



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

January 7, 2020

President
Frank DeSimone

Board of Trustees
Rosa Carmona
Ann Franz
Marie T. Frey
McLane Lumax
Nicholas Panicola Jr.
Armando Perez

Village Clerk
Nancy Quinn

Village Manager
Evan K. Summers

Mr. Michael Scofield
201 Possum Park Road, Suite 10
Newark, Delaware 19711

Re: January 3, 2020 FOIA Request

Dear Mr. Scofield:

I am pleased to help you with your January 3, 2020 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on January 3, 2020. You requested copies of the items indicated below:

"Open/expired building permits, open code violations and also unpaid bills for water and sewer. Address: 202 Rose Street, Bensenville, IL 60106."

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

- 1) Village of Bensenville Statement of Lien Claim No. R-2017-037255. (1 pg.)
- 2) Village of Bensenville Invoice No. 201544 for Tall Grass Services. (1 pg.)
- 3) Village of Bensenville Invoice No. 201562 for Tall Grass Services. (1 pg.)
- 4) Village of Bensenville Water Bill No. 759781 for 202 Rose Street. (1 pg.)
- 5) Village of Bensenville Correction Notice for Inspection No. 64770. (2 pg.)

These are all the records found responsive to your request.

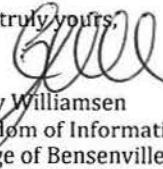
Please be aware that on February 25, 2014 the Village Board adopted Ordinance No. 16-2014 that requires a Real Estate Transfer Inspection (RETI) be conducted prior to most property sales within Bensenville. For additional information regarding the RETI inspection, please contact the Community & Economic 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

STATEMENT OF LIEN CLAIM

TO: Current Resident
202 Rose Street
Bensenville, IL 60106

This statement of Lien Claim is recorded
for non-payment of charges for Utility
Service provided by the Village of
Bensenville in the amount of \$2,417.50
The above amount has been due since 02/03/2017
Utility Billing Account # [REDACTED]

The authority for this Statement of Lien Claim is as follows:

Lien for Sewer Service Charges

65 ILCS Sec. 5/11-141-7 of the Illinois Compiled Statutes 1992, Chapter Sec. 8-6-23-1 thru 7
of the Municipal Code of the Village of Bensenville.

Lien for Water Service Charges

65 ILCS Sec. 5/11-139-1 of the Illinois Compiled Statutes 1992, Chapter Sec. 8-7-7 of the
Municipal Code of the Village of Bensenville.

Lien for Garbage

65 ILCS 5/11-20-13 of the Illinois Compiled Statutes 1992, Chapter Sec. 6-3-5 of the Municipal
Code of the Village of Bensenville.

A statement of Lien Claim is to be recorded against the following property:

PIN # 03-13-318-010

Legal Description:

THE NORTH 55 FEET OF THE EAST 150 FEET OF LOT 8 IN B.L. FRANZEN'S SUBDIVISION IN
THE SOUTH WEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1921
AS DOCUMENT 148922, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known as: 202 Rose Street, Bensenville, IL 60106

Amit R. Thakkar
Amit R. Thakkar, Director of Finance

Subscribed and sworn before me:

Selia Pulido
Notary Public

2/27/17
Date



Prepared by the Village of Bensenville, 12 S. Center St., Bensenville, IL 60106 (630) 766-8200

VILLAGE OF BENSENVILLE, IL
12 SOUTH CENTER STREET
BENSENVILLE IL 60106

CUSTOMER INVOICE INVOICE
NUMBER DATE NUMBER
[REDACTED] 05/15/2019 201544

DIPLOMAT PROPERTY MANAGER
440 S LASALLE ST UNIT 20 FL
CHICAGO, IL 60605-1028 USA

FOR/LOCATION
202 S ROSE ST

DESCRIPTION	ORIG BILL	ADJUSTED	PAID	AMOUNT DUE
GRASS CUTTING SERVICES 202 S ROSE ST QTY 1.00 @ 175.00 PER EACH	175.00	.00	.00	175.00

Upon Receipt

INVOICE TOTAL DUE 175.00

VILLAGE OF BENSENVILLE, IL
12 SOUTH CENTER STREET
BENSENVILLE IL 60106

CUSTOMER INVOICE INVOICE
NUMBER DATE NUMBER
[REDACTED] 06/13/2019 201562

DIPLOMAT PROPERTY MANAGER
440 S LASALLE ST UNIT 20 FL
CHICAGO, IL 60605-1028 USA

FOR/LOCATION
GRASS CUTTING 202 S ROSE

DESCRIPTION	ORIG BILL	ADJUSTED	PAID	AMOUNT DUE
202 S ROSE TALL GRASS CUTTING SERVICES QTY 1.00 @ 90.00 PER EACH	90.00	.00	.00	90.00

Upon Receipt

INVOICE TOTAL DUE 90.00

VILLAGE OF BENSENVILLE

On behalf of the President Frank DeSimone, the Board of Trustees and the Village Staff, we wish you and your families a safe holiday season filled with joy! Holiday Ice Show & Skate with Santa - Dec 15th 1:00-3:30 pm at the Edge Ice Arena



Beginning November 1st the Village's water/sewer rates increased by 3%. These new rates will be reflecting in the December 2019 bills. Per Ordinance No. 53-2019

Stay warm this winter by attending a show at the Bensenville Theatre.
Tickets are \$5, Seniors are still only \$2

BENSENVILLE

BILL DATE: 12/05/2019

ACCOUNT NUMBER: [REDACTED]

NAME: PSCR INC

CUSTOMER NUMBER: [REDACTED]

SERVICE ADDRESS: 202 ROSE STREET

BILL NUMBER: 759781



METER ID: [REDACTED]

