



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**

November 6, 2020

**President**  
Frank DeSimone

**Board of Trustees**  
Rosa Cammina  
Ann Franz  
Marie T. Frey  
McLane Lomax  
Nicholas Pancala Jr.  
Armando Perez

**Village Clerk**  
Nancy Dunn

**Village Manager**  
Evan K. Summers

Ms. Sherri Saldana & Mr. David Chang