



12 South Center Street
Bensenville, IL 60106

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 Pamicola Jr.
Armando Perez

Village Clerk
Nancy Quinn

Village Manager
Evan K. Summers

January 5, 2022

Ms. Lauren Suhi
8700 West Bryn Mawr, Suite 710N
Chicago, Illinois 60631

Re: January 4, 2022 FOIA Request

Dear Ms. Suhi:

I am pleased to help you with your January 4, 2022 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on January 4, 2022. You requested copies of the items indicated below:

"464-480 Country Club Drive."

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

- 1) Village of Bensenville Permits Issued to 464-480 Country Club Drive Since January 1, 2010. (1 pg.)
- 2) Village of Bensenville Business Licenses Issued to 464-480 Country Club Drive Since January 1, 2008. (1 pg.)
- 3) Village of Bensenville Correction Notice for Inspection No. 80262. (2 pgs.)
- 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 for 464-480 Country Club Drive as of January 5, 2022. (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 complied without possibility of attribution to any person." 5ILCS 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. 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



January 4, 2022

Bensenville Community and Economic Development Department

Subject: Freedom of Information Act (FOIA) Request/File Review Request

464-480 Country Club Drive, Bensenville, IL 60106

Parcel ID#: 03-11-308-035

AEI Project No. 454104

10439

To whom it may concern:

Please accept this as request for any information/documentation/files with your department regarding the above-referenced property.

AEI Consultants is currently conducting the Phase I Environmental Site Assessment for the property. The ASTM Practice E1527-13 Standard Practice of Environmental Site Assessments requires that a records search be conducted with local regulatory departments for information regarding the subject property. Of particular interest are the following items:

- Permit summary (date, type of permit, applicant/tenant) or available permits from construction to present. Upon review of a permit summary we may request review of individual permits.
- Construction date (current building, previous buildings if applicable)
- List of tenants which have occupied the subject property
- Permits of environmental concern (petroleum storage tanks, septic systems, oil/water separators)
- Oldest and most recent site layout plan from the above mentioned property if available
- Erosion control plans on record for the subject property
- Record violations or complaints registered against the subject property
- Record of any Activity Use Limitations (AULs) in connection with the property. AULs are typically in place at sites which would prevent future uses of a property.
- Subject property zoning and any current zoning violations.

Please call (708-787-9749) or email (Lsuhi@aeiconsultants.com) me to discuss the file information or if you require further information. Thank you for your time and attention regarding this matter.

Respectfully,

Lauren Suhi

Lauren Suhi
Project Manager

☐ No files were discovered for the addresses listed herein.

Name: _____

Title: _____

Phone: _____

Date: _____

Location	Municipality	App Status	User Status	Application Recv'd	Project/Activity Desc Line 2
464 COUNTRY CLUB		EXPIRED	CLOSED BY INSPECTOR	03/22/2012	SAW-CUT MASONRY WALL
464 COUNTRY CLUB		EXPIRED	CLOSED BY INSPECTOR	02/29/2012	SELECTIVE DEMO AND CONCRETE RAMP
464 NORTH COUNTRY CLUB DRIVE	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	03/12/2012	NEW SERVICE 480 VOLT-120/208
464 NORTH COUNTRY CLUB DRIVE	BENSENVILLE	ACTIVE	ACTIVE	03/01/2021	PALLET RACKING
472 NORTH COUNTRY CLUB DRIVE	BENSENVILLE	ACTIVE	CLOSED BY COMMISSION	09/06/2018	AGENT PAID FEES
480 NORTH COUNTRY CLUB DRIVE	BENSENVILLE	COMPLETE	FINALED	06/26/2020	PARKING LOT REPAIRS

