



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

February 13, 2020

President  
Frank DeSimone

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

Village Clerk  
Nancy Quinn

Village Manager  
Evan K. Summers

Ms. LaDonna Logan-Bryant  
939 West North Avenue, Suite 750  
Chicago, Illinois 60642

Re: February 11, 2020 FOIA Request

Dear Ms. Logan-Bryant:

I am pleased to help you with your February 11, 2020 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on February 12, 2020. You requested copies of the items indicated below:

*"Please include all records needed for new owner to acquire ownership including details of violations and inspection records - 219 E. Pine."*

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

- 1) Village of Bensenville Current Water Bill for 219 East Pine Avenue as of February 12, 2020. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 72556. (2 pgs.)

These are all the records found responsive to your request.

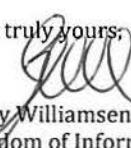
Please be aware that on February 25, 2014 the Village Board adopted Ordinance No. 16-2014 that requires a Real Estate Transfer Inspection (RETI) be conducted prior to most property sales within Bensenville. For additional information regarding the RETI inspection, please contact the Community & Economic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

## Customer Inquiry - Munis [VILLAGE OF BENSENVILLE, IL]

File Edit Tools Help



### Account

Account: [REDACTED]  
Parcel: 313319022 219  
Route: 0200 District: 3 Type: AC  
Address: 219 E PINE AVE  
BENSENVILLE, IL 60106

### CID

Customer: [REDACTED]   
Name: DAKOTA SERVICING  
Relation: OWNER  
Start date: 10/01/2019 Stop date: 12/31/9999

### Billing address

C/O SMITH PARTNERS AND ASSOCIATES  
815 BURLINGTON AVE  
WESTERN SPRINGS, IL 60558  
[REDACTED]

### Recent activity

Last bill	02/05/2020	58.09
Last payment	01/17/2020	56.78
Bill due date	02/25/2020	
Projected penalty amount		0.00
Total due on	02/12/2020	58.09

Service Orders

Contacts

Special Conditions

Deposits

Text

Application Fees

Payment Plans



**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:	219 PINE	Unit:	
Agent name::	Kim/ Remax Properties	Phone:	[REDACTED]
Business Owner:	Dakota Servicing	Address:	
Inspection Date:	11/1/2019	Inspector:	LOUIS CZERWIN
<u>Checklist #</u>	<u>Violation</u>		<u>Violation comment</u>
020J	IMPROPER DRAINAGE		Water is pooling around the perimeter on the exterior.
030L	FREE AREA OF INFESTATION		animals heard moving around in the attic
040E	DETERIORATION OF MATERIALS		Garage doors broken, Gutter hanging off the house, Patio door on deck has hole on the bottom which can allow rodents into the home. Flooring needs to be replaced throughout, Water heater appears to be at the end of its useful life.
050G	REPAIR OR REPLACE DAMAGED ROOF		
090B	FREE AREA OF MOLD OR MILDEW		Throughout building.
090D	REPAIR HOLES IN WALL / CEILING		Throughout
120A	MIN. 100 AMP SERVICE REQUIRED		fuse panel is outdated to todays standards, Feed wires from the meters to the panels are not in conduit and run along the wall behind meters and dissapear in the wall.
120D	REPLACE PAINTED OUTLETS		Throughout
120F	INSTALL REQUIRED GFCI OUTLETS		Within 6 feet of the outside edge of any sink and in the basement as well as the garage.
120K	COVER ALL OPEN JUNCTION BOXES		Throughout
120L	REMOVE ALL BX / ROMEX		Throughout
120O	FLUORESCENT FIXTURE IN CLOSETS		
120R	WATER HEATER NEED TO BE BONDED		
120S	WATER METER NEEDS JUMPER WIRE		
140C	IMPROPER GAS SUPPLY LINE		Water meter is present but diconnected, The Village of Bensenville is the only ones to remove the meters- Meter tampering charges will be applied.
150D	BATHROOM NEEDS EXHAUST FAN		Gas lines throughout shall be properly capped.
160A	SMOKE DETECTORS NEEDED		Fans were present but did not operate as designed.
160B	CARBON MONOXIDE NEEDED		Required outside every bedroom within the immediate vicinity, one in each bedroom and one on each level. Smoke detectors should be installed per manufactures instruction and shall
160E	EMERGENCY LIGHT INOPERABLE		Illinois State Law requires "Every dwelling unit... shall be equipped with at least one carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes." Atleast one hardwired detector shall be required.
185B	NO OCCUPANCY FOR PROPERTY		
185Z	OTHER		
			East exterior wall in basement is out of plumb and appears to be leaning in towards the basement. provide documentation as to the stability of this wall and corrective action required to fix it.

**Additional Remarks/Comments:** Permits are required for alot of the work needed, please inquire About what permits will be needed. Note: property has been winterized



**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: 219 PINE Unit:

Agent name:: Kim/ Remax Properties

Phone: [REDACTED]

Business Owner: Dakota Servicing

Address: [REDACTED]

Inspection Date: 11/1/2019

Inspector: LOUIS CZERWIN

**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.**

sent via email to: [REDACTED]

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

Louie Czerwin

11/1/19

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

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