



12 South Center Street
Bensenville, IL 60105

Office 630.350.3404
Fax 630.350.3438
www.bensenville.il.us

VILLAGE BOARD

November 5, 2020

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Mr. Kevin Droz
17312 Parker Road
Homer Glen, Illinois 60491

Re: November 2, 2020 Commercial FOIA Request

Dear Mr. Droz:

I am pleased to help you with your November 2, 2020 Commercial Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on November 2, 2020. You requested copies of the items indicated below:

"1143 David Drive, Bensenville - Apt. 8 - Allen Smith - we recently spoke with Inspector Ron Herff re the tenant Allan Smith in the building referenced, he stated a report had been filed and several have been documents. Per our attorney, we need any and all documents associated with his case (inspection reports, condemn notice etc) as soon as possible for a possible civil matter."

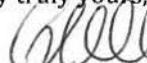
Your FOIA request is hereby granted in part and denied in part as follows. The attached records are being provided to you at no charge. Home addresses and other unique identifiers have been withheld as private information exempt from disclosure under Section 7(1)(b) of FOIA. 5 ILCS 140/7(1)(b).

You have the right to have the partial denial of your FOIA request reviewed by the Public Access Counselor (PAC) at the Office of the Illinois Attorney General. 5 ILCS 140/9.5(a). You may file your Request for Review with the PAC by writing to:

Ms. Sarah Pratt
Public Access Counselor
Office of the Attorney General
500 South 2nd Street
Springfield, Illinois 62706
Fax: 217-782-1396
E-mail: publicaccess@atg.state.il.us

You also have the right to seek judicial review of the partial denial of your FOIA request by filing a lawsuit in the State circuit court. 5 ILCS 140/11.

Very truly yours,


Corey Williamsen
Freedom of Information Officer
Village of Bensenville

Ron Herff

From: Dana Pavlu <[REDACTED]>
Sent: Tuesday, February 10, 2015 9:55 AM
To: Ron Herff
Subject: Re: Hoarding 1134 S. David DR. Unit 8 Bensenville IL.

got you message yesterday.. WOW fun! Will call you later today. Thanks for you business! LOL

On Mon, Feb 9, 2015 at 4:26 PM, Ron Herff <RHerff@bensenville.il.us> wrote:

Good Afternoon. During an annual inspection at 1134 S. David Unit 8 I found the apartment is very cluttered. There is stuff all over the place, he has no real place to sleep, he can't use the kitchen and it is very hard for him to use the bathroom. This one bedroom apartment is not dirty, however there is some organization to it. I spoke with the occupant Mr. Allen Smith [REDACTED]. He states it's been getting worse since he lost his business and has had to move everything from there to the apartment. He states he is in the process of moving items to a storage unit.

He is requesting help, he can no longer get it done by himself.

Attached you will find pictures.

Also attached is a correction notice from 2011, where he was cited for the same issues. To my knowledge it was never followed up.

Ron Herff

Code Compliance Inspector

Community & Economic Development

Village of Bensenville

12 S Center Street

Bensenville, IL 60106

Office: [630-594-1009](tel:630-594-1009)

Cell: 630-880-9622

Fax: 630-350-3449



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Dana Pavlu, LCSW
Northeast DuPage Family and Youth Services
Phone: (224) 230-1540
Office Hours: Tuesdays and Thursdays



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

Type of Inspection: MULTIPLE FAMILY DWELLING

CORRECTION NOTICE

Address:	1143 DAVID	Unit:	
Business name:		Phone:	[REDACTED]
Business Owner:	Walter Kowalski	Address:	[REDACTED]
Inspection Date:	2/10/15	Inspector:	RON HERFF
<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>	
0006	MEANS OF EGRESS BLOCKED- EXTERIOR	UNIt # 7 front door does not have a working door knop and Front door is damaged must be repaired or replaced.	
0012	REPLACE FAULTY GFCI OUTLET	Unit # 6 has a faulty GFCI in bathroom.	
0023	SMOKE DETECTORS NEEDED	Unit 11 Smoke detector is missing from bedroom.	
090	INTERIOR SURFACES	Unit # 8: In his apartment resides a hoarder. The apartment was cited on December 6, 2011. for the same thing. After speaking to the occupant he agreed that he needs help. Have contacted the DuPage County Social Services to assist in the matter.	
090A	CLEAN AND SANITIZE AREA	Unit 7 there is an excess amout of grease build up around the stove top. Must be cleaned up ASAP.	
090D	REPAIR HOLES IN WALL / CEILING	Unit 3 and 4 have quite a few cracks in the ceilings. Should be repaired.	

Additional Remarks/Comments:

Must have apartment re-inspected with-in 30 days. Please call for re-inspection

Reinspection 34019 created on 02/10/2015
by 6523rher

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 from the date of this order. Appeal from this order may be made within 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

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.



**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: 1143 DAVID Unit:

Business name: Phone: [REDACTED]

Business Owner: Walter Kowalski Address: [REDACTED]

Inspection Date: 2/10/15 Inspector: RON HERFF

Copy of this report received by/mailed to: _____

Inspector: _____ Date: _____



VILLAGE OF BENSENVILLE

December 6, 2011

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Village Manager

Michael J. Cassady

Mr. Allen Smith
1143 David Dr. – Unit #8
Bensenville, IL 60106

**RE: 1143 David Dr. – Unit #8, Bensenville, IL
Property Index Number: 03-24-301-025**

Dear Mr. Smith:

While conducting an annual inspection at the property referenced above, it was brought to our attention that your living situation is consider a hazard to yourself and could also pose a fire hazard to the building. Village Inspector noticed on October 24, 2011 with access from the management company that said property was found to be in violation of the following Village of Bensenville Codes and Ordinances:

Interior structure of the 2006 ICC Property Maintenance Code – Section 305.1 as amended and adopted by reference in section 9-4-1 of the Village of Bensenville Code by Village Ordinance # 84-2010 – General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. It is the tenant's responsibility to keep their occupied unit clean, sanitary and free of hazards including the elimination of fire hazards. Please eliminate the large amount of stored items in the unit. All areas of the unit must be readily accessible.

Rubbish & garbage of the 2006 ICC Property Maintenance Code – Section 307.1 as amended and adopted by reference in section 9-4-1 of the Village of Bensenville Code by Village Ordinance # 84-2010 – Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. It is the tenant's responsibility to keep their occupied unit clean, sanitary and free of hazards including the elimination of fire hazards. Please eliminate the large amount of stored items in the unit. All areas of the unit must be readily accessible.

A correction of these violations must be made by the close of business on: December 22, 2011 or a complaint will be filed against you in a court of local jurisdiction.

You have the right to appeal this notice and order by filling a written application for appeal within ten (10) days after the day this notice is served to you. The appeal shall be based on a claim that the true intent of the code or the rules legally adopted thereunder has been incorrectly interpreted, the provisions of the code do not apply, or the requirements of the code are adequately satisfied by other means.

If you fail to correct these violations, any action taken by the Village of Bensenville, the authority having jurisdiction, may be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Please feel free to contact me to discuss this matter further at (630) 350-3406.

Sincerely,

Kory Smith
Village Inspector

