



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

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September 23, 2025

Mr. John Kilokowski
7536 Oak Grove Avenue
Justice, Illinois 60458

Re: September 15, 2025 FOIA Request

Dear Mr. Kilokowski:

I am pleased to help you with your September 15, 2025 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on September 16, 2025. You requested copies of the items indicated below:

"I am requesting copies of all building departments records related to 800 W Irving Park Road, Bensenville. Please include permit application and issued permits, inspection notes, plan review, certificates of occupancy, correspondence with the developer or contractor, and any notices of violation or stop-work orders."

Records found repulsive you your FOIA are enclosed.


Signatures have been withheld under Section 7(1)(b) of FOIA.

Section 7(1)(b) of FOIA provided that "private information" is exempt from disclose. "Private information" is defined in FOIA as, "unique identifiers, including a person's social security number, driver's license number, employee identification number, biometric identifiers, personal financial information, passwords, or other access codes, medical records, home or personal telephone numbers, and personal email addresses. Private information also includes home address and personal license plates, except as otherwise provided by law or when complied without possibility of attribution to any person." 5ILCS 140/2(c-5). Consequently, certain identifiers have been redacted from the records being provided.

Pursuant to Section 9 of the FOIA, 5 ILCS 140/9, I am required to advise you that I, the undersigned Freedom of Information Officer, reviewed and made the foregoing determination to deny a portion of your FOIA Request as indicated. Should you believe that this Response constitutes an improper denial of your request, you may appeal such by filing a request for review within sixty (60) days of the date of this letter with the Public Access Counselor of the Illinois Attorney General's Office, Public Access Bureau, 500 South Second Street, Springfield, Illinois 62706; telephone 1-887-299-FOIA; e-mail: public.access@ilag.gov. You may also have a right of judicial review of the denial under Section 11 of the FOIA, 5 ILCS 140/11.

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

PERMIT APPLICATION

Application Number
14321

CHECK ONE: ☐ RESIDENTIAL ☐ MULTI-RESIDENTIAL ☒ NON-RESIDENTIAL

800 Irving Park Rd

03 - 14 - 118 - 001

C-2

SITE ADDRESS

UNIT No.

P.I.N.

ZONING DISTRICT

Demolition of existing building

\$100,000.00

DESCRIPTION OF WORK

ESTIMATED COST

Name of Business on Site (non-residential): Aria Luxury Apartments

GENERAL CONTRACTOR: A&E Luxury Builders

46490

ADDRESS: 5s541 Radcliff Rd CITY, STATE & ZIP: Naperville, IL 60563

PHONE: 6306967431 E-MAIL: aeluxrybuilders@gmail.com

IF NECESSARY, ADDITIONAL LICENSED CONTRACTORS MUST COMPLETE & ATTACH LICENSE CERTIFICATE & BOND ON PAGE 2

OWNER AND APPLICANT INFORMATION

No error or omission in either the plans or application in having the work completed in any other manner than that it is compliance with the approved plans and the applicable codes and ordinances of the Village of Bensenville and the State of Illinois. All work shall be completed, inspected and approved as required and no occupancy or use of the space shall be permitted until approved in writing by the Department of Community and Economic Development. The applicant shall be responsible for all fees associated with the instant permit, including but limited to cancellation fees, plan review fees, and re-inspection fees. Understanding the preceding statements, I hereby agree to comply and declare that to the best of my knowledge and belief the information provided is true and accurate.

Pete Baftiri

10/03/2024

Applicant's Name (Print)

Applicant's Signature

Date

5s541 Radcliff Rd

Naperville, IL 60563

6306967431

Address

City, State & ZIP

Day Time Phone

aeluxrybuilders@gmail.com

Applicant's Email Address

Correspondence and escrow refunds can only be completed if the address of the applicant is kept current, which is applicant's responsibility. I hereby authorize the above listed applicant to complete the provisions of the applicable code and ordinance.

Aria Luxury Apartments

09/03/2024

Property Owner's Name (Print)

Property Owner's Signature

Date

9610 Franklin Av

Franklin Park IL 60131

6306967431

Address

City, State & ZIP

Day Time Phone

OFFICE USE ONLY

BUILDING INFORMATION

☐ New Construction ☐ Addition
☐ Alteration ☐ Accessory

Storm-water Permit Required Yes ☒ NO ☐

Pre construction meeting completed
9-27-24- LC

Milestone Dates:

9.6.24 Applied

9-25-24 Approved

9-27-24 Issued

3-27-25 Expires

Fees:

ESCROW \$ —

APPLICATION \$ 100

PLAN REVIEW \$ —

INSPECTIONS (3x\$25/\$45) \$ 135

OTHER \$ —

OTHER \$ —

TOTAL FEES DUE \$ 235.00

PAID BY: NO Escrow

APPROVED BY: LC



VILLAGE OF BENSENVILLE

Department of Community and Economic Development

CONDITIONS OF THE PERMIT

SITE LOCATION: 800 WEST IRVING PARK ROAD
INTENDED USE: C-2
APPLICATION NO: 14321
APPLICATION TYPE: DEMO NON RES OTHER STRUCTURE
DESCRIPTION OF WORK: BUILDING DEMOLITION

FILE COPY

-
1. All work, whether approved or not shall be in compliance with the applicable codes and ordinances.
 1. Contact the Community and Economic Development Department 24 hours in advance at 630-350-3413 for any necessary inspections.
 2. No work except what has been approved or required shall be permitted through the execution of this permit. No changes to the approved plans will be permitted without authorization by the Department of Community and Economic Development in writing.
 3. THESE PLANS & CONDITIONS MUST BE AT THE JOB SITE AND AVAILABLE FOR EACH INSPECTION. If the approved copy is not available, the inspection will not be conducted, and the report shall be marked "Not Approved." DO NOT REMOVE THESE CONDITIONS FROM THE PLANS.
 4. SPECIAL CONDITIONS TO APPLICATION NUMBER 14321 PLAN EXAMINER REVIEW.

All conditions are mandatory, changes on the approved plans/documents will not be permitted without written authorization from the Community & Economic Development Department. Failure to comply with the preceding conditions will invalidate the approval of this permit.

The completion of this project and the bond refund process is subject to final inspection and approval by the Village Inspector(s). NOTE: Items not identified during this review will be addressed.

All work must be inspected in accordance with the inspection list provided with this permit. Work concealed without the required inspection and approval must be exposed for inspection (at owner's/contractor's expense) as directed by the Village Inspector.

Applicable Codes: 2021 International Code sets and Village of Bensenville Amendments.

Water and sanitary lines shall be disconnected at the mains. Scheduled inspections must be approved before backfilling. Water and sanitary disconnects shall be done in accordance with the Department of Public Works recommendations, (Ford abandoned corp. cap.) Public Works to witness the caps/plugs of the services before backfill. Schedule Public Works 48 hours ahead of disconnection work.

A six foot tall construction fence, soil erosion control, a construction entrance and inlet protection shall all be installed before any soil is moved. Call for the soil erosion inspection when ready.

Storm water inlets shall be protected with sediment trapping or filter control devices during construction

You will see an "other" inspection on your list. this inspection is to ensure the rodent mitigation is in place and sufficient. this must be approved prior to moving any dirt.

Dust Control: Permittee shall manage the dust created during the course of the demolition through water spray down procedures. Permittee shall maintain a water hose on site connected to a water truck.

Plans are approved as noted above

All work must be performed in a neat and workmanlike manner by persons who are skilled in their trades in full performance with the Village Code. All work must be inspected in accordance with the inspection lists provided with this permit. Owner/Contractor is responsible to expose any work concealed without the required inspection and approval.

The completion of this project and the bond refund process is subject to the final inspection and approval by the Village Inspector. NOTE: All debris and landscaping must be returned to its original conditions prior to final inspection.

Having read and understood the preceding conditions, I hereby agree to comply with them.



SIGNATURE

PEK BAFADI

NAME (PRINT)

09-27-24

DATE



BENSENVILLE
COMMUNITY & ECONOMIC
DEVELOPMENT

Village of Bensenville
12 S. Center Street
Bensenville, IL 60106
630.350.3413

INSPECTION REPORT

SITE ADDRESS: 800 W Irving INSPECTION DATE: 10-01-24 (AM/PM)
SITE CONTACT: - PERMIT NO.: 14321
INSPECTOR ASSIGNED RON WELSH INSPECTION ID NO.: 115532
INSPECTION TYPE: RODENT MEDICATION

NOTES:

8- Bait Stations in Place around the
Perimeter of the Property -
- there is bait in the stations

APPROVED ✓ NOT APPROVED

THIS IS NOT A CERTIFICATE OF OCCUPANCY

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE WITHIN _____ DAYS FROM THE DATE OF THIS ORDER. APPEAL FROM THIS ORDER MAY BE MADE WITHIN 10 DAYS FROM THE DATE OF SERVICE. DIRECT SUCH APPEALS TO THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT BY TELEPHONE, 630.350.3413 OR BY WRITING, 12 S. CENTER STREET, BENSENVILLE, IL 60106.

RECEIVED BY: _____ INSPECTOR [REDACTED]

INSPECTION REPORT

SITE ADDRESS: 800 W Irving Park INSPECTION DATE: 10/4/24 AM/PM

SITE CONTACT: _____ PERMIT NO.: 14321

INSPECTOR ASSIGNED W Beranek INSPECTION ID NO.: 116204

INSPECTION TYPE: Soil Erosion Control

NOTES: _____

Inlet protection missing

2 gaps in silt fence
rest of silt fence is trenched
Const Entrance at SWC

APPROVED _____

NOT APPROVED _____

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RECEIVED BY: _____

INSPECTOR: _____

DL

INSPECTION REPORT

SITE ADDRESS: 800 W Irving Park Rd INSPECTION DATE: 10/7/24 PM

SITE CONTACT: _____ PERMIT NO.: 14321

INSPECTOR ASSIGNED MBeranek INSPECTION ID NO.: 116224

INSPECTION TYPE: Soil Erosion Control

NOTES: _____

2nd Const Entrance installed
Silt fence over unused entry
Inlet protection in place

APPROVED

NOT APPROVED

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YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE WITHIN _____ DAYS FROM THE DATE OF THIS ORDER. APPEAL
FROM THIS ORDER MAY BE MADE WITHIN 10 DAYS FROM THE DATE OF SERVICE. DIRECT SUCH APPEALS TO THE DIRECTOR OF COMMUNITY
AND ECONOMIC DEVELOPMENT BY TELEPHONE, 630.350.3413 OR BY WRITING, 12 S. CENTER STREET, BENSENVILLE, IL 60106

RECEIVED BY: _____ INSPECTOR: _____

PERMIT APPLICATION

Application Number

14514

CHECK ONE: ☐ RESIDENTIAL ☒ MULTI-RESIDENTIAL ☐ NON-RESIDENTIAL

800 W Irving Park

03-14-118-001

SITE ADDRESS

UNIT No.

P.I.N.

ZONING DISTRICT

Foundation Only Permit

\$ 2,000.00

DESCRIPTION OF WORK

ESTIMATED COST

Name of Business on Site (non-residential): Aria Luxury Apartments

GENERAL CONTRACTOR: A&E Luxury Builders

CUSTOMER #

46566

ADDRESS: 5s541 Radcliff Rd

CITY, STATE & ZIP: Naperville IL 60563

PHONE: 630-696-7431

E-MAIL: aeluxurybuilders@gmail.com

IF NECESSARY, ADDITIONAL LICENSED CONTRACTORS MUST COMPLETE & ATTACH LICENSE CERTIFICATE & BOND ON PAGE 2

OWNER AND APPLICANT INFORMATION

No error or omission in either the plans or application in having the work completed in any other manner than that it is compliance with the approved plans and the applicable codes and ordinances of the Village of Bensenville and the State of Illinois. All work shall be completed, inspected and approved as required and no occupancy or use of the space shall be permitted until approved in writing by the Department of Community and Economic Development. The applicant shall be responsible for all fees associated with the instant permit, including but limited to cancellation fees, plan review fees, and re-inspection fees. Understanding the preceding statements, I hereby agree to comply and declare that to the best of my knowledge and belief the information provided is true and accurate.

A&E Luxury Builders

11/21/2024

Applicant's Name (Print)

Applicant's Signature

Date

5s541 Radcliffe Rd

Naperville

630-696-7431

Address

City, State & ZIP

aeluxurybuilders@gmail.com

Applicant's Email Address

Correspondence and escrow refunds can only be completed if the address of the applicant is kept current, which I hereby authorize the above listed applicant to complete the provisions of the applicable code and ordinances of the Village of Bensenville.

Aria Luxury Apartments

Property Owner's Name (Print)

Project Name

9610 Franklin Av

Franklin

31

Address

City, State & ZIP

aeluxurybuilders@gmail.com

Email Address

OFF

M

es:

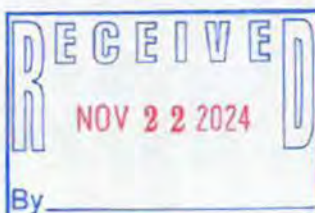
BUILDING INFORMATION

☐ Accessory ☐ Addition

☒ New Construction ☐ Alteration

☐ Pre-Construction Meeting Required

☐ Pre-Construction Meeting Completed



PAID BY:

11-22-24 Applied

ESCROW \$ 0

11-22-24 Approved

APPLICATION \$ 0

11-22-24 Issued

PLAN REVIEW \$ 0

5-22-24 Expires

INSPECTIONS (~~8~~ X \$38 / \$45) \$ 450.00

10 OTHER \$

OTHER \$

APPROVED BY: LC

TOTAL FEES DUE \$ 450

This Fee To Be Added To Building Permit

VILLAGE OF BENSENVILLE

Department of Community and Economic Development

CONDITIONS OF THE PERMIT

SITE LOCATION: 800 WEST IRVING PARK ROAD
INTENDED USE: C-2
APPLICATION NO: 14514
APPLICATION TYPE: NON-RESIDENTIAL ACCESSORY
DESCRIPTION OF WORK: FOUNDATION ONLY

FILE COPY
Village of Bensenville

-
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 3. THESE PLANS & CONDITIONS MUST BE AT THE JOB SITE AND AVAILABLE FOR EACH INSPECTION. If the approved copy is not available, the inspection will not be conducted, and the report shall be marked "Not Approved." DO NOT REMOVE THESE CONDITIONS FROM THE PLANS.
 4. SPECIAL CONDITIONS TO APPLICATION NUMBER 14514 PLAN EXAMINER REVIEW.

All conditions are mandatory, changes on the approved plans/documents will not be permitted without written authorization from the Community & Economic Development Department. Failure to comply with the preceding conditions will invalidate the approval of this permit.

The completion of this project and the bond refund process is subject to final inspection and approval by the Village Inspector(s). NOTE: Items not identified during this review will be addressed.

All work must be inspected in accordance with the inspection list provided with this permit. Work concealed without the required inspection and approval must be exposed for inspection (at owner's/contractor's expense) as directed by the Village Inspector.

Applicable Codes: 2021 International Code sets, and Village of Bensenville Amendments.

Cold weather pouring procedures shall be observed.

Plans are approved as noted above

All work must be performed in a neat and workmanlike manner by persons who are skilled in their trades in full performance with the Village Code. All work must be inspected in accordance with the inspection lists provided with this permit. Owner/Contractor is responsible to expose any work concealed without the required inspection and approval.

The completion of this project and the bond refund process is subject to the final inspection and approval by the Village Inspector. NOTE: All debris and landscaping must be returned to its original conditions prior to final inspection.

Having read and understood the preceding conditions, I hereby agree to comply with them.


SIGNATURE

PEPE BACCHI
NAME (PRINT)

11-22-24
DATE

INSPECTION REPORT

SITE ADDRESS: 800 Irving INSPECTION DATE: 11-25-24 AM/PM (P)
SITE CONTACT: _____ PERMIT NO.: 14514
INSPECTOR ASSIGNED L Czerwin INSPECTION ID NO.: 118801
INSPECTION TYPE: pier prepour
NOTES: _____

East of 8

North #8

South #8

East Foundation

APPROVED

NOT APPROVED

THIS IS NOT A CERTIFICATE OF OCCUPANCY

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RECEIVED BY: _____ INSPECTOR: _____

INSPECTION REPORT

Street Number: 800

Street Name: Irving Park

Unit Number:

Permit Number: 14514 & 118791

Property Type: Commercial

Location: 1A-8A

Client: Bensenville

Date: 11-27-2024

Result: Approved

Form Number: FF 61984

Re-inspection:

Discipline	Start Time	End Time
Footing	10:10 AM	10:50 AM

Comments:

Site Contact:

Contractor:

Inspector: Devlyn Ward



INSPECTION REPORT

Street Number: 800

Street Name: W. Irving Park Rd.
Bensenville

Unit Number:

Permit Number: 14514

Property Type: Commercial

Location:

Client: Bensenville

Date: 12-09-2024

Result: Approved

Form Number: FF 62904

Re-inspection: No

Discipline	Start Time	End Time
Footing	10:15 AM	10:30 AM
	0	0
	0	0
	0	0

Comments:

Inspection ID number 118792
Cold Weather Concrete Protection Required Maintain Concrete at 50°F for 72 hours.
South footings from column 9 to 4
#5 rebar 12" o.c. Both ways.
Verticals Every 36 inches both sides.
Horizontal continuous.
As per stamped plans.

Site Contact: Phil. 224-465-7250.

