



12 South Center Street  
Bensenville, IL 60106

Office: 630.350.3404  
Fax: 630.350.3438  
[www.bensenville.il.us](http://www.bensenville.il.us)

VILLAGE BOARD

March 12, 2020

President  
Frank DeSimone

Board of Trustees  
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Ann Franz  
Marie T. Frey  
McLane Lomax  
Nicholas Panicola Jr.  
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Village Clerk  
Nancy Quinn

Village Manager  
Evan K. Summers

Mr. Paul Temcio  
450 East 22<sup>nd</sup> Street, Suite 120  
Lombard, Illinois 60148

Re: March 9, 2020 FOIA Request

Dear Mr. Temcio:

I am pleased to help you with your March 9, 2020 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on March 9, 2020. You requested copies of the items indicated below:

*"I have been contracted to perform a property condition assessment (not an Environmental Site Assessment) of an individual building located at 464-480 County Club Drive in Bensenville, IL. Please see email for a detailed request."*

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

- 1) Village of Bensenville Correction Notice for Inspection No. 73612. (2 pgs.)
- 2) Village of Bensenville Certificate of Compliance for Inspection No. 10544. (1 pg.)
- 3) Village of Bensenville Correction Notice for Inspection No. 73613. (1 pg.)
- 4) Village of Bensenville Correction Notice for Inspection No. 62157. (2 pgs.)
- 5) Village of Bensenville Correction Notice for Inspection No. 73622. (2 pgs.)
- 6) Village of Bensenville Zoning Information for 464 County Club Drive as of March 11, 2020. (1 pg.)

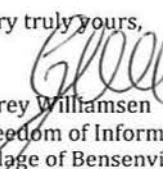
These are all the records found responsive to your request.

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

Pursuant to Section 9 of the FOIA, 5 ILCS 140/9, I am required to advise you that I, the undersigned Freedom of Information Officer, reviewed and made the foregoing determination to deny a portion of your FOIA Request as indicated. Should you believe that this Response constitutes an improper denial of your request, you may appeal such by filing a request for review within sixty (60) days of the date of this letter with the Public Access Counselor of the Illinois Attorney General's Office, Public Access Bureau, 500 South Second Street, Springfield, Illinois 62706; telephone 1-887-299-FOIA; e-mail: [publicaccess@atg.state.il.us](mailto: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:	464 Country Club Dr	Unit:	
Business name::	LEA Foods	Phone:	
Business Owner:		Address:	464 Country Club Dr
Inspection Date:	2/20/2020	Inspector:	LINDSAY LAYCOAX
<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>	
050K	TUCK POINTING NEEDED	Need to tuck point the exterior Brick work .	
050Z	OTHER	Doors, and door frames, windows and window frames. Every door and frame, window and window frame shall be kept in sound condition, good repair and	
100B	MEANS OF EGRESS BLOCKED	All exits must be free and clear at all times allowing for a safe and orderly exit from structure.	
120G	NEED ACCESS TO ELECTRIC PANEL	NEED ACCESS TO ELECTRIC PANEL - All storage must be maintained in an orderly fashion. Must have a clear and unobstructed access of at least 36 inches to electrical panel at all times .	
160C	NEED EXIT LIGHT W/ 2HR BATTERY	Repair/replace EXIT lights. 90-minute battery back-up required. Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing.	
160D	NEED EMERGENCY LIGHT W/ 2HR BU	Exit Lights to be lit at all times and Emergency lights need to function as designed and illuminate upon testing. emergency lights need to be tightly secured and light up the floor/steps to show the path of egress. With 90 min. battery back-up.	
175	MEANS OF EGRESS & STORAGE	All storage must be maintained in an orderly fashion. Which will allow unobstructed means of egress at all times.	
175E	KEEP STORAGE 24 IN. FROM CEILING	All storage must be maintained 24 inches below ceiling/sprinkler heads.	
175F	KEEP STORAGE BELOW 12 FT. HIGH	All storage must be NOT exceed 12 feet high.	
175G	KEEP STORAGE 36 IN. FROM HEATING	All storage must be maintained 36 inches in front of and around heating and hot water heater units.	
175H	KEEP PALLETS BELOW 6 FT. HIGH	Idle pallets shall be stored in stacks no higher than 6' tall. Maintain 48" clearance to other commodities.	
175J	IMPROPER OR UNSAFE RACK SHELVING	IMPROPER OR UNSAFE RACK SHELVING - No rack storage permit on file at Village Hall	
180D	FIRE ALARM SYSTEM - ANNUALLY	The fire alarm system requires annual testing/inspection. 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 BAK FLOW DEVISE annually certified by a licensed contractor and have the report posted in a conspicuous place next to the system.	



BENSENVILLE  
COMMUNITY & ECONOMIC  
DEVELOPMENT

## **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: 464 Country Club Dr Unit:

Business name:: LEA Foods Phone::

Business Owner: **Address:** 464 Country Club Dr

Inspection Date: 2/20/2020 Inspector: LINDSAY LAYCOAX

**Additional Remarks/Comments:**

Created from inspection 62167 on 01/07/2020 by 6523llay

Reinspection 74383 created on 02/20/2020 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 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 630-350-3414.

**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: Lindsay Laycoax Date: 2/20/2020

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: 10544

DATE: 02/14/2012

This certifies that the work completed under the Village of Bensenville

For: 468 NORTH COUNTRY CLUB DRIVE,

**A & A Cabinet**

**Bensenville, IL 60106**

**Has been performed satisfactorily and work may continue on the permit issued for:**

**With the exception of the conditions listed below:**

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  
INSPECTIONAL SERVICES**

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

Type of Inspection: NON-RESIDENTIAL INSPECTION

**CORRECTION NOTICE**

Address: 472 Country Club Dr

Unit:

Business name:: FGF4

Phone: [REDACTED]

Business Owner:

Address: 472 Country Club Dr

Inspection Date: 2/20/2020

Inspector: LINDSAY LAYCOAX

Checklist # Violation  
005 VILLAGE REGULATIONS

Violation comment

Conducting business without a current Village of Bensenville Business License. BUSINESS LICENSE MUST BE CURRENT AND BE DISPLAYED IN A PROMINET LOCATION \*

**Additional Remarks/Comments:**

Created from inspection 62159 on 01/07/2020 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.

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

Inspector: Lindsay Laycoax Date: 2/20/2020



**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:	478 COUNTRY CLUB	Unit:	
Business name::	TEAM BARRY MARKETING, INC.	Phone:	630-860-7700
Business Owner:	A&A CABINET CREATIONS	Address:	C/O TEAM BARRY MARKETING 476 COUNTRY CLUB DRIVE BENS
Inspection Date:	1/7/2020 1	Inspector:	LINDSAY LAYCOAX
<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>	
080Z	OTHER	"Window, door shall be free of any broken glass and kept in sound condition, good repair and weather tight."	
120G	NEED ACCESS TO ELECTRIC PANEL	All storage must be maintained in an orderly fashion. Which will allow unobstructed access to electrical panel at all times.	
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.	
160G	ANNUAL BUSINESS LICENSE	ALL BUSINESS MUST HAVE A CURRENT VILLAGE BUSINESS LICENSE.	
175	MEANS OF EGRESS & STORAGE	All storage must be maintained in an orderly fashion. Which will allow unobstructed means of egress at all times.	
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.	
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.	

**Additional Remarks/Comments:**

Created from inspection 62155 on 08/23/2018 by 6523llay

Reinspection 73614 created on 01/07/2020 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.

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 630-350-3414.

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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: 478 COUNTRY CLUB Unit:

Business name: TEAM BARRY MARKETING, INC. Phone: 630-860-7700

Business Owner: A&amp;A CABINET CREATIONS Address: C/O TEAM BARRY MARKETING 476 COUNTRY CLUB DRIVE BEN

Inspection Date: 1/7/2020 1 Inspector: LINDSAY LAYCOAX

Copy of this report received by/mailed to: EMAILED TO; rventimiglia@teamberrymanufacturingInspector: Lindsay LaycoaxDate: Jan 7,2020



**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: 480 Country Club Dr Unit:

Business name:: ASPEN INDUSTRIES, INC.

Phone: [REDACTED]

Business Owner: RALPH IVORIO

Address:

Inspection Date: 2/20/2020

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
050K	TUCK POINTING NEEDED	
120G	NEED ACCESS TO ELECTRIC PANEL	All storage must be maintained in an orderly fashion. Which will allow unobstructed access to electrical panel at all times.
160C	NEED EXIT LIGHT W/ 2HR BATTERY	Repair/replace EXIT lights. 90-minute battery back-up required. Exit Lights to be lit at all times and Emergency Back-Up lights need to function as designed and illuminate upon testing.
160D	NEED EMERGENCY LIGHT W/ 2HR BU	Repair/replace EM lights. 90-minute battery back-up required. Exit Lights to be lit at all times and Emergency lights need to function as designed and illuminate upon testing. emergency lights need to be tightly secured and light up the floor/steps
160L	FLAME RESISTANT CABINET NEEDED	Gas cans stored inside should be placed inside a flame resistant cabinet. Gas cans in commercial building MUST be made of medal with vents (NO PLASTIC GAS CONTAINERS ALLOWED IN COMMERCIAL BUILDINGS!),
160P	FLAMMABLES IMPROPERLY STORED	All propane storage must be properly secured at all times.
180D	FIRE ALARM SYSTEM - PANEL	NEED ACCESS TO FIRE ALARM PANEL - All storage must be maintained in an orderly fashion. Must have a clear and unobstructed access of at least 36 inches to FIRE ALARM PANEL at all times .
180F	SPRINKLER SYSTEM - CONTROL VALVES	NEED ACCESS TO Sprinkler System - All storage must be maintained in an orderly fashion. Must have a clear and unobstructed access of at least 36 inches to Sprinkler system control valves panel at all times .
180G	KEY BOX	ALL UNITS MUST HAVE A CURRENT CORRECT KEY IN KEY BOX to allow emergency access for the Bensenville Fire Protection District.
180M	DROP TEST - ANNUALLY	Rolling Fire Door Requirer AnnualTesting/Inspection. Provide current inspection sticker and mount on door jamb.

**Additional Remarks/Comments:**

Created from inspection 62163 on 01/07/2020 by 6523llay

Reinspection 74385 created on 02/20/2020 by 6523llay



**VILLAGE OF BENSENVILLE  
INSPECTORIAL SERVICES**  
12 South Center  
Bensenville, IL 60106  
630-350-3413 fax:630-350-3449

Type of Inspection: NON-RESIDENTIAL INSPECTION

**CORRECTION NOTICE**

Address: 480 Country Club Dr Unit:

Business name:: ASPEN INDUSTRIES, INC. Phone: [REDACTED]

Business Owner: RALPH IVORIO Address:

Inspection Date: 2/20/2020 Inspector: LINDSAY LAYCOAX

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

Inspector: Lindsay Laycoax Date: 2/20/2020

# Bensenville

464 COUNTRY CLUB DR

## Zoning Information

### ZONING INFORMATION

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**ZONE**

I-1

**ZONING DESCRIPTION**

Light Industrial District

**VIEW THE VILLAGE CODE**[http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=819](http://www.sterlingcodifiers.com/codebook/index.php?book_id=819)