



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

### President

Frank DeSimone

### Board of Trustees

Rosa Carmona

Ann Franz

Marie T. Frey

McLane Lomax

Nicholas Panicola Jr.

Armando Perez

### Village Clerk

Nancy Ruini

### Village Manager

Evan K. Summers

June 6, 2023

Fleet and Crew Real Estate  
909 South IL RT 83 #101  
Elmhurst, Illinois 60126

Re: June 5, 2023 FOIA Request

Dear Fleet and Crew Real Estate:

I am pleased to help you with your June 5, 2023 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on June 5, 2023. You requested copies of the items indicated below:

*"I am requesting all relevant information as it pertains to the purchase of the property located at 1084 Industrial Sr, Bensenville, IL 60106 PIN # 03-11-102-067. This request includes all permit information (applications and issued), construction plans (applications and issued), lines records, ordinance violations (zoning, building code, police, fire, misc city inspection/depts), environmental, police and fire reports specific to the property, public works records pertaining to property, occupancy permits (applications and issued), sprinkler / fire system compliance reports, and any other pertinent information regarding the property since inception."*

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

- 1) Village of Bensenville Permits Issued to 1084 Industrial Drive Since January 1, 2010. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 99937. (2 pgs.)
- 3) Village of Bensenville Correction Notice for Inspection No. 96301. (2 pgs.)
- 4) Village of Bensenville Correction Notice for Inspection No. 99865. (2 pgs.)
- 5) Village of Bensenville Certificate of Compliance for Inspection No. 99697. (1 pg.)
- 6) Village of Bensenville Certificate of Compliance for Inspection No. 99709. (1 pg.)

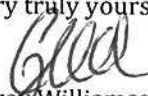
Your FOIA request is hereby granted in part and denied in part as follows. The attached records are being provided to you at no charge. Drawings have been withheld from disclosure under Section 7(1)(K) of FOIA.

You have the right to have the partial denial of your FOIA request reviewed by the Public Access Counselor (PAC) at the Office of the Illinois Attorney General. 5 ILCS 140/9.5(a). You may file your Request for Review with the PAC by writing to:

Ms. Sarah Pratt  
Public Access Counselor  
Office of the Attorney General  
500 South 2nd Street  
Springfield, Illinois 62706  
Fax: 217-782-1396  
E-mail: [publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us)

You also have the right to seek judicial review of the partial denial of your FOIA request by filing a lawsuit in the State circuit court. 5 ILCS 140/11.

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 FLEET AND CREW REAL ESTATE

Address 909 S. IL RT 83 #101

ELMHURST, IL 60126

Phone 312-343-1667

E-Mail jella.rolida@fleetandcrew.com

13493

**TITLES OR DESCRIPTION OF RECORDS REQUESTED** (Please Include Date of Birth and Case Number for  
I am requesting all relevant information as it pertains to the purchase of the property located at 1084 INDUSTRIAL DR,  
BENSENVILLE, IL 60126 PIN # 03-11-102-067. This request includes all permit information (applications and issued), construction  
plans (applications and issued), lien records, ordinance violations (zoning, building code, police, fire, misc city inspections/depts,  
environmental, police and fire reports specific to the property, public works records pertaining to property, occupancy permits  
(applications and issued), sprinkler / fire system compliance/inspection reports, and any other pertinent information regarding  
the property since inception.



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.

06/05/23

Date

RJMB

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

6/5/23

Date Request  
Received

6/12/23

Date Response  
Due

6/19/23

Date Extended  
Response Due

0.00

Total Charges

6/6/23

Date Documents  
Copied or Inspected

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

<b>Location</b>	<b>Municipality</b>	<b>User Status</b>	<b>Application Recv'd</b>	<b>Project/Activity Desc Line 2</b>
1084 INDUSTRIAL DRIVE 5	BENSENVILLE	CLOSED BY INSPECTOR	12/17/2012	SEWER REPAIR
1084 INDUSTRIAL DRIVE	BENSENVILLE	CANCELLED	01/25/2013	EGRESS WINDOWS AND DOOR(SIP)
1084 INDUSTRIAL DRIVE	BENSENVILLE	CLOSED BY INSPECTOR	06/21/2013	LOW VOLTAGE WIRING
1084 INDUSTRIAL DRIVE	BENSENVILLE	FINALED	08/15/2013	RE-ROOF (UNIT 5 & 6 ONLY)
1084 INDUSTRIAL DRIVE 5	BENSENVILLE	CANCELLED	08/19/2013	RE-ROOF
1084 INDUSTRIAL DRIVE	BENSENVILLE	FINALED	03/27/2014	RE-ROOF
1084 INDUSTRIAL DRIVE 1	BENSENVILLE	FINALED	07/18/2016	SIGN
1084 INDUSTRIAL DRIVE 1	BENSENVILLE	CLOSED BY COMMISSION	06/27/2017	AGENT PAID FEES
1084 INDUSTRIAL DRIVE	BENSENVILLE	CANCELLED	09/19/2022	STORM SEWER REPAIR
1084 INDUSTRIAL DRIVE	BENSENVILLE	ACTIVE	01/12/2023	SEWER PIPE / MANHOLE WORK



**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: 1084 INDUSTRIAL

Unit: 1

Business name:: LIBATION CONTAINER

Phone: 312-636-7206

Business Owner: LARRY BROWN

Address:

Inspection Date: 2/27/2023

Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0001	IMPROPER DISPLAY OF ADDRESS	All exterior service doors require unit number (#1)
005	VILLAGE REGULATIONS	Need a Current 2023 Village of Bensenville business license, MUST COMPLY WITHIN 7 days of this notice.
050Z	BATHROOM DOORS LABELED	All bathroom/restroom doors need to be labeled.
060	EXTERIOR DOOR	Repair/replace side Exit door, hard to open, all exit door need to be in good working condition
060A	SELF-CLOSING HARDWARE NEEDED	All exterior exit doors require a self-closure device.
090	INTERIOR SURFACES	Repair opening in exterior masonry walls. need to be fill in with brick.
120D	COVER PLATE OUTLET	Need a cover plate on front lobby outlet.
120G	NEED ACCESS TO ELECTRIC PANEL	Need 36" clear space around electrical panel and access to the panel.
120K	COVER ALL OPEN JUNCTION BOXES	Cover open electrical junction boxes, and remove any open wiring.
120N	NEED BLANKS IN PANEL	need plastic blanks in all open circuits in electrical panel
120R	WATER HEATER NEED TO BE BONDED	Water heater need to be bonded, a jumpier wire from hot to cold water pipe.
160C	NEED EXIT LIGHT W/ 2HR BATTERY	Need Exit lights with battery back-up in office area and warehouse.
160D	NEED EMERGENCY LIGHT W/ 2HR BU	Need Emergency light units in office area and warehouse area.
160N	FLAMMABLES SHOULD BE REMOVED	Remove all plastic gas cans from building, only metal safety cans are allowed in a building.
165A	NEED TO INSTALL FIRE ALARM	Need to Install a full NFPA 72 fire alarm system, a permit required for this work.
180B	EXTINGUISHERS - ANNUALLY	Fire extinguishers need a current annual inspection, test, and tagged.

**Additional Remarks/Comments:**

Re-inspection 03/28/2023

Reinspection 99938 created on 02/27/2023 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.**



**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: 1084 INDUSTRIAL

Unit: 1

Business name:: LIBATION CONTAINER

Phone: 312-636-7206

Business Owner: LARRY BROWN

Address:

Inspection Date: 2/27/2023

Inspector: DON TESSLER

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 630-350-3413.

**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.**

E-mailed 02/27/2023 to brownpkg@comcast.net

Copy of this report received by/mailed to:

Inspector: Donald Tessler

Date: 02/27/2023



**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: 1084 INDUSTRIAL

Unit: 3

Business name:: EASY MOVERS INC

Phone: 331-271-3835

Business Owner: EASY MOVERS INC

Address: 1084 INDUSTRIAL DR UNIT 3 BENSENVILLE, IL

Inspection Date: 10/6/2022

Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0001	IMPROPER DISPLAY OF ADDRESS	All service doors need to be address properly display front and back doors, Unit letter
010	GAS METER LABELED	All gas meters on building need address labeled on them for which unit they serve.
0200	LOCATION OF VEHICLE UNAPPROVED	Vehicle only can be parked in the proper space and direction. Also any trucks parked over night require a current 2022 village sticker.
040Z	LABEL DOORS	Label bathroom/restroom doors and the utility closet/furnace.
050C	SUMP PUMP ISSUES	Repair/replace sump pump water in loading dock
050L	REPAIR CRACKS IN WALLS	Repair damaged masonry and steel beam above front dock door.
050L	REPAIR CRACKS IN WALLS	Repair damaged masonry and steel beam above dock door, and replace broken light.
060A	SELF-CLOSING HARDWARE NEEDED	All exterior exit doors require a working self-closure device.
060C	MEANS OF EGRESS BLOCKED	Remove all storage blocking front and back warehouse Exit doors, keep 4' area cleared.
070A	REPAIR OR REPLACE BROKEN GLASS	Replace broken glass in office exterior window.
080C	SCRAPE AND REPAINT SURFACE	Scrape and paint interior block wall Southeast corner. (water damaged)
090D	REPAIR HOLES IN WALL/CEILING	Replace any missing ceiling tiles.
110Z	REPLACE EXTERIOR LIGHTS	Repair/replace damaged light fixtures above overhead doors.
120	INTERIOR ELECTRIC	Replace missing or broken lock on electrical panels and open wiring.
120D	REMOVE ABANDONED STUFF	Remove all old, not used, or abandoned electrical components, wiring, gas lines, or air lines.
120K	COVER ALL OPEN JUNCTION BOXES	Cover open junction box in furnace closet.
130Z	MISSING COVER PLATE	Replace missing cover plate on switch in office area.
140D	NEED TO INSTALL DRIP LEG	need to install a drip leg on the gas supply line furnace in closet.
140Z	FURNACE COVER	Replace missing furnace cover
150D	BATHROOM NEEDS EXHAUST FAN	All bathrooms need a working exhaust fan that vent outside the building.
160D	NEED EMERGENCY LIGHT W/ 2HR BU	Need to add emergency light unit in bathrooms, and by hallway to back office.
160E	EMERGENCY LIGHT INOPERABLE	Repair/replace broken Emergency light over back door.
160G	EXIT LIGHT INOPERABLE	Repair/replace all burnt out Exit Lights.
160H	NEED EMER. LIGHT BREAKER LOCK	Provide a lock on any electrical breaker that serve Exit lights, Emergency Lights, and Fire Alarm panels.
165A	NEED TO INSTALL FIRE ALARM	This building should have a full fire alarm system, a permit required for this work.
190L	KEY BOX NEEDED	



