



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

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Board of Trustees

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Village Clerk

Nancy Dunn

Village Manager

Evan K. Summers

July 17, 2023

Ms. Andrea Self

133 North Jefferson Street, 3rd Floor
Chicago, Illinois 60661

Re: July 12, 2023 FOIA Request

Dear Ms. Self:

I am pleased to help you with your July 12, 2023 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on July 12, 2023. You requested copies of the items indicated below:

"Copies of any open Building, Zoning or Fire code violations on file, copies of most recent Building and Fire inspections and copy of most recent Certificate of Occupancy for 700 Larsen Lane, Bensenville."

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

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

Address 133 N Jefferson St., 3rd FL
Chicago, IL 60661

Phone 773.578.2523

E-Mail aself@vertexeng.com

13795

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

Copies of any open Building, Zoning or Fire code violations on file, copies of most recent Building and Fire inspections and copy of most recent Certificate of Occupancy for 700 Larsen Lane Bensenville, IL. Please see attached FOIA forms for more information.



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.

7/12/23

Date

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

7/12/23

Date Request
Received

8/10/23

Date Response
Due

9/11/23

Date Extended
Response Due

\$0-

Total Charges

7/17/23

Date Documents
Copied or Inspected

Received by Employee: _____



Building Information Request

Building Department
12 S Center Street
Bensenville, IL 60106
Attn: Building Inspections

Re: 700 Larsen Lane Bensenville, IL

To Whom It May Concern:

The Vertex Companies, LLC is an engineering firm currently conducting a Property Condition Assessment of the above referenced property. As part of the due-diligence process we request your assistance by providing us with some information from your files. Through the Freedom of Information Act, we request your assistance by providing us with the following information concerning the site and buildings at the referenced property files:

- 1) Are there any open building code violations, or unresolved building safety issues on file for the property?
☐ YES ☐ NO

Brief description of violation(s) or open issue(s)

- 2) Does the building have a current Certificate of Occupancy? ☐ YES ☐ NO

If yes, can a copy be provided? _____

- 3) Are there specific items (such as elevators, backflow preventers) that the municipality may require updating to current codes, even if no renovations or use changes are planned? In other words, are there any "non-grandfathered" items required at the property due at a certain date? ☐ YES ☐ NO

If yes, please describe _____

- 4) Name of Respondent: _____ Date: _____

Thank you for your assistance in this matter. If you need additional information to complete our request, please contact me at 773.578.2523. Responses may be emailed to my attention at aself@vertexeng.com.

Respectfully submitted,

Andrea G. Self
Senior Project Manager



Fire Information Request

Fire Department
12 S Center Street
Bensenville, IL 60106
Attn: Fire Marshal

Re: 700 Larsen Lane Bensenville, IL

Dear Fire Marshal:

The VERTEX Companies, LLC is an engineering firm currently conducting a Property Condition Assessment of the above referenced property. As part of the due-diligence process we request your assistance by providing us with some information from your files. Through the Freedom of Information Act, we request your assistance by providing us with the following information concerning the site and buildings at the referenced property files:

- 1) Are there any open fire code violations, or unresolved fire safety issues on file for this property?

☐ YES ☐ NO

Brief description of violation(s) or open issue(s)

- 2) Does your Department inspect the property regularly? ☐ YES ☐ NO

If yes, can a copy of the most recent inspection be provided? ☐ YES ☐ NO ☐ ATTACHED

- 3) Name of Respondent: _____ Date: _____

Thank you for your assistance in this matter. If you need additional information to complete our request, please contact me at 773.578.2523. Responses may be emailed to my attention at aself@vertexeng.com.

Respectfully submitted,

Andrea G. Self
Senior Project Manager



Zoning Information Request

Zoning Department
12 S Center Street
Bensenville, IL 60106
Attn: Zoning Officer

Re: 700 Larsen Lane Bensenville, IL

To Whom It May Concern:

The VERTEX Companies, LLC is an engineering firm currently conducting a Property Condition Assessment of the above referenced property. As part of the due-diligence process we request your assistance by providing us with some information from your files. Through the Freedom of Information Act, we request your assistance by providing us with the following information concerning the site and buildings at the referenced property files:

- 1) What is the current zoning at the property?

Current Zoning	Is an industrial building considered to be a permitted use?