Contractor: Velazquez Concrete

Inspector: Kevin Bowers



INSPECTION REPORT

Street Number: 800

Street Name: Irving Park Rd

Unit Number:

Permit Number: 14514 & 118793

Property Type: Commercial

Location:

Client: Bensenville

Date: 12-13-2024

Result: Approved

Form Number: FF63754

Re-inspection:

Discipline	Start Time	End Time
Footing	1:25 PM	1:40 PM
	0	0
	0	0
	0	0

Comments:

Site Contact:

Contractor:

Inspector: Devlyn Ward

Handwritten signature

INSPECTION REPORT

Street Number: 800

Street Name: Irving Park Rd

Unit Number:

Permit Number: 14514 & 118802

Property Type: Commercial

Location:

Client: Bensenville

Date: 12-13-2024

Result: Approved

Form Number: FF 63755

Re-inspection:

Discipline	Start Time	End Time
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Piers	1:40 PM	1:55 PM
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0	0
---	---

0	0
---	---

0	0
---	---

Comments:

Site Contact:

Contractor:

Inspector: Devlyn Ward





INSPECTION REPORT

SITE ADDRESS: 800 Irving INSPECTION DATE: 12-20-24 AM/PM
SITE CONTACT: _____ PERMIT NO.: 14514
INSPECTOR ASSIGNED L Czerwin INSPECTION ID NO.: 119785
INSPECTION TYPE: Footing prepour
NOTES: _____

Northwest corner of 4th pier (A-C)
From East (-6B)

col - (CP5)

APPROVED

NOT APPROVED

THIS IS NOT A CERTIFICATE OF OCCUPANCY

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RECEIVED BY: _____ INSPECTOR: _____

INSPECTION REPORT

Street Number: 800

Street Name: Irving Park Rd

Unit Number: 14514 / 119560

Permit Number: 14315 / ID 116710

Property Type: Commercial

Location: Piers -

Client: Bensenville

Date: 12-26-2024

Result: Approved as Noted

Form Number: FF64894

Re-inspection:

Discipline	Start Time	End Time
Piers	10:35 AM	11:10 AM
	0	0
	0	0
	0	0

Comments:

2 Interior Pier pads at 5b and 5c-1 Cold Weather Concrete Protection Required Maintain Concrete at 50°F for 72 hours.

Rebar and size ok

Pour area was insulated.

Site Contact: Phill

Contractor:

Inspector: Mike Kasten

10/11

2420 Vantage Drive Elgin, IL 60124 (847) 428-7010

INSPECTION REPORT

Street Number: 800

Street Name: W Irving Park Rd

Unit Number:

Permit Number: 14514/118796

Property Type: Commercial

Location:

Client: Bensenville

Date: 01-09-2025

Result: Approved

Form Number: FF 66008

Re-inspection:

Discipline	Start Time	End Time
Foundation	10:00 AM	10:35 AM
	0	0
	0	0
	0	0

Comments:

Site Contact:

Contractor:

Inspector: Devlyn Ward





INSPECTION REPORT

SITE ADDRESS: 800 Irving INSPECTION DATE: 1-28-25 AM/PM

SITE CONTACT: _____ PERMIT NO.: 14514

INSPECTOR ASSIGNED L Czerwin INSPECTION ID NO.: 119560

INSPECTION TYPE: pier prepour

NOTES: _____

4 - D1
C1
B-2 & 3

A Drain Tile North & East side
OK

APPROVED

NOT APPROVED

THIS IS NOT A CERTIFICATE OF OCCUPANCY

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RECEIVED BY: _____ INSPECTOR: _____

INSPECTION REPORT

SITE ADDRESS: 800 IRVING INSPECTION DATE: 1-30-25 (AM) PM
SITE CONTACT: _____ PERMIT NO.: 145 ~~14~~
INSPECTOR ASSIGNED L Czerwin INSPECTION ID NO.: 120252
INSPECTION TYPE: Footing prepour
NOTES: _____

B- 123

C- 1

D- 1

APPROVED

NOT APPROVED

THIS IS NOT A CERTIFICATE OF OCCUPANCY

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RECEIVED BY: _____ INSPECTOR: _____

INSPECTION REPORT

SITE ADDRESS: 800 IRVING INSPECTION DATE: 2-11-25 (AM)/PM

SITE CONTACT: _____ PERMIT NO.: 14514

INSPECTOR ASSIGNED L Czerwin INSPECTION ID NO.: 120557

INSPECTION TYPE: drain tile

NOTES: _____

South side

APPROVED

NOT APPROVED

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RECEIVED BY: _____ INSPECTOR: _____

INSPECTION REPORT

SITE ADDRESS: 800 Irving INSPECTION DATE: 2-11-25 AM/PM

SITE CONTACT: _____ PERMIT NO.: 14514

INSPECTOR ASSIGNED L Czerwin INSPECTION ID NO.: 120556

INSPECTION TYPE: Footing prepour

NOTES: (west side)

F-1

WEST - 5 - B TO F

APPROVED

NOT APPROVED

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RECEIVED BY: _____ INSPECTOR: 

INSPECTION REPORT

SITE ADDRESS: 800 Irving INSPECTION DATE: 2-21-25 (AM) PM

SITE CONTACT: _____ PERMIT NO.: 14514

INSPECTOR ASSIGNED L Czerwin INSPECTION ID NO.: 118797

INSPECTION TYPE: Footing prepour

NOTES: _____

- F=6

Elevator shaft

APPROVED

NOT APPROVED

THIS IS NOT A CERTIFICATE OF OCCUPANCY

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RECEIVED BY: _____ INSPECTOR: _____

INSPECTION REPORT

Street Number: 800

Street Name: W. Irving Park Rd.
Bensenville

Unit Number:

Permit Number: 14514/118798

Property Type: Commercial

Location:

Client: Bensenville

Date: 02-24-2025

Result: Approved

Form Number: FF70249

Re-inspection: No

Discipline	Start Time	End Time
Footing	1:10 PM	1:40 PM
	0	0
	0	0
	0	0

Comments:

Pier - line E2
Pier —line F1

Site Contact: Fil 224-465-7250

Contractor:

Inspector: Mike Ward



INSPECTION REPORT

Street Number: 800

Street Name: W Irving Park Rd

Unit Number:

Permit Number: 14514-120833

Property Type: Commercial

Location:

Client: Bensenville

Date: 02-26-2025

Result: Approved

Form Number: FF70578

Re-inspection:

Discipline	Start Time	End Time
Footing	11:30 AM	11:50 AM
	0	0
	0	0
	0	0

Comments:

South footing column lines
4-3

South east footing lines
D-F

West footing lines
E-F

Pier column
F2 Type F4

Ok to pour

Site Contact: Fil

Contractor:

Inspector: Jose Orozco



INSPECTION REPORT

Street Number: 800

Street Name: W. Irving Park Rd.

Unit Number:

Permit Number: 14514/120833

Property Type: Commercial

Location:

Client: Bensenville

Date: 02-28-2025

Result: Approved

Form Number: FF70868

Re-inspection: No

Discipline	Start Time	End Time
Footing	11:50 AM	12:05 PM
Foundation	12:05 PM	12:20 PM
	0	0
	0	0

Comments:

Footing line G on 3 line s.e. Corner

Pics required for foundation walls not 100% completed at next inspection. To verify top bar installed

Elevator shaft foundation walls approved

Site Contact: Fil 224-465-7250

Contractor:

Inspector: Mike Ward



2420 Vantage Drive Elgin, IL 60124 (847) 428-7010

INSPECTION REPORT

Street Number: 800

Street Name: W. Irving Park Rd.

Unit Number:

Permit Number: 14514/120833

Property Type: Commercial

Location:

Client: Bensenville

Date: 02-28-2025

Result: Approved

Form Number: FF70868

Re-inspection: No

Discipline	Start Time	End Time
Footing	11:50 AM	12:05 PM
Foundation	12:05 PM	12:20 PM
	0	0
	0	0

Comments:

Footing line G on 3 line s.e. Corner

Pics required for foundation walls not 100% completed at next inspection. To verify top bar installed

Elevator shaft foundation walls approved

Site Contact: Fil 224-465-7250

Contractor:

Inspector: Mike Ward



INSPECTION REPORT

SITE ADDRESS: 800 Irving INSPECTION DATE: 3-4-25 AM/PM

SITE CONTACT: _____ PERMIT NO.: 14514

INSPECTOR ASSIGNED L Czerwin INSPECTION ID NO.: 120945

INSPECTION TYPE: Drain Tile

NOTES: _____

Remainder of drain tile

APPROVED

NOT APPROVED

THIS IS NOT A CERTIFICATE OF OCCUPANCY

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE WITHIN _____ DAYS FROM THE DATE OF THIS ORDER. APPEAL FROM THIS ORDER MAY BE MADE WITHIN 10 DAYS FROM THE DATE OF SERVICE. DIRECT SUCH APPEALS TO THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT BY TELEPHONE, 630.350.3413 OR BY WRITING, 12 S. CENTER STREET, BENSENVILLE, IL 60106.

RECEIVED BY: _____ INSPECTOR: _____

INSPECTION REPORT

SITE ADDRESS: 800 Irving INSPECTION DATE: 3-4-25 AM/PM
SITE CONTACT: _____ PERMIT NO.: 14574
INSPECTOR ASSIGNED L Czerwin INSPECTION ID NO.: 120944
INSPECTION TYPE: Foundation wall prepour
NOTES: _____

S/W corner - Remaining
walls

APPROVED

NOT APPROVED

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RECEIVED BY: _____ INSPECTOR: _____



INSPECTION REPORT

SITE ADDRESS: 800 Irving INSPECTION DATE: 3-20-25 AM/PM

SITE CONTACT: _____ PERMIT NO.: 14514

INSPECTOR ASSIGNED L Czerwin INSPECTION ID NO.: 121244

INSPECTION TYPE: drain tile / dam proofing

NOTES: _____

S/W corner

APPROVED

NOT APPROVED

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RECEIVED BY: _____ INSPECTOR: _____





BENSENVILLE
COMMUNITY & ECONOMIC
DEVELOPMENT

Village of Bensenville

12 S. Center Street

Bensenville, IL 60106

630.350.3413

INSPECTION REPORT

SITE ADDRESS: 800 Irving INSPECTION DATE: 4-9-25 AM/PM

SITE CONTACT: _____ PERMIT NO.: 14514

INSPECTOR ASSIGNED L Czerwin INSPECTION ID NO.: 122039

INSPECTION TYPE: Temp Elec.

NOTES: _____

APPROVED

NOT APPROVED

THIS IS NOT A CERTIFICATE OF OCCUPANCY

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RECEIVED BY: _____ INSPECTOR: 

PERMIT APPLICATION

Application Number

14438

CHECK ONE: ☐ RESIDENTIAL ☒ MULTI-RESIDENTIAL ☐ NON-RESIDENTIAL

800 W Irving Park

03-14-118-001

SITE ADDRESS

UNIT No.

P.I.N.

ZONING DISTRICT

New mixed use Building

\$ 15M

DESCRIPTION OF WORK

ESTIMATED COST

Name of Business on Site (non-residential): Aria Luxury Apartments

GENERAL CONTRACTOR: A&E Luxury Builders

CUSTOMER #

46558

ADDRESS: 5s541 Radcliff Rd

CITY, STATE & ZIP: Naperville IL 60563

PHONE: 630-696-7431

E-MAIL: aeluxurybuilders@gmail.com

IF NECESSARY, ADDITIONAL LICENSED CONTRACTORS MUST COMPLETE & ATTACH LICENSE CERTIFICATE & BOND ON PAGE 2

OWNER AND APPLICANT INFORMATION

No error or omission in either the plans or application in having the work completed in any other manner than that it is compliance with the approved plans and the applicable codes and ordinances of the Village of Bensenville and the State of Illinois. All work shall be completed, inspected and approved as required and no occupancy or use of the space shall be permitted until approved in writing by the Department of Community and Economic Development. The applicant shall be responsible for all fees associated with the instant permit, including but limited to cancellation fees, plan review fees, and re-inspection fees. Understanding the preceding statements, I hereby agree to comply and declare that to the best of my knowledge and belief the information provided is true and accurate.

A&E Luxury Builders

10/22/2024

Applicant's Name (Print)

Applicant's Signature

Date

5s541 Radcliffe Rd

Naperville IL 60563

630-696-7431

Address

City, State & ZIP

Day Time Phone

aeluxurybuilders@gmail.com

Applicant's Email Address

Correspondence and escrow refunds can only be completed if the address of the applicant is kept current, which is applicant's responsibility. I hereby authorize the above listed applicant to complete the provisions of the applicable code and ordinance.

Aria Luxury Apartments

10/22/2024

Property Owner's Name (Print)

Property Owner's Signature

Date

9610 Franklin Av

Franklin park IL 60131

630-696-7431

Address

City, State & ZIP

Day Time Phone

aeluxurybuilders@gmail.com

Email Address

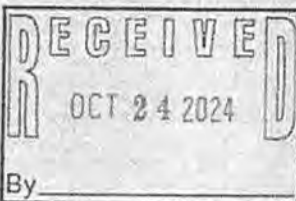
OFFICE USE ONLY

BUILDING INFORMATION

☐ Accessory ☐ Addition
☒ New Construction ☐ Alteration

☒ Pre-Construction Meeting Required

☒ Pre-Construction Meeting Completed 4-17-25



PAID BY: _____

Milestone Dates:

Fees:

10-24-24 Applied

ESCROW \$ 900.00

4-17-25 Approved

APPLICATION \$ 1,000.00

4-17-25 Issued

PLAN REVIEW \$ 19,609.35

10-17-25 Expires

INSPECTIONS (17X\$35/\$45) \$ 4365.00

Taps OTHER \$ 16,000.00

water meter OTHER \$ 3,886.00

APPROVED BY: LC

TOTAL FEES DUE \$ 45,760.35

Add Insp. fee from
permit 14514

LICENSED CONTRACTOR INFORMATION
COMPLETE ALL THAT APPLY

ROOFING

LICENSED CONTRACTOR	EMAIL	Day Time Phone
NPSE Home Solution PLLC	shaunak@hxhomesolutions.com	773-952-9632
ADDRESS	City	State & ZIP
1840 Industrial Dr STE 100	Libertyville	IL 60048

PROVIDE A COPY OF ROOFERS LICENSE CERTIFICATE ■

ELECTRICAL

LICENSED CONTRACTOR	EMAIL	Day Time Phone
Voltage Enterprise	pjndn360@gmail.com	630-618-1908
ADDRESS	City	State & ZIP
5918 W Irving Park Rd	Chicago	IL

PROVIDE A COPY OF ELECTRICIANS LICENSE CERTIFICATE AND A SURETY BOND FOR \$10,000 ■

PLUMBING

LICENSED CONTRACTOR	EMAIL	Day Time Phone
Expert Plumbing	atwconstruction@gmail.com	847-962-3613
ADDRESS	City	State & ZIP
1290 Glen Lane	Hofman Estate	IL 60169

PROVIDE A LETTER OF INTENT & A COPY OF PLUMBERS LICENSE CERTIFICATE ■



12 South Center Street
Bensenville, IL 60106
Community & Economic
Development Department
Main: 630.350.3413
Fax: 630.350.3449

VILLAGE OF BENSENVILLE

Community and Economic Development Department

REVIEW DATE: 11/25/2024

SITE LOCATION: 800 Irving

APPLICATION NO: 14438

DESCRIPTION OF WORK: NEW MIXED USE

PLAN REVIEW COMMENTS

1-Have WZ Engineering provide their signature, date of signature, seal, and expiration date of their seal either on each drawing they have prepared or on an index that clearly indicates the drawings they have prepared.

Section: Illinois Architecture Practice Act, Part 1150, Section 1150. Illustration A;
Illinois Professional Land Surveyor Act, Part 1270, Section 1270.58;
Illinois Professional Engineering Practice Act, Part 1380, Section 1380.295;
Illinois Structural Engineering Licensing Act, Part 1480

2-sheet T-1 does not list the basement areas, and the area calculations are incorrect. Include basement areas in the table, provide corrected occupant load calculations, and in the Gross Construction Area table on sheet SP1.

3-There are numerous errors on the "Project Data" section of sheet T-1. The Floor/Use table on sheet T-1 indicates the parking garage as S-1 Occupancy Group. The correct Occupancy Group for parking is S-2. Additionally, only Group S-2 occupancy is permitted under the provisions of 510.4. Revise the drawings to indicate the correct use group.

4-There are numerous errors on the "Project Data" section of sheet T-1. The actual building height is listed as sixty-eight feet (68'). The drawings indicate this is the lowest point of the roof structure. IBC defines building height as the average height of the roof surface above the grade plane. Illustrate the correct building height on the sections and elevations and revise the Project Data section to indicate correct building height. It appears the building height exceeds the maximum allowed. If necessary, reduce the height of the building to comply with these requirements.

5-A means of egress for the basement discharges to the vehicle ramp. Vehicle ramps shall not be used as exits unless pedestrian facilities are provided and the slope does not exceed one unit vertical in fifteen units horizontal. Revise the basement exit to provide sidewalks or other protected walking surfaces and indicate the ramp slope.

6-The interior exit stairs are indicated with one-hour fire rated walls. All shafts and stairs through the three-hour rated horizontal building separation shall be two-hour rated for the entire shaft. Revise the drawings to comply with this requirement.

7-The stairs are indicated as combustible material construction. The stair construction may be combustible materials only where the stair enclosure is three-hour rated below the three-hour horizontal building

separation. Revise the stairs to be non-combustible construction or revise the enclosure to be three-hour rated on the lower levels.

8-There are numerous errors on the "Project Data" section of sheet T-1. The paragraph "Section 510" indicates the incorrect code year and incorrect code section for building height. The required separation of occupancies indicates the incorrect code section. Revise the text to indicate the correct information.

9-There are numerous errors on the "Project Data" section of sheet T-1. The maximum number of Group R stories allowed above the S-2 parking level is measured from above the parking story, and is limited to four stories for type VA construction. The drawings indicate five stories above the parking level. Revise the drawing to reduce the number of stories or alter the construction type.

10-Fire separation distance requirements limit the exterior wall fire rating, the opening sizes, and opening protectives for the east wall. Revise the drawings to indicate compliance with these requirements.

11-All tenant spaces shall be separated with tenant separation assemblies of not less than a 1-hour fire partition. Revise the drawings to indicate this requirement. Provide a note that future tenant spaces on the first floor Group M spaces shall be separated by a one-hour fire partition.

12-If the intention is to run ductwork in the truss space, ceiling radiation dampers are required at the membrane penetrations. If soffits are provided, the rated floor ceiling assembly must remain unpenetrated continuous above the soffit. This must be coordinated with the mechanical drawings.

13-There appears to be a trash chute on the upper level floor plans that is not identified. The only identification is the Trash chute Room 113 on the first floor. While it is acknowledged that the shaft details are provided on A4.6, there are numerous requirements for trash chutes, discharge rooms, and access doors, sprinkler protection, etc, that are not included. Notably, the chute door may not open directly into the corridor as indicated on the drawings. Revise the drawings to comply with these requirements.

14-Revise detail 1/A4.6 to show the refuse chute extending full diameter three feet (3') above the roof.

15-Drawings indicate concealed spaces of combustible construction for various soffits and roof parapets on detail section 2/A4.1 and others. These spaces must be sprinklered or otherwise protect. Full review of the sprinkler requirements will take place with submission of the sprinkler drawings.

16-The Fire Protection drawings do not indicate sprinkler layout. Where buildings are of type V construction, sprinkler protection shall extend to balconies. Revise the drawings to indicate this requirement.