**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: 1084 INDUSTRIAL Unit: 3  
Business name:: EASY MOVERS INC Phone: 331-271-3835  
Business Owner: EASY MOVERS INC Address: 1084 INDUSTRIAL DR UNIT 3 BENSENVILLE, IL  
Inspection Date: 10/6/2022 Inspector: DON TESSLER

**Additional Remarks/Comments:**

Created from inspection 95918 on 09/16/2022 by 6523dtes

Reinspection 96928 created on 10/06/2022 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.**

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E-mailed 10-06-2022 to luispbedon@yahoo.com  
and to rudyjohnson@kw.com

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

Inspector: Donald Tessler Date: 10/06/2022





**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: 1084 INDUSTRIAL

Unit: 4

Business name:: JOHN DEE LTD.

Phone: 312-286-2702

Business Owner: JOHN DEE LTD.

Address: 1084 WEST INDUSTRIAL DRIVE UNIT 4 BENSENVILLE, IL

Inspection Date: 2/22/2023

Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0001	IMPROPER DISPLAY OF ADDRESS	Need unit number #4 on exterior of back door.
060A	SELF-CLOSING HARDWARE NEEDED	All exterior Exit doors require a self-closure device.
120K	OPEN WIRING	Replace broken light fixture above outside overhead door.
160C	NEED EXIT LIGHT W/ 2HR BATTERY	Need Exit light above front office exit door.
160D	NEED EMERGENCY LIGHT W/ 2HR BU	Need emergency light unit in front office area
160E	EMERGENCY LIGHTING INOPERABLE	Repair/replace all non-working emergency light units
165A	NEED TO INSTALL FIRE ALARM	HIGHLY RECOMMENDED installing a full NFPA 72 fire alarm system. A permit required for this work.

**Additional Remarks/Comments:**

Re-inspection 03/21/2023

Reinspection 99866 created on 02/22/2023 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.**

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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: 1084 INDUSTRIAL

Unit: 4

Business name:: JOHN DEE LTD.

Phone: 312-286-2702

Business Owner: JOHN DEE LTD.

Address: 1084 WEST INDUSTRIAL DRIVE UNIT 4 BENSENVILLE, IL

Inspection Date: 2/22/2023

Inspector: DON TESSLER

E-mailed 02/22/2023 to usedvendingmachines@yahoo.com

Copy of this report received by/mailed to:

Inspector: *Donald Tessler*

Date: 02/22/2023

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: 99697**

**DATE: March 20, 2023**

**This certifies that the inspection performed by the Village of Bensenville**

**AQUA SERVICE COMPANY**

**1084 Industrial Drive**

**Bensenville, IL 60106**

**Has been completed and approved:**

**With the exception of the conditions listed below:**

HIGHLY RECOMMENDED INSTALLATION OF A FULL NFPA 72 FIRE ALARM SYSTEM

Business License approved

Don Tessler

**Village of Bensenville Inspector**

*Donald Tessler*

**Village of Bensenville Inspector's Signature**

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

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: 99709**

**DATE: March 20, 2023**

**This certifies that the inspection performed by the Village of Bensenville**

**FREEDOM FASTENER INC.**

**1084 Industrial Drive**

**Bensenville, IL 60106**

**Has been completed and approved:**

**With the exception of the conditions listed below:**

HIGHLY Recommended installation of a full NFPA 72 fire alarm system.

Business License approved

Don Tessler

**Village of Bensenville Inspector**

*Donald Tessler*

**Village of Bensenville Inspector's Signature**

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS