



12 South Center Street  
Bensenville IL 60106

Office 630.350.3404  
Fax 630.350.2408  
[www.bensenvilleil.us](http://www.bensenvilleil.us)

VILLAGE BOARD

July 10, 2023

**President**  
Brad Johnson

**Board of Trustees**  
Lisa Lammie  
Jeanne  
Pauline  
Patricia  
Ruthie  
Sarah  
Terry de la Torre

**Village Clerk**  
Terry de la Torre

**Village Manager**  
Corey Williamsen

Ms. Taniesa A. Garza-Akers  
Schoenberg Finkel Beederman Bell Glazer, LLC  
300 South Wacker Drive, Suite 1500  
Chicago, Illinois 60606

Re: July 7, 2023 FOIA Request

Dear Ms. Garza-Akers:

I am pleased to help you with your July 7, 2023 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on July 7, 2023. You requested copies of the items indicated below:

*"All inspection reports and alleged code violations and complaints made against the building and the exterior located at 700 Lorsen Lane, Bensenville, IL 60106 from 1/1/2021 through present."*

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

- 1) Village of Bensenville Correction Notice for Inspection No. 99981. (2 pgs.)
- 2) Village of Bensenville Correction Notice for Inspection No. 99982. (3 pgs.)
- 3) Village of Bensenville Ticket No. 1920. (2 pgs.)

These are all the records found 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



# 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 Taniesa A. Garza-Akers

Address Schoenberg Finkel Beederman Bell Glazer, LLC  
300 S. Wacker Dr., Ste. 1500, Chicago, IL 60606  
Phone (312) 648-2300  
E-Mail taniesa.garza-akers@sfbbg.com

13753

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

All inspection reports and alleged code violations and complaints made against the building and the exterior located at 700 Larsen Lane, Bensenville, IL 60106 from 1/1/2021 through present.

**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.

July 7, 2023

Date

Taniesa A. Garza-Akers  
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\*\*\*

7/7/23  
Date Request  
Received

7/14/23  
Date Response  
Due

7/21/23  
Date Extended  
Response Due

\$0 -  
Total Charges

7/10/23  
Date Documents  
Copied or Inspected

Received by Employee: \_\_\_\_\_

[Redacted]



**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:           | 700 LARSEN                       | Unit:   |
| Business name::    | GGF INC                          | Phone: 312-721-0207   |
| Business Owner:    | GGF INC                          | Address: 1850 ARTHUR CT ELK GROVE VLG, IL   |
| Inspection Date:   | 2/28/2023                        | Inspector: DON TESSLER  |
| <u>Checklist #</u> | <u>Violation</u>                 | <u>Violation comment</u>  |
| 005A               | TRIPLE CATCH BASIN               | Need to install a drain and triple catch basin in truck work bays.<br>Per CED report  |
| 030D               | REPAIR OR REPLACE PARKLING LOT   | Repair/replace parking area and driveways   |
| 030F               | PARKING LOT NEEDS STRIPING       | Parking need to be strip for truck and trailer parking per CED report.  |
| 060                | EXTERIOR DOOR                    | All exterior doors need to be kept in good working condition.   |
| 060C               | MEANS OF EGRESS BLOCKED          | Keep all Exit doors and means of egress clear of storage.<br>Maintain min. 4' exit aisles though out the building.                            |
| 090D               | REPAIR HOLES IN WALL/CEILING     | replace all missing ceiling tiles   |
| 120R               | WATER HEATER NEED TO BE BONDED   | Water heater need to be bonded, a jumpier wire from hot to cold water pipe.   |
| 140D               | NEED TO INSTAL DRIP LEG          | All gas supply line to furances and heater need a drip leg in the gas supply line.  |
| 160D               | NEED EMERGENCY LIGHT W/ 2HR BU   | Need to install emergency light units in warehouse area to light the Exit paths to Exterior exit doors.                                       |
| 160E               | EMERGENCY LIGHTING INOPERABLE    | Repair/replace all non-working emergency light units  |
| 160G               | EM/EXIT LIGHT BURNED OUT         | Repair/replace all burnt out exit lights  |
| 160N               | FLAMMABLES SHOULD BE REMOVED     | Remove all plastic gas cans from building, only metal safety cans are allowed inside a building.  |
| 160P               | FLAMMABLES IMPROPERLY STORED     | Propane tanks need to be chain to the wall or stored inside a cage.   |
| 160T               | PROPERLY SECURE COMPRESSED GAS   | properly secure all compress gas tanks with chain.  |
| 170F               | NEED WRENCH W/ SPRINKLER HEADS   | Need spare sprinkler heads and wrench in the cabinet in sprinkler room. Need min. two sprinkler heads of each type of heads in this building. |
| 175J               | IMPROPER OR UNSAFE RACK SHELVING | properly secure all metal shelve racks to the floor with the proper MFG recommended anchors   |
| 180B               | EXTINGUISHERS - ANNUALLY         | Fire extinguishers need a current annual inspection, test, and tagged.  |
| 180D               | FIRE ALARM SYSTEM - ANNUALLY     | need a current annual fire alarm system inspection, test, and cert. report.   |
| 180F               | SPRINKLER SYSTEM - ANNUALLY      | Need a current anual fire sprinkler system inspection, test, and cert. reporl.  |
| 180J               | BUSINESS LICENSE - ANNUALLY      | Need a current 2023 Village of Bensenville business license.<br>MUST COMPLY WITHIN 7 DAYS of this notice.                                     |

