



12 South Center Street
Bensenville, IL 60006

Office: 630.350.3404
Fax: 630.350.3438
www.bensenville.il.us

VILLAGE BOARD

President

Frank DeSimone

Board of Trustees

Rosa Carmona

Ann Franz

Marie T. Frey

McLane Lomas

Nicholas Panicola Jr.

Armando Perez

Village Clerk

Nancy Dunn

Village Manager

Evan K. Summers

October 1, 2021

Ms. Kristina Rathell

10461 Mill Run Circle, Suite 1100

Owings Mills, Maryland 21117

Re: September 30, 2021 FOIA Request

Dear Ms. Rathell:

I am pleased to help you with your September 30, 2021 Freedom of Information Act ("FOIA"). Your request was received by the Village of Bensenville on October 1, 2021. You requested copies of the items indicated below:

"I have attached a more detailed request. 607 Country Club Drive."

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

- 1) Village of Bensenville Correction Notice for Inspection No. 65233. (2 pgs.)
- 2) Village of Bensenville Correction Notice for Inspection No. 65231. (2 pgs.)
- 3) Village of Bensenville Correction Notice for Inspection No. 65232. (2 pgs.)
- 4) Village of Bensenville Correction Notice for Inspection No. 55861. (1 pg.)
- 5) Village of Bensenville Permits Issued to 607 Country Club Drive Since January 1, 2010. (1 pg.)
- 6) Village of Bensenville Zoning for 607 Country Club Drive as of October 1, 2021. (1 pg.)

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 FREEDOM OF INFORMATION ACT REQUEST FORM

TO: COREY WILLIAMSEN

Freedom of Information Officer
Village of Bensenville
12 S. Center Street
Bensenville, IL 60106

FROM:

Name Kristina Rathell

Address 10461 Mill Run Circle, Suite 1100
Owings Mills, MD 21117

Phone 4439923160

E-Mail wprfi@bureauveritas.com

10008

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

Please See Attached Document

☐

THIS REQUEST IS FOR A COMMERCIAL PURPOSE (You must state whether your request is for a commercial purpose. A request is for a "commercial purpose" if all or any part of the information will be used in any form for sale, resale, or solicitation or advertisement for sales or services. Failure to disclose whether a request is for a commercial purpose is a prosecutable violation of FOIA.)

Would like your request delivered via: ☒ E-Mail ☐ U.S. Mail ☐ Pick-Up*

*Pick-Up is available by appointment at Village Hall Monday thru Friday; between 8:00 a.m. – 5:00 p.m.

I understand that any payment need be received before any documents are copied and/or mailed.

9/30/2021

Date

Kristina Rathell

Signature

All FOIA responses are posted on the Village's website. Name and address of the requestor will be made public.

The first fifty (50) pages of the request are free. The fee charge is fifteen (15) cents after the first fifty (50) pages.

Unless otherwise notified, your request for public records will be compiled within five (5) working days.

Unless otherwise notified, any request for commercial purposes will be compiled within twenty-one (21) days working days.

COREY WILLIAMSEN, FREEDOM OF INFORMATION OFFICER

Telephone: (630) 350-3404 Facsimile: (630) 350-3438

E-mail Address: FOIArequest@bensenville.il.us

For Freedom of Information Officer Use Only

10/1/2021

Date Request
Received

10/8/2021

Date Response
Due

10/15/2021

Date Extended
Response Due

\$0-

Total Charges

10/1/2021

Date Documents
Copied or Inspected

Received by Employee: _____

Reference Addresses: 607 Country Club Drive

Bensenville, IL 60106

Bureau Veritas Project number: 152679.21R000-030.042

Dear Sir or Ma'am,

Bureau Veritas is an engineering firm currently conducting a **Project Condition Assessment (PCA)** for the above-referenced properties. As part of this process and due-diligence process, we are submitting this **Request for Information (RFI)** letter to obtain information specific to the properties. We request your assistance by providing us with the following information concerning the site and buildings. **Please forward to the appropriate departments within your municipality:**

Building

1. Date of last building department inspections: BD: ____/____/____
____ Yes / No ____
(circle one and place B or Z)
2. Are there any OUTSTANDING building code violations? Yes – No
3. Are there any open building department permits? Yes – No
4. How often is the property inspected? Annually - Permit/Construction Inspections Only
Is the original Certificate of Occupancy or Permit on file? Yes - No
(Need to obtain one copy of the Certificate of Occupancy).

Zoning

1. How far back are records maintained by this department?
2. What is the current zoning designation for the subject property?
3. Is it of conforming use?
4. What historical zoning designations were assigned to the property?

Fire

1. Date of last fire department inspection: ____/____/____
2. Are there any known, open or outstanding fire code violations? Yes – No
3. How often is the subject property inspected? Annually – Biennially – Other
4. Are there any inspection reports/copies of violations on file? Yes – No

Responses to this letter may be PDF emailed directly to: wprfi@bureauveritas.com

Please forward copies of any open or outstanding building or fire code violations and copy of the most recent inspection reports. If you need additional information to complete this request, please contact me at 443.992.3160. Thank you for your prompt attention to this matter.

Sincerely, Kristina Rathell

Kristina Rathell
Compliance Researcher
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, MD 21117
phone: 443.992.3160
Kristina.Rathell@bureauveritas.com
www.bvna.com



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: 607 COUNTRY CLUB

Unit: A

Business name:: FURNITURE MEDIC

Phone: 847-285-1177

Business Owner: FURNITURE MEDIC

Address: 607 N COUNTRY CLUB DR A UNIT A BENSENVILLE, IL

Inspection Date: 5/21/2019

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
100	INTERIOR DOOR	"Windows, and Doors including Overhead Doors. Every exterior window, door and frame shall be kept in sound condition, good repair and weather tight."
120R	WATER HEATER NEED TO BE BONDED	Water meter needs a bonding wire installed. This done by connecting 2 brass clamps with copper wire the same guage as the electrical service. One clamp on Village inlet line, wire jumping the meter and another clamp connecting domestic supply line.
160C	NEED EXIT LIGHT W/ 90-minute battery back-u	Repair/replace EXIT lights. 90-minute battery back-up required.
160D	NEED EMERGENCY LIGHT W/ 90-minute batte	Repair/replace EMERGENCY lights.90-minute battery back-up
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.
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 65232 on 02/14/2019 by 6523llay

Approved with conditions listed above. 5/21/2019

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.

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: 607 COUNTRY CLUB

Unit: A

Business name:: FURNITURE MEDIC

Phone: 847-285-1177

Business Owner: FURNITURE MEDIC

Address: 607 N COUNTRY CLUB DR A UNIT A BENSENVILLE, IL

Inspection Date: 5/21/2019

Inspector: LINDSAY LAYCOAX

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: 607 COUNTRY CLUB

Unit: B

Business name:: OOYA USA, INC

Phone: 630-238-1667

Business Owner: OOYA USA, INC

Address: 607 COUNTRY CLUB DR BENSENVILLE, IL

Inspection Date: 5/21/2019

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0006	MEANS OF EGRESS BLOCKED- EXTERIOR	All storage must be maintained in an orderly fashion. Which will allow unobstructed means of egress at all times.
060	EXTERIOR DOOR	"Windows, and Doors including Overhead Doors. Every exterior window, door and frame shall be kept in sound condition, good repair and weather tight."
120N	CLEAN AND SANITIZE	Clean and sanitize and maintain office area and all bathrooms.
160E	EMERGENCY LIGHTING INOPERABLE	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.

Additional Remarks/Comments:

Created from inspection 55863 on 02/14/2019 by 6523llay

Approved with conditions listed above. 5/21/2019

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.

