



12 South Center Street

Bensenville, IL 60106

Office: 630.350.3404

Fax: 630.350.3438

www.bensenville.il.us

VILLAGE BOARD

January 28, 2020

President

Frank DeSimone

Board of Trustees

Rosa Carmona

Ann Franz

Marie T. Frey

McLane Lomax

Nicholas Pancola Jr.

Armando Perez

Village Clerk

Nancy Quinn

Village Manager

Evan K. Summers

Mr. Dimitri Poulokefalos

Re: January 24, 2020 FOIA Request

Dear Mr. Poulokefalos:

I am pleased to help you with your January 24, 2020 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on January 4, 2020. You requested copies of the items indicated below:

"All inspection and communications regarding property: 1049 Industrial Dr. 2017 to current."

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

- 1) Village of Bensenville Correction Notice for Inspection No. 50430. (2 pgs.)
- 2) Village of Bensenville Correction Notice for Inspection No. 50431. (2 pgs.)
- 3) Village of Bensenville Correction Notice for Inspection No. 50431. (2 pgs.)
- 4) Village of Bensenville Correction Notice for Inspection No. 50431. (2 pgs.)
- 5) Village of Bensenville Letter to Vie De France Yamazaki, Inc. (1 pg.)
- 6) Village of Bensenville Correction Notice for Inspection No. 50430. (3 pgs.)

These are all the records found responsive to your request.

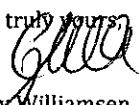
Please be aware that on February 25, 2014 the Village Board adopted Ordinance No. 16-2014 that requires a Real Estate Transfer Inspection (RETI) be conducted prior to most property sales within Bensenville. For additional information regarding the RETI inspection, please contact the Community & Economic Development Department at 630-766-8200.

Home addresses, home telephone numbers, etc. are "private information" under Section 2(c-5) of the FOIA, 5 ILCS 140/2(c-5), and therefore exempt from disclosure under Section 7(1)(b) of the FOIA, 5 ILCS 140/7(1)(b). Accordingly, they have been redacted from the information provided.

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

Do not hesitate to contact me if you have any questions or concerns in connection with this response.

Very truly yours,


Corey Williamsen
Freedom of Information Officer
Village of Bensenville



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: 1049 INDUSTRIAL Unit:

Business name: Vie de France Yamazaki, Inc.

Phone: [REDACTED]

Business Owner: Ken Bertke Director of
Engineering 540-287-6012

Address: e-mail address: [REDACTED]

Inspection Date: 4/13/2017

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005D	LAST ANNUAL INSPECTION DATE	Annual inspection must be scheduled by May 11, 2017. 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.
170J	INSTALL 4 X 4 INCH STORZ FITTING	Per Village Ordinance provide One single 4" "STORTZ" type FDC to replace existing 2x3" FDC
180D	FIRE ALARM SYSTEM - ANNUALLY	Need to have the Fire Alarm annually certified by a licensed contractor and have the report posted in a conspicuous place next to the panel.
180F	SPRINKLER SYSTEM - ANNUALLY	Need to have the Fire Sprinkler System annually certified by a licensed contractor and have the report posted in a conspicuous place next to the system.
180G	BACK FLOW DEVICE - ANNUALLY	Need to have the BACK FLOW DEVICE annually certified by a licensed contractor and have the report posted in a conspicuous place next to the system.

Additional Remarks/Comments:

Reinspection 50431 created on 04/13/2017
by 6523lly

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 330 (May 11,17) days.

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: 1049 INDUSTRIAL Unit:

Business name: Vie de France Yamazaki, Inc.

Phone: [REDACTED]

Business Owner: Ken Bertke Director of
Engineering 540-287-6012

Address: e-mail address [REDACTED]

Inspection Date: 4/13/2017

Inspector: LINDSAY LAYCOAX

Copy of this report received by/mailed to: _____

Inspector: Lindsay Laycoax Date: April 13, 2017



**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: 1049 INDUSTRIAL Unit:

Business name:: Vie de France Yamazaki, Inc.

Phone: [REDACTED]

Business Owner: Ken Bertke Director of
Engineering 540-287-6012

Address: e-mail address: [REDACTED]

Inspection Date: 5/16/2017 12:00:00AM

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005D	LAST ANNUAL INSPECTION DATE	Annual inspection must be scheduled by May 30, 2017. 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. NONE Compliance as of 5-16-2017.
170J	INSTALL 4 X 4 INCH STORZ FITTING	Per Village Ordinance provide One single 4" "STORTZ" type FDC to replace existing 2x3" FDC. NONE Compliance as of 5-16-2017. 15 DAY NOTICE POSTED.
180D	FIRE ALARM SYSTEM - ANNUALLY	Need to have the Fire Alarm annually certified by a licensed contractor and have the report posted in a conspicuous place next to the panel. NONE Compliance as of 5-16-2017. 15 DAY NOTICE POSTED.
180F	SPRINKLER SYSTEM - ANNUALLY	Need to have the Fire Sprinkler System annually certified by a licensed contractor and have the report posted in a conspicuous place next to the system. NONE Compliance as of 5-16-2017. 15 DAY NOTICE POSTED.
180G	BACK FLOW DEVICE - ANNUALLY	Need to have the BACK FLOW DEVICE annually certified by a licensed contractor and have the report posted in a conspicuous place next to the system. NONE Compliance as of 5-16-2017. 15 DAY NOTICE POSTED.

Additional Remarks/Comments:

Created from inspection 50430 on
04/13/2017 by 6523llay

Reinspection 51317 created on 05/16/2017
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: 1049 INDUSTRIAL Unit:

Business name:: Vie de France Yamazaki, Inc. Phone: [REDACTED]

Business Owner: Ken Bertke Director of Address: e-mail address: [REDACTED]
 Engineering 540-287-6012

Inspection Date: 5/16/2017 12:00:00AM Inspector: LINDSAY LAYCOAX

You are hereby notified to remedy the conditions as stated above within 15 days.

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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Copy of this report received by/mailed to: _____

Lindsay Laycoax

Inspector: _____ Date: May 16, 2017



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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: 1049 INDUSTRIAL

Unit:

Business name: Vie de France Yamazaki, Inc.

Business Owner: Ken Berke Director of
Engineering 540-287-6012

Inspection Date: June 6, 2017

Checklist # Violation
005D LAST ANNUAL INSPECTION DATE

170J INSTALL 4 X 4 INCH STORZ FITTING

Phone: [REDACTED]

Andy Gillman

Address: [REDACTED]
e-mail: address: [REDACTED]

Inspector: LINDSAY LAYCOAX

Violation comment

Annual inspection must be scheduled by May 30, 2017.
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. NONE Compliance as of
6-6-2017.

Per Village Ordinance provide One single 4" "STORTZ" type FDC
to replace existing 2x3" FDC. NONE Compliance as of 6-6-2017.
7 DAY NOTICE POSTED.

Need to have the Fire Alarm annually certified by a licensed
contractor and have the report posted in a conspicuous place next
to the panel. NONE Compliance as of 6-6-2017. 7 DAY NOTICE
POSTED.

Need to have the Fire Sprinkler System annually certified by a
licensed contractor and have the report posted in a conspicuous
place next to the system. NONE Compliance as of 6-6-2017. 7
DAY NOTICE POSTED.

Additional Remarks/Comments:

Created from inspection 50430 on
04/13/2017 by 6523llay

Andy Gillman
JCF Real Estate, Inc.
8618 W. Catalpa Ave.

Reinspection 51317 created on 05/16/2017
by 6523llay

Suite 1106

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.

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**
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Bensenville, IL 60106
630-350-3413 fax:630-350-3449

Type of Inspection: NON-RESIDENTIAL INSPECTION

CORRECTION NOTICE

Address: 1049 INDUSTRIAL Unit:

Business name:: Vie de France Yamazaki, Inc.

Business Owner: Ken Berke Director of
Engineering 540-287-6012

Inspection Date: June 6, 2017 Inspector: LINDSAY LAYCOAX

Copy of this report received by/mailed to: _____

Inspector: Lindsay Laycoax Date: June 6, 2017



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: 1049 INDUSTRIAL Unit: Walk Thru Inspection

Business name:: JCF Real Estate Andrew Gillman
8618 W. Catalpa Suite 1106 Chicago

Business Owner: vie de france yamazaki, inc.

Inspection Date: September 26, 2017

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
030D	REPAIR OR REPLACE PARKLING LOT	The driveway, apron, and parking lot has major deterioration and crumbling. Water has penetrated the sub-base, leaving the asphalt unsupported, cracking and breaking into pieces. The only solution to crumbling asphalt is removal and replacement.
030J	GARBAGE CORRAL REQUIRED	Need to install a garbage enclosure around the dumpster which should have four completed sides. Permit is required.
050G	REPAIR OR REPLACE ROOF	Need to repair all roof leaks.
050H	SCRAPE AND REPAINT SURFACE	Need to scrape all exterior walls, windows frames and other like material peeling or flaking of paint and resurface these areas with approved exterior protectant.
050K	TUCK POINTING NEEDED	Need to tuck point the exterior Brick work .
050L	REPAIR CRACKS IN WALLS	Repair all cracks in walls
060	EXTERIOR DOOR	"Windows, and Doors. Every exterior window, door and frame shall be kept in sound condition, good repair and weather tight." All doors requiring self-closing hardware must be in good working order.
060A	SELF-CLOSING HARDWARE NEEDED	All panic hardware must be in good working order.
060E	PANIC HARDWARE INOPERABLE	Need to scrape all surfaces that have peeling or flaking of paint and resurface these areas with approved exterior protectant.
080C	SCRAPE AND REPAINT SURFACE	Replace all missing, cracked, broken drywall. , Replace all missing, cracked, broken and stained ceiling tiles.
090D	REPAIR HOLES IN WALL/CEILING	All electric must meet current code requirements.
120	INTERIOR ELECTRIC	All bathrooms are required to mechanical ventilation.
150D	BATHROOM NEEDS EXHAUST FAN	Repair/replace bathroom exhaust fan.
160C	NEED EXIT LIGHT W/ 2HR BATTERY	The Village requires all Exit lights with a 90 minute battery back-up.
160D	NEED EMERGENCY LIGHT W/ 2HR BU	The Village requires all Emergency back-up lights with a 90 minute battery back-up.
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.
160L	FLAME RESISTANT CABINET NEEDED	Reminder; ALL Flammables including Gas cans stored inside should be placed inside a flame resistant cabinet. Gas cans in commercial building MUST be made of metal with vents (NO PLASTIC GAS CONTAINERS ALLOWED IN COMMERCIAL BUILDINGS!).
165	FIRE ALARM	907.1.3.1 Add new section 907.1.3.1 as follows: "All new fire alarm systems shall be of the addressable type and shall be installed per NFPA 72."
170J	INSTALL 4 X 4 INCH STORZ FITTING	Per Village Ordinance provide One single 4" "STORTZ" type FDC to replace existing 2x3" FDC. NONE Compliance as of 6-6-2017. 7 DAY NOTICE POSTED.



**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:	1049 INDUSTRIAL	Unit:	Walk Thru Inspection
Business name::	JCF Real Estate Andrew Gillman	Phone:	[REDACTED]
	8618 W. Catalpa Suite 1106 Chicago		
Business Owner:	vie de france yamazaki, inc.	Address:	
Inspection Date:	September 26, 2017	Inspector:	LINDSAY LAYCOAX
170N	LABEL EXTERIOR DOOR- F.A.C.P./PUMP ROO	Need to install the letters FACP (Fire Alarm Control Panel) on the exterior door closest to the Fire Alarm Panel and all consecutive doors on the inside leading to the panel.	
180J	BUSINESS LICENSE - ANNUALLY	When conducting business in the Village of Bensenville a current Village of Bensenville Business License must be purchased at Village Hall. Business Licence must be displayed at all times.	
190K	NEED CORRECT KEYS IN KEY BOX	A current correct key MUST be maintained in the key lock box to allow emergency access for the Bensenville Fire Protection District.	

Additional Remarks/Comments:

Created from inspection 50430 on
04/13/2017 by 6523lly

Reinspection 51317 created on 05/16/2017
by 6523lly

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You are hereby notified to remedy the conditions as stated above within days.

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Copy of this report received by/mailed to: _____

Inspector: Lindsay Laycoax Date: September 26, 2017



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Bensenville, IL 60106

Office 630.786.5200
Fax, 630.594.1005

www.bensenville.il.us

VILLAGE BOARD

President
Frank DeSimone

Board of Trustees

Fiona Cormane
Tom Fraw
Agnieszka "Agnie" Jaworska
Melanie Frasca
Nicholas Pancala Jr.
Jenna de Perez

Village Clerk
Nancy Bonne

Village Manager
Even E. Summers

Kenneth Bertke
Director of Engineering
Vie de France Yamazaki, Inc.
Cell phone; [REDACTED]
E-mail; [REDACTED]

Kenneth,

I would like to acknowledge the receipt of email in reference to Village Inspection Number 50431 (dated Tue 10/10/2017 9:03 AM). We concur with your request for not continuing with the violation corrections that are currently pending due to the fact that *the building is not currently occupied*. VDFY must continue to keep all fire alarms and sprinkler systems active and with current inspections on file during this time. Also all emergency lighting and exit lights must be kept in working order. If and when the decision is made to sell or re-open the building, you or your company must bring the building and grounds up to current Village code standards in order for VDFY or any other occupying entity to get the Village Occupancy permit.

Please provide and keep current the Village with the names and address of Real Estate Company handling this property.

Please let the Village of Bensenville know if you need any further information from us in regards to your building at 1049 Industrial Dr.

Lindsay Laycoax
Code Compliance Inspector



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: 1049 INDUSTRIAL Unit:

Business name:: JCF Real Estate Andrew Gillman
8618 W. Catalpa Suite 1106 Chicago

Business Owner: vie de france yamazaki, inc.

Inspection Date: July 17, 2018

Phone:

Address:

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
030D	REPAIR OR REPLACE PARKLING LOT	The driveway, apron, and parking lot has major deterioration and crumbling. Water has penetrated the sub-base, leaving the asphalt unsupported, cracking and breaking into pieces. The only solution to crumbling asphalt is removal and replacement.
030J	GARBAGE CORRAL REQUIRED	Need to install a garbage enclosure around the dumpster which should have four completed sides. Permit is required.
050G	REPAIR OR REPLACE ROOF	Need to repair all roof leaks.
050H	SCRAPE AND REPAINT SURFACE	Need to scrape all exterior walls, windows frames and other like material peeling or flaking of paint and resurface these areas with approved exterior protectant.
050K	TUCK POINTING NEEDED	Need to tuck point the exterior Brick work .
050L	REPAIR CRACKS IN WALLS	Repair all cracks in walls
060	EXTERIOR DOOR	"Windows, and Doors. Every exterior window, door and frame shall be kept in sound condition, good repair and weather tight."
060A	SELF-CLOSING HARDWARE NEEDED	All doors requiring self-closing hardware must be in good working order.
060E	PANIC HARDWARE INOPERABLE	All panic hardware must be in good working order.
080C	SCRAPE AND REPAINT SURFACE	Need to scrape all surfaces that have peeling or flaking of paint and resurface these areas with approved exterior protectant.
090D	REPAIR HOLES IN WALL/CEILING	Replace all missing, cracked, broken drywall. , Replace all missing, cracked, broken and stained ceiling tiles.
120	INTERIOR ELECTRIC	All electric must meet current code requirements.
150D	BATHROOM NEEDS EXHAUST FAN	All bathrooms are required to mechanical ventilation.
160C	NEED EXIT LIGHT W/ 2HR BATTERY	Repair/replace bathroom exhaust fan.
160D	NEED EMERGENCY LIGHT W/ 2HR BU	The Village requires all Exit lights with a 90 minute battery back-up.
160F	FIRE EXTINGUISHERS NEEDED	The Village requires all Emergency back-up lights with a 90 minute battery back-up.
160L	FLAME RESISTANT CABINET 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.
165	FIRE ALARM	Reminder; ALL Flammables including Gas cans stored inside should be placed inside a flame resistant cabinet. Gas cans in commercial building MUST be made of metal with vents (NO PLASTIC GAS CONTAINERS ALLOWED IN COMMERCIAL BUILDINGS!). 907.1.3.1 Add new section 907.1.3.1 as follows: "All new fire alarm systems shall be of the addressable type and shall be installed per NFPA 72."



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 630-350-3413 fax:630-350-3449

Type of Inspection: NON-RESIDENTIAL INSPECTION

CORRECTION NOTICE

Address:	1049 INDUSTRIAL	Unit:	
Business name::	JCF Real Estate Andrew Gilman	Phone:	
Business Owner:	8618 W. Catalpa Suite 1106 Chicago vie de france yamazaki, inc.	Address:	[REDACTED]
Inspection Date:	July 17, 2018	Inspector:	LINDSAY LAYCOAX
170J	INSTALL 4 X 4 INCH STORZ FITTING	Per Village Ordinance provide One single 4" "STORTZ" type FDC to replace existing 2x3" FDC. NONE Compliance as of 6-6-2017. 7 DAY NOTICE POSTED.	
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180G	BACK FLOW DEVICE - ANNUALLY	Need to have the BACK FLOW DEVICE annually certified by a licensed contractor and have the report posted in a conspicuous place next to the system. Compliance noted as of 6-6-2017.	
180J	BUSINESS LICENSE - ANNUALLY	When conducting business in the Village of Bensenville a current Village of Bensenville Business License must be purchased at Village Hall. Business Licence must be displayed at all times.	
190K	NEED CORRECT KEYS IN KEY BOX	A current correct key MUST be maintained in the key lock box to allow emergency access for the Bensenville Fire Protection District.	

Additional Remarks/Comments:

Created from inspection 50430 on
 04/13/2017 by 6523lly

Reinspection 51317 created on 05/16/2017
 by 6523lly

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CORRECTION NOTICE

Address: 1049 INDUSTRIAL Unit:

Business name:: JCF Real Estate Andrew Gillman Phone:

Business Owner: 8618 W. Catalpa Suite 1106 Chicago
vie de france yamazaki, inc.

Inspection Date: July 17, 2018 Inspector: LINDSAY LAYCOAX

You are hereby notified to remedy the conditions as stated above within 30 days.

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Inspector: Lindsay Laycoax Date: July 17, 2018