- 2) Are there any open zoning code violations, or unresolved zoning issues on file for the property?

<input type="checkbox"/> YES <input type="checkbox"/> NO	If yes, please give a brief description of violation(s) or open issue(s)

- 3) Name of Respondent: _____ Date: _____

Thank you for your assistance in this matter. If you need additional information to complete our request, please contact me at 773.578.2523. Responses may be emailed to my attention at aself@vertexeng.com.

Respectfully submitted,

Andrea G. Self
Senior Project Manager

**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.

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

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

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A
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A
N
C
E

ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:

THE VILLAGE OF BENSENVILLE, POLICE DEPARTMENT-COMMUNITY ROOM
345 E GREEN ST, BENSENVILLE, IL 60106

ON: 05-11-2023

AT: 2:00 P.M.

☒ YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME

FAILURE TO APPEAR MAY RESULT IN A DEFAULT JUDGMENT AGAINST YOU, INCLUDING A FINE IN THE AMOUNT SET 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



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

<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. 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. 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 SHELIVING	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. report.
180J	BUSINESS LICENSE - ANNUALLY	Need a current 2023 Village of Bensenville business license. 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:

Inspector: *Donald Tessler*

Date: 02/28/2023



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

Inspector: RON HERFF/DON TESSLER

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
	COVER ALL OPEN JUNCTION BOXES	Multiple open electrical junction boxes though-out this building. All must be properly covered.
0014		
	BACKFLOW DEVICE-ANNUAL CERTIFICATION	Back-flow/RPZ annual test required.
0029		
	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.
005A		
	PERCENTAGE OF OUTDOOR STORAGE ALLC	May exceed the amount of allowable outside vehicle storage.
020G		
	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.
020O		
	REPAIR OR REPLACE PARKLING LOT	Repair/replace parking area and driveways
030D		
	PARKING LOT NEEDS STRIPING	Parking need to be striped for truck and trailer parking per CED report. Must submit a plan for approval.
030F		
	REPAIR CRACKS IN WALLS	Repair all cracks in masonry walls though-out this building.
050L		
	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.
050N		
	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.
060		
	MEANS OF EGRESS BLOCKED	Keep all Exit doors and means of egress clear of storage. Maintain min. 4' exit aisles though out the building.
060C		
	REPAIR HOLES IN WALL/CEILING	replace all missing ceiling tiles in office area.
090D		
	REMOVE EXTENSION CORDS	Remove all extension cords from building and discontinue use.
120M		
	WATER HEATER NEED TO BE BONDED	Water heater need to be bonded, a jumpier wire from hot to cold water pipe.
120R		



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

Inspector: RON HERFF/DON TESSLER

	NEED TO INSTAL DRIP LEG	All gas supply line to furances and heater need a drip leg in the gas supply line.
140D	NEED EMERGENCY LIGHT W/ 2HR BU	Need to install emergency light units in warehouse area to light the Exit paths to Exterior exit doors.
160D	EMERGENCY LIGHTING INOPERABLE	Repair/replace all non-working emergency light units
160E	EM/EXIT LIGHT BURNED OUT	Repair/replace all burnt out exit lights
160G	FLAMMABLES SHOULD BE REMOVED	Remove all plastic gas cans from building, only metal safety cans are allowed inside a building.
160N	FLAMMABLES IMPROPERLY STORED	Propane tanks need to be chain to the wall or stored inside a cage.
160P	PROPERLY SECURE COMPRESSED GAS	Properly secure all compress gas tanks with chain to the wall or in approved cage.
160T	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.
170F	IMPROPER OR UNSAFE RACK SHELVING	properly secure all metal shelve racks to the floor with the proper MFG recommended anchors
175J	EXTINGUISHERS - ANNUALLY	Fire extinguishers need a current annual inspection, test, and tagged. And properly mounted on the wall.
180B	FIRE ALARM SYSTEM - ANNUALLY	need a current annual fire alarm system inspection, test, and cert. report.
180D	SPRINKLER SYSTEM - ANNUALLY	Need a current anual fire sprinkler system inspection, test, and cert. report.
180F	BUSINESS LICENSE - ANNUALLY	Need a current 2023 Village of Bensenville business license. MUST COMPLY WITHIN 7 DAYS of this notice.
180J		

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
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

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