17-Provide emergency lighting on the exterior side of the exit discharge doors. This item is represented on the architectural sheets. This is not illustrated on all exterior exits on the electrical drawings. Revise the electrical drawings to comply with this requirement.

18-The door schedule is incomplete and in error. Provide a correct and complete door schedule, including all doors on all levels, for review. The door schedule will be reviewed when properly submitted. Additional comments should be expected.

19-Building elevations indicate the second floor deck at 13'-0" above grade with the east and south exterior exit stair extending from grade to the second floor without a landing. The stair detail 1 and 2/A3.11 indicates a stair with a total rise of 11'-1". Note 5 on several floor plan sheets refers to a stair detail on A1.6 and a1.7 that do not exist. A stair shall not have a vertical rise greater than twelve feet (12') between landings. Revise the stairs to comply with this requirement, coordinate the various details, and correct the erroneous drawing references.

20-In buildings four stories or more one stairway shall extend to the roof surface. A permanent ladder, ships ladder, or alternating tread device is also a permitted roof access device. Revise the drawings to include roof access.

21-Dwelling unit windows with sill height less than thirty six inches (36") and more than seventy two inches (72") above grade must have a window opening control device limit of four inch (4") opening. And after release, allow full opening. Revise drawings to indicate these devices.

22-Revise the drawings to indicate a .5 hour fire rating for corridor ceilings.

23-An interior exit stairway and ramp shall not continue below its level of exit discharge unless an approved barrier is provided at the level of exit discharge to prevent persons from unintentionally continuing into levels below. Directional exit signs shall be provided. Revise the drawings to include a barrier in Staircase 004 at the first floor

24-Interior exit stairs must terminate at an exit discharge at grade level, and at the exterior of the building. The three interior exit stairs of the building do not meet this requirement. An exterior exit stair is not an exit discharge. Exceptions to exit through a lobby or vestibule are outlined in the code. The exit stairs comply with any of these exceptions. Revise the building exit stairs to meet code requirements

25-The exterior exit stairs on the east side of the building are located directly on the lot line. Exterior exit stairs shall have a minimum fire separation distance of ten feet (10') from the adjacent lot line. Revise the drawings relocate the east exterior exit stair.

26-The common area toilet room 110, dog wash 114 were not included on the finish schedule. Walls and partitions within two feet (2') of water closets, urinals, and service sinks shall have a smooth, hard, nonabsorbent surface to a height of not less than four feet (4') above the floor. Painted gypsum board does not meet this requirement. Ceramic tile, FRP, and epoxy paint do meet this requirement. Revise drawings to include this requirement

27-Indicate sill plates and any structural wood elements on concrete shall be preservative-treated wood. Revise key note 20 on sheet A3.10, and several structural details, to indicate this.

28-Fire pumps shall be located in a room separated by a 2-hour fire barrier. Maintain a minimum of three feet clear space around all equipment. Revise the drawings to include a fire pump room

29-Provide the means for ventilation of the fire pump room, required regardless of the type of driver used for the fire pump.

30-Fire pump rooms not directly accessible from the outside shall be accessible through an enclosed passageway from an enclosed stairway or exterior exit. The enclosed passageway shall have a fire-resistance rating not less than the fire-resistance rating of the fire pump room.

31-A floor drain for the Riser Room is required, additionally show the required sloping of the floor on the structural drawings towards this floor drain.

32-All rooms or areas containing the building fire sprinkler riser(s), fire pump(s) and fire alarm control panel(s) shall be provided with approved emergency lighting, in accordance with section 1006, and a thermostatically controlled heating system. A low temperature trouble alarm shall be installed within the pump room, and shall be connected to the village designated dispatch center. Revise the drawings to accommodate these requirements.

33-Provide three (3) complete sets of elevator shop drawings, specifications, and cut sheets for review under a separate report. This can be a deferred submittal

34-Not less than one required accessible means of egress shall be an elevator. This elevator is required to have standby power. Revise the drawings to indicate standby power for at least one elevator.

35-Provide a two (2) way communication system at the elevator landing or area of refuge. Provide directions for use of the system, along with ICC A117.1-2017 compliant visual characters. The system shall be connected to a fire department approved 24 hour central control point, or have ability to auto-dial out to 911.

36-The communications wiring survivability for the two (2) way communication system must be commensurate with the highest fire rated construction of the building. Identify how the survivability is accomplished.

37-At least on elevator shall provide for fire department emergency access to all floors. Provide one elevator that can accommodate a stretcher twenty-four inches (24") by eighty-four inches (84") and indicate the required signage.

38-Where corridors are required to be fire rated the elevator openings shall be protected per IBC 3006.3. Several options are provided. Revise the drawings to indicate protection for the elevator doors

39-While it is acknowledged that the number of various accessible units (adaptable, type A, type B) is indicated on sheet T-1, and standard details are provided on sheet A4.7, none of the apartment units illustrated in floor plans meet any of the accessibility requirements. Revise the drawings to include the various required accessible units and all accessible aspects within the unit.

40-Provide a minimum of one storage space on each level as accessible.

41-Accessible parking spaces shall be dispersed, including inside the parking garage. Revise the drawings to accommodate this requirement

42-In areas where the vertical clearance needs to be less than eighty inches (80"), such as an open stairway, a guardrail, or another type of barrier, a leading edge must be provided that can be detected with a cane so it cannot be higher than twenty-seven inches (27").

43-Indicate accessible mail boxes on the drawings

44-Drawings indicate improper location of the Accessible parking sign. Provide dimensioned details displaying the mounting of the accessible parking sign. A permanently mounted R7-8 sign and supplementary R7-1101 sign shall be vertically mounted on a post or wall at front center of the parking space (not including the access aisle), no more than six feet (6') horizontally from the front of the parking space and set a minimum of five feet (5') and a maximum of nine feet (9') from finished grade to the bottom of the R7-8 sign.

45-Indicate the requirement for a concrete-encased grounding electrode on the structural foundation drawings. This requirement can be overlooked in the field since the concrete personnel only carry the structural drawings, and the inclusion of this grounding electrode is required as preparations for the concrete pour.

46-The state of Illinois has adopted the Equitable Restrooms Act. Single user restrooms must have non-gender specific signage. Indicate this requirement on the drawings for the common area restroom.

47-New Large Multifamily buildings (five families or more) or renovations must have 100% of its total parking spaces EV-Capable. This includes anticipating the load in the electric service, providing space in the electrical panel, and installing raceways to the parking spaces. It does not include installing conductors nor the charging device. These items must be installed to within three feet (3') of the parking space. The electrical site plan has

included this. It is not shown for the parking garage interior. Revise the drawings to comply with these requirements.

48-Provide wood truss layouts, truss certificates, truss calculations, the signature, seal, and dates of the engineer, and all other pertinent information for the prefabricated wood trusses. Refer to the indicated section below for additional requirements, which shall be incorporated into the truss drawings. (section 2303.4)

49-All receptacles in the kitchen area's must be of AFCI/GFCI this include all appliances as well. Revise drawing of apartments to show this requirement

50-Provide trip units for all breakers 1200 amps or larger with real time power metering and internal energy reduction maintenance switch (ERMS).

51-On print E3-1 in the Club Room the receptacles on all counter tops must be GFCI protected. Revise and correct

52-Print E3-4 shows a weather proof receptacle but there is no GFCI Protection. Revise prints to show GFCI protection for all outdoor receptacles

53-Provide notes on the plans that encompass the following statements. These items are frequently missed by field personnel.

- a. Wherever circuit conductors are spliced in a box, any Equipment Grounding Conductors associated with these circuits must be bonded ("pigtailed") to the box per NEC 250.148.
- b. Arc-flash hazard warning markings shall be provided on electrical equipment likely to require examination, adjustment, servicing, or maintenance while energized to warn qualified persons of potential electric arc flash hazards in accordance with NEC 110.16.
- c. Illumination shall be provided for all working spaces about electrical equipment and that the illumination shall not be controlled by automatic means only per NEC 110.26(D).
- d. The service disconnect shall be permanently marked to identify it as the service disconnect.
- e. Access and working space shall be provided and maintained about all electrical equipment and that required working space shall not be used for storage per NEC 110.26(A),(B),(C).
- f. The panel directories shall have sufficient detail to allow each circuit to be distinguished from all others and the panel label(s) shall include the source of feed per NEC 408.4.
- h. Provide for the bonding of the water pipe system at the water heaters. The water heaters shall be jumpered between the cold and hot water pipes with a jumper sized according to NEC Table 250.66, per NEC 250.104(A)(1); minimum size jumper is 3/0 Cu. NEC 250.104(A)(1)

54-Rooms that are accessory to a public garage shall be maintained at a positive pressure and shall be provided with ventilation in accordance with Section 403.3.1

55-There are a number of environmental exhaust terminations from dwelling units specifically, kitchen hood, toilet, and dryer which do not meet the following minimum requirement. For all environmental air exhaust: 3 feet from operable openings into buildings. Correct the locations on the drawings.

56-Dryer duct vertical risers shall be provided with a means for cleanout. Indicate on drawings

57-Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. Where the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet in any direction from openings into buildings. Where a clothes dryer exhaust duct penetrates a wall or ceiling membrane, the annular space shall be sealed with noncombustible material, approved fire caulk or noncombustible dryer exhaust duct wall receptacle.

