in effect*
- *A copy of the most recent Building Inspection Report (if available)*
- *Copies of any permits for previous or current underground or aboveground storage tanks"*

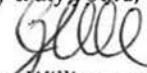
After a search of Village files, the following information was found responsive to your request:

- 1) Village of Bensenville Zoning / Code Information for 1060 Thorndale Avenue as of November 5, 2021. (1 pg.)
- 2) Village of Bensenville Zoning / Code Information for 1088 Thorndale Avenue as of November 5, 2021. (1 pg.)
- 3) Village of Bensenville Correction Notice for Inspection No. 43206. (2 pgs.)
- 4) Village of Bensenville Permits Issued to 855-891 Illinois Route 83 Since January 1, 2010. (1 pg.)
- 5) Village of Bensenville Permits Issued to 1060 – 1074 & 1088 – 1130 Thorndale Avenue Since January 1, 2010. (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

Bensenville

1060 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>

Bensenville

1088 THORNDALE AVE

Zoning Information

ZONING INFORMATION

ZONED

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ZONING DESCRIPTION

General Industrial District

VIEW THE VILLAGE CODE

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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: 881 IL RT 83	Unit:
Business name:: LECIP, INC.	Phone: 312-626-2525
Business Owner: LECIP, INC.	Address: 881 IL ROUTE 83 BENSENVILLE, IL
Inspection Date: 5/23/2016	Inspector: TOM KNIGHT

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
120N	BREAKER LOCKS	Provide breaker locks to the circuits that serve the Fire Alarm Control Panel, EXIT lights and emergency lights.
160C	EXIT LIGHT(s)	Repair/replace EXIT lights (throughout). 90-minute battery back-up required.
160D	EMERGENCY LIGHT(s)	Repair/replace emergency lights. 90-minute battery back-up required.
160E	EXIT/EMERGENCY LIGHTING	Test all EXIT/EM lights out of reach of the inspector.
180B	EXTINGUISHERS - ANNUALLY	Repair/replace as needed. 90-minute battery back-up required. Fire extinguishers require annual testing/inspection. Provide current inspection tags.
180D	FIRE ALARM SYSTEM - ANNUALLY	The fire alarm system requires annual testing/inspection. Provide current inspection report.
180F	SPRINKLER SYSTEM - ANNUALLY	The sprinkler system requires annual testing/inspection. Provide current inspection report.
180G	BACK FLOW DEVICE - ANNUALLY	The backflow device requires annual testing/inspection. Provide current test report.
190K	NEED CORRECT KEYS IN KEY BOX	Provide master entry key for keybox. Contact Inspector Tom Knight for installation.

Additional Remarks/Comments:

Reinspection 43598 created on 05/23/2016
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 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.



**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: 881 IL RT 83

Unit:

Business name:: LECIP, INC.

Phone: 312-626-2525

Business Owner: LECIP, INC.

Address: 881 IL ROUTE 83 BENSENVILLE, IL

Inspection Date: 5/23/2016

Inspector: TOM KNIGHT

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: Linda Rozanski via email at irozanski@lecipinc.com; ~~Theresa Mahoworth via email at theresa.mahoworth@zilbar.com~~