BILLING PERIOD

Current Meter Reading	272,731	Current Read Date	11/30/2019
Previous Meter Reading	272,731	Previous Read Date	10/30/2019
Usage	0	Type Of Reading	W-ESTIMATE

PREVIOUS BALANCE \$33.53

FEES/ADJUSTMENTS \$0.00

PAYMENTS 11/25/2019 (\$33.53)

BALANCE FORWARD \$0.00

TOTAL CURRENT CHARGES \$33.83

WS WATER SERVICE \$0.00

WS SANITARY SEWER \$0.00

WS DEBT SERVICE \$10.30

REFUSE SERVICE \$23.53

TOTAL AMOUNT DUE BY 12/27/2019 \$33.83

TOTAL AMOUNT DUE AFTER 12/27/2019 \$37.21

A 10% LATE PENALTY WILL BE ADDED TO CURRENT CHARGES IF PAYMENT IN FULL IS NOT RECEIVED BY DUE DATE

DETACH HERE

RETURN BOTTOM PORTION WITH CHECK PAYABLE TO VILLAGE OF BENSENVILLE
PLEASE DO NOT FOLD OR STAPLE

DETACH HERE

PLEASE SEE OTHER SIDE FOR ADDITIONAL INFORMATION

ACCOUNT NUMBER: [REDACTED]

CUSTOMER NUMBER: [REDACTED] **BILL NUMBER:** 759781



**TOTAL AMOUNT DUE
BY 12/27/2019** \$33.83

**TOTAL AMOUNT DUE
AFTER 12/27/2019** \$37.21

AMOUNT PAID [REDACTED]

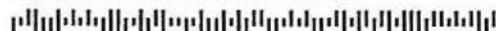
4827 1 MB 0.428

1135 (0004827)
26-214-03

PSCR INC

1930 N 74TH CT

ELMWOOD PARK, IL 60707-3729



602019007597812257850010000003383

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

Type of Inspection: RETI: TRANSFER INSPECTION

CORRECTION NOTICE

Address: 202 Rose St. Unit:

Business name:: Diplomat Property Manager LLC

Phone: [REDACTED]

Agent Name: Mario Gonzalez

Address: 440 S Lasalle St. 20th floor chicago IL.

Inspection Date: 1-15-19

Inspector: LOUIS CZERWIN

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
020B	WEED HEIGHT EXCEEDS 8 INCHES	trim all weeds and trees along alley and any where else as needed on the property.
020T	KEEP ALLEY FREE OF OBSTRUCTION	Remove tire next to the alley.
030A	REPAIR/REPLACE DRIVEWAY OR APRON	2015 ICC Property Maintenance Code Sec 302.3 " As Amended ...All parking and driveway areas shall be paved and shall be kept free from dirt and other litter or debris, and shall be kept in good repair..."
040B	HANDRAIL NEEDED FOR 4 OR MORE STEPS	Gravel driveway must be paved-permit needed railing on rear deck is rotted and needs to be replaced, permit may be required inquire within the Village.
040E	DETERIORATION OF MATERIALS	appears roof has a leak around the stack, which has caused some deterioration in the walls and ceilings.
070A	BROKEN OR CRACKED GLASS	On east side
080A	REPAIR OR REPLACE FENCE	Throughout
080C	SCRAPE AND REPAINT SURFACE	
090B	FREE AREA OF MOLD OR MILDEW	
090D	REPAIR HOLES IN WALL / CEILING	
120D	REPLACE PAINTED OUTLETS	Any new receptacle shall be tamper resistant.
120E	FAULTY GFCI OUTLET	Receptacles are loose throughout, gfi receptacles in the kitchen are wired incorrectly.
120F	INSTALL REQUIRED GFCI OUTLETS	All exterior receptacles including the garage as well as any receptacle within 6 feet of the outer rim of any sink.
120R	WATER HEATER NEED TO BE BONDED	Need to install a bonding wire which is a brass clamp from the cold water line, clamp on the hot water line and one more on the closest gas line with a copper wire the same guage as the electrical service connecting all three creating the bond.
120S	WATER METER NEEDS JUMPER WIRE	did not locate meter
120Z	OTHER	@Garage- all wiring shall be in conduit, all conduit shall be properly supported
140A	REMOVE UNION TO EXTERIOR	the union on the gas line serving the furnace shall be outside of the cabinet.
140C	IMPROPER GAS SUPPLY LINE	All gas lines serving appliances shall be of the stainless steel type or the yellow type.
150A	IMPROPER DRYER VENT	All dryer vents need to be solid metal with a smooth interior surface to prevent lint build up and possible lint / dryer fire from happening.



Inspection Number: 64770

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

Type of Inspection: RETI: TRANSFER INSPECTION

CORRECTION NOTICE

Address: 202 Rose St. Unit:

Business name: Diplomat Property Manager LLC

Phone: [REDACTED]

Agent Name: Mario Gonzalez

Address: 440 S Lasalle St. 20th floor chicago IL.

Inspection Date: 1-15-19

Inspector: LOUIS CZERWIN

160A SMOKE DETECTORS NEEDED

Detector needed in every bedroom and outside every bedroom within the immediate vicinity

160B CARBON MONOXIDE NEEDED

Detector needed within 15 feet of every bedroom door.

Additional Remarks/Comments:

Please inquire within the Village to discuss what items will need permits. If selling the home as is, a notarized letter of intent will be needed from the buyer stating that all items will be repaired within 60 days of the closing date.

Reinspection 64800 created on 01/15/2019
by 6523lcze

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.

sent via email to Mario at - [REDACTED]

Copy of this report received by/mailed to: _____

Louie Czerwin

1-15-19

Inspector: _____

Date: _____