58-In units where the dryer exhaust duct equivalent length exceeds 35 feet including additional length as provided for in Table 504.8.4.1, the equivalent length of the exhaust duct shall be identified on a permanent label or tag. The label or tag shall be located within 6 feet of the exhaust duct connection.

59-Where a closet is designed for the installation of a clothes dryer, an opening having an area of not less than one hundred (100) square inches for makeup air shall be provided in the closet enclosure, or makeup air shall be provided by other approved means.

60-Ducts and air transfer openings constructed of approved materials, in accordance with Section 603, that penetrate the ceiling membrane of a fire-resistance-rated floor/ceiling or roof/ceiling assembly shall be protected with one of the following:

- a. A listed ceiling radiation damper installed at the ceiling line where a duct penetrates the ceiling of a fire-resistance-rated floor/ceiling or roof/ceiling assembly.
- b. A listed ceiling radiation damper installed at the ceiling line where a diffuser with no duct attached penetrates the ceiling of a fire-resistance-rated floor/ceiling or roof/ceiling assembly. Provide a detail drawing for the ceiling radiation dampers along with how they will be serviced.

61-Add a comment to the drawings that the ventilation systems for all common areas shall be balanced by an approved method. Provide a test and balance report to the municipality prior to the final inspection for their file. Also, provide a copy to the Field Inspector at time of final inspection.

62-Non-transient dwelling units (apartments) shall be provided with outdoor air energy recovery ventilation systems with an enthalpy recovery ratio of not less than 50 percent at cooling design condition and not less than 60 percent at heating design condition. Exception: Enthalpy recovery ratio requirements at cooling design condition.

63-The Energy Conservation Code as amended by the state of Illinois and IMC 401.2 and 403.3 require R2, R3 and R4 occupancies to be provided with outdoor air and local exhaust in accordance with ILL Amended IECC Sections R403.6.6.1 through R403.6.6.4.

Revise the plans to indicate each dwelling unit shall be provided with a whole-house mechanical ventilation system consisting of:

- a. One or more supply or exhaust fans, or combination of such, and associated ducts and controls. Outdoor air ducts connected to the return side of an air handler shall be considered to provide supply ventilation.
- b. Controls that enable manual override. Controls shall include text or a symbol indicating their function.
- c. The system shall provide outdoor air at a continuous rate or programmed to operate intermittently.
- d. Local exhaust systems shall be designed to have the capacity to exhaust the minimum air flow rate determined per Table R403.6.6.4.

64-Indicate on the plans all backflow devices shall be tested and approved by a Cross Connection Control Device Inspector (CCCDI) before initial operation

65-Indicate on the plans all shower compartments and shower-bath combinations shall be provided with an automatic safety water mixing device and shall comply with ASSE 1016, ASSE 1017 or ASSE 1070 adjusted to a maximum setting of one hundred and fifteen degrees Fahrenheit (115°F) at the time of installation

66-Indicate on the plans all hand-held shower spray unit(s) shall have an atmospheric vacuum breaker installed on the hose supply fitting conforming to ASSE 1014.

67-Indicate on the plans lavatory faucets for public use shall be provided with an automatic safety water-mixing device complying with ASSE 1070 or 1017. Device shall be calibrated to a maximum setting of one hundred ten degrees Fahrenheit (110°F), at the time of installation

68-Confirm on the plans the scuppers and downspouts are designed to be the primary and secondary roof drain system. Provide the horizontally projected area calculations for each drain area, including the parapet



12 South Center Street
Bensenville, IL 60106
Community & Economic
Development Department
Main: 630.350.3413
Fax: 630.350.3449

walls and full information concerning the horizontal portions of each roof drain including pipe size and pitch, slope or grade of such horizontal piping. Coordinate the cross sectional areas of each scupper with the attendant primary drainage in cross sectional areas. Full information is required to examine the number and size of primary roof drains and secondary (emergency) roof drains in accordance with the code.

69-Indicate on the plans the installation of each water heater. Include each safety device, thermal expansion tank, vacuum relief valve, shut-off valve location, T&P valve, heat traps and the first eight feet (8') of the hot and cold supply pipes insulated. Indicate the specifics of the discharge piping for the temperature and pressure relief valve and the proximity of the required floor drain or approve receptor for each shall be installed.

70-Indicate on the plans the open-site drain located in the mechanical room shall be properly sized in the event any of the backflow devices relief valve fails and stays open at full pressure

71-Indicate on the plans drainage stacks that receive wastes from laundry washing machines, shall have the drainage and vent piping so arranged that suds pressures will not affect fixtures in the lower portion of the drainage system. No fixture drain, branch, or branch vent shall connect to any stack in a suds pressure zone. Such zones shall be considered to exist at any offset of sixty degrees (60°) to ninety degrees (90°) or at the base of any drainage.

72-separate submittals needed for:
Elevator/sprinkler/fire alarm/signage

Please cloud any changes and provide a response letter

REVIEWED BY:

Building: Louie Czerwin
Please contact me with any questions.
630-594-1008 (office)
lczerwin@bensenville.il.us



Department of Public Works
717 E. Jefferson Street
Bensenville, IL 60106

Office: 630.350.3534
Fax: 630.594.1148
www.bensenville.il.us

April 16, 2025

Mr. Pete Baftiri
A&E Luxury Builders, Inc.
5S541 Radcluff Road
Naperville, IL 60563

**Subject: Conditional Plan & Stormwater Management Certification (25-05-0006) Approval
800 W. Irving Park Road – Aria Luxury Apartments**

Dear Mr. Dudek:

The Engineering Division within the Public Works Department has received and reviewed the following material.

- Engineering Plans, titled “Final Engineering Plans for Aria Luxury Apartments”, 800 Irving Park Road, 7 sheets, dated April 11, 2025, prepared by Ridgeline Consultants, LLC of Montgomery, Illinois.
- Stormwater Management Report, titled “Stormwater Management Permit Application for Elite Luxury Apartments, 54 pages, dated April 2025, prepared by Ridgeline Consultants, LLC of Montgomery, Illinois.
- Architectural Plans, titled “Proposed Building Multifamily Residential Building”, 800 Irving Park Road, 130 sheets, dated March 11, 2025, prepared by Agama Designs Architecture of Yorkville, Illinois.

Upon review, the requirements of the Village, including Stormwater Management as well as all previous comments have been satisfactorily addressed.

The following item is outstanding and must be received and reviewed by the Village. Issuance of the Building Permit is not contingent upon review and approval of the outstanding item.

- Illinois Department of Transportation Permit for work in the Irving Park Road (IL Route 19) right-of-way prior to start of construction.

The following fees must be paid to the Village of Bensenville prior to issuance of the construction permit.

Plan Review Fees	\$	9,622.35
Stormwater Review Fees	\$	1,585.00

The plan review fees are in accordance with section 8-3-3 of the Village Code, which amounts to 1.5% of the estimated cost of improvements. The stormwater review fees for this project are in accordance with fee Schedule A of the DuPage County Stormwater & Floodplain Ordinance (DCSWFO). The latest revisions to the DCSWFO were adopted by the Village on 5-28-2013.

The following securities must be on file with the Village of Bensenville prior to issuance of the construction permit:

April 16, 2025

Stormwater Development Security (110%)	\$	47,632.20
Erosion and Sediment Control Security (110%)	\$	10,729.40


Development security for this project is required per 15-54.B of the Stormwater Ordinance. Erosion and Sediment Control Security is required per 15-54.C. At the applicant's option, both of these securities can be combined into one total Performance Security for \$58,361.60. Please note this security is for the site work and drainage improvements outside of the building.

Stormwater management improvements an underground drywell detention system, and drainage structures with storm sewers proposed to collect runoff that outlets to the existing 48" storm sewer in Irving Park Road and 18" storm sewer in Parkside Lane. No PCBMPs are proposed.

Prior to the release of any security, Village approved Record Drawings are required per 15-43 of the Stormwater Ordinance of the as-built actual in-place elevations and location of constructed improvements.

If I can be of further assistance, please feel free to call or email me.

Sincerely,


Bradley Hargett, PE, PLS, CFM
Assistant Village Engineer

cc: Joseph Caracci, P.E., Director of Public Works (via email)
Ron Herff, Assistant Director of Community & Economic Development (via email)



Village of Bensenville

Department of Public Works

717 E. Jefferson Street
Bensenville, IL 60106
Phone (630) 350-3435 Fax (630) 594-1148

Date: March 28, 2025

To: Ron Herff, Deputy Director of Community & Economic Development

From: Brad Hargett, P.E, PLS, CFM – Assistant Village Engineer

Copy: Joseph Caracci, P.E. – Director of Public Works
Kevin Quinn – Planner

Subject: **800 W. Irving Park Road – Aria Luxury Apartments
Engineering/PW Review Comments #2**

The Engineering Division within Public Works Department received the following material via email on March 17, 2025.

- Engineering Plans, titled “Final Engineering Plans for A&E Luxury Builders, Inc.”, 800 Irving Park Road, 7 sheets, dated December 23, 2024, prepared by Ridgeline Consultants, LLC of Montgomery, Illinois.
- Architectural Plans, titled “Proposed Building Multifamily Residential Building”, 800 Irving Park Road, 130 sheets, dated March 11, 2025, prepared by Agama Designs Architecture of Yorkville, Illinois.
- Stormwater Management Report, titled “Stormwater Management Permit Application for Elite Luxury Apartments, 54 pages, dated December 2024, prepared by Ridgeline Consultants, LLC of Montgomery, Illinois.
- Comment response letter, 5 pages, dated December 12, 2024, prepared by Ridgeline Consultants, LLC of Montgomery, Illinois.

The proposed development includes construction of a new mixed-use development on the existing site with a vacant former banquet hall and parking lot. Commercial parking is provided on the north side of the building with residential parking on the south side. Access to the north lot is provided off Irving Park Road near Eastview Avenue with cross-access to the plaza at 710-720 Irving Park Road. Access to the south lot is provided off Eastview Avenue. The basement floor plan includes an underground parking garage and individual storage units. The first floor includes Retail space along Irving Park Road, a 16 spaces parking garage, vestibule, conference room, club room, exercise room, and a dedicated garage area. The 2nd through 6th floors includes a mixture of 1 and 2 bedroom apartment units, as well as additional storage spaces. Access to the property is located off Eastview Avenue and Irving Park Road with a two-way driveway accessing the front parking lot from Irving Park Road, and a two-way driveway accessing the rear lot from Eastview Avenue

Stormwater management improvements an underground drywell detention system, and drainage structures with storm sewers proposed to collect runoff that outlets to the existing 48" storm sewer in Irving Park Road and 18" storm sewer in Parkside Lane. No PCBMPs are proposed.

We did not review the Photometric Plans except as reference for the Engineering Plan review, as it is our understanding these documents will be reviewed by others as required.

ENGINEERING ISSUES

Stormwater Detention: Article 15-72.A.1 of the DuPage County Stormwater and Flood Plain Ordinance (DCSFPO) states that stormwater detention is required if the impervious area is being increased by at least 25,000 square feet since February 15, 1992. A comparison of the existing conditions as it existed on February 15, 1992 to the proposed conditions, the proposed development will decrease the existing impervious area 2,300 square feet. In accordance with DCSFPO, stormwater detention is not required for this proposed development. An existing and proposed impervious area exhibit delineating, shading and labeling the existing/proposed impervious areas must be provided in a stormwater report to document the comparison of impervious are since February 15, 1992 to the proposed conditions.

Best Management Practices: Section 15-63 of the DCSFPO states that on-site postconstruction best management practices (PCBMPs) and volume control best management practices (VCBMPs) are required to treat stormwater runoff for pollutants and reduce runoff volume for all developments with 2,500 square feet or more net new impervious area since April 23, 2013. Based upon a comparison of the existing conditions to the proposed conditions since 2013, the proposed development will result in a net impervious area decrease of 2,300 square feet. In accordance with DCSFPO, PCBMPs will not be required for this proposed development. Comparison of the impervious area must be documented in a stormwater report.

Sediment & Erosion Control: The construction area (disturbed area) will be the entire site of 1.66 acres which is greater than 1 acre, so a National Pollutant Discharge Elimination System (NPDES) permit is required for discharge of storm water. The owner will need to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) to effectively manage the discharge of pollutants from the erosion control site. The owner must also submit a Notice of Intent (NOI) in accordance with IEPA General Permit requirements at least 30 days before the start of construction. In addition, erosion control measures will need to meet all the requirements listed in Sections 15-58 through 15-60 of the DCSFPO.

Floodplain: The site includes no regulatory floodplain as shown on FEMA FIRM Map number 17043C0079J dated August 1, 2019. The nearest regulatory flood plain is the Zone AE floodplain of Silver Creek located approximately 300 feet east of the site with an elevation of +/-666. Because the site is entirely outside the limits of the 100-year flood plain, compensatory storage will not be required for any proposed fill.

Wetlands and Buffers: There are no wetlands or buffers on the site.

Permits: The proposed improvement will require a Village of Bensenville Stormwater Permit. The Stormwater Management Certification Application Form must be completed by the Owner and the Applicant. Since no impacts are proposed to Special Management Areas,

the submittal does not require submittal to the DuPage County Stormwater for review and certification.

An Illinois Department of Transportation (IDOT) highway permit will be required for proposed work in the Irving Park Road (IL Route 19) right-of-way.

An IEPA-Sanitary Permit will be required for the new building's sanitary service. Depending on the proposed water service, an IEPA-watermain permit may be required for any scope of work larger than a water service connection to the Village's watermain.

REVIEW COMMENTS

Based upon the above submitted items, we reviewed the site and have provided the following comments:

General:

1. Comments on the IEPA Sanitary Permit were previously provided on January 3, 2025. Resubmit the updated sanitary permit forms for further review and Village signature.

Engineering Plans:


1. Site & Utility Plan – Site Area Table is inconsistent with the stormwater report net new impervious area and area on the cover sheet. The proposed conditions is 66,212 SF on the Site & Utility plan, but 66,153 SF on the Cover Sheet and Stormwater Report.

Stormwater Management Report:

1. Stormwater narrative indicates proposed condition has 66,153 square feet of new impervious area but Site Area Table on the Site & Utility Plan specify a decrease of 2,66,212 square feet. Which is correct.

The applicant shall provide a disposition of these comments with the next submittal along with the requested items in this letter. If there are any questions or if I can be of further assistance, please contact me.

Sincerely,



Bradley Hargett, PE, PLS, CFM
Assistant Village Engineer



Village of Bensenville

Department of Public Works

717 E. Jefferson Street
Bensenville, IL 60106
Phone (630) 350-3435 Fax (630) 594-1148

Date: October 31, 2024

To: Kurtis Pozsgay, Director of Community & Economic Development

From: Brad Hargett, P.E, PLS, CFM – Assistant Village Engineer

Copy: Joseph Caracci, P.E. – Director of Public Works
Kevin Quinn – Planner

Subject: **800 W. Irving Park Road – Aria Luxury Apartments
Engineering/PW Review Comments #1**

The Engineering Division within Public Works Department received the following material via email on October 29, 2024.

- Engineering Plans, titled “Final Engineering Plans for A&E Luxury Builders, Inc.”, 800 Irving Park Road, 7 sheets, dated September 6, 2024, prepared by Ridgeline Consultants, LLC of Montgomery, Illinois.
- Architectural Plans, titled “Proposed Building Multifamily Residential Building”, 800 Irving Park Road, 113 sheets, dated August 24, 2024, prepared by Agama Designs Architecture of Yorkville, Illinois.
- Stormwater Management Report, titled “Stormwater Management Permit Application for Elite Luxury Apartments, 47 pages, dated July 24, 2024, prepared by Ridgeline Consultants, LLC of Montgomery, Illinois.
- AutoTurn Turning Movement Exhibit, 1 sheet, undated, prepared by Ridgeline Consultants, LLC of Montgomery, Illinois.
- IEPA WPC-PS-1 Sanitary Sewer Permit Application, 11 pages, undated, prepared by Ridgeline Consultants, LLC of Montgomery, Illinois.
- IEPA NPDES Permit No: ILR10ZEL4, dated September 5, 2024
- Comment response letter, 7 pages, dated September 27, 2024, prepared by Ridgeline Consultants, LLC of Montgomery, Illinois.

The proposed development includes construction of a new mixed-use development on the existing site with a vacant former banquet hall and parking lot. Commercial parking is provided on the north side of the building with residential parking on the south side. Access to the north lot is provided off Irving Park Road near Eastview Avenue with cross-access to the plaza at 710-720 Irving Park Road. Access to the south lot is provided off Eastview Avenue. The basement floor plan includes an underground parking garage and individual storage units. The first floor includes Retail space along Irving Park Road, a 16 spaces parking garage, vestibule, conference room, club room,

exercise room, and a dedicated garage area. The 2nd through 6th floors includes a mixture of 1 and 2 bedroom apartment units, as well as additional storage spaces. Access to the property is located off Eastview Avenue and Irving Park Road with a two-way driveway accessing the front parking lot from Irving Park Road, and a two-way driveway accessing the rear lot from Eastview Avenue

Stormwater management improvements include drainage structures with storm sewers proposed to collect runoff that outlets to the existing 48" storm sewer in Irving Park Road and 18" storm sewer in Parkside Lane. No detention and PCBMPs are proposed.

We did not review the Photometric Plans except as reference for the Engineering Plan review, as it is our understanding these documents will be reviewed by others as required.

ENGINEERING ISSUES

Stormwater Detention: Article 15-72.A.1 of the DuPage County Stormwater and Flood Plain Ordinance (DCSFPO) states that stormwater detention is required if the impervious area is being increased by at least 25,000 square feet since February 15, 1992. A comparison of the existing conditions as it existed on February 15, 1992 to the proposed conditions, the proposed development will decrease the existing impervious area 2,300 square feet. In accordance with DCSFPO, stormwater detention is not required for this proposed development. An existing and proposed impervious area exhibit delineating, shading and labeling the existing/proposed impervious areas must be provided in a stormwater report to document the comparison of impervious are since February 15, 1992 to the proposed conditions.

Best Management Practices: Section 15-63 of the DCSFPO states that on-site postconstruction best management practices (PCBMPs) and volume control best management practices (VCBMPs) are required to treat stormwater runoff for pollutants and reduce runoff volume for all developments with 2,500 square feet or more net new impervious area since April 23, 2013. Based upon a comparison of the existing conditions to the proposed conditions since 2013, the proposed development will result in a net impervious area decrease of 2,300 square feet. In accordance with DCSFPO, PCBMPs will not be required for this proposed development. Comparison of the impervious area must be documented in a stormwater report.

Sediment & Erosion Control: The construction area (disturbed area) will be the entire site of 1.66 acres which is greater than 1 acre, so a National Pollutant Discharge Elimination System (NPDES) permit is required for discharge of storm water. The owner will need to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) to effectively manage the discharge of pollutants from the erosion control site. The owner must also submit a Notice of Intent (NOI) in accordance with IEPA General Permit requirements at least 30 days before the start of construction. In addition, erosion control measures will need to meet all the requirements listed in Sections 15-58 through 15-60 of the DCSFPO.

Floodplain: The site includes no regulatory floodplain as shown on FEMA FIRM Map number 17043C0079J dated August 1, 2019. The nearest regulatory flood plain is the Zone AE floodplain of Silver Creek located approximately 300 feet east of the site with an elevation of +/-666. Because the site is entirely outside the limits of the 100-year flood plain, compensatory storage will not be required for any proposed fill.

Wetlands and Buffers: There are no wetlands or buffers on the site.

Permits: The proposed improvement will require a Village of Bensenville Stormwater Permit. The Stormwater Management Certification Application Form must be completed by the Owner and the Applicant. Since no impacts are proposed to Special Management Areas, the submittal does not require submittal to the DuPage County Stormwater for review and certification.

An Illinois Department of Transportation (IDOT) highway permit will be required for proposed work in the Irving Park Road (IL Route 19) right-of-way.

An IEPA-Sanitary Permit will be required for the new building's sanitary service. Depending on the proposed water service, an IEPA-watermain permit may be required for any scope of work larger than a water service connection to the Village's watermain.

REVIEW COMMENTS

Based upon the above submitted items, we reviewed the site and have provided the following comments:

General:

1. The Engineer shall provide a detailed cost estimate showing the opinion of probable construction costs for the site improvements outside the building work for review. The engineer's estimate of must have the proposed stormwater and erosion control items broken out. The estimate will be used for determining fees and surety.
2. Cross-access to the property of 713 Parkside Lane exists today, but is not shown in the proposed conditions. All residential traffic is utilizing one entrance for both ingress/egress out to Eastview Lane. Emergency equipment access on Parkside Lane should be considered somewhere.

Engineering Plans:

1. Various Plan Sheets - The Village recently completed the widening of Eastview Avenue in preparation for this development. Various plans need to update the topography to represent the new improvements including roadway pavement, curbs, and utilities.
2. Site & Utility Plan – Handicap signs need to be relocated to the middle of the handicap stall.
3. Site & Utility Plan – Detectable warns are shown to be provided at the south Eastview Avenue entrance. If this entrance does not have a stop sign, then detectable warns must not be provided.
4. Site & Utility Plan – Provide detectable warns for the handicap aisle.
5. Site & Utility Plan – Site Area Table is inconsistent with the stormwater report net new impervious area. Plans show 2,300 square feet decrease, but the stormwater indicates an increase of 276 square feet.
6. Site & Utility Plan – Does the permeable pavers have underdrains? If so, the underdrain outlet invert must be above the minimum 8" aggregate reservoir level.

7. Site & Utility Plan – Specify the parking lot pavement design (thickness) on the on the plan as a callout, in the Notes or etc.
8. Grading & Erosion Control Plan – Village's sediment and erosion control notes are difficult to read and have additional text at the bottom ("resulting from temporary measures shall be properly disposed of prior to permanent stabilization") may be deleted.
9. Grading & Erosion Control Plan – Provide inlet filter protection for the existing inlets along Eastview adjacent to the improvements.
10. Grading & Erosion Control Plan – Provide perimeter erosion barrier around the perimeter of the site.
11. Construction Details – Handicap parking fine is \$350 not \$250 as shown on the Handicapped Parking Standard, update to \$350.
12. Construction Details – Permeable Paver Detail should follow DuPage County Example Detail dated August 2017, see attached. If underdrains are provided, the outlet for the underdrain must be above the aggregate that is being used for PCBMP storage. For pavers to be considered permeable, a minimum of 8" CA-7 reservoir shall be provided, which is being provided.

Stormwater Management Report:

1. The cover of the report indicates it is for Elite Luxury Apartments, but plans specify Aria Luxury Apartments
2. Report must provide an existing impervious area exhibit delineating/shading and labeling the existing impervious area. Also, a proposed impervious area exhibit delineating/shading and labeling the proposed impervious area must be included.
3. Stormwater narrative indicates 276 square feet of new impervious area but Site Area Table on the plans specify a decrease of 2,300 square feet. Which is correct.
4. Discuss in the report the area (sf) of the existing and proposed impervious area.
5. Demonstrate that the flow to the existing outlets is not increased under the proposed conditions.
6. Storm sewer calculations using Bulletin 75 rainfall data must demonstrate that the proposed can handle the 10' store under flowing full conditions, but not surcharged.

The applicant shall provide a disposition of these comments with the next submittal along with the requested items in this letter. If there are any questions or if I can be of further assistance, please contact me.

Sincerely,



Bradley Hargett, PE, PLS, CFM
Assistant Village Engineer

VILLAGE OF BENSENVILLE

Department of Community and Economic Development
125 S. Center St. Bensenville, IL 60106
Phone: 630.350.3412 Fax: 630.350.3419

PERMIT APPLICATION

14979

CHECK ONE: ☐ RESIDENTIAL ☐ MULTI-RESIDENTIAL ☒ NON-RESIDENTIAL

800 W IRVING PK RD.

SITE ADDRESS

UNIT No.

P.I.N.

ZONING DISTRICT

DESIGN & INSTALLATION OF FIRE SPRINKLER SYSTEM

DESCRIPTION OF WORK

\$175K

ESTIMATED COST

Name of Business on Site (non-residential): 6-STORY MIXED-USE BUILDING

FIRE SPRINKLER

GENERAL CONTRACTOR: DALY FIRE PROTECTION

CUSTOMER #

40408

ADDRESS: 12620 S HOLIDAY DR. UNIT C CITY, STATE & ZIP: ALSIP IL 60803

PHONE: 312-619-3790

E-MAIL: Shannon@dalyfirepro.com

IF NECESSARY, ADDITIONAL LICENSED CONTRACTORS MUST COMPLETE & ATTACH LICENSE CERTIFICATE & BOND ON PAGE 2

OWNER AND APPLICANT INFORMATION

No error or omission in either the plans or application in having the work completed in any other manner than that it is compliance with the approved plans and the applicable codes and ordinances of the Village of Bensenville and the State of Illinois. All work shall be completed, inspected and approved as required and no occupancy or use of the space shall be permitted until approved in writing by the Department of Community and Economic Development. The applicant shall be responsible for all fees associated with the instant permit, including but not limited to the fees for the permit, inspection, and the fee for the certificate of occupancy. I hereby agree to comply and declare that to the best of my knowledge and belief the information provided is true and accurate.

SHANNON LORENCZ

Applicant's Name (Print)

Applicant's Signature

Date

6-19-25

12620 S HOLIDAY DR UNIT C

Address

ALSIP IL 60803

City, State & ZIP

312-619-3790

Day Time Phone

SHANNON@dalyfirepro.com

Applicant's Email Address

Correspondence and escrow refunds can only be completed if the address of the applicant is kept current, which is applicant's responsibility. I hereby authorize the above listed applicant to complete the provisions of the applicable code and ordinances of this permit.

A&E LUXURY BUILDERS

Property Owner's Name (Print)

Property Owner's Signature

Date

6-19-25

55541 RADCLIFF RD

Address

NAPERVILLE IL 60563

City, State & ZIP

630-696-7431

Day Time Phone

Email Address: aeluxurybuilders@gmail.com

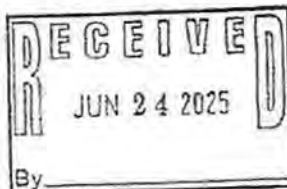
OFFICE USE ONLY

BUILDING INFORMATION

☐ Accessory ☐ Addition
☐ New Construction ☐ Alteration

☐ Pre-Construction Meeting Required

☐ Pre-Construction Meeting Completed



PAID BY:

Milestone Dates:

Fees:

6-24-25 Applied

Approved

Issued

Expires

ESCROW \$

APPLICATION \$

PLAN REVIEW \$

INSPECTIONS (X\$35/\$45) \$

OTHER \$

OTHER \$

APPROVED BY:

TOTAL FEES DUE \$

LICENSED CONTRACTOR INFORMATION COMPLETE ALL THAT APPLY

ROOFING

LICENSED CONTRACTOR	EMAIL	Day Time Phone
ADDRESS	City	State & ZIP

PROVIDE A COPY OF ROOFERS LICENSE CERTIFICATE ☐

ELECTRICAL

LICENSED CONTRACTOR	EMAIL	Day Time Phone
ADDRESS	City	State & ZIP

PROVIDE A COPY OF ELECTRICIANS LICENSE CERTIFICATE AND A SURETY BOND FOR \$10,000 ☐

~~PLUMBING~~ FIRE SPRINKLER

LICENSED CONTRACTOR	EMAIL	Day Time Phone
DALY FIRE PROTECTION	Shannon@dalyfirepro.com	312-619-3790
ADDRESS	City	State & ZIP
12620 S HOLIDAY DR. UNIT C	Alsip	IL 60803

PROVIDE A LETTER OF INTENT & A COPY OF PLUMBERS LICENSE CERTIFICATE ☐