Status	Location	DBA	Start Date	Last License
INACTIVE	464 NORTH COUNTRY CLUB DRIVE	GOLD FIELD INC.	03/06/2012	11/12/2012
ACTIVE	464 NORTH COUNTRY CLUB DRIVE	HOME FOREVER BATHS LLC	01/28/2021	11/01/2021
INACTIVE	464 NORTH COUNTRY CLUB DRIVE	HYSON 2U LTD.	02/14/2013	10/31/2016
INACTIVE	464 NORTH COUNTRY CLUB DRIVE	LEA FOODS INC	09/11/2018	11/22/2019
INACTIVE	468 NORTH COUNTRY CLUB DRIVE	A&A CABINET CREATIONS	11/02/2011	12/01/2011
INACTIVE	472 COUNTRY CLUB DRIVE	WINDOW SYSTEMS UNLIMITED, INC	01/01/2008	12/01/2011
INACTIVE	472 NORTH COUNTRY CLUB DRIVE	A & A CABINET CREATIONS	12/16/2011	11/05/2013
INACTIVE	472 NORTH COUNTRY CLUB DRIVE	A & A CABINET CREATIONS	06/10/2013	11/05/2013
INACTIVE	472 NORTH COUNTRY CLUB DRIVE	A+A CABINETS PLUS INC.	03/06/2014	11/15/2014
INACTIVE	478 COUNTRY CLUB DRIVE	RIMA'S PRINTING	01/01/2008	12/01/2011
INACTIVE	478 NORTH COUNTRY CLUB DRIVE	TEAM BARRY MARKETING, INC.	03/02/2012	10/30/2020
ACTIVE	480 NORTH COUNTRY CLUB DRIVE	ASPEN INDUSTRIES, INC.	01/01/2008	11/01/2021



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: 464,472,&476 COUNTRY CLUB Unit:

Business name:: HOME FOREVER BATHS LLC

Phone: 815-809-2284

Business Owner: HOME FOREVER BATHS LLC

Address: 464 COUNTRY CLUB DR BENSENVILLE, IL

Inspection Date: 3/15/2021

Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0002	HAND RAIL REQUIRED	
005	RACK STORAGE PERMIT	Need to apply for a permit for all rack storage units. apply at Village of bensenville.
120Z	BATHROOM DOOR LABELED	All bathroom doors need to be labeled.
150D	BATHROOM NEEDS EXHAUST FAN	All bathroom must have a working exhaust fan.
160D	NEED EMERGENCY LIGHT W/ 2HR BU	Need a emergency light/ Exit unit install in old freezer storage room
170C	SPRINKLER HEAD(S) NEEDED	Need fire sprinkler heads added in old freezer storage room, and front office storage room.
170Z	REMOVE FIRE HOSE RACK	remove the fire hose rack, and cap off coupling.
180M	DROP TEST - ANNUALLY	Fire door needs a current annual inspection, and drop test

Additional Remarks/Comments:

Created from inspection 80190 on 02/08/2021 by 6523dtes

Reinspection 80777 created on 03/15/2021 by 6523dtes

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 630-350-3413.

DISCLAIMER: The Village of Bensenville does not warrant the condition of any property inspected and disclaims all liability for any claims arising out of the property or condition thereof.

Copy of this report received by/mailed to: _____

Inspector: _____

Date: _____

Inspection Number: 73613



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: 630.773.4433 info@fgf4sports.com www.fgf4sports.com

Business Owner:

Address: 472 Country Club Dr

Inspection Date: 2/20/2020

Inspector: LINDSAY LAYCOAX

<u>Checklist #</u>	<u>Violation</u>
005	VILLAGE REGULATIONS

<u>Violation comment</u>
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.

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
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 BEN

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.

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: 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 BEN

Inspection Date: 1/7/2020 1

Inspector: LINDSAY LAYCOAX

Copy of this report received by/mailed to: EMAILED TO: rventimiglia@teamberrymanufacturing

Inspector: Lindsay Laycoax

Date: 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	
160C	NEED EXIT LIGHT W/ 2HR BATTERY	All storage must be maintained in an orderly fashion. Which will allow unobstructed access to electrical panel at all times. 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 metal 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 Annual Testing/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
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

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

Bensenville

476 COUNTRY CLUB DR

Zoning Information

ZONING INFORMATION

ZONED

I-1

ZONING DESCRIPTION

Light Industrial District

VIEW THE VILLAGE CODE

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