



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**

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January 10, 2024

Ms. Deanne M. Mazzochi  
Six West Hubbard Street  
Chicago, Illinois 60654

Re: January 8, 2024 FOIA Request

Dear Ms. Mazzochi

I am pleased to help you with your January 8, 2024 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on January 8, 2024. You requested copies of the items indicated below:

*"Separately, pursuant to the Freedom of Information Act, we request all documentation associated with any building, code or rat infestation violations alleged in association with GMFT LLC, or the property and premises generally known as 127 Dolores, Bensenville, IL; including but not limited to any ticket and materials recorded from any inspection or review in association with the above docket number; and Ticket number B2263."*


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

- 1) Village of Bensenville Findings, Decision and Order for Ticket #B2263. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspections of 127 Dolores Drive. (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

Separately, pursuant to the Freedom of Information Act, we request all documentation associated with any building, code or rat infestation violations alleged in association with GMFT LLC, or the property and premises generally known as 127 Dolores, Bensenville, IL; including but not limited to any ticket and materials recorded from any inspection or review in association with the above docket number; and Ticket number B2263.

If you could further put me in contact with the Village attorney, so that I can follow up with him further regarding hearing/adjudication, that would be appreciated. This is my e-mail, and my cell is 312-925-3360.

Warmest regards,  
Deanne Mazzochi

DEANNE M. MAZZOCHI | PARTNER  
DMAZZOCHI@RMMSLEGAL.COM  
DIRECT | 312.222.6305  
OFFICE | 312.527.2157



SIX WEST HUBBARD STREET | CHICAGO IL 60654  
WWW.RMMSLEGAL.COM

This email message and any attachments are being sent by Rakoczy Molino Mazzochi Siwik LLP, are confidential, and may be privileged. If you are not the intended recipient, please notify us immediately by replying to this message, and destroy all copies of this message and any attachments. Thank you.



VILLAGE OF BENSENVILLE  
12 S CENTER ST BENSENVILLE IL 60106  
(630) 766 8200

12/14/2023

**FINDINGS, DECISION AND ORDER**

Village of Bensenville, a Municipal Corporation,  
Petitioner, v.

GMFT LLC  
156 SUNNYSIDE  
ELMHURST, IL 60126

Docket # 12920231115091410

Case # None

Ticket # B2263

Hearing Date: 12/14/2023

Judgment Total: \$0.00

THIS CERTIFIES that on 12/14/2023, the Hearing Officer for Village of Bensenville being fully advised duly entered a Findings, Decision and Order in this case as follows:

**Violation Details:** IPMC - 308.1 - (IS) Free Area of Infestation

**Violation Location/Time:** 127 DOLORES, BENSENVILLE IL - 11/14/2023 09:14 AM

**Hearing Decision Order and Description**

The case is found to be: CONTINUED

**The Decision of the Court is as follows**

You are hereby ordered to appear on 01/11/2024 02:00 PM

**Additional Instructions**

**Court Comments**

**Please make payment at one of the following:**

**On Line:** www.payquicket.com

**By Mail or:** ('Village of Bensenville'), (DO NOT MAIL CASH) 12 S Center St Bensenville IL 60106

**In Person:** Please make checks payable to: ('Village of Bensenville,')

Please remit payment in a timely manner to the VILLAGE OF BENSENVILLE. Payment of the Violation Total within 35 dys will prevent any further collection/legal action. The Respondent can appeal to the circuit court within 35 days of the decision pursuant to the provisions of the Administrative Review Law 735 ILCS 5/3-101, et seq.

Payment of all costs and / or fines is due on the date of hearing. Failure to pay may result in the forwarding of this case to the Village's Legal Counsel for prosecution, a Collection Agency for recovery of fines, and/or a lien placed on your property.

To Pay by mail, make checks or money orders payable to the Village Of Bensenville (DO NOT MAIL CASH). Write the violation # on the check/money order or send a copy of this letter with payment. Mail to Village of Bensenville, 12 South Center St, Bensenville IL 60106.

Cash, Check, or Money order accepted

John Z. Toscas

Administrative Hearing Officer

12/14/2023

Date of Certification

Inspection Number

**VILLAGE OF BENSENVILLE  
INSPECTIONAL SERVICES**

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

Type of Inspection: MULTIPLE FAMILY DWELLING

**CORRECTION NOTICE**

Address: 127 EAST DOLORES DRIVE

Business Name: GMFT LLC

Phone: 312-515-3843

Property Owner: GRANT, TIM

Address: 156 SUNNYSIDE AVE

Inspection Date: 11/01/2023

Inspector: BRANDON MUI

Violation

REMOVE ALL RUBBISH OR GARBAGE

Violation comment

2015 ICC Property Maintenance Code Sec. 307.1 "All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage"

-Clean garbage corral of al loose garbage and furniture.

**Additional Remarks/Comments:**

Reinspection # 107086

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 VIOLATION WITHIN THE PRESCRIBED TIME CAN RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY ASSIGNED BY A JUDICATOR.

You are hereby notified to remedy the conditions as stated above by 11/03/2023.

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 of 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: BELLASCAPES@HOTMAIL.COM

BRANDON MUI  
Inspector

11/01/2023  
Date



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

Type of Inspection: CORRECTION NOTICE

**CORRECTION NOTICE**

Address: 127 DOLORES

Name: GRANT, TIM

Phone: 312-515-3843

Inspection Date: 7/3/2023 1

Inspector: BRANDON MUI

Checklist #

030L

Violation

FREE AREA OF INFESTATION

Violation comment

2015 ICC Property Maintenance Code Sec. 302.5 "...Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health..."

**Additional Remarks/Comments:**

-Place bait boxes around dumpster coral, provide pest control report.

Reinspection 103608 created on 07/03/2023 by 6523bmui

**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 with 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.**

Copy of this report received by/mailed to: BELLASCAPES@HOTMAIL.COM

Inspector: B. MUI

Date: 07-03-2023

Inspection Number 106972

**VILLAGE OF BENSENVILLE  
INSPECTIONAL SERVICES**

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

Type of Inspection: CORRECTION NOTICE

**CORRECTION NOTICE**

Address: 127 EAST DOLORES DRIVE

Business Name: GMFT LLC

Phone: 312-515-3843

Property Owner: Grant, Tim

Inspection Date: 10/27/2023

Inspector: BRANDON MUI

Violation

REMOVE ALL RUBBISH OR GARBAGE

Violation comment

2015 ICC Property Maintenance Code Sec. 307.1 "All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage"

Clean dumpster corral thoroughly of all loose garbage.

**Additional Remarks/Comments:**

Reinspection # 106973

**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 VIOLATION WITHIN THE PRESCRIBED TIME CAN RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY ASSIGNED BY A JUDICATOR.**

**You are hereby notified to remedy the conditions as stated above by 10/28/2023.**

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 of 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: [bellascapes@hotmail.com](mailto:bellascapes@hotmail.com)

BRANDON MUI  
Inspector

10/27/2023  
Date