Inspector: *Tom Knight* Date: May 23, 2016

Location	Municipality	App Status	User Status	Application Recv'd	Project/Activity Desc Line 2
855 NORTH IL ROUTE 83	BENSENVILLE	ACTIVE	FINALED	09/27/2018	MONUMENT SIGNS
855 NORTH IL ROUTE 83	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	09/14/2012	SPRINKLERS
855 NORTH IL ROUTE 83	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	09/14/2012	FA SYSTEM
855 NORTH IL ROUTE 83	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	10/01/2012	OFFICE CUBICLES
855 NORTH IL ROUTE 83	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	08/29/2012	ASPHALT PAVING
855 NORTH IL ROUTE 83	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	07/30/2012	ALTERATION
855 NORTH IL ROUTE 83	BENSENVILLE	ACTIVE	FINALED	10/15/2013	WALL SIGN
871 NORTH IL ROUTE 83	BENSENVILLE	ACTIVE	FINALED	02/21/2014	OFFICE BUILD OUT
871 NORTH IL ROUTE 83	BENSENVILLE	ACTIVE	FINALED	03/06/2014	FIRE ALARM
871 NORTH IL ROUTE 83	BENSENVILLE	ACTIVE	CLOSED BY INSPECTOR	03/15/2017	TWO TEMPORARY REAL ESTATE SIGNS
881 NORTH IL ROUTE 83	BENSENVILLE	EXPIRED	FINALED	05/11/2016	SECURITY SYSTEM
881 NORTH IL ROUTE 83	BENSENVILLE	ACTIVE	ACTIVE	08/01/2019	PARKING LOT REPAIRS
881 NORTH IL ROUTE 83	BENSENVILLE	WITHDRAWN	CANCELLED	10/26/2015	INTERIOR IMPROVEMENT
881 NORTH IL ROUTE 83	BENSENVILLE	COMPLETE	FINALED	12/08/2015	INTERIOR IMPROVEMENT
881 NORTH IL ROUTE 83	BENSENVILLE	ACTIVE	FINALED	09/11/2015	R/R STAIR

Location	Municipality	App Status	User Status	Application Rec'd	Project/Activity Desc Line 2
1060 THORNDALE AVE.	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	06/24/2011	REPLACEMENT EXISTING FIRE ALARM SYSTEM
1060 THORNDALE AVE.	BENSENVILLE	ACTIVE	ACTIVE	08/01/2019	PARKING LOT REPAIRS
1060 WEST THORNDALE AVENUE	BENSENVILLE	ACTIVE	FINALED	07/24/2013	SPRINKLERS
1060 WEST THORNDALE AVENUE	BENSENVILLE	ACTIVE	FINALED	07/24/2013	OFFICE ALTERATION
1060 WEST THORNDALE AVENUE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	08/28/2012	REPAVE ASPHALT DRIVEWAY (1060-1074 THORNDALE)
1064 THORNDALE AVENUE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	12/15/2010	SEL DEMO/INTERIOR ALTERATION
1064 THORNDALE AVENUE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	02/04/2011	FIRE SPRINKLERS MODIFICATION
1064 THORNDALE AVENUE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	03/21/2011	FIRE ALARM SYSTEM
1064 THORNDALE AVENUE	BENSENVILLE	ACTIVE	FINALED	08/31/2017	OPENING MASONRY WALL
1070 WEST THORNDALE AVENUE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	11/07/2012	BURGLAR ALARM
1070 WEST THORNDALE AVENUE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	11/27/2012	CAMERA'S
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	01/25/2018	CUBICLES/ ELECTRICAL
1088 WEST THORNDALE AVENUE	BENSENVILLE	EXPIRED	FINALED	01/29/2018	LOW VOLTAGE ALARM
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
1090 THORNDALE AVE.	BENSENVILLE	ACTIVE	FINALED	09/16/2019	R/R MODEL ROOM
1090 THORNDALE AVE.	BENSENVILLE	COMPLETE	FINALED	07/21/2010	HYATT , SELECT HOTELS, LLC- TENANT BUILD-OUT
1090 THORNDALE AVE.	BENSENVILLE	COMPLETE	FINALED	08/20/2010	FIRE ALARM SYSTEM ADDITION
1090 THORNDALE AVE.	BENSENVILLE	COMPLETE	FINALED	08/26/2010	FIRE SPRINKLER SYSTEM (STG/WHSE)
1110 THORNDALE	BENSENVILLE	ACTIVE	FINALED	03/10/2016	ELECTRICAL POWER FOR EQUIPMENT
1110 WEST THORNDALE AVENUE	BENSENVILLE	COMPLETE	FINALED	03/11/2016	CHAIN LINK FENCE
1110 WEST THORNDALE AVENUE	BENSENVILLE	ACTIVE	FINALED	12/03/2015	LOW VOLTAGE ALARM