



**BENSENVILLE**  
VILLAGE CLERK'S OFFICE

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

July 9, 2025

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  
Daniel Schulze

Mr. Daman Akram  
First American / CDS  
3550 West Robinson Street  
Norman, Oklahoma 73072

Re: July 1, 2025 FOIA Request

Dear Mr. Akram:

I am pleased to help you with your July 1, 2025 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on July 2, 2025. You requested copies of the items indicated below:

*"1240 Busse Rd APN: 03-03-203-020 open zoning violations and variant mentioned in the attached zoning letter."*

After a search of Village files, the following records were found responsive to your request:

- 1) Village of Bensenville Correction Notice for Inspection No. 113118. (1 pg.)
- 2) Village of Bensenville Ordinance No. 6-2018. (5 pgs.)

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 CORPORATE OFFICE

TO: **COREY WILLIAMSEN**

*Freedom of Information Officer  
Village of Bensenville  
12 S. Center Street  
Bensenville, IL 60106*

FROM:

Name **DAMAN AKRAM**  
*First American/CDS  
Address 3550 W Robinson St  
Norman, OK 73072  
Phone 405-693-8391  
E-Mail dakram@firstam.com*

18683

**TITLES OR DESCRIPTION OF RECORDS REQUESTED (Please Include Date of Birth and Case Number for  
P)**  
**1240 Busse Rd APN: 03-03-203-020**

open zoning violations and a variant mentioned in the attached zoning letter

**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.

**7/1/25**

Date

Daman Akram

CN=Daman Akram,  
O=FATCO Holdings. C=US

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.

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**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\*\*\*

**7/2/25**  
Date Request  
Received

**7/16/25**  
Date Response  
Due

**7/17/25**  
Date Extended  
Response Due

**\$0 -**  
Total Charges

**7/9/25**  
Date Documents  
Copied or Inspected

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



**VILLAGE OF BENSENVILLE  
INSPECTIONAL SERVICES**

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

Type of Inspection: CORRECTION NOTICE

**CORRECTION NOTICE**

Address: 1240 NORTH IL ROUTE 83

Unit:

Business Name: SHOEB KHAN

Phone: 630-484-0815

Property Owner: MASA CORP

Address: C/O SHOEB KHAN

Inspection Date: 07/05/2024

Inspector: DON TESSLER

Violation

FIRE ALARM IN DISREPAIR

Violation comment

Failure to maintain fire alarm system. Alarm has had fire trouble signal for over a couple weeks. Alarm system must be repaired and place in full service within 7 days of this notice.

**Additional Remarks/Comments :RE 113119**

**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 07/12/2024.**

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: E-mailed 07/05/2024 to khanfamily2@yahoo.com

DON TESSLER

Inspector

07/05/2024

Date

**VILLAGE OF BENSENVILLE  
12 S. CENTER STREET  
BENSENVILLE, ILLINOIS 60106**

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**Ordinance No. 6-2018**

**An Ordinance Granting Approval of Variances to Allow Signage at  
1240 North Illinois Route 83, Bensenville, Illinois**

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**ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF BENSENVILLE  
THIS 27<sup>th</sup> DAY OF FEBRUARY 2018**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois this 28<sup>th</sup> day of February, 2018

STATE OF ILLINOIS        )  
COUNTIES OF COOK        )  
SS AND DUPAGE        )

I, Corey Williamsen, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois, and as such officer, I am the keeper of the records and files of said Village; I do further certify that the foregoing constitutes a full, true and correct copy of Ordinance No. 6-2018 entitled an Ordinance Granting Approval of Variances to Allow Signage at 1240 North Illinois Route 83, Bensenville, Illinois.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 28th day of February, 2018.



  
Corey Williamsen  
Deputy Village Clerk

ORDINANCE # 6-2018

**AN ORDINANCE GRANTING APPROVAL OF VARIANCES  
TO ALLOW SIGNANGE  
AT 1240 NORTH ILLINOIS ROUTE 83, BENSENVILLE, ILLINOIS**

**WHEREAS**, Masa Corp ("Owner") and Professional Permits ("Applicant") filed an application for Variances, Signage, Number Permitted, Municipal Code Section 10 – 18 – 12A – 3b – 2 and Maximum Sign Area, Municipal Code Sections 10 – 18 – 12A – 3c – 2 of the Village of Bensenville Zoning Ordinance ("Zoning Ordinance") for the property located at 1240 North Illinois Route 83, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

**WHEREAS**, Notice of Public Hearing with respect to the Variances sought by the Applicant was published in the Bensenville Independent on Thursday, January 18, 2018 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property and via First Class mail to taxpayers of record within 250 feet of the Subject Property, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

**WHEREAS**, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on February 6, 2018 as required by the statutes of the State of Illinois and the ordinances of the Village; and

**WHEREAS**, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by Applicant recommending approval of the Variances and, thereafter, voted unanimously (4-0) to recommend approval of the Variances, and forwarded its recommendations, including the Staff Report and findings relative to the Variances to the Village Board Committee of the Whole, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

**WHEREAS**, on February 20, 2018 the Village Board Committee of the Whole then forwarded its recommendation, along with that of the Community Development Commission, to the President and Board of Trustees; and

**WHEREAS**, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested Variances as recommended by the

Community Development Commission to allow the Variances is consistent with the Zoning Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

**SECTION ONE:** That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

**SECTION TWO:** That the Staff Report and Recommendation to approve the Variances sought, as allowed by the Zoning Ordinance, Sections 10 – 18 – 12A – 3b – 2 and 10 – 18 – 12A – 3c – 2 as adopted by the Community Development Commission as shown in Exhibit “B” is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Variances is proper and necessary.

**SECTION THREE:** That the Variances to allow an increase in the Number of Permitted Walls Signs and Maximum Sign Area as sought by the Applicant of the Subject Property is hereby granted.

**SECTION FOUR:** That the Variances sought by the Owner/Applicant on the Subject Property is hereby approved with the following conditions:

1. The plans and aesthetics of the sign to be in substantial compliance with the plans submitted with this application.

**SECTION FIVE:** That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Variances granted herein.

**SECTION SIX:** That all other ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, expressly repealed.

**SECTION SEVEN:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

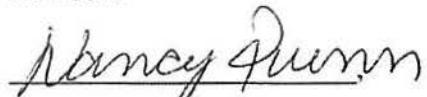
**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville, this 27th day of February 2018.



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Frank DeSimone, Village President

ATTEST:



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Nancy Quinn, Village Clerk

AYES: Carmona, Franz, Jaworska, Perez

NAYES: None

ABSENT: Lomax, Panicola