**Additional Remarks/Comments:**

Re-inspection 03/29/2023

Reinspection 99982 created on 02/28/2023 by 6523dtes



**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: 700 LARSEN Unit:

Business name: GGF INC Phone: 312-721-0207

Business Owner: GGF INC Address: 1850 ARTHUR CT ELK GROVE VLG, IL

Inspection Date: 2/28/2023 Inspector: DON TESSLER

**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 630-350-3413.

**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.**

E-mailed 02/28/2023 to tetiana.transport@gmail.com

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

*Donald Tessler*

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

02/28/2023

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



**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:           | 700 LARSEN                           | Unit:  |                                  |
| Business name::    | GGF INC                              | Phone:   | 312-721-0207                     |
| Business Owner:    | GGF INC                              | Address:   | 1850 ARTHUR CT ELK GROVE VLG, IL |
| Inspection Date:   | 7/3/2023 1                           | Inspector:   | RON HERFF/DON TESSLER            |
| <u>Checklist #</u> | <u>Violation</u>                     | <u>Violation comment</u>   |                                  |
| 0014               | COVER ALL OPEN JUNCTION BOXES        | Multiple open electrical junction boxes though-out this building. All must be properly covered.  |                                  |
| 0029               | BACKFLOW DEVICE-ANNUAL CERTIFICATION | Back-flow/RPZ annual test required.  |                                  |
| 005A               | ALLOWABLE USE                        | BUILDING WAS POSTED 07-03-2023 NO OCCUPANCY.   |                                  |
| 005A               | TRIPLE CATCH BASIN                   | Need to install a drain and triple catch basin in truck work bays. Per CED report. ALL AREAS WHERE VEHICLE REPAIR IS OCCURRING, SHALL HAVE DRAINS WITH TRIPLE CATCH BASIN. |                                  |
| 020G               | PERCENTAGE OF OUTDOOR STORAGE ALLC   | May exceed the amount of allowable outside vehicle storage.  |                                  |
| 020O               | LOCATION OF VEHICLE UNAPPROVED       | Need a parking plan for all trucks and trailers, MUST MAINTAIN a min. 20' wide unobstructed fire apparatus access lane around the building at all times.                   |                                  |
| 030D               | REPAIR OR REPLACE PARKLING LOT       | Repair/replace parking area and driveways  |                                  |
| 030F               | PARKING LOT NEEDS STRIPING           | Parking need to be striped for truck and trailer parking per CED report. Must submit a plan for approval.  |                                  |
| 050L               | REPAIR CRACKS IN WALLS               | Repair all cracks in masonry walls though-out this building.   |                                  |
| 050N               | SPRINKLER CONNECTION BLOCKED         | The FIRE DEPT. CONNECTION to sprinkler system blocked by a truck. Must keep 7' clear space around FDC. and access to it.   |                                  |
| 060                | EXTERIOR OVERHEAD DOOR BROKEN        | All exterior doors shall be in good working condition. Broken overhead door center of East elevation.  |                                  |
| 060                | EXTERIOR DOOR                        | All exterior doors need to be kept in good working condition. And function as design.  |                                  |
| 060C               | MEANS OF EGRESS BLOCKED              | Keep all Exit doors and means of egress clear of storage. Maintain min. 4' exit aisles though out the building.  |                                  |
| 090D               | REPAIR HOLES IN WALL/CEILING         | replace all missing ceiling tiles in office area.  |                                  |
| 120M               | REMOVE EXTENSION CORDS               | Remove all extension cords from building and discontinue use.  |                                  |
| 120R               | WATER HEATER NEED TO BE BONDED       | Water heater need to be bonded, a jumpier wire from hot to cold water pipe.  |                                  |



**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:         | 700 LARSEN   | Unit:      |   |
| Business name::  | GGF INC  | Phone:     | 312-721-0207  |
| Business Owner:  | GGF INC  | Address:   | 1850 ARTHUR CT ELK GROVE VLG, IL  |
| Inspection Date: | 7/3/2023 1<br>140D<br>160D<br>160E<br>160G<br>160N<br>160P<br>160T<br>170F<br>175J<br>180B<br>180D<br>180F<br>180J | Inspector: | RON HERFF/DON TESSLER<br>All gas supply line to furnaces and heater need a drip leg in the gas supply line.<br>Need to install emergency light units in warehouse area to light the Exit paths to Exterior exit doors.<br>Repair/replace all non-working emergency light units<br>Repair/replace all burnt out exit lights<br>Remove all plastic gas cans from building, only metal safety cans are allowed inside a building.<br>Propane tanks need to be chain to the wall or stored inside a cage.<br>Properly secure all compress gas tanks with chain to the wall or in approved cage.<br>Need spare sprinkler heads and wrench in the cabinet in sprinkler room. Need min. two sprinkler heads of each type of heads in this building.<br>properly secure all metal shelve racks to the floor with the proper MFG recommended anchors<br>Fire extinguishers need a current annual inspection, test, and tagged. And properly mounted on the wall.<br>need a current annual fire alarm system inspection, test, and cert. report.<br>Need a current anual fire sprinkler system inspection, test, and cert. report.<br>Need a current 2023 Village of Bensenville business license.<br>MUST COMPLY WITHIN 7 DAYS of this notice. |

**Additional Remarks/Comments:**

Created from inspection 99981 on 02/28/2023 by 6523dtes

Reinspection 103604 created on 07/03/2023 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.**



**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: 700 LARSEN Unit:

Business name: GGF INC Phone: 312-721-0207

Business Owner: GGF INC Address: 1850 ARTHUR CT ELK GROVE VLG, IL

Inspection Date: 7/3/2023 1 Inspector: RON HERFF/DON TESSLER

You are hereby notified to remedy the conditions as stated above with 30 dayXXXXXX

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: \_\_\_\_\_ E-mailed 07/03/2023 to tetiana.transport@gmail.com

Inspector: Donald Tessler/Ron Herff Date: 07/03/2023

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

CASE NO. VC-001,920.00

TICKET # 1920

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.

|          |                              |   |            |
|----------|------------------------------|---|------------|
| <b>D</b> | <b>NAME</b>                  | GGF Inc.                                  |            |
| <b>E</b> | <b>OWNER ADDRESS</b>         | 700 Larsen Lane                           |            |
| <b>F</b> |                              |   |            |
| <b>E</b> | <b>CITY</b>                  | <b>STATE</b>                              | <b>ZIP</b> |
| <b>N</b> | Bensenville                  | IL  |            |
| <b>D</b> | <b>PHONE NO.</b>             | 60106                                     |            |
| <b>A</b> |                              |   |            |
| <b>N</b> | <b>Location of Violation</b> | 700.00 LARSEN LN , Bensenville, IL, 60106 |            |
| <b>T</b> |                              |   |            |

THE UNDERSIGNED STATES THAT ON 4/11/2023 AT

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

Grease, oil, and sand interceptors shall be provided when, in the opinion of the Village, they are necessary for the proper handling of liquid wastes containing grease in excessive amounts, or any flammable wastes, sand or other harmful ingredients; except that such interceptors shall not be required for private living quarters or dwelling units. All interceptors shall be of a type and capacity approved by the Village, and shall be located as to be readily and easily accessible for cleaning and inspection (Ord. 12-87, 4-16-87)

Comment: Failure to install a triple catch drainage system in the dock area.

IN VIOLATION OF VC - 8-6-15 OF THE BENSENVILLE MUNICIPAL CODE

"License Required: No person shall engage in the business of a commercial establishment, business or commercial enterprise as herein enumerated without having first obtained a license."

Comment: Failure to obtain an 2023 Village of Bensenville Business License

IN VIOLATION OF VC 3-1-3 OF THE BENSENVILLE MUNICIPAL CODE

700.00 LARSEN LN , Bensenville, IL, 60106

|   |  |
|---|--|
| A | <b>ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:</b>   |
| P | THE VILLAGE OF BENSENVILLE, POLICE DEPARTMENT-COMMUNITY ROOM   |
| P | 345 E GREEN ST, BENSENVILLE, IL 60106  |
| E |  |
| A | <b>ON: 05-11-2023</b>  |
| R |  |
| A | <b>AT: 2:00 P.M.</b>   |
| N |  |
| C | <b><input checked="" type="checkbox"/> YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME</b> |
| E |  |

FAILURE TO APPEAR MAY RESULT IN A DEFAULT JUDGMENT AGAINST YOU, INCLUDING A FINE IN THE AMOUNT STATED 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 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 \_\_\_\_\_  
INSPECTOR \_\_\_\_\_

FOR ANY GENERAL QUESTIONS REGARDING THIS NOTICE, PLEASE CALL 630.350.3413