



1/2 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**

June 24, 2025

**President**

Frank DeSimone

Mr. Lucas Valdez

2829 North Troy Street

Chicago, Illinois 60618

**Board of Trustees**

Rosa Carmona

Ann Franz

Marie T. Frey

McLane Lomax

Nicholas Panicola Jr.

Armando Perez

Re: June 18, 2025 FOIA Request

**Village Clerk**

Nancy Quinn

Dear Mr. Valdez:

I am pleased to help you with your June 18, 2025 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on June 18, 2025. You requested copies of the items indicated below:

*"Please see the attached document Re: 1090 Industrial Drive."*

**Village Manager**

Daniel Schulze

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

- 1) Village of Bensenville Permits Issued to 1090 Industrial Drive Since January 1, 2010. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 123256. (2 pgs.)
- 3) Village of Bensenville Certificate of Compliance for Inspection No. 123228. (1 pg.)
- 4) Village of Bensenville Certificate of Compliance for Inspection No. 123253. (1 pg.)
- 5) Village of Bensenville Certificate of Compliance for Inspection No. 123251. (1 pg.)
- 6) Village of Bensenville Correction Notice for Inspection No. 99739. (2 pgs.)
- 7) Village of Bensenville Correction Notice for Inspection No. 123831. (2 pgs.)

These are all the records found responsive to your request.

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.

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 Lucas Valdez

Address 2829 N Troy St. Chicago, IL 60618

Phone 7082057052

E-Mail lucas@jhf-consulting.com

18589

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

Building Department Available permits, licenses, and certificates of occupancy (including oldest historical records) OR permit summary (date, type of permit, applicant/tenant) (NOTE: upon review of a permit summary, we may request review of individual permits) Construction date(s) (current building(s), etc.)

Fire Department Records of fire inspections at the subject property; Records regarding petroleum product and/or hazardous substance usage/storage at the subject property (i.e., permits, inspections, hazardous materials business plans, SPCC plans, maps, site plans, chemical inventories); Records regarding

Planning Department Building permit history (including recent, historical, and archived records); Other relevant information regarding historical development and former use/occupancy at the subject property; and/or Environmental property use limitations/restrictions related to contamination and/or other environmental



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.

6/18/2025

Date

Lucas Valdez

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\*\*\*

6/18/25  
Date Request  
Received

6/26/25  
Date Response  
Due

7/3/25  
Date Extended  
Response Due

150  
Total Charges

6/24/25  
Date Documents  
Copied or Inspected

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

Building Department Available permits, licenses, and certificates of occupancy (including oldest historical records) OR permit summary (date, type of permit, applicant/tenant) (NOTE: upon review of a permit summary, we may request review of individual permits) Construction date(s) [current building(s), and previous building(s) if applicable] List of tenants which have occupied the subject property Permits of environmental concern (e.g., petroleum storage tanks, septic systems, oil/water separators) Oldest and most recent maps and site layout plan of the subject property (if available) Records of any major environmental violations or significant complaints registered against the subject property Environmental property use limitations/restrictions related to contamination and/or other environmental conditions at the subject property (e.g., environmental deed restrictions, groundwater use restrictions, methane zones)

Fire Department Records of fire inspections at the subject property; Records regarding petroleum product and/or hazardous substance usage/storage at the subject property (i.e., permits, inspections, hazardous materials business plans, SPCC plans, maps, site plans, chemical inventories); Records regarding aboveground storage tank (AST) and/or underground storage tank (UST) systems at the subject property; Records of hazardous substance and/or petroleum product releases, contamination or other known environmental concerns which may have affected the subject property; and/or Records of significant fires that may have used AFFF/Class B firefighting foams at the subject property.

