



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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October 14, 2025

Ms. Sheneetra Johnson
1300 South Meridian Avenue, Suite 400
Oklahoma City, Oklahoma 73108

Re: October 7, 2025 FOIA Request

Dear Ms. Johnson:

I am pleased to help you with your October 7, 2025 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on October 7, 2025. You requested copies of the items indicated below:

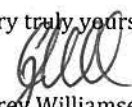
"Please provide Copies of Certificate of Occupancy; Copies of Variances, Special/Conditional-Use Permits (excluding signage); Copies of approved Site Plan (excluding grading, landscaping, ect,) and copies of any Open/Unresolved Zoning & Building & Fire Code Violations on file at this time for address 1090 Industrial Drive."

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

- 1) Village of Bensenville Correction Notice for Inception No. 124094. (2 pgs.)
- 2) Village of Bensenville Certificate of Compliance for Inspection No. 123228. (1 pg.)
- 3) Village of Bensenville Certificate of Compliance for Inspection No. 123253. (1 pg.)
- 4) Village of Bensenville Certificate of Compliance for Inspection No. 123251. (1 pg.)
- 5) Village of Bensenville Correction Notice for Inception No. 123301. (2 pgs.)
- 6) Village of Bensenville Certificate of Compliance for Inspection No. 123831. (1 pg.)

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



BENSENVILLE
VILLAGE CLERK'S OFFICE

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 Sheneetra Johnson

Address 1300 S. Meridian Ave., Suite 400
Oklahoma City, OK 73108

Phone 1-800-344-2944 ext. 4403

E-Mail shjohnson@lightboxre.com

19312

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

Please provide Copies of Certificates of Occupancy; Copies of Variances, Special/Conditional-Use Permits (excluding signage); Copy of approved Site Plan

(excluding grading, landscaping, etc.) and copies of any Open/unresolved Zoning & Building & Fire Code Violations on file at this time for address:

1090 Industrial Drive, (Parcel: 03-11-102-065). Please do not exceed \$25 without prior approval. (Our ref: 183738-1)

☐

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.

10/07/2025

Date

Sheneetra Johnson
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

10/7/25

Date Request
Received

10/15/25

Date Response
Due

10/22/25

Date Extended
Response Due

\$0-

Total Charges

10/14/25

Date Documents
Copied or Inspected

Received by Employee: _____

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



BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

CERTIFICATE OF COMPLIANCE

For: **Non-Residential**

Inspection #: 123228

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

FOR: GRANITE MASTERS, INC.

AT: 1090 INDUSTRIAL DRIVE 1

Bensenville, IL 60106

Conditions / Notes:

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

Donald Tessler

Village of Bensenville Inspector

05/28/2025

Date

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

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



BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

CERTIFICATE OF COMPLIANCE

For: Non-Residential

Inspection #: 123253

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

FOR: LIQUID FLOORING INC.

AT: 1090 INDUSTRIAL DRIVE #2

Bensenville, IL 60106

Conditions / Notes:

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

Donald Tessler

Village of Bensenville Inspector

05/29/2025

Date

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

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



BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

CERTIFICATE OF COMPLIANCE

For: Non-Residential

Inspection #: 123251

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

FOR: PM STONE INC.

AT: 1090 INDUSTRIAL DRIVE #3

Bensenville, IL 60106

Conditions / Notes:

FIRE EXTINGUISHERS NEED A CURRENT ANNUAL INSPECTION TAG.

Donald Tessler

Village of Bensenville Inspector

05/29/2025

Date

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

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

Inspection Number 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.

You are hereby notified to remedy the conditions as stated above by 07/16/2025.

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 07/02/2025 to bhi_service@yahoo.com

DON TESSLER

Inspector

07/02/2025

Date



BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

CERTIFICATE OF COMPLIANCE

For: Non-Residential

Inspection #: 123831

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

FOR: SMI

AT: 1090 INDUSTRIAL DRIVE #6

Bensenville, IL 60106

Conditions / Notes:
NONE

Donald Tessler

Village of Bensenville Inspector

06/18/2025

Date

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

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