



12 South Center Street  
Bensenville, IL 60006

Office: 630.350.3404  
Fax: 630.350.3408  
[www.bensenville.il.us](http://www.bensenville.il.us)

**VILLAGE BOARD**

**President**

Frank DeSimone

**Board of Trustees**

Rosa Garmona

Ann Lopez

Ewa Leska "Amm" Jaworska

McLare Thomas

Nicholas Panicola Jr.

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**Village Clerk**

Nancy Quinn

**Village Manager**

Joan E. Williamsen

January 11, 2018

Ms. Stephanie Romero  
3555 NW 59<sup>th</sup> Street, Suite 400  
Oklahoma City, Oklahoma 73112

Re: January 10, 2018 FOIA Request

Dear Ms. Romero:

I am pleased to help you with your January 10, 2018 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on January 10, 2018. You requested copies of the items indicated below:

*"710-854 Foster Avenue."*


After a search of Village files, the following documents are enclosed to fulfill your request:

- 1) Village of Bensenville Business Licenses Issued for 710-854 Foster Avenue Report. (1 pg.)
- 2) Village of Bensenville Inspections/Certificate of Compliance for 710-854 Foster Avenue. (56 pgs.)
- 3) Village of Bensenville Ordinances for 710-854 Foster Avenue. (27 pgs.)

These are all of the documents that can be discovered responsive to your request.

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

LOC NO	LOC PRE DIR	LOC STREET	LOC STREET TYPE	LOC APT	LOC CITY	LOC STATE	LOC ZIP	DBA
710	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	GLOBAL ALLIANCE LOGISTICS
710	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	GAL GROUP, INC.
712	WEST	FOSTER	AVENUE	A	BENSENVILLE	IL	60106	GIZMO SYSTEMS, INC.
716	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	KIELMECH PRECISION TOOLMAKING INC.
720	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	THERMAL MECHANICAL
722	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	DUNNET BAY CONSTRUCTION
724	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	GP COMPANY GLASS
726	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	CROSSFIT 1013
730	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	ALBERTI'S MOVING SERVICES ( A. M. S.)
732	WEST	FOSTER	AVENUE	A	BENSENVILLE	IL	60106	G & I GENERAL CONTRACTOR, INC.
734	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	MARKA TRANSPORT INC.
736	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	WOLFE TOOL, INC.
740	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	AKUNA USA, INC.
742	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	ENERSTAR, INC.
744	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	HAWK AERO SUPPORT LLC
754	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	AIR GROUND LOGISTICS ,INC
756	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	TDJ NORTH AMERICA
758	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	CONTINENTAL GROUP LLC
770	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	LABORATORY SOLUTIONS, INC.
772	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	ADVANCED GALVANICS
774	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	H. I. PRECISION TOOL MAKERS & MACHINERY
810	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	HEAVEN'S HONEY, INC.
820	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	MIDWEST EDUCATIONAL PRODUCTS, INC.
822	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	GORILLA PAPER
822	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	FOSTER ELECTRICAL ASSEMBLY
830	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	CENTURY SHOWER DOOR
832	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	GAMON INTERNATIONAL, INC.
834	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	COLOREX
836	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	SPEEDIMPEX, USA
842	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	NEW WAVE EXPRESS, INC.
844	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	TIMELY EXPRESS, INC
846	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	NAUTILUS HYOSUNG
848	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	VIANA INC
850	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	MIREX ELECTRIC & CONSTRUCTION, INC.
852	WEST	FOSTER	AVENUE		BENSENVILLE	IL	60106	EVERGLORY LOGISTICS, INC.

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

**2016**

**CERTIFICATE OF COMPLIANCE**

**NON-RESIDENTIAL**

**ANNUAL INSPECTION**

**Inspection Number: 41055**

**DATE: March 29, 2016**

**This certifies that:**

**Kielmech Precision Toolmaking**

**714-716 Foster Ave,**

**Bensenville, IL 60106**

**Has been inspected and satisfactorily passed inspection.**

**Business may continue on the current issued Village License.**

Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing. If either of these lights do not illuminate upon testing, the battery may need to be changed or the entire unit needs replacing

All fire extinguishers need to be a minimum of 10# ABC rated and tested every year with a correct corresponding tag showing test month and year. Fire extinguisher must be mounted no more than 48 inches from floor to top of extinguisher.

Recommend installing a 4-zone fire alarm system to meet current village code.

LINDSAY LAYCOAX

**Village of Bensenville Inspector**

\_\_\_\_\_  
**Village of Bensenville Inspector's Signature**

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

**2016**

**CERTIFICATE OF COMPLIANCE**

**NON-RESIDENTIAL**

**ANNUAL INSPECTION**

**Inspection Number: 41562**

**DATE: October 6, 2016**

**This certifies that:**

**WEATHER PRO CONSTRUCTION**

**718 Foster Ave,**

**Bensenville, IL 60106**

**Has been inspected and satisfactorily passed inspection.**

**Business may continue on the current issued Village License.**

**Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing.**

**10# ABC rated and tested every year correct corresponding tag showing test month and year.**

**Must have a clear access of at least 36 inches to electrical panel.**

**All storage must be maintained in an orderly fashion. Which will allow unobstructed means of egress at all times.**

**LINDSAY LAYCOAX**

**Lindsay Laycoax**

**Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

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

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLIANCE**

**For: NON-RESIDENTIAL INSPECTION**

**Inspection Number: 40715**

**DATE: 03/10/2016**

**This certifies that all violations, if any, have been corrected to the satisfaction of the Village of Bensenville at:**

**Foster Electric Assembly.**

**822 WEST FOSTER AVENUE**

**Bensenville, IL 60106**

**Conditions of approval are subject to those listed below:**

1.) Recommend installing a 4-zone fire alarm system to meet current village code.

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*Lindsay Laycox*  
Village of Bensenville Inspector

Village of Bensenville Inspector's Signature

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Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
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**2016**

**CERTIFICATE OF COMPLIANCE**

**NON-RESIDENTIAL**

**ANNUAL INSPECTION**

**Inspection Number: 46903**

**DATE: October 11, 2016**

**This certifies that:**

**DUNNET BAY CONSTRUCTYION.**

**722 Foster,**

**Bensenville, IL 60106**

**Has been inspected and satisfactorily passed inspection.**

**Business may continue on the current issued Village License.**

**\*\* Exit Lights to be lit at all times.**

**\*\* Must have a clear access of at least 36 inches to electrical panel.\*\***

**\*\*All storage must be maintained in an orderly fashion. Which will allow unobstructed means of egress at all times. \*\***

**LINDSAY LAYCOAX**

*Lindsay Laycoax*

**Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

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**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: 726 -728 Foster Unit:  
 Business name:: CROSSFIT 1013 Phone: 8475028408  
 Business Owner: Address:  
 Inspection Date: Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
120G	NEED ACCESS TO ELECTRIC PANEL	Access to electrical panel must be free and clear at all times allowing for a safe access.
120K	COVER ALL OPEN JUNCTION BOXES	Install face plates on the front of all junction boxes showing exposed wires.
140C	REPLACE IMPROPER GAS SUPPLY	728 Gas supply to floor furnace must meet Village code.
140D	NEED TO INSTALL DRIP LEG	All interior gas supplies feeding appliances need to have a drip leg installed. The purpose of the drip leg is to catch heavy particulates in the gas and keeping them from entering the appliance and possibly clogging up creating a problem.
160F	FIRE EXTINGUISHERS NEEDED	All fire extinguishers need to be a minimum of 10# ABC rated and tested every year with a correct corresponding tag showing test month and year. Fire extinguisher must be mounted no more than 48 inches from floor to top of extinguisher.
160H	NEED EMER. LIGHT BREAKER LOCK	Need to install a lock out on the Emergency Light breaker in the electrical panel to prevent anyone from turning it off.
165A	NEED TO INSTALL FIRE ALARM	Recommend installing a 4-zone fire alarm system to meet current village code.
175G	KEEP STORAGE 36 IN. FROM HEATING	Must maintain a free and clear area of at least 36 inches around all Heating and hot water tanks.

**Additional Remarks/Comments:**

Created from inspection 40989 on  
 02/23/2016 by 6523llay

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

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 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

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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.**



**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: 726 -728 Foster

Unit:

Business name:: CROSSFIT 1013

Phone: 8475028408

Business Owner:

Address:

Inspection Date:

Inspector: LINDSAY LAYCOAX

Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
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**2016**

**CERTIFICATE OF COMPLIANCE**

**NON-RESIDENTIAL**

**ANNUAL INSPECTION**

**Inspection Number: 40884**

**DATE: October 6, 2016**

**This certifies that:**

**ALBERTT'S MOVING SERVICES.**

**730 Foster Ave.**

**Bensenville, IL 60106**

**Has been inspected and satisfactorily passed inspection.**

**Business may continue on the current issued Village License.**

**\*\* Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing. \*\***

**\*\* Must have a clear access of at least 36 inches to electrical panel. \*\***

**\*\*All storage must be maintained in an orderly fashion. Which will allow unobstructed means of egress at all times. \*\***

**LINDSAY LAYCOAX**

**Lindsay Laycoax**

**Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

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





**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: 736 FOSTER

Unit:

Business name:: MIDLAND SERVICES LLC

Phone: 847-454-7904

Business Owner: MIDLAND SERVICES LLC

Address: 736 FOSTER AVE BENSENVILLE, IL

Inspection Date: 2/11/16

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
120G	NEED ACCESS TO ELECTRIC PANEL	NEED ACCESS TO ELECTRIC PANEL - Must have a clear access of at least 36 inches to electrical panel.

**Additional Remarks/Comments:**

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

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Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_



**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: 738 FOSTER AVENUE

Unit:

Business name:: WOLFE TOOL, INC.

Phone: 847-922-7408

Business Owner: DENNIS WOLFE

Address: GEORGE ST 416 BENSENVILLE, IL

Inspection Date: 2/4/16

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
160E	EMERGENCY LIGHTING INOPERABLE	Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing.

**Additional Remarks/Comments:**

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Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



**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: 740 FOSTER

Unit:

Business name:: AKUNA USA, INC.

Phone: 6302388377

Business Owner: AKUNA USA, INC.

Address: 740 W FOSTER AVE BENSENVILLE, IL

Inspection Date: 2/4/16

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
010B	NEED ADDRESS FRONT OF BUILDING	Address needed on front door.
160G	EM/EXIT LIGHT BURNED OUT	All exit lights need to be lit at all times.

**Additional Remarks/Comments:**

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Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_



**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: 742 FOSTER AVENUE

Unit:

Business name:: ENERSTAR, INC.

Phone: 847-259-9058

Business Owner: TIMOTHY M. CAREW

Address: 1010 E WAVERLY ARLINGTON HEIGHTS, IL

Inspection Date: 2/4/16

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
120G	NEED ACCESS TO ELECTRIC PANEL	NEED ACCESS TO ELECTRIC PANEL - Must have a clear access of at least 36 inches to electrical panel.
180B	EXTINGUISHERS - ANNUALLY	10# ABC rated and tested every year with a correct corresponding tag showing test month and year.

**Additional Remarks/Comments:**

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Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_



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

Type of Inspection: NON-RESIDENTIAL INSPECTION

**CORRECTION NOTICE**

Address: 744 FOSTER

Unit:

Business name:: HAWK AERO SUPPORT

Phone: 847.502.6324 630.350.2100 www.hawkaero.com

Business Owner: Mark J. Cope

Address:

Inspection Date: 2/25/16

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005	VILLAGE REGULATIONS	Conducting business without a current Village of Bensenville Business License. BUSINESS LICENSE MUST BE CURRENT AND BE DISPLAYED IN A PROMINENT LOCATION * MUST COMPLY WITHIN 7 DAYS.*
160E	EMERGENCY LIGHTING INOPERABLE	Emergency Back-Up lights need to function as designed and illuminate upon testing. All emergency lights need to be tightly secured and light up the floor/steps to show the path of egress.
165A	NEED TO INSTALL FIRE ALARM	Recommend installing a 4-zone fire alarm system to meet current village code.
175	MEANS OF EGRESS & STORAGE	All exits must be free and clear at all times allowing for a safe and orderly exit from structure.

**Additional Remarks/Comments:**

Reinspection 41098 created on 02/25/2016  
 by 6523llay

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

You are hereby notified to remedy the conditions as stated above within 7/30 days from the date of this order. Appeal from this order may be made within 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

Neither this inspection nor any Certificate of Occupancy issued by the Village of Bensenville shall be considered a complete list of Code or Municipal Ordinances. Our inspection can be substantially limited by access available and stored items or furniture. Some occupancies may require inspections to be completed on individual systems such as heating appliances, roofing, structure or fire protection systems. If you have questions about this inspection, please call 630-350-3448.

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

Type of Inspection: NON-RESIDENTIAL INSPECTION

**CORRECTION NOTICE**

Address: 744 FOSTER

Unit:

Business name:: HAWK AERO SUPPORT

Phone: 847.502.6324 630.350.2100 www.hawkaero.com

Business Owner: Mark J. Cope

Address:

Inspection Date: 2/25/16

Inspector: LINDSAY LAYCOAX

Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



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

Type of Inspection: NON-RESIDENTIAL INSPECTION

**CORRECTION NOTICE**

Address: 746 FOSTER

Unit:

Business name:: Red Malt CUSTOM DENIN

Phone: 847-340-0295 SAM@REDMALT.COM

Business Owner: Sam Miller

Address: 746 W FOSTER AVE BENSENVILLE, IL

Inspection Date: 2/25/16

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
160E	EMERGENCY LIGHTING INOPERABLE	Emergency Back-Up lights need to function as designed and illuminate upon testing. All emergency lights need to be tightly secured and light up the floor/steps to show the path of egress.
165A	NEED TO INSTALL FIRE ALARM	Recommend installing a 4-zone fire alarm system to meet current village code.

**Additional Remarks/Comments:**

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You are hereby notified to remedy the conditions as stated above within 30 days from the date of this order. Appeal from this order may be made within 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

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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: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



**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: 748 FOSTER Unit:  
 Business name:: CHICAGO PROJECTION MAPPING Phone: 630.302.1847 630.620.0000  
 Business Owner: Mark Smith Address:  
 Inspection Date: Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005	VILLAGE REGULATIONS	Conducting business without a current Village of Bensenville Business License. BUSINESS LICENSE MUST BE CURRENT AND BE DISPLAYED IN A PROMINENT LOCATION * MUST COMPLY WITHIN 7 DAYS. * Moving March 31, 2016
160G	EM/EXIT LIGHT BURNED OUT	Exit Lights to be lit at all times and need to function as designed.
165A	NEED TO INSTALL FIRE ALARM	Recommend installing a 4-zone fire alarm system to meet current village code. Tenant leaving March 31, 2016.
180B	EXTINGUISHERS - ANNUALLY	All fire extinguishers need to be a minimum of 10# ABC rated and tested every year with a correct corresponding tag showing test month and year. Fire extinguisher must be mounted no more than 48 inches from floor to top of extinguisher.

**Additional Remarks/Comments:**

Created from inspection 41091 on  
 02/25/2016 by 6523llay

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

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 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

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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: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



**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: 750 FOSTER

Unit:

Business name:: ALPHA CNC GROUP, LLC

Phone: 630-514-7368 ALPHACNCGROUP@YAHOO.COM

Business Owner:

Address:

Inspection Date: 2/25/16

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005	VILLAGE REGULATIONS	Conducting business without a current Village of Bensenville Business License. BUSINESS LICENSE MUST BE CURRENT AND BE DISPLAYED IN A PROMINENT LOCATION * MUST COMPLY WITHIN 7 DAYS.*
160E	EMERGENCY LIGHTING INOPERABLE	Emergency Back-Up lights need to function as designed and illuminate upon testing. All emergency lights need to be tightly secured and light up the floor/steps to show the path of egress.
165A	NEED TO INSTALL FIRE ALARM	Recommend installing a 4-zone fire alarm system to meet current village code.

**Additional Remarks/Comments:**

Reinspection 41102 created on 02/25/2016  
 by 6523llay

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

You are hereby notified to remedy the conditions as stated above within 7/30 days from the date of this order. Appeal from this order may be made within 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

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Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

**2016**

**CERTIFICATE OF COMPLIANCE**

**NON-RESIDENTIAL**

**ANNUAL INSPECTION**

**Inspection Number: 41100**

**DATE: October 6, 2016**

**This certifies that:**

**AIR GROUND LOGISTICS**

**752-754 Foster Ave,**

**Bensenville, IL 60106**

**Has been inspected and satisfactorily passed inspection.**

**Business may continue on the current issued Village License.**

**Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing.**

**10# ABC rated and tested every year correct corresponding tag showing test month and year.**

**Must have a clear access of at least 36 inches to electrical panel.**

**All storage must be maintained in an orderly fashion. Which will allow unobstructed means of egress at all times.**

**LINDSAY LAYCOAX**

**Lindsay Laycoax**

**Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

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

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS



**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: 758 Foster

Unit:

Business name:: CONTINENTAL GROUP LLC.

Phone: 847.533.0990 cell 312.404.8177

Business Owner: Nick Panayoyov

Address:

Inspection Date: 3/8/16

Inspector: LINDSAY LAYCOAX

Checklist #

Violation

Violation comment

140D

NEED TO INSTAL DRIP LEG

All interior gas supplys feeding appliances need to have a drip leg installed. The purpose of the drip leg is to catch heavy particulates in the gas and keeping them from entering the appliance and possibly clogging up creating a problem.

175G

KEEP STORAGE 36 IN. FROM HEATING

Maintained 36 inches clearance around furnace.

**Additional Remarks/Comments:**

Reinspection 41221 created on 03/08/2016  
by 6523llay

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

You are hereby notified to remedy the conditions as stated above within 30 days from the date of this order. Appeal from this order may be made within 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

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Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_



Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

**2016**

**CERTIFICATE OF COMPLIANCE**

**NON-RESIDENTIAL**

**ANNUAL INSPECTION**

**Inspection Number: 41562**

**DATE: October 6, 2016**

**This certifies that:**

**Laboratory Solutions Inc.**

**768-770 Foster Ave,**

**Bensenville, IL 60106**

**Has been inspected and satisfactorily passed inspection.**

**Business may continue on the current issued Village License.**

**Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing.**

**10# ABC rated and tested every year correct corresponding tag showing test month and year.**

**Must have a clear access of at least 36 inches to electrical panel.**

**All storage must be maintained in an orderly fashion. Which will allow unobstructed means of egress at all times.**

**LINDSAY LAYCOAX**

**Lindsay Laycoax**

**Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

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

**VILLAGE OF BENSENVILLE  
NON-TRAFFIC COMPLAINT  
AND NOTICE TO APPEAR**

CASE NO. VC-001,002.00 TICKET # 1002

STATE OF ILLINOIS COUNTY OF: COOK / DUPAGE

VILLAGE OF: BENSENVILLE

IN THE ADMINISTRATIVE ADJUDICATION COURT OF THE  
VILLAGE OF BENSENVILLE  
DUPAGE COUNTY, ILLINOIS - 60106

A MUNICIPALITY PLAINTIFF VS.

D E F E N D A N T	<b>NAME</b>	Foster Associates LLC		
	<b>OWNER ADDRESS</b>	8114 Lawndale		
	<b>CITY</b>	Skokie	<b>STATE</b>	Illinois
	<b>PHONE NO.</b>			<b>ZIP</b>
			60061	
	<b>Location of Violation</b>	772.00 W FOSTER AVE , Bensenville, IL, 60106		

THE UNDERSIGNED STATES THAT ON 12/16/2015 AT  
THIS DEFENDANT DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE(S):

907.3 Where required—retroactive in existing buildings and structures.

An approved manual, automatic or manual and automatic fire alarm system shall be installed in existing buildings and structures in accordance with Sections 907.3.1  
Failure to install a fire alarm system

IN VIOLATION OF IFC 907.3.1 OF THE BENSENVILLE MUNICIPAL CODE

772.00 W FOSTER AVE , Bensenville, IL, 60106

A P P E A R A N C E	<b>ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:</b>
	THE VILLAGE OF BENSENVILLE
	2 <sup>ND</sup> FLOOR BOARD ROOM
	12 S. CENTER STREET, BENSENVILLE, IL 60106
	<b>ON:</b> 01-14-2016
	<b>AT:</b> 2:00 P.M.
<input checked="" type="checkbox"/> YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME	

FAILURE TO APPEAR MAY RESULT IN A DEFAULT JUDGMENT AGAINST YOU, INCLUDING A FINE IN THE AMOUNT SET FORTH IN THE VILLAGE CODE, IN ACCORDANCE WITH ORDINANCE NUMBER 18-2011, UP TO \$750.00 FOR EACH DAY THE OFFENSE REMAINS IN VIOLATION OF THE VILLAGE CODE, ALONG WITH COURT COSTS, AND YOU WILL FURTHER BE REQUIRED TO BRING THE PROPERTY INTO FULL COMPLIANCE WITH THE VILLAGE CODE WITHIN 30 DAYS OF JUDGMENT.

IN ACCORDANCE WITH VILLAGE OF BENSENVILLE ORDINANCE 18-2011, AS APPROVED ON FEBRUARY 8, 2011, AND AS AMENDED FROM TIME TO TIME THE DEFENDANT MAY BE RESPONSIBLE FOR FINES UP TO \$750.00 FOR EACH DAY THE OFFENSE REMAINS IN VIOLATION OF VILLAGE ORDINANCE.

UNDER PENALTIES AS PROVIDED BY LAW FOR FALSE CERTIFICATION PURSUANT TO SECTION 1109 OF THE CODE OF CIVIL PROCEDURE, THE UNDERSIGNED CERTIFIES THAT THE STATEMENTS SET FORTH IN THIS COMPLAINT ARE TRUE AND CORRECT.

SIGNED AND SWORN BEFORE ME:

SIGNATURE Ron Herff  
INSPECTOR

FOR ANY GENERAL QUESTIONS REGARDING THIS NOTICE, PLEASE CALL 630.350.3413

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS



**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: 810 FOSTER

Unit:

Business name::

Phone:

Business Owner:

Address:

Inspection Date: 6/2/2016

Inspector: TOM KNIGHT

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
120H	LABEL ELECTRICAL PANEL	Identify each breaker as to the circuit it serves.
120N	NEED BLANKS IN PANEL	Provide breaker blanks and replace all open knockouts on the electrical panel.
120R	ELECTRICAL PANEL	Repair/replace panel door. panel door must close.
130G	PRESSURE RELIEF PIPE	The pressure relief pipe on the water heater is too long. Must be at least 4" off the finished floor.
140D	NEED TO INSTAL DRIP LEG	On the water heater gas supply.
150E	REPAIR/REPLACE VENT.	Water heater.
160I	FIRE EXTINGUISHERS NEEDED	Provide one (1) ten pound (10#) ABC dry chemiccal fire extinguisher to the office area. Provide one (1) twenty pound (20#) ABC dry chemical fire extinguisher to the warehouse area.
165A	NEED TO INSTALL FIRE ALARM	Mount to the wall no higher than 44" off the finished floor. A fire alarm is required for this occupancy. PERMITS REQUIRED. Contact Inspector Tony Bagnola at Village Hall for assistance.

**Additional Remarks/Comments:**

Created from inspection 42996 on  
05/03/2016 by 6523tkni

Reinspection 43924 created on 06/07/2016  
by 6523tkni

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

You are hereby notified to remedy the conditions as stated above within 14 days from the date of this order. Appeal from this order may be made within 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

Neither this inspection nor any Certificate of Occupancy issued by the Village of Bensenville shall be considered a complete list of Code or Municipal Ordinances. Our inspection can be substantially limited by access available and stored items or furniture. Some occupancies may require inspections to be completed on individual systems such as heating appliances, roofing, structure or fire protection systems. If you have questions about this inspection, please call 630-350-3448.

**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.**



**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: 810 FOSTER

Unit:

Business name::

Phone:

Business Owner:

Address:

Inspection Date: 6/2/2016

Inspector: TOM KNIGHT

Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



**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: 812 FOSTER Unit: Including 826 and 824 Foster Ave  
 Business name:: VACANT Phone:  
 Business Owner: Address:  
 Inspection Date: 1/21/16 Inspector: LINDSAY LAYCOAX

Checklist #	Violation	Violation comment
005D	LAST ANNUAL INSPECTION DATE	vacant at time of inspection.
030J	GARBAGE CORRAL REQUIRED	Per Village of Bensenville ordinance: Need to install a garbage enclosure around the dumpster which should have four completed sides. Permit is required.
160C	NEED EXIT LIGHT W/ 2HR BATTERY	
160D	NEED EMERGENCY LIGHT W/ 2HR BU	Emergency Back-Up lights need to function as designed and illuminate upon testing.
160F	FIRE EXTINGUISHERS NEEDED	All fire extinguishers need to be a minimum of 10# ABC rated and tested every year with a correct corresponding tag showing test month and year. Fire extinguisher must be mounted no more than 48 inches from floor to top of extinguisher.
160G	EM/EXIT LIGHT BURNED OUT	Exit Lights to be lit at all times and need to function as designed
160H	NEED EMER. LIGHT BREAKER LOCK	Need to install a lock out on the Emergency Light breaker in the electrical panel to prevent anyone from turning it off.
165A	NEED TO INSTALL FIRE ALARM	Recommend installing a 4-zone fire alarm system to meet current village code.
190L	KEY BOX NEEDED	

**Additional Remarks/Comments:**

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**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: 812 FOSTER

Unit: Including 826 and 824 Foster Ave

Business name:: VACANT

Phone:

Business Owner:

Address:

Inspection Date: 1/21/16

Inspector: LINDSAY LAYCOAX

Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLIANCE**

**For: ANNUAL INSPECTION**

**Inspection Number: 30265**

**DATE: 07/23/2014**

**This certifies that all violations, if any, have been corrected to the satisfaction of the**

**Village of Bensenville**

**at:**

**All Digital Zone**

**814 WEST FOSTER AVENUE**

**Bensenville, IL 60106**

**Conditions of approval are subject to those listed below:**

All exit lights must be in good working condition

\_\_\_\_\_  
RON HERFF

**Village of Bensenville Inspector**

\_\_\_\_\_  
**Village of Bensenville Inspector's Signature**

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

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLIANCE**

**For: NON-RESIDENTIAL INSPECTION**

**Inspection Number: 40683**

**DATE: 03/10/2016**

**This certifies that all violations, if any, have been corrected to the satisfaction of the Village of Bensenville at:**

**SCORPIONS Stix Percussion.**

**816 WEST FOSTER AVENUE**

**Bensenville, IL 60106**

**Conditions of approval are subject to those listed below:**

- 1.) Emergency Back-Up lights need to function as designed and illuminate upon testing.
- 2.) Exit Lights to be lit at all times and need to function as designed.
- 3.) Recommend installing a 4-zone fire alarm system to meet current village code.

\_\_\_\_\_  
\_\_\_\_\_  
**BENSENVILLE**

\_\_\_\_\_  
\_\_\_\_\_  
**COMMUNITY & ECONOMIC  
DEVELOPMENT**

*Lindsay Laycox*

**Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

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



**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: 818 FOSTER Unit:  
 Business name:: SCL (CHI) INC, Vacant Phone:  
 Business Owner: Address:  
 Inspection Date: 1/28/16 Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005D	LAST ANNUAL INSPECTION DATE	Vacant at time of inspection not inspected

**Additional Remarks/Comments:**

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

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 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

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Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLIANCE**

**For: NON-RESIDENTIAL INSPECTION**

**Inspection Number: 40681**

**DATE: 03/10/2016**

**This certifies that all violations, if any, have been corrected to the satisfaction of the Village of Bensenville at:**

**COBOLT LLC.**

**820 WEST FOSTER AVENUE**

**Bensenville, IL 60106**

**Conditions of approval are subject to those listed below:**

1.) All fire extinguishers need to be a minimum of 10# ABC rated and tested every year with a correct corresponding tag showing test month and year. Fire extinguisher must be mounted no more than 48 inches from floor to top of extinguisher.

2.) Recommend installing a 4-zone fire alarm system to meet current village code.

**BENSENVILLE**  
**DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT**

*Lindsay Laycox*

**Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

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

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLIANCE**

**For: 2016 NON-RESIDENTIAL**

**ANNUAL INSPECTION**

**Inspection Number: 40717**

**DATE: March 17, 2016**

**This certifies that:**

**Foster Electric Assembly.**

**822 Foster,**

**Bensenville, IL 60106**

**Has been inspected and satisfactorily passed inspection.**

**Business may continue on the current issued Village License.**

Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing. If either of these lights do not illuminate upon testing, the battery may need to be changed or the entire unit needs replacing

All fire extinguishers need to be a minimum of 10# ABC rated and tested every year with a correct corresponding tag showing test month and year. Fire extinguisher must be mounted no more than 48 inches from floor to top of extinguisher.

LINDSAY LAYCOAX

**Village of Bensenville Inspector**

Lindsay Laycoax

**Village of Bensenville Inspector's Signature**

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

**VILLAGE OF BENSENVILLE  
NON-TRAFFIC COMPLAINT  
AND NOTICE TO APPEAR**

CASE NO. VC-001,001.00

TICKET # 1001

STATE OF ILLINOIS COUNTY OF: COOK / DUPAGE

VILLAGE OF: BENSENVILLE

IN THE ADMINISTRATIVE ADJUDICATION COURT OF THE  
VILLAGE OF BENSENVILLE  
DUPAGE COUNTY, ILLINOIS - 60106

A MUNICIPALITY PLAINTIFF VS.

D E F E N D A N T	<b>NAME</b>	Foster Associates LLC		
	<b>OWNER ADDRESS</b>	8114 Lawndale		
	<b>CITY</b>	Skokie	<b>STATE</b>	Illinois
	<b>PHONE NO.</b>		<b>ZIP</b>	60061
	<b>Location of Violation</b> 824.00 W FOSTER AVE , Bensenville, IL, 60106			

THE UNDERSIGNED STATES THAT ON 12/16/2015 AT

THIS DEFENDANT DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE(S):

"Building Permit: It shall be unlawful to commence the construction, alteration, enlargement or repair of any structure in the village without obtaining a building permit from the village as provided in the village building code."

Comment: Failure to obtain a permit to remove a wall between units 826 and 828 Foster.

IN VIOLATION OF VC 10-3-2:A OF THE BENSENVILLE MUNICIPAL CODE

824.00 W FOSTER AVE , Bensenville, IL, 60106

A P P E A R A N C E	<b>ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:</b>
	THE VILLAGE OF BENSENVILLE
	2 <sup>ND</sup> FLOOR BOARD ROOM
	12 S. CENTER STREET, BENSENVILLE, IL 60106
	<b>ON:</b> 01-14-2016
	<b>AT:</b> 2:00 P.M.
<input checked="" type="checkbox"/> YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME	

02/08/2016

# Blank Finding, Decision And Order

Administrative Building Code

For Hearing : 02/11/2016, Hearing Officer : JOHN Z TOSCAS

Violation # : 1001

Respondent Name : FOSTER ASSOCIATES LLC

Issue Date : 12/16/2015

Violation Address : 824 FOSTER

Officer : RON HERFF

Offense : 005 - FAILURE TO OBTAIN A PERMIT

Docket# : 7288

Offense Details : FAILURE TO A BUILDING PERMIT

PIN# :

Rep Of Municipality:

Rep Of Defendant :

Decision :

☐

Code Violated

☐

Code Not Violated

☐

Non-Suit

☐

Continuance On

Decided By :

☐

Admission

☐

Evidence

Finding Of Fact :

☐

In Favor of Respondent

☐

In Favor of Municipality

☐

Respondent defaulted for failure to appear. In favor of Municipality.

☐

Compliance - Pre Hearing

☐

Compliance - Post Hearing

Finding Exp :

Order :

Fine Amount Abated Upon Compliance :

☐

YES

☐

NO

Fine Amount :

Compliance Date :

Case Closed Due To :

☐

Dismissal

☐

Compliance

Other Stipulation(s)

Date :

Hearing Officer :

02/09/2016

# Blank Finding, Decision And Order

Administrative Building Code

VILLAGE OF BENSENVILLE

VS

FOSTER ASSOCIATES LLC

FOSTER ASSOCIATES LLC  
8114 LAWDALE  
SKOKIE IL 60061

Docket # : 7288 Violation # : 1001 Violation Date : 12/16/2015  
Inspector : 129 - RON HERFF  
Offense : 005 - FAILURE TO OBTAIN A PERMIT  
Hearing Officer : JOHN Z TOSCAS Hearing Date : 02/11/2016  
Violation Address : 824 FOSTER Bensenville BENSENVILLE 60106 PIN# :

Rep Of Municipality: W. Belmonte Rep Of Defendant : \_\_\_\_\_

Decision : ☒ Code Violated ☐ Code Not Violated  
☐ Non-Suit ☐ Continuance On \_\_\_\_\_

Decision Decided By : ☒ Admission ☐ Evidence

Finding Of Fact : ☐ In Favor of Respondent  
☒ In Favor of Municipality  
☐ Respondent defaulted for failure to appear. In favor of Municipality.  
☐ Compliance - Pre Hearing  
☐ Compliance - Post Hearing

Finding Exp : \_\_\_\_\_

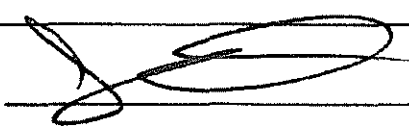
Order :

Fine Amount Abated Upon Compliance : ☐ YES ☒ NO

Fine Amount : \$150 Compliance Date : \_\_\_\_\_

Case Closed Due To : ☐ Dismissal ☐ Compliance

Other Stipulation(s) : \_\_\_\_\_

Date : 02-11-16 Hearing Officer : 

**VILLAGE OF BENSENVILLE  
NON-TRAFFIC COMPLAINT  
AND NOTICE TO APPEAR**

CASE NO. VC-001,002.00

TICKET # 1002

STATE OF ILLINOIS COUNTY OF: COOK / DUPAGE

VILLAGE OF: BENSENVILLE

IN THE ADMINISTRATIVE ADJUDICATION COURT OF THE  
VILLAGE OF BENSENVILLE  
DUPAGE COUNTY, ILLINOIS - 60106

A MUNICIPALITY PLAINTIFF VS.

D E F E N D A N T	<b>NAME</b>	Foster Associates LLC		
	<b>OWNER ADDRESS</b>	8114 Lawndale		
	<b>CITY</b>	Skokie	<b>STATE</b>	Illinois
	<b>PHONE NO.</b>		<b>ZIP</b>	60061
	<b>Location of Violation</b> 772.00 W FOSTER AVE , Bensenville, IL, 60106			

THE UNDERSIGNED STATES THAT ON 12/16/2015 AT

THIS DEFENDANT DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE(S):

\* *Failure to install a Fire Alarm @ 772 W Foster Ave.*  
907.3 Where required—retroactive in existing buildings and structures.

An approved manual, automatic or manual and automatic fire alarm system shall be installed in existing buildings and structures in accordance with Sections 907.3.1

Failure to install a fire alarm system

IN VIOLATION OF IFC 907.3.1 OF THE BENSENVILLE MUNICIPAL CODE

772.00 W FOSTER AVE , Bensenville, IL, 60106

A P P E A R A N C E	<b>ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:</b>
	THE VILLAGE OF BENSENVILLE
	2 <sup>ND</sup> FLOOR BOARD ROOM
	12 S. CENTER STREET, BENSENVILLE, IL 60106
	<b>ON:</b> 01-14-2016
	<b>AT:</b> 2:00 P.M.
<input checked="" type="checkbox"/> YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME	

02/08/2016

# Blank Finding, Decision And Order

Administrative Building Code

For Hearing : 02/11/2016, Hearing Officer : JOHN Z TOSCAS

Violation # : 1002

Respondent Name : FOSTER ASSOCIATES LLC

Issue Date : 12/16/2015

Violation Address : 772 FOSTER

Officer : RON HERFF

Offense : 165A - FAILURE TO INSTALL A FIRE ALARM

Docket# : 7289

Offense Details : FAILURE TO INSTALL A FIRE ALARM AT 772 W. FOSTER AVENUE

PIN# :

Rep Of Municipality: \_\_\_\_\_

Rep Of Defendant : \_\_\_\_\_

Decision :

☐

Code Violated

☐

Code Not Violated

☐

Non-Suit

☐

Continuance On \_\_\_\_\_

Decided By :

☐

Admission

☐

Evidence

Finding Of Fact :

☐

In Favor of Respondent

☐

In Favor of Municipality

☐

Respondent defaulted for failure to appear. In favor of Municipality.

☐

Compliance - Pre Hearing

☐

Compliance - Post Hearing

Finding Exp : \_\_\_\_\_

Order :

Fine Amount Abated Upon Compliance :

☐

YES

☐

NO

Fine Amount : \_\_\_\_\_

Compliance Date : \_\_\_\_\_

Case Closed Due To :

☐

Dismissal

☐

Compliance

Other Stipulation(s) \_\_\_\_\_

Date :

Hearing Officer :

02/09/2016

# Blank Finding, Decision And Order

Administrative Building Code

VILLAGE OF BENSENVILLE

VS

FOSTER ASSOCIATES LLC

FOSTER ASSOCIATES LLC  
8114 LAWNDALE  
SKOKIE IL 60061

Docket # : 7289

Violation # : 1002

Violation Date : 12/16/2015

Inspector : 129 - RON HERFF

Offense : 165A - FAILURE TO INSTALL A FIRE ALARM

Hearing Officer : JOHN Z TOSCAS

Hearing Date : 02/11/2016

Violation Address : 772 FOSTER Bensenville BENSENVILLE 60106

PIN# :

Rep Of Municipality: W. Belmonte

Rep Of Defendant :

Decision :

☐

Code Violated

☐

Code Not Violated

☒

Non-Suit

☐

Continuance On

Decision Decided By :

☐

Admission

☐

Evidence

Finding Of Fact :

☐

In Favor of Respondent

☐

In Favor of Municipality

☐

Respondent defaulted for failure to appear. In favor of Municipality.

☐

Compliance - Pre Hearing

☐

Compliance - Post Hearing

Finding Exp :

100847

Order :

Fine Amount Abated Upon Compliance :

☐

YES

☐

NO

Fine Amount :

Compliance Date :

Case Closed Due To :

☐

Dismissal

☐

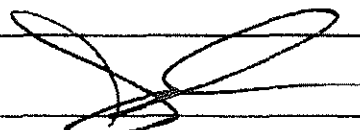
Compliance

Other Stipulation(s) :

Date :

02-11-16

Hearing Officer :





**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: 828 FOSTER AVENUE Unit: Including 826 and 824 Foster Ave  
 Business name:: MIDWEST STAR GROUP, INC. Phone: 630.687.0420  
 Business Owner: ZAMMLA, SERGIY Address: 701 S. WILMETTE AVENUE XX, IL  
 Inspection Date: 1/21/16 Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
030J	GARBAGE CORRAL REQUIRED	Per Village of Bensenville ordinance: Need to install a garbage enclosure around the dumpster which should have four completed sides. Permit is required.
090D	REPAIR HOLES IN WALL/CEILING	Replace all missing, broken, and stained ceiling tiles and drywall.
140D	NEED TO INSTAL DRIP LEG	All interior gas supplys feeding appliances need to have a drip leg installed. The purpose of the drip leg is to catch heavy particulates in the gas and keeping them from entering the appliance and possibly clogging up creating a problem.
150D	BATHROOM NEEDS EXHAUST FAN	All bathrooms are required to mechanical ventilation. Repair/replace bathroom exhaust fan.
160E	EMERGENCY LIGHTING INOPERABLE	Emergency Back-Up lights need to function as designed and illuminate upon testing. All emergency lights need to be tightly secured and light up the floor/steps to show the path of egress.
160F	FIRE EXTINGUISHERS NEEDED	All fire extinguishers need to be a minimum of 10# ABC rated and tested every year with a correct corresponding tag showing test month and year. Fire extinguisher must be mounted no more than 48 inches from floor to top of extinguisher.
160H	NEED EMER. LIGHT BREAKER LOCK	Need to install a lock out on the Emergency Light breaker in the electrical panel to prevent anyone from turning it off.
160I	INSTALL 10 POUND ABC EXTINGUISHER	To meet current code.
175H	KEEP PALLETS BELOW 6 FT. HIGH	All storage/stacking of pallets must be NOT exceed 6 feet high.

**Additional Remarks/Comments:**

Reinspection 40652 created on 01/21/2016  
 by 6523llay

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

You are hereby notified to remedy the conditions as stated above within 30 days from the date of this order. Appeal from this order may be made within 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

Neither this inspection nor any Certificate of Occupancy issued by the Village of Bensenville shall be considered a complete list of Code or Municipal Ordinances. Our inspection can be substantially limited by access available and stored items or furniture. Some occupancies may require inspections to be completed on individual systems such as heating appliances, roofing, structure or fire protection systems. If you have questions about this inspection, please call 630-350-3448.



**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: 828 FOSTER AVENUE Unit: Including 826 and 824 Foster Ave  
Business name:: MIDWEST STAR GROUP, INC. Phone: 630.687.0420  
Business Owner: ZAMMLA, SERGIY Address: 701 S. WILMETTE AVENUE XX, IL  
Inspection Date: 1/21/16 Inspector: LINDSAY LAYCOAX

**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: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



## 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: 828 FOSTER AVENUE      Unit: Including 826 and 824 Foster Ave  
Business name:: MIDWEST STAR GROUP, INC.      Phone: 630.687.0420  
Business Owner: ZAMMLA, SERGIY      Address: 701 S. WILMETTE AVENUE XX, IL  
Inspection Date: 1/21/16      Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
030J	GARBAGE CORRAL REQUIRED	Per Village of Bensenville ordinance: Need to install a garbage enclosure around the dumpster which should have four completed sides. Permit is required.
090D	REPAIR HOLES IN WALL/CEILING	Replace all missing, broken, and stained ceiling tiles and drywall.
140D	NEED TO INSTAL DRIP LEG	All interior gas supplys feeding appliances need to have a drip leg installed. The purpose of the drip leg is to catch heavy particulates in the gas and keeping them from entering the appliance and possibly clogging up creating a problem.
150D	BATHROOM NEEDS EXHAUST FAN	All bathrooms are required to mechanical ventilation. Repair/replace bathroom exhaust fan.
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160F	FIRE EXTINGUISHERS NEEDED	All fire extinguishers need to be a minimum of 10# ABC rated and tested every year with a correct corresponding tag showing test month and year. Fire extinguisher must be mounted no more than 48 inches from floor to top of extinguisher.
160H	NEED EMER. LIGHT BREAKER LOCK	Need to install a lock out on the Emergency Light breaker in the electrical panel to prevent anyone from turning it off.
160I	INSTALL 10 POUND ABC EXTINGUISHER	To meet current code.
175H	KEEP PALLETS BELOW 6 FT. HIGH	All storage/stacking of pallets must be NOT exceed 6 feet high.

#### Additional Remarks/Comments:

Reinspection 40652 created on 01/21/2016  
by 6523llay

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**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: 828 FOSTER AVENUE Unit: Including 826 and 824 Foster Ave  
Business name:: MIDWEST STAR GROUP, INC. Phone: 630.687.0420  
Business Owner: ZAMMLA, SERGIY Address: 701 S. WILMETTE AVENUE XX, IL  
Inspection Date: 1/21/16 Inspector: LINDSAY LAYCOAX

**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: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

***Findings, Decision And Order***  
**Administrative Code Hearing Department**  
**Administrative Building Code**

VILLAGE OF BENSENVILLE,  
a municipal corporation,  
PETITIONER,

VS

AMERICAN LANDMARK PROPERTIES LTD  
RESPONDENT,

Violation #: 687  
Docket #: 5476  
Hearing Date: 01/08/2015  
Property: 838 W FOSTER AVE.  
Bensenville IL 60106  
Summons Mailed: 12/12/2014 12:00:00AM  
Hearing Officer: JOHN Z TOSCAS

AMERICAN LANDMARK PROPERTIES LTD  
729 N ROUTE 83 310  
BENSENVILLE IL 60106

THIS CERTIFIES that on 1/8/2015, the Hearing Officer for VILLAGE OF BENSENVILLE ADMINISTRATIVE ADJUDICATION SYSTEM duly entered a Finding, Decision and Order in this case as follows:

*Rep of Municipality:* TOM KNIGHT

*Rep of Defendant:*

*Offense:* FAILURE TO INSTALL A FIRE ALARM

*Details:* FAILURE TO INSTALL A FIRE ALARM AT 838 W. FOSTER AVENUE, STONE FIREPLACE

*Finding of Fact:* NONE

***Decision:*** CONTINUANCE

*Decision Decided By:*

*Next Hearing:* 02/12/15 *Hearing Location:* VILLAGE HALL

*Hearing Time:* 02:00 PM *Hearing Address:* 12 S. CENTER STREET BENSENVILLE, IL 60106

**ORDER**

*Case Closed Due To:*

*Fine Amount Abated Upon Compliance:* No

*Compliance Date:*

***Fine Amount:*** \$0.00

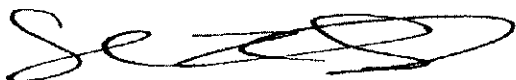
***Amount Paid:*** \$0.00

***Total Due:*** \$0.00

as set forth on the original order entered pursuant to 65 ILCS 5/1-2.1-8, other applicable law and the Village Code of the VILLAGE OF BENSENVILLE, a true and correct copy of which order is attached hereto and incorporated herein. Please remit payment in a timely manner to the VILLAGE OF BENSENVILLE. Payment of the debt in-full within 35 days will prevent any further collection/legal action. The defendant can appeal to the circuit court within 35 days of the decision.

*Stipulations:*

*Certified:*



*Administrative Hearing Officer*

*Date of Certification:* January 08, 2015

*Phone:* (630) 350-3413

01/06/2015

# Blank Finding, Decision And Order

Administrative Building Code

Bensenville

VS

AMERICAN LANDMARK PROPERTIES LTD

AMERICAN LANDMARK PROPERTIES LTD  
729 N ROUTE 83 310  
BENSENVILLE IL 60106

ATT: SUZANNE REYNOLDS  
Co-Own:

Docket# : 5476

Violation# : 687

Hearing Date : 01/08/2015

Violation Address :

Officer : 128 - TOM KNIGHT

Offense : 165A - FAILURE TO INSTALL A FIRE ALARM

Offense Detail : FAILURE TO INSTALL A FIRE ALARM AT 838 W. FOSTER AVENUE, STONE FIREPLACE

Rep Of Municipality

W. Belmonte

Rep Of Defendant :

Decision :

☐

Code Violated

☐

Code Not Violated

☐

Non-Suit

☒

Continuance On

02/12/15

Decision Decided By :

☐

Admission

☐

Evidence

Finding Of Fact :

☐

In Favor of Respondent

☐

In Favor of Municipality

☐

Respondent defaulted for failure to appear. In favor of Municipality.

☐

Compliance - Pre Hearing

☐

Compliance - Post Hearing

Finding Exp :

\_\_\_\_\_  
\_\_\_\_\_

Order :

Fine Amount Abated Upon Compliance :

☐

YES

☐

NO

Fine Amount :

\_\_\_\_\_

Fee :

\_\_\_\_\_

Compliance Date :

\_\_\_\_\_

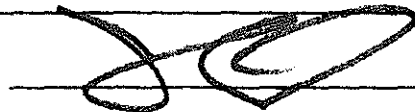
Other Stipulation(s) :

\_\_\_\_\_  
\_\_\_\_\_

Date :

01-08-15

Hearing Officer :



**VILLAGE OF BENSENVILLE  
NON-TRAFFIC COMPLAINT  
AND NOTICE TO APPEAR**

CASE NO. VC-00687.00

TICKET # 687

STATE OF ILLINOIS COUNTY OF: COOK / DUPAGE

VILLAGE OF: BENSENVILLE

IN THE ADMINISTRATIVE ADJUDICATION COURT OF THE  
VILLAGE OF BENSENVILLE  
DUPAGE COUNTY, ILLINOIS - 60106

A MUNICIPALITY PLAINTIFF VS.

D E F E N D A N T	<b>NAME</b> American Landmark Properties LTD
	<b>OWNER ADDRESS</b> 729 N. Rt. 83 Suite 310
	<b>CITY</b> Bensenville <b>STATE</b> IL <b>ZIP</b> 60106
	<b>PHONE NO.</b> _____
	<b>Location of Violation</b> 838.00 W FOSTER AVE , Bensenville, IL, 60106

THE UNDERSIGNED STATES THAT ON 12/8/2014 AT  
THIS DEFENDANT DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE(S):

638

Comment: Failure to install Fire Alarm System at 383 Foster, Stone Fireplace

IN VIOLATION OF OF THE BENSENVILLE MUNICIPAL CODE

838.00 W FOSTER AVE , Bensenville, IL, 60106

A P P E A R A N C E	<b>ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:</b>
	THE VILLAGE OF BENSENVILLE
	2 <sup>ND</sup> FLOOR BOARD ROOM
	12 S. CENTER STREET, BENSENVILLE, IL 60106
	<b>ON:</b> January 8, 2015
	<b>AT:</b> 2:00 P.M.
<input checked="" type="checkbox"/> YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME	

FAILURE TO APPEAR MAY RESULT IN A DEFAULT JUDGMENT AGAINST YOU, INCLUDING A FINE IN THE AMOUNT SET FORTH IN THE VILLAGE CODE, IN ACCORDANCE WITH ORDINANCE NUMBER 182011, UP TO \$750.00 FOR EACH DAY THE OFFENSE REMAINS IN VIOLATION OF THE VILLAGE CODE, ALONG WITH COURT COSTS, AND YOU WILL FURTHER BE REQUIRED TO BRING THE PROPERTY INTO FULL COMPLIANCE WITH THE VILLAGE CODE WITHIN 30 DAYS OF JUDGMENT.

IN ACCORDANCE WITH VILLAGE OF BENSENVILLE ORDINANCE 18-2011, AS APPROVED ON FEBRUARY 8, 2011, AND AS AMENDED FROM TIME TO TIME THE DEFENDANT MAY BE RESPONSIBLE FOR FINES UP TO \$750.00 FOR EACH DAY THE OFFENSE REMAINS IN VIOLATION OF VILLAGE ORDINANCE.

UNDER PENALTIES AS PROVIDED BY LAW FOR FALSE CERTIFICATION PURSUANT TO SECTION 1-109 OF THE CODE OF CIVIL PROCEDURE, THE UNDERSIGNED CERTIFIES THAT THE STATEMENTS SET FORTH IN THIS COMPLAINT ARE TRUE AND CORRECT.

SIGNED AND SWORN BEFORE ME:

SIGNATURE Ron Herff  
INSPECTOR

FOR ANY GENERAL QUESTIONS REGARDING THIS NOTICE, PLEASE CALL 630.350.3413

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLIANCE**

**For: NON-RESIDENTIAL INSPECTION**

**Inspection Number: 40537**

**DATE: 03/10/2016**

**This certifies that all violations, if any, have been corrected to the satisfaction of the Village of Bensenville at:**

**GAMON International Inc.**

**832 WEST FOSTER AVENUE**

**Bensenville, IL 60106**

**Conditions of approval are subject to those listed below:**

1.) All fire extinguishers need to be a minimum of 10# ABC rated and tested every year with a correct corresponding tag showing test month and year. Fire extinguisher must be mounted no more than 48 inches from floor to top of extinguisher.

**BENSENVILLE**  
**COMMUNITY & ECONOMIC**  
**DEVELOPMENT**

*Lindsay Laycox*

**Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

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



**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: 834 West Foster Unit:  
Business name:: Phone: 847-724-9102  
Business Owner: Yvonne Matsoukas Address:  
Inspection Date: 12/6/16 Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005D	LAST ANNUAL INSPECTION DATE	Annual inspection must be scheduled by December 13, 2016. Please contact Lindsay Laycoax Code Compliance Inspector on Tuesday or Thursday during normal working hour of 9 am -4 pm at (630)594-9947 to make an appointment.

**Additional Remarks/Comments:**

Reinspection 48016 created on 12/06/2016  
by 6523llay

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

You are hereby notified to remedy the conditions as stated above within 7 days from the date of this order. Appeal from this order may be made within 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

Neither this inspection nor any Certificate of Occupancy issued by the Village of Bensenville shall be considered a complete list of Code or Municipal Ordinances. Our inspection can be substantially limited by access available and stored items or furniture. Some occupancies may require inspections to be completed on individual systems such as heating appliances, roofing, structure or fire protection systems. If you have questions about this inspection, please call 630-350-3448.

**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: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLIANCE**

**For: 2016 NON-RESIDENTIAL**

**ANNUAL INSPECTION**

**Inspection Number: 40535**

**DATE: January 14, 2016**

**This certifies that:**

**SPEEDIMPEX.**

**836 Foster Ave,**

**Bensenville, IL 60106**

**Has been inspected and satisfactorily passed business license inspection.**

**Business may continue on the current issued Village License.**

**LINDSAY LAYCOAX**

**Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

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

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

**2016**

**CERTIFICATE OF COMPLIANCE**

**NON-RESIDENTIAL**

**ANNUAL INSPECTION**

**Inspection Number: 40538**

**DATE: October 6, 2016**

**This certifies that:**

**STONE FIREPLACE LLC.**

**838 Foster Ave,**

**Bensenville, IL 60106**

**Has been inspected and satisfactorily passed inspection.**

**Business may continue on the current issued Village License.**

**Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing.**

**10# ABC rated and tested every year correct corresponding tag showing test month and year.**

**Must have a clear access of at least 36 inches to electrical panel.**

**All storage must be maintained in an orderly fashion. Which will allow unobstructed means of egress at all times.**

**LINDSAY LAYCOAX**

**Lindsay Laycoax**

**Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

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

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

**2016**

**CERTIFICATE OF COMPLIANCE**

**NON-RESIDENTIAL**

**ANNUAL INSPECTION**

**Inspection Number: 40397**

**DATE: October 6, 2016**

**This certifies that:**

**NEW WAVE EXPRESS, INC**

**842 Foster Ave,**

**Bensenville, IL 60106**

**Has been inspected and satisfactorily passed inspection.**

**Business may continue on the current issued Village License.**

**Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing.**

**10# ABC rated and tested every year correct corresponding tag showing test month and year.**

**Must have a clear access of at least 36 inches to electrical panel.**

**All storage must be maintained in an orderly fashion. Which will allow unobstructed means of egress at all times.**

**LINDSAY LAYCOAX**

**Lindsay Laycoax**

**Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

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

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLIANCE**

**For: 2016 NON-RESIDENTIAL**

**ANNUAL INSPECTION**

**Inspection Number: 40647**

**DATE: March 17, 2016**

**This certifies that:**

**TIMELY EXPRESS**

**844 Foster,**

**Bensenville, IL 60106**

**Has been inspected and satisfactorily passed inspection.**

**Business may continue on the current issued Village License.**

Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing. If either of these lights do not illuminate upon testing, the battery may need to be changed or the entire unit needs replacing

All fire extinguishers need to be a minimum of 10# ABC rated and tested every year with a correct corresponding tag showing test month and year. Fire extinguisher must be mounted no more than 48 inches from floor to top of extinguisher.

LINDSAY LAYCOAX

**Village of Bensenville Inspector**

Lindsay Laycoax

**Village of Bensenville Inspector's Signature**

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS



**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: 846 FOSTER Unit:  
 Business name:: Nautilus Hyosung America, INC. Phone:  
 Business Owner: Address:  
 Inspection Date: 1/5/16 Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
160E	EMERGENCY LIGHTING INOPERABLE	Emergency Back-Up lights need to function as designed and illuminate upon testing. All emergency lights need to be tightly secured and light up the floor/steps to show the path of egress.

**Additional Remarks/Comments:**

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

You are hereby notified to remedy the conditions as stated above within 30 days from the date of this order. Appeal from this order may be made within 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

Neither this inspection nor any Certificate of Occupancy issued by the Village of Bensenville shall be considered a complete list of Code or Municipal Ordinances. Our inspection can be substantially limited by access available and stored items or furniture. Some occupancies may require inspections to be completed on individual systems such as heating appliances, roofing, structure or fire protection systems. If you have questions about this inspection, please call 630-350-3448.

**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: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLIANCE**

**For: NON-RESIDENTIAL INSPECTION**

**Inspection Number: 40800**

**DATE: 03/10/2016**

**This certifies that all violations, if any, have been corrected to the satisfaction of the Village of Bensenville at:**

**850 WEST FOSTER AVENUE**

**Bensenville, IL 60106**

**Conditions of approval are subject to those listed below:**

1.) Emergency Back-Up lights need to function as designed and illuminate upon testing.

2.) Recommend installing a 4-zone fire alarm system to meet current village code.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**BENSENVILLE**

**LINDSAY LAYCOAX**

**Village of Bensenville Inspector**

**Village of Bensenville Inspector's Signature**

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

Village of Bensenville  
Department of Community and Economic Development  
12 S. Center Street, Bensenville, IL 60106  
Phone: 630.350.3413 Fax: 630.350.3449

## **CERTIFICATE OF COMPLETION**

### **NON-RESIDENTIAL INTERIOR ALTERATIONS**

**Permit Number: 7392**

**DATE: 10/11/2017**

This certifies that the permit issued by the Village of Bensenville for

**EVERGLORY LOGISTICS, INC.**

**852 W. Foster Avenue**

**Bensenville, IL 60106**

has been completed satisfactorily and is APPROVED WITH CONDITIONS:

- 1. Properly secure all cables above the ceiling.**  
**2. Remove all construction debris from the EXIT access and aisles.**  
**3. The cubicles shall not be occupied until the cubicle installation permit is finalized.**

TOM KNIGHT

Village of Bensenville Inspector

A handwritten signature in black ink, appearing to read "Tom Knight", written over a horizontal line.

Village of Bensenville Inspector's Signature

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

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

---

**Ordinance No. 15-2014**

**An Ordinance Granting Approval of a Variance to Allow a Fence in the Corner Side Yard  
of the Property Commonly Identified as 860 Foster Avenue, Bensenville, Illinois**

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**ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF BENSENVILLE  
THIS 25th DAY OF FEBRUARY, 2014**

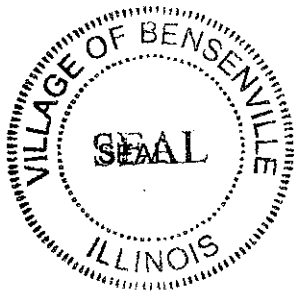
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Published in pamphlet form by authority of the President and Board of Trustees of the Village of  
Bensenville, DuPage and Cook Counties, Illinois this 26th day of February 2014

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

I, Corey Williamsen, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois, and as such officer, I am the keeper of the records and files of said Village; I do further certify that the foregoing constitutes a full, true and correct copy of Ordinance No. 15-2014 entitled an ordinance granting approval of a variance to allow a fence in the corner side yard of the property commonly identified as 860 Foster Avenue, Bensenville, Illinois.

INWITNESS WHEREOF, I have hereunto affixed my official hand and seal on this  
26th day of February, 2014.



  
\_\_\_\_\_  
Corey Williamsen  
Deputy Village Clerk

**ORDINANCE # 15-2014**

**AN ORDINANCE GRANTING APPROVAL OF A VARIANCE  
TO ALLOW A FENCE IN THE CORNER SIDE YARD OF THE PROPERTY  
COMMONLY IDENTIFIED AS 860 FOSTER AVENUE, BENSENVILLE, ILLINOIS**

**WHEREAS**, Global CFS, Inc./Panzarella, LLC ("Owner/Applicant"), filed an application for approval of a variance to allow a fence in the corner and side yard as set forth in Section 10-14-11E of the Village of Bensenville Zoning Ordinance ("Zoning Ordinance") for the property located at 860 Foster Avenue, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

**WHEREAS**, Notice of Public Hearing with respect to the variance sought by the Owner/Applicant was published in the Daily Herald on December 21, 2013 in the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property and via First Class mail to taxpayers of record within 250 feet of the Subject Property, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

**WHEREAS**, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on January 20, 2014 as required by the statutes of the State of Illinois and the ordinances of the Village; and

**WHEREAS**, after hearing on the application, the Community Development Commission approved the findings of fact submitted by Village Staff recommending approval of the variance and, thereafter, voted to approve the fence variance, and forwarded its recommendations, including the Staff Report and findings relative to the variation to the Community and Economic Development Committee, which concurred in the recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

**WHEREAS**, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested variance as recommended by the Community Development Commission to allow a fence in the corner and side yard is consistent with the Zoning Ordinance.

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

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

**SECTION TWO:** That the Subject Property is currently zoned under the Zoning Ordinance as I-2 Light Industrial District, which zoning classification shall remain in effect subject to the variance granted herein.

**SECTION THREE:** That the Staff Report and Recommendation to approve the fence variance sought, as allowed by the Zoning Ordinance, Section 10-14-11E, as adopted by the Community Development Commission as shown in Exhibit "B" is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said variance is proper and necessary.

**SECTION FOUR:** That the variance sought by the Owner/Applicant to allow construction of a fence in the actual corner and side yard of the Subject Property is hereby granted subject to the following conditions:

- (1) A copy of the Variance Ordinance shall be kept on the Subject Property at all times including plans attached as Exhibit "C";
- (2) The segment of the fence along the north of the property shall be re-located no more than five (5) feet north of the curb as recommended by Public Works;
- (3) That the applicant works with Municipal Staff to determine an acceptable fencing material and additional landscape material along Foster Avenue.
- (4) All maintenance, repair and replacement of the fence and landscaped area be the sole responsibility of the property owner.

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

**SECTION SIX:** The terms and conditions set forth in this Ordinance are deemed to be a fundamental element of the relief granted herein, and are intended by the Village and the Owner/Applicant to run with the Subject Property and be binding upon any and all successors in interest to the Owner/Applicant.


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

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

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville, this 25TH day of February, 2014.

  
\_\_\_\_\_  
Frank Soto, Village President

ATTEST:

  
\_\_\_\_\_  
Ilsa Rivera-Trujillo, Village Clerk

AYES: BARTLETT, JANOWIAK, JARECKI, O'CONNELL, WESSELER

NAYES: NONE

ABSENT: NONE

ABSTAINED: RIDDER

**Ordinance # 15 - 2014**  
**Exhibit "A"**

The Legal Description of the property is as follows:

LOT 34 AND THE SOUTH 25 FEET OF THE WEST 95 FEET OF LOT 33 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT – UNIT 2, A RESUBDIVISION OF PARTS OF LOTS 1, 2, 3, 8 AND 10 AND ALL OF LOT 9 IN HENRY D. FRANZEN'S DIVISION OF LAND IN SECTION 11, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT – UNIT 2, RECORDED 14, 1971 AS DOCUMENT R71-46718, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number: 03-11-314-001

**Ordinance # 15- 2014**  
**Exhibit "B"**  
**Findings of Fact**

Motion: Commissioner Weldon made a motion to approval the Finding of Fact for the variance request consisting of:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them. There are special circumstances that are particular to the layout of this specific property. Having the truck court and docks on the northern façade along the main collector street creates a special circumstance that is not generally found in the I – 2 Light Industrial District.
2. **Hardship Or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience. Applying the Zoning ordinance provisions strictly in this case would cause hardship and practical difficulties for Global CFS as the physical layout of the property and the federal guidelines would create an unobtainable security requirement and could jeopardize the business operations and this location.
3. **Circumstances Relate To Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property. The special circumstances relate to the physical character of the land and building location of this property, as well as the security requirements that the federal government agency is placing on this local business.
4. **Not Resulting From Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its

approval shall be considered such an act. The configuration of the lot, nor the increased security provision is not of the resultant from the applicants' actions.

5. **Preserve Rights Conferred By District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties. The variance is needed for the applicant to enjoy the property, meet the guidelines of the federal agency charged with oversight of the Global CFS operations and does not confer special privilege on the property.
6. **Necessary For Use Of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property. Granting of the requested variance is necessary for the reasonable use of the property and meeting of the security guidelines from the Customs and Border protection officials.
7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity. If the aesthetic concerns of the staff are addressed the granting of the variance will not alter the local character. Property values, public safety will not be negatively affected should the variance be granted.
8. **Consistent With Title And Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof. Staff believes that the variance with the conditions suggested by staff is consistent with the Village's Ordinances and plan in creating a Major Business /Corporate Center and to provide reasonable accommodations to the needs of our commercial residents.
9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property. Staff believes that the variance sought is the minimum required for the applicant to gain relief. Other factors are subject to the Commission's judgment.

Commissioner Rowe seconded the motion.

ROLL CALL: Ayes: Moruzzi, Pisano, Rodriguez, Rowe, Weldon

Nays: None

All were in favor. Motion carried.

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

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**Ordinance No. 40-2012**

**An Ordinance Approving the Grant of a Conditional Use Permit to Allow an  
Indoor Athletic Facility at 764 Foster Avenue, Bensenville, Illinois**

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**ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF BENSENVILLE  
THIS 28th DAY OF August, 2012**

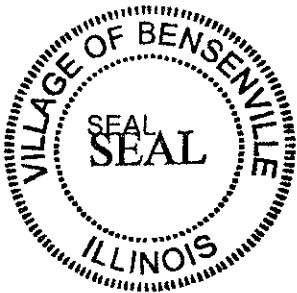
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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville,  
DuPage and Cook Counties, Illinois this 29th day of August 2012

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

I, Corey Williamsen, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois, and as such officer, I am the keeper of the records and files of said Village; I do further certify that the foregoing constitutes a full, true and correct copy of Ordinance No. 40-2012 entitled an ordinance approving the grant of a conditional use permit to allow an indoor athletic facility at 764 Foster Avenue, Bensenville, Illinois.

INWITNESS WHEREOF, I have hereunto affixed my official hand and seal on this 29<sup>th</sup> day of August, 2012.



  
\_\_\_\_\_  
Corey Williamsen  
Deputy Village Clerk

ORDINANCE NO. 40-2012

**AN ORDINANCE APPROVING THE GRANT OF A CONDITIONAL USE PERMIT  
TO ALLOW AN INDOOR ATHLETIC FACILITY  
AT 764 FOSTER AVENUE, BENSENVILLE, ILLINOIS**

**WHEREAS**, Foster Associates, LLC ("Owner") and Norberto Olalde of Crossfit 1013 ("Applicant") filed an application seeking a conditional use permit to allow the Owner/Applicant to allow an indoor athletic facility in the I-2 Light Industrial District pursuant to Sections 10-3-4-C and 10-9B-3 of The *Village of Bensenville Zoning Ordinance* ("Zoning Ordinance") at property commonly known as 764 Foster Avenue, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being on file in the Community and Economic Development Department; and

**WHEREAS**, an indoor athletic facility is allowed as a conditional use in the I-2 Light Industrial District; and

**WHEREAS**, Notice of Public Hearing with respect to the conditional use permit sought by the Owner/Applicant was published in the Daily Herald in the Village of Bensenville, and notice by posting and personal notice as required by the Zoning Ordinance was made, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

**WHEREAS**, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on July 23, 2012 as required by the statutes of the State of Illinois and the ordinances of the Village, and after hearing the application, adopted the findings of facts proposed by Village Staff as set forth in Exhibit "B," attached hereto and incorporated herein by reference; and

**WHEREAS**, upon said findings of facts, the Community Development Commission voted 6 – 0 to approve the application for conditional use permit to allow an indoor athletic facility at the Subject Property, subject to the conditions as recommended in the Staff Report; and

**WHEREAS**, the Community Development Commission forwarded its recommendations concerning the application to the Village Board's Community and Economic Development Committee which voted 7 – 0 to concur in the recommendation to approve the application for conditional use permit; and

**WHEREAS**, the Community and Economic Development Committee then forwarded its recommendations, along with that of the Community Development Commission, to the President and Board of Trustees on August 7, 2012; and

**WHEREAS**, the President and Board of Village Trustees considered the matter and determined, based on its consideration, that the application for conditional use permit should be granted, allowing the relief requested, finding that it is consistent with the Zoning Ordinance and the orderly and harmonious development of the Village.

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

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

**SECTION TWO:** That the application for a conditional use permit to allow Foster Associates, LLC and Norberto Olalde of Crossfit 1013 to provide an indoor athletic facility at the Subject Property, in conjunction with its use of the Subject Property, is hereby granted subject to the following conditions: (1) the conditional use permit shall only be applicable during the ownership and tenancy of Crossfit 1013, and is shall be transferred only after review by the Community Development Commission and approval of the Village Board. In the event of a sale or change of lease of the Subject Property, the proprietors shall appear before a public meeting of the Community Development Commission, and the Community Development Commission shall review the request and in its sole discretion, shall either recommend that the Village Board approve of the transfer of the permit to the new tenant and/or owner, without amendment of the conditional use permit, or if deemed needed, it shall require the new tenant/owner to petition for a new permit pursuant to the Zoning Ordinance; (2) the Subject Property shall be developed and utilized in substantial conformance with the plans submitted as part of the application, prepared for Crossfit 1013 and submitted on 06.21.12; (3) maximum occupancy of the facility shall be no more than twenty-seven (27) occupants at any one time and (4) the facility shall provide an AED machine.

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

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville, this 28th day of August, 2012.

  
\_\_\_\_\_  
Frank Soto, Village President

ATTEST:

  
\_\_\_\_\_  
Susan Janowiak, Village Clerk

AYES: BARTLETT, JARECKI, O'CONNELL, PECONIO, RIDDER, WESSELER

NAYES: NONE

ABSENT: NONE

**Ordinance #: 40-2012**

**Exhibit "A"**

**Legal Description for 764 Foster Avenue**

The legal description is as follows:

LOT 33 (EXCEPT THE SOUTH 25 FEET OF THE WEST 95 FEET OF SAID LOT 33) AND THE WEST 83 FEET OF LOT 32 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT – UNIT 2, A RESUBDIVISION OF PARTS OF LOTS 1,2,3,8 AND 10 AND ALL OF LOT 9 IN HENRY D. FRANZEN'S DIVISION OF LAND IN SECTION 11, TOWNSHIP 40 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT – UNIT 2, RECORDED SEPTEMBER 14, 1971 AS DOCUMENT R71-46718, IN DU PAGE COUNTY, ILLINOIS.

The common address is 764 Foster Avenue.

Ordinance #: 40-2012

Exhibit "B"

Findings of Fact for 764 Foster Avenue Conditional Use Permit

**MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMISSION**

July 23, 2012

Motion: Commissioner Ventura made a motion to approve the findings of facts for the Conditional Use Permit for CDC Case Number 2012-25 consisting of:

- 1) **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized. Staff does not foresee any negative impacts on traffic flow associated with the approval of this Conditional Use. Staff has concluded parking requirements have been met by spaces found in the subject industrial park. Additionally, the proposed hours of operation are typically off-peak times minimizing traffic impact.
- 2) **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district. The proposed use will not have negative effects on the environment. The applicant stated music would be played during workouts, but would keep the volume at a minimum.
- 3) **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized. The proposed use would fit harmoniously with the existing character. The exterior appearance of the property in question will not be altered.
- 4) **Use Of Public Services And Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate

disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area. No significant increase in the utilization of the public utility systems is anticipated.

- 5) Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community. Staff finds the proposed use to contribute to the general welfare of the Village community.
- 6) Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location.

*Commissioner Rowe seconded the motion.*

Roll Call: Ayes: Moruzzi, James, Rowe, Pisano, Ventura, Weldon

Nays: None

All were in favor. Motion carried.

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Mike Moruzzi, Chairman  
Community Development Commission

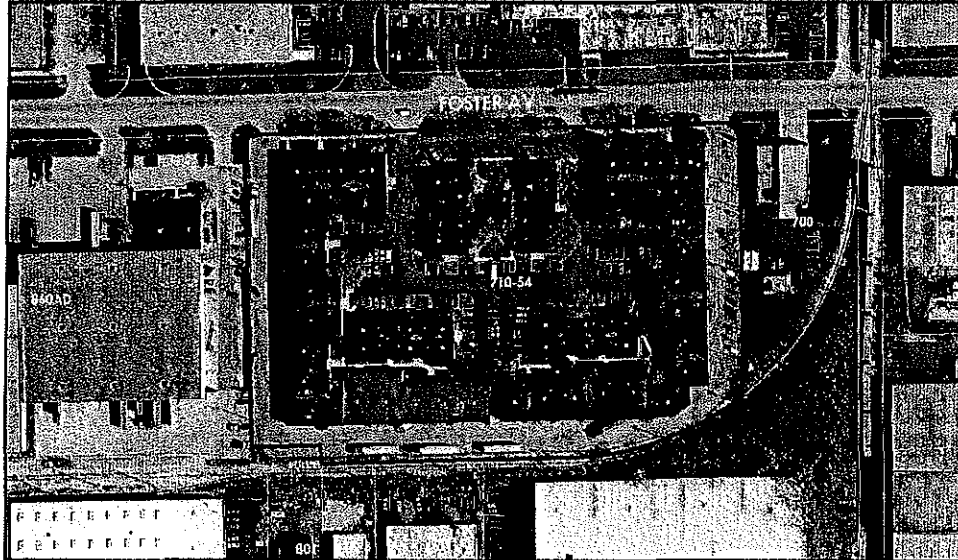
CDC#2012 – 25 764 Foster Avenue

Crossfit 1013 – Norberto Olalde

Conditional Use Permit – “Indoor Athletic Facility”

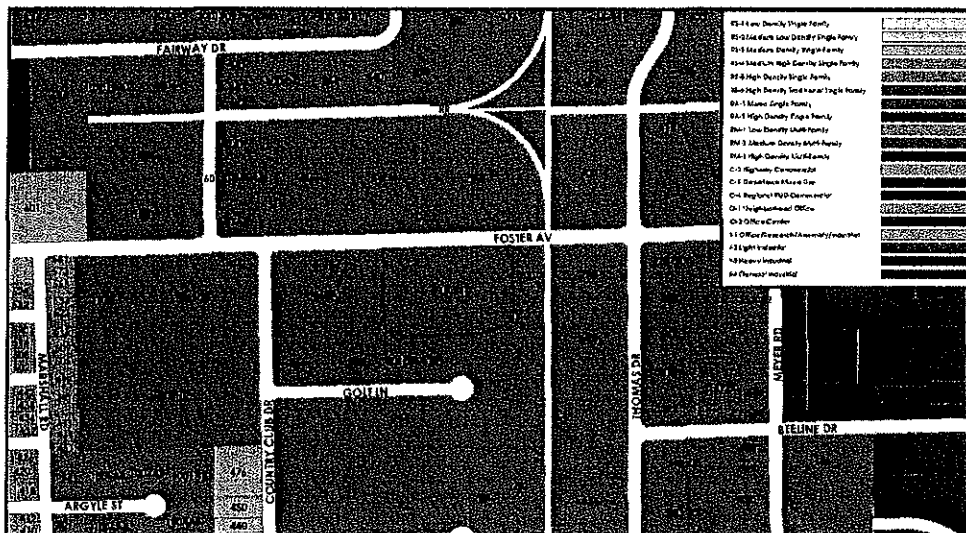
### Village of Bensenville

710-854 W Foster Av



### Village of Bensenville

2011 Zoning Map



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

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**Ordinance No. 81-2014**

**An Ordinance Concerning the Grant of a Conditional Use Permit to Allow  
Electroplating at 772 Foster Avenue, Bensenville, Illinois**

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**ADOPTED BY THE  
VILLAGE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF BENSENVILLE  
THIS 25th DAY OF NOVEMBER, 2014**

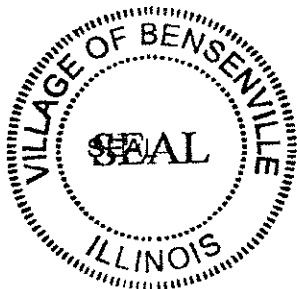
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Published in pamphlet form by authority of the President and Board of Trustees of the Village of  
Bensenville, DuPage and Cook Counties, Illinois this 26<sup>th</sup> day of November 2014

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

I, Corey Williamsen, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois, and as such officer, I am the keeper of the records and files of said Village; I do further certify that the foregoing constitutes a full, true and correct copy of Ordinance No. 81-2014 entitled an Ordinance concerning the grant of a conditional use permit to allow electroplating at 772 Foster Avenue, Bensenville, Illinois.

INWITNESS WHEREOF, I have hereunto affixed my official hand and seal on this  
26th day of November, 2014.



  
\_\_\_\_\_  
Corey Williamsen  
Deputy Village Clerk

ORDINANCE NO. 81-2014

**AN ORDINANCE CONCERNING THE GRANT OF A CONDITIONAL USE PERMIT  
TO ALLOW ELECTROPLATING AT  
772 FOSTER AVENUE, BENSENVILLE, ILLINOIS**

**WHEREAS**, Foster Associates, LLC ("Owner") and Advanced Galvanics, Incorporated ("Applicant"), filed an application seeking a conditional use permit to allow Electroplating in an I-2 Light Industrial Zoning District pursuant to Section 10 – 9B – 3 of *The Village of Bensenville Zoning Ordinance* ("Zoning Ordinance") at property commonly known as 772 Foster Avenue, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being on file in the Community and Economic Development Department; and

**WHEREAS**, the Applicant seeks a Conditional Use Permit to allow Electroplating at the Subject Property; and

**WHEREAS**, Notice of Public Hearing with respect to the conditional use permit sought by the Owner and Applicant was published in the Daily Herald on October 4, 2014 in the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the property and via personal mail, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

**WHEREAS**, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on October 20, 2014 as required by the statutes of the State of Illinois and the ordinances of the Village, and after hearing the application, made the findings of facts submitted by staff recommending approval of the application, which findings are attached hereto and incorporated herein by reference as Exhibit "B;" and

**WHEREAS**, upon said findings of facts, the Community Development Commission voted unanimously (5 – 0) to grant the application for the conditional use permit to allow Electroplating, specifically within the Subject Property; and

**WHEREAS**, the Community Development Commission forwarded its recommendation to approve the application to the Village Board's Community and Economic Development Committee which concurred in the recommendation to grant the application; and

**WHEREAS**, the Community and Economic Development Committee then forwarded its recommendation, along with that of the Community Development Commission, to the President and Board of Trustees on November 18, 2014; and

**WHEREAS**, the President and Board of Village Trustees considered the matter and determined, based on its consideration, that the permit should be granted, finding that it is consistent with the Zoning Ordinance and the orderly and harmonious development of the Village.

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

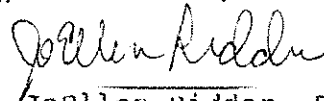
**SECTION ONE:** That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

**SECTION TWO:** That the application for a Conditional Use Permit to allow the Owner and Applicant to operate an Electroplating Business at the Subject Property is hereby granted, subject to the following conditions:

1. The Conditional Use Permit be granted solely to Advanced Galvanics, Inc. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit; and
2. The applicant enrolls in the pretreatment program.

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

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Bensenville, this 25th day of November, 2014.



JoEllen Ridder, President Pro Tem

ATTEST:

  
Ilsa Rivera-Trujillo, Village Clerk

AYES: Barteltt, Janowiak, Jarecki, O'Connell, Ridder, Wesseler

NAYES: None

ABSENT: President Soto

**Ordinance # 81 - 2014**

**Exhibit "A"**

**Legal Description**

The Legal Description of the property is as follows:

LOT 33 (EXCEPT THE SOUTH 25 FEET OF THE WEST 95 FEET OF SAID LOT 33) AND THE WEST 83 FEET OF LOT 32 IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT – UNIT 2, A RESUBDIVISION OF PARTS OF LOTS 1,2,3,8 AND 10 AND ALL OF LOT 9 IN HENRY D. FRANZEN'S DIVISION OF LAND IN SECTION 11, TOWNSHIP 40 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID O'HARE METROPOLITAN INDUSTRIAL DISTRICT – UNIT 2, RECORDED SEPTEMBER 14, 1971 AS DOCUMENT R71-46718, IN DU PAGE COUNTY, ILLINOIS.

Commonly known as 772 Foster Avenue, Bensenville, Illinois.

**Ordinance # 81 - 2014**  
**Exhibit "B"**  
**Findings of Fact**

Motion: Commissioner Weldon made a motion to approve the findings of facts for the variance request for building height consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized. The applicant has indicated there will be no adverse impact to volumes of types of traffic extraordinary than others in the I-2 Light Industrial District. The applicant indicated truck deliveries would occur once every three to four months with no retail traffic in the interim.
2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district. The application as proposed does not generate any noise, glare, odor, dust, waste, or blockage of light of a type or degree not characteristic of allowed uses in the I-2 Light Industrial District. The operations are to be contained within the proposed facility and require no outdoor usage.
3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized. The proposed use will fit harmoniously with the existing character of existing allowed uses in its environs. The applicant has indicated there will be only one UPS customer and one to two employees present.
4. **Use Of Public Services And Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area. The proposed business will not use a disproportionate amount of services and facilities.
5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community. The proposed electroplating facility will provide the Village of Bensenville with new jobs thereby contributing to the general welfare of the community.

6. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. No other factors identified by the Commission.

Commissioner Janowiak seconded the motion.

ROLL CALL: Ayes: Moruzzi, Janowiak, Rowe, Rodriguez, Weldon

Nays: None

All were in favor, Motion carried.

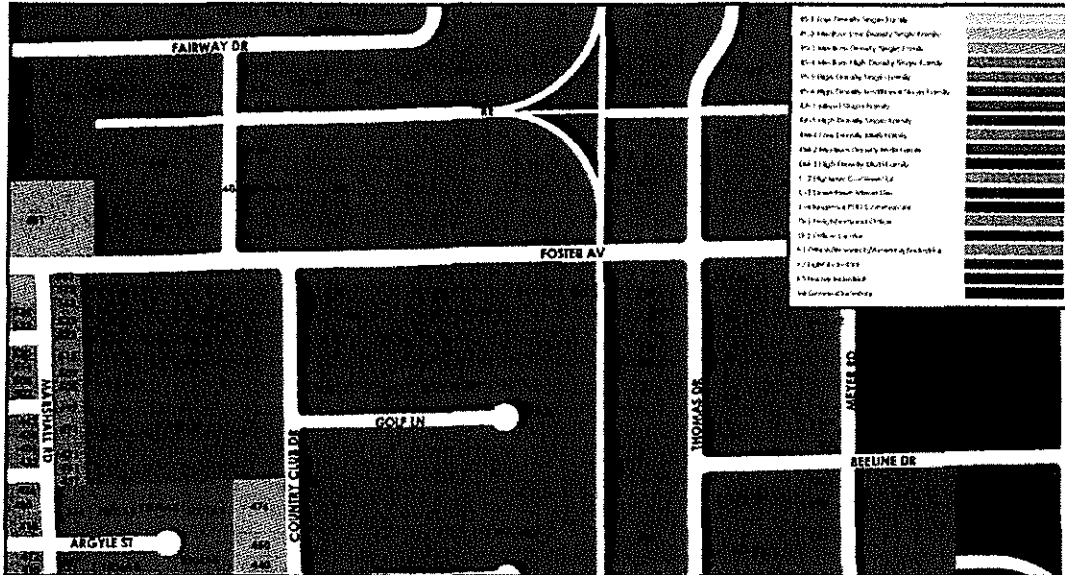
CDC#2014 - 33  
CUP : Electroplating

772 Foster Avenue



## Village of Bensenville

2011 Zoning Map



## Village of Bensenville

710-854 W Foster Av