Planning Department Building permit history (including recent, historical, and archived records); Other relevant information regarding historical development and former use/occupancy at the subject property; and/or Environmental property use limitations/restrictions related to contamination and/or other environmental conditions at the subject property (e.g., environmental deed restrictions, groundwater use restrictions, methane zones)

PROJ DESCR LINE 2	STATUS	LOCATION	TOWN-CITY	APPLIC DATE
TRIPLE BASIN	FINALED	1090 INDUSTRIAL DRIVE 1	BENSENVILLE	08/17/2021
INSTALL DRAIN TILES/OUTSIDE WALL	CLOSED BY INSPECTOR	1090 INDUSTRIAL	BENSENVILLE	03/30/2011
BURGLAR ALARM	CLOSED BY INSPECTOR	1090 INDUSTRIAL DRIVE 6	BENSENVILLE	04/26/2013
SELECT DEMO & INTERIOR ALTERATION	CLOSED BY INSPECTOR	1090 INDUSTRIAL DRIVE 4	BENSENVILLE	01/08/2015
TEMPORARY REAL ESTATE SIGN	FINALED	1090 INDUSTRIAL DRIVE	BENSENVILLE	07/08/2015
TRIPLE BASIN	FINALED	1090 INDUSTRIAL DRIVE 3	BENSENVILLE	03/24/2016

Inspection Number 123256

**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: 1090 INDUSTRIAL DRIVE

Unit: BASE BUILDING

Business Name: KEY INVESTMENT BLDG.

Phone: 630-932-5757

Property Owner: 1090 INDUSTRIAL BLDG C/O KEY INVESTMENT

Address: 1263 S. HIGHLAND AVE. SUITE 2W  
LOMBARD

Inspection Date: 05/29/2025

Inspector: DON TESSLER

Violation

IMPROPER DISPLAY OF ADDRESS

Violation comment

All exterior service doors require the proper unit number labeled.  
(1-6)

IMPROPER DRAINAGE

Remove all standing water in loading dock area, and repair the  
improper drainage issue.

INOPERABLE MOTOR VEHICLE

Remove all unlicensed, inoperable, or abandoned vehicles parked  
on and around the property.

DETERIORATION OF MATERIALS

Need to replace the deteriorated concrete loading dock retaining  
walls. A Village of Bensenville permit require for this work.

FIRE ALARM SYSTEM - ANNUALLY

Need a copy of a current annual Fire Alarm system inspection and  
test report.

**Additional Remarks/Comments:**

**Reinspection # 123260**

**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 VIOLATION WITHIN THE PRESCRIBED TIME CAN RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY ASSIGNED BY A JUDICATOR.**

**You are hereby notified to remedy the conditions as stated above by 06/27/2025.**

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 of 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: E-mailed and mailed USPS 05/29/2025 to jwoolfe@key-investment.com

DON TESSLER

Inspector

05/29/2025

Date



**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

For: **Non-Residential**

**Inspection #: 123228**

This certifies that the inspection completed under the Village of Bensenville has been performed satisfactorily.

**FOR: GRANITE MASTERS, INC.**

**AT: 1090 INDUSTRIAL DRIVE 1**

**Bensenville, IL 60106**

Conditions / Notes:

NEED TO MOVE THE BOAT AND TRAILER FROM THE FRONT OF THE BUILDING.

***Donald Tessler***

Village of Bensenville Inspector

**05/28/2025**

Date

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

**Village of Bensenville  
Community & Economic Development Department  
12 South Center Street, Bensenville IL 60106  
630-350-3413**



**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

For: **Non-Residential**

**Inspection #: 123253**

This certifies that the inspection completed under the Village of Bensenville has been performed satisfactorily.

**FOR: LIQUID FLOORING INC.**

**AT: 1090 INDUSTRIAL DRIVE #2**

**Bensenville, IL 60106**

Conditions / Notes:

FIRE EXTINGUISHERS NEED A CURRENT ANNUAL INSPECTION TAG.  
REPAIR/REPLACE BURNT OUT EXIT LIGHT.  
KEEP MEANS OF EGRESS CLEAR OF STORAGE.

***Donald Tessler***

Village of Bensenville Inspector

**05/29/2025**

Date

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

**Village of Bensenville  
Community & Economic Development Department  
12 South Center Street, Bensenville IL 60106  
630-350-3413**





**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

**For: Non-Residential**

**Inspection #: 123251**

**This certifies that the inspection completed under the Village of Bensenville has been performed satisfactorily.**

**FOR: PM STONE INC.**

**AT: 1090 INDUSTRIAL DRIVE #3**

**Bensenville, IL 60106**

Conditions / Notes:

FIRE EXTINGUISHERS NEED A CURRENT ANNUAL INSPECTION TAG.

