



BENSENVILLE
A Village of DuPage County

12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

June 11, 2020

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Mr. Derrick Hallman
3 Grant Square, #110
Hinsdale, Illinois 60521

Re: June 9, 2020 FOIA Request

Dear Mr. Hallman:

I am pleased to help you with your June 9, 2020 Freedom of Information Act ("FOIA"). Your request was received by the Village of Bensenville on June 10, 2020. You requested copies of the items indicated below:

"I am requesting all previous real estate transfer inspection reports, liens, code violations, zoning issues, outstanding bills, fees, SSA's form the building, code, zoning, village, sewer and waste departments for the property located at 232 N Walnut St, Apt D, Bensenville, IL."

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

- 1) Village of Bensenville Correction Notice for Inspection No. 71158. (2 pgs.)
- 2) Village of Bensenville Payment Agreement for 232 North Walnut Street, Unit D. (2 pgs.)
- 3) Village of Bensenville Current Water Bill for 232 North Walnut Street, Unit D as of June 10, 2020. (1 pg.)

These are all the records found responsive to your request.

Please be aware there is additional charge to have the water turned back on, it varies anywhere from \$50.00 to \$75.00. In addition, the Village will need to inspect the meter to see if any damage occurred during the removal, in which case there may also be a charge for the meter that will need to be settled.

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



**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:	232 WALNUT	Unit:	D
Agent name::	Beverly LEE	Phone:	630-767-9284
Property Owner:	Nationstar Mortgage LLC	Address:	8950 Cypress waters Blvd. Coppell TX. 75019
Inspection Date:	10/15/2019 1	Inspector:	LOUIS CZERWIN

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
010Z	OTHER	bedroom ceiling fan is hanging by the wires, repair in 2nd floor bedroom. Very strong odor of what appears to be cat urin, sanitize throughout.
040E	DETERIORATION OF MATERIALS	Floor tiles broken in kitchen and carpeting throughout is heavily stained and stretched out.
120D	REPLACE PAINTED OUTLETS	Basement receptacles shall be gfc protected.
120F	INSTALL REQUIRED GFCI OUTLETS	No screw in type light bulb fixtures allowed anymore.
120O	FLUORESCENT FIXTURE IN CLOSETS	
120R	WATER HEATER NEED TO BE BONDED	Water meter is present but disconnected, winterization companies do not have permission to disconnect the meter-A meter tampering charge will be assessed.
120S	WATER METER NEEDS JUMPER WIRE	Utilities are not currently on in this unit, battery powered smoke detectors must be installed until the power is restored.
160	LIFE SAFETY REQUIREMENTS	In every bedroom and outside the bedrooms in the immediate vicinity.
160A	SMOKE DETECTORS NEEDED	Within 15 feet of all bedrooms and on every level.
160B	CARBON MONOXIDE NEEDED	

Additional Remarks/Comments: No utilities on at this time.

Reinspection 71239 created on 10/15/2019 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 630-350-3414.

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.



**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: 232 WALNUT Unit: D

Agent name:: Beverly LEE Phone: 630-767-9284

Property Owner: Nationstar Mortgage LLC Address: 8950 Cypress waters Blvd. Coppell TX. 75019

Inspection Date: 10/15/2019 Inspector: LOUIS CZERWIN

sent via email

Copy of this report received by/mailed to:

Louie Czerwin

10/15/19

Inspector: _____ Date: _____

PAYMENT AGREEMENT
IN LIEU OF PROSECUTION OF CODE VIOLATION

This Agreement is entered into this 10th day of June, 2020 by and between the Village of Bensenville ("Village") and Nationstar Mortgage LLC, ("Owner") of the premises at 232 N. Walnut St. Unit D, Bensenville, Illinois ("Premises").

