



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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Daniel Schulze

October 3, 2025

Mr. Brian Gallagher
323 New Albany Road
Moorestown, New Jersey 08057

Re: October 1, 2025 FOIA Request

Dear Mr. Gallagher:

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

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

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


- 1) Village of Bensenville Correction Notice for Inspection No. 124094. (2 pgs.)
- 2) Village of Bensenville Correction Notice for Inspection No. 123301. (2 pgs.)
- 3) Village of Bensenville Permits Issued to 1090 Industrial Drive Since January 1, 2010. (1 pg.)
- 4) Village of Bensenville Zoning for 1090 Industrial Drive as of October 1, 2025. (1 pg.)

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 Brian Gallagher

Address 323 New Albany Road
Moorestown, New Jersey 08057

Phone 856-813-3000 ext 245

E-Mail ecoordinator@propertysolutionsinc.com

19256

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

See Attached Request

☐

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.

09/29/2025

Date

Brian Gallagher

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

10/1/25
Date Request
Received

10/3/25
Date Response
Due

10/16/25
Date Extended
Response Due

56-
Total Charges

10/3/25
Date Documents
Copied or Inspected

Received by Employee: _____



Property Solutions INC.

Environmental & Engineering Consulting

31A Northfield Avenue • Edison, New Jersey 08837 • 732-417-0999 • Fax 732-417-0626

September 29, 2025

Village of Bensenville
Clerk's Office
12 South Center Street
Bensenville, IL 60106
ATTN: FOIA Officer
Phone: (630) 350-3404
Fax: (630) 350-3438
Email: FOIArequest@bensenville.il.us
Website: <http://www.bensenville.il.us/>

**Re: Industrial Building
1090 Industrial Drive
Parcels: 0311102065
Bensenville, DuPage County, Illinois 60106
Property Solutions Inc Project #: 20250971**

Property Solutions Inc. is conducting a Property Condition Assessment of the aforementioned property. As part of a property assessment, we wish to determine whether government agencies possess records on the subject property that may include potential concerns. We request the following information:

- Copies of any records of outstanding or open building or fire code violations at the property.
- Copies of any building permits or any open building permits at the property.
- Copies of Certificates of Occupancy for the property.
- The current zoning designation of the subject property and when it received this designation.
- The zoning designation of the subject property prior to receiving the current designation.
- Copies of any outstanding or open fire code violations at the property.
- Copies of any records indicating the installation and/or removal of an above ground or underground storage tank at the property.
- Copies of any records indicating that the fire department has responded to the property for the purpose of cleaning up a release of hazardous materials.

SERVING YOUR NEEDS NATIONWIDE FROM OUR OFFICES IN:

PHILA • NY • CHICAGO • LA • DALLAS • PORTLAND • ATLANTA • BALTIMORE

Inspection Number 124094

**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

Inspection Date: 08/07/2025

Inspector: DON TESSLER

Violation

IMPROPER DISPLAY OF ADDRESS

Violation comment

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

IMPROPER DRAINAGE

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

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 08/07/2025.

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 08/07/2025 to jwoolfe@key-investment.com

DON TESSLER

Inspector

08/07/2025

Date

Inspection Number 123301

**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: #4

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: 07/02/2025

Inspector: DON TESSLER

Violation

VILLAGE REGULATIONS

Violation comment

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

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 aisle to exit doors. Must create a min. of 4' wide clear aisle from the front door to the back door.

INTERIOR ELECTRIC

Improper wiring at the electrical panel on the air compressor needs to be done properly to meet Village of Bensenville electrical code. Need to apply for Village of Bensenville electrical permit ASAP.

BREAKER BLANKS REQUIRED

Provide plastic blanks for all open electrical circuits in panel.

COVER ALL OPEN JUNCTION BOXES

Cover all open electrical junction boxes and open wiring.

WATER HEATER NEED TO BE BONDED

Water heater needs to be bonded, a jumper wire from hot to cold water pipe.

UNIT HEATER

The unit heaters need to be properly working condition, also needs to be cleaned out loaded with saw dust.

NEED TO INSTAL DRIP LEG

Replace flex gas supply line with proper black pipe and need a drip leg on unit heaters,

VENTILATION

Need proper ventilation system for woodworking shop. Wood dust collecting vac. System.

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.

KEEP STAIRS CLEAR OF STORAGE

Remove all storage on the stairs.

Additional Remarks/Comments:

Reinspection # 124149

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.

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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 07/02/2025 to bhi_service@yahoo.com

DON TESSLER

Inspector

07/02/2025

Date

PROJ DESCR LINE 2	STATUS	LOCATION	TOWN-CITY	APPLIC DATE
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
TRIPLE BASIN	FINALED	1090 INDUSTRIAL DRIVE 1	BENSENVILLE	08/17/2021

1090 INDUSTRIAL DR

Zoning Information

ZONING INFORMATION

ZONED

I-2

ZONING DESCRIPTION

General Industrial District

VIEW THE VILLAGE CODE

<https://codelibrary.amlegal.com/codes/bensenvilleil/latest/overview>