***Donald Tessler***

**Village of Bensenville Inspector**

**05/29/2025**

**Date**

**KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS**

**Village of Bensenville  
Community & Economic Development Department  
12 South Center Street, Bensenville IL 60106  
630-350-3413**

Inspection Number 99739

**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: 1090 INDUSTRIAL DRIVE 4

Unit:

Business Name: BEST HOME IMPROVEMENT, INC.

Phone: 708-663-1508 (Pau)

Property Owner: 1090 INDUSTRIAL BLDG C/O KEY INVESTMENT

Address: 1263 S. HIGHLAND AVE. SUITE 2W

Inspection Date: 06/02/2025

Inspector: DON TESSLER

Violation

VILLAGE REGULATIONS

Violation comment

NEED TO STOP ASAP SPRAYING ANY LACQUERS/SOLVENTS OR ANY OTHER FLAMMABLE PRODUCTS.

ALLOWABLE USES

Woodworking shop in a 3,500 SF building must have a fire suppression sprinkler system. NFPA 13

BATHROOM DOORS LABELED

All bathroom/restroom doors labeled.

SELF-CLOSING HARDWARE NEEDED

All exterior Exit doors require a self-closure device.

IMPROPER LOCKING DEVICE

Replace broken front door handle and lock.

MEANS OF EGRESS BLOCKED

Keep all Exit doors and means of egress clear of storage, maintain min. 4' clear asile to exit doors.

INTERIOR ELECTRIC

Replace missing electrical panel cover.

INTERIOR ELECTRIC

Improper wiring at the electrical panel this needs to be done properly to meet Village electrical code. Need a Village of Bensenville electrical permit ASAP.

COVER ALL OPEN JUNCTION BOXES

Cover all open electrical junction boxes and open wiring.

WATER HEATER NEED TO BE BONDED

REPLACE IMPROPER GAS SUPPLY

Replace gas supply line to unit heater, also need a drip leg, no flex hose.

The unit heaters need to be proper working condition

VENTILATION

Need proper ventilation system for woodworking shop.

NEED EXIT/EMERGENCY LIGHT W/ 2HR BU

Need to upgrade all Exit/Emergency light units over all Exit doors with battery back-up units.

FLAME RESISTANT CABINET NEEDED

Need a flame residtant cabinet no flammable store outside on the floor.

FLAMMABLES IMPROPERLY STORED

MSDS SHEETS NEED TO BE POSTED

Need MSDA sheets on all chemical on site, in binder by the front door accessible for first responders

SUPPRESSION SYSTEM REQUIRED

A fire sprinkler system required for all woodworking shop over 2,500SF. per NFPA 13 permit required for this work

REMOVE STORAGE ABOVE OFFICE

Remove all storage above office area.

**Additional Remarks/Comments:**

**Reinspection # 123301**

**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 VIOLATION WITHIN THE PRESCRIBED TIME CAN RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY ASSIGNED BY A JUDICATOR.**

**You are hereby notified to remedy the conditions as stated above by 07/01/2025.**

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 of 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: E-mailed 06/02/2025 to bhi\_service@yahoo.com

DON TESSLER

Inspector

06/02/2025

Date



**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

## **CERTIFICATE OF COMPLIANCE**

**For: Non-Residential**

**Inspection #: 123831**

**This certifies that the inspection completed under the Village of Bensenville has been performed satisfactorily.**

**FOR: SMI**

**AT: 1090 INDUSTRIAL DRIVE #6**

**Bensenville, IL 60106**

Conditions / Notes:  
**NONE**

***Donald Tessler***

**Village of Bensenville Inspector**

**06/18/2025**

**Date**

**KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS**

**Village of Bensenville  
Community & Economic Development Department  
12 South Center Street, Bensenville IL 60106  
630-350-3413**