WITNESSETH:

WHEREAS, the Owner applied for and did receive water service from the Village to the Premises; and

WHEREAS, receipt of said water service was conditioned upon the Owner's compliance with the Village of Bensenville Code requirements; and

WHEREAS, the Village has determined that the water meter installed at the Premises has been tampered with and damaged; and

WHEREAS, the Village of Bensenville Code, Chapter 8, Section 8-7-22, provides as follows:

8-7-22: INJURING, OBSTRUCTING WATER SYSTEM:

It shall be unlawful for any person to in any manner interfere with or obstruct the flow, retention, storage or authorized use of water in the water system or plant or any part thereof, or to injure, deface, remove or displace any water main, hydrant, service pipe, water meter, meter interface unit, shutoff box, public fountain, valve, engine or building connected with said water system or plant, or to cause, suffer or permit any of said things to be done. Any person who shall perform any act in violation of this Section shall, upon conviction thereof, be fined up to five hundred dollars (\$500.00) for each offense, and shall in addition be liable for the actual damage done or caused.

WHEREAS, the tampering with, and damage to, the meter at the Premises constitutes a violation of the Village Code as set forth herein; and

WHEREAS, rather than file charges and prosecute the Code Violation against the Owner for the maximum amount set forth in the Village Code, the Village and the Owner have agreed to resolve this issue through a voluntary payment by the Owner to the Village as set forth herein.

NOW THEREFORE, the Village and the Owner agree as follows:

1. The Owner shall pay to the Village within five business days of the date of this Agreement, the sum of \$150.00 as and for a fine for the violation set forth herein, and the sum of \$50.00 as and for the damages sustained to the water meter.

2. Upon payment of the amount set forth herein, the Village agrees to forego the prosecution of the Code Violation set forth herein and release any further and additional rights it may have to seek recourse against the Owner for the damage to Village property as set forth herein.
3. Failure to pay in compliance with this Agreement will result in the prosecution of a complaint for violation of the Village Code as set forth herein.

By execution of this Agreement, the undersigned signifies that they have read the Agreement and agree to the terms set forth herein.

OWNER:

VILLAGE OF BENSENVILLE

By: _____

Dated: _____

By: _____

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

My File Edit Tools Help

History		Billing address		Additional Info		
Account	Account	1900 PRESTON ROAD 267-259	Parcel	Account start date	11/30/1991	
Parcel	314204037 232	PLANO, TX 75093	Route	Premise phone	725-201-5555	
Route	0435	725-201-5555	District	Group billing	N	
Address: 232 N WALNUT ST D BENSENVILLE, IL 60106		Recent activity		Alerts		
CID		Last bill	06/03/2020	34.54		
Customer		Last payment	04/27/2020	34.54		
Name		Bill due date	06/23/2020	0.00		
Relation		Projected penalty amount		69.08		
Start date		Total due on	06/10/2020			
Service Orders		Stop date	12/31/9999			
Contacts						
Special Conditions						
Deposits						
Text						
Application Fees						
Payment Plans						
Summary		Events	Current Billed	Bills		
AR category		All AR Categories				
<input checked="" type="radio"/> Summary						
<input type="radio"/> Detail						
Date	Bill #	Type	Check #	Amount	Interest	Balance
06/03/2020	790825	Charge		34.54	0.00	69.08
05/05/2020	785726	Charge		34.54	0.00	34.54
04/27/2020		Payment	19665	-34.54	0.00	0.00
04/03/2020	780717	Charge		34.54	0.00	34.54
03/26/2020		Payment	18385	-34.54	0.00	0.00
03/04/2020	775623	Charge		34.54	0.00	34.54
02/24/2020		Payment	17216	-34.54	0.00	0.00
02/05/2020	770623	Charge		34.54	0.00	34.54
01/27/2020		Payment	xxxxxxxxxxxxxxxx3241	-206.42	0.00	0.00
01/06/2020	765520	Charge		33.83	0.00	206.42
12/30/2019		Penalty		5.28	0.00	172.59

◀ ▶ 2 of 4 🔍 🔍

Attachments (4)

Enter AR category (60, 61, 62, 63, or All AR Categories)