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: 607 COUNTRY CLUB

Unit: B

Business name:: OOYA USA, INC

Phone: 630-238-1667

Business Owner: OOYA USA, INC

Address: 607 COUNTRY CLUB DR BENSENVILLE, IL

Inspection Date: 5/21/2019

Inspector: LINDSAY LAYCOAX

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: 607 COUNTRY CLUB DR.

Unit: A & C

Business name:: FURNITURE MEDIC

Phone: 847-285-1177

Business Owner: FURNITURE MEDIC

Address: 607 N COUNTRY CLUB DR A UNIT A BENSENVILLE, IL

Inspection Date: 2/14/2019

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
100	INTERIOR DOOR	"Windows, and Doors including Overhead Doors. Every exterior window, door and frame shall be kept in sound condition, good repair and weather tight."
120R	WATER HEATER NEED TO BE BONDED	Water meter needs a bonding wire installed. This done by connecting 2 brass clamps with copper wire the same guage as the electrical service. One clamp on Village inlet line, wire jumping the meter and another clamp connecting domestic supply line.
160C	NEED EXIT LIGHT W/ 90-minute battery back-u	Repair/replace EXIT lights. 90-minute battery back-up required.
160D	NEED EMERGENCY LIGHT W/ 90-minute batte	Repair/replace EMERGENCY lights.90-minute battery back-up
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.
180M	DROP TEST - ANNUALLY	Rolling Fire Door Requirer AnnualTesting/Inspection. Provide current inspection sticker and mount on door jamb.

Additional Remarks/Comments:

Reinspection 65233 created on 02/14/2019
 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 630-350-3448.

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: 607 COUNTRY CLUB DR.

Unit: A & C

Business name:: FURNITURE MEDIC

Phone: 847-285-1177

Business Owner: FURNITURE MEDIC

Address: 607 N COUNTRY CLUB DR A UNIT A BENSENVILLE, IL

Inspection Date: 2/14/2019

Inspector: LINDSAY LAYCOAX

Copy of this report received by/mailed to: _____

Inspector: Lindsay Laycoax

Date: 2/14/2019



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: 607 COUNTRY CLUB

Unit: D

Business name:: EDDY'S POLISHING SHOP

Phone: [REDACTED]

Business Owner: EDDY'S POLISHING SHOP

Address: 607 NORTH COUNTRY CLUB DRIVE UNIT D BENSENVILLE, IL

Inspection Date: 11/7/2017 12:00:00AM

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>
005D	LAST ANNUAL INSPECTION DATE

<u>Violation comment</u>
Annual inspection must be scheduled by Nov 14, 2017. Please contact Lindsay Laycoax Code Compliance Inspector on Tuesday or Thursday during normal working hour of 9 am -4 pm at (630)688-9947 to make an appointment.
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.

180D	FIRE ALARM SYSTEM - ANNUALLY
------	------------------------------

Additional Remarks/Comments:

Reinspection 55862 created on 11/07/2017
 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.

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: Lindsay Laycoax

Date: November 7, 2017

Location	Municipality	App Status	User Status	Application Recv'd	Project/Activity Desc Line 2
607 NORTH COUNTRY CLUB DRIVE A	BENSENVILLE	COMPLETE	FINALED	08/21/2015	ROOF VENT
607 NORTH COUNTRY CLUB DRIVE B	BENSENVILLE	ACTIVE	ACTIVE	08/20/2021	DEMO HALLWAY
607 NORTH COUNTRY CLUB DRIVE C	BENSENVILLE	ACTIVE	FINALED	11/26/2013	ELECTRICAL WORK



[PROPERTY SUMMARY](#)

[GOVERNMENT REPRESENTATIVES](#)

[ZONING INFORMATION](#)

[MAP GALLERY](#)

[PROPERTY TAX BREAKDOWN](#)

ZONING INFORMATION

ZONED

I-2

ZONING DESCRIPTION

General Industrial District

VIEW THE VILLAGE CODE

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