



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

March 5, 2020

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Ann Franz  
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Village Clerk  
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Evan K. Summers

Ms. Mia Micaletti  
10 East 22<sup>nd</sup> Street, Suite 102  
Lombard, Illinois 60148

Re: March 4, 2020 FOIA Request

Dear Ms. Micaletti:

I am pleased to help you with your March 4, 2020 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on March 4, 2020. You requested copies of the items indicated below:

*"RE: 1010 Judson St. Bensenville, IL 60106. Provide all community & economic development inspection reports, fire code violations and building code violations for this building in the month of February and March 2020."*

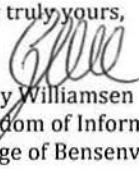
After a search of Village files, the following information was found responsive to your request:

- 1) Village of Bensenville Correction Notice for Inspection No. 74454. (2 pgs.)
- 2) Village of Bensenville Correction Notice for Inspection No. 74534. (1 pg.)

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

### INSPECTIONAL SERVICES

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

Type of Inspection: RETI: TRANSFER INSPECTION

### CORRECTION NOTICE

Address: 1010 JUDSON

Unit: 2A

Business name:: Fannie Mae

Phone: 630-613-9390

Agent: Mia Micaletti

Address: 10 E 22nd street suite 102 Lombard IL 60148

Inspection Date: 3/2/2020 1

Inspector: LOUIS CZERWIN

Checklist #

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0030	FIRE EXTINGUISHER-ANNUAL INSPECTION	Current inspection required.
080C	SCRAPE AND REPAINT SURFACE	Throughout.
090D	REPAIR HOLES IN WALL / CEILING	Throughout
120	INTERIOR ELECTRIC	1- AC wiring on north wall is improper and shall be repaired or replaced. 2-cover plate required on receptacle for south ac unit. 3- cover panel required for electrical panel as well heating relay panel. 4- junction boxes on wallboard heaters open. Electric service is not connected at this time. Receptacle in basement next to utility sink. Throughout. screw-in type light bulbs not allowed without proper globes. in unit heater as well as heater in basement.
120A	MIN. 60 AMP SERVICE REQUIRED	Drain line for the in unit washing machine is improper and shall not be used until properly installed.- permit required.
120F	INSTALL REQUIRED GFCI OUTLETS	No power to unit- unable to verify if fan works.
120K	COVER ALL OPEN JUNCTION BOXES	In every bedroom and outside the bedrooms in the immediate vicinity. Detectors shall all operate as designed when tested.
120O	FLUORESCENT FIXTURE IN CLOSETS	upgraded fire alarm and devices are required. For information on this please contact Tom Knight at 630-350-3406
120R	WATER HEATER NEED TO BE BONDED	electrical and water shall be working properly.
120S	WATER METER NEEDS JUMPER WIRE	A single key for 1000 and 1010 buildings are required for the key box. If separate keys are used each building will require its own box.
130	INTERIOR PLUMBING	
150D	BATHROOM NEEDS EXHAUST FAN	
160A	SMOKE DETECTORS NEEDED	
165A	NEED TO INSTALL FIRE ALARM	
185B	NO OCCUPANCY FOR PROPERTY	
190K	NEED CORRECT KEYS IN KEY BOX	

**Additional Remarks/Comments:** Unit currently has no power and plumbing has been winterized. If selling as is the seller will need to submit a Letter of intent stating all required repairs will be completed within 60 days of the closing date, except items that require permits. Inquire within the building dept. to see what repairs will need a permit.

Reinspection 74480 created on 03/02/2020 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.**



**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: 1010 JUDSON

Unit: 2A

Business name:: Fannie Mae

Phone: 630-613-9390

gent: Mia Micaletti

Address: 10 E 22nd street suite 102 Lombard IL 60148

Inspection Date: 3/2/2020 1

Inspector: LOUIS CZERWIN

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  
[mia@fieldstreetproperties.com](mailto:mia@fieldstreetproperties.com)

opy of this report received by/mailed to:

Louie Czerwin

3-2-2020

Inspector:

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: 1010 JUDSON

Unit:

Business name: Tudor on the green condo association

Phone:

OA contact: Arvydas Dikinis

Address:

Inspection Date: 3/4/2020 1

Inspector: LOUIS CZERWIN

Checklist # Violation

120 INTERIOR ELECTRIC

Violation comment

Temp. service in place, provide Village with electrical contractors license and surety bond along with plans and equipment specs for the permanent service. Unit 2A does not have power at this time. Electrical equipment shall be replaced in accordance with section 604.3.1-604.3.2.1 of the international property maintenance code. emergency lighting shall have a 90 minute battery backup. Provide current inspection report for the fire alarm provide current inspection tags for all extinguishers. If keys for both 1000 and 1010 building are the same they can go in the 1010 key box. If they are different 1000 will need its own key box.

120 INTERIOR ELECTRIC

160D NEED EMERGENCY LIGHT W/ 2HR BU  
165F NEED ANNUAL INSPECTION REPORT  
180B EXTINGUISHERS - ANNUALLY  
190K CORRECT KEYS IN KEY BOX

**Additional Remarks/Comments:** Access to the room containing the electrical equipment shall be prohibited except by a qualified person. This room shall be locked and a key shall be inserted into the key box for emergency personnel.

Reinspection 74544 created on 03/04/2020 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.**

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Hand delivered

copy of this report received by/mailed to:

Louie Czerwin

3/5/2020

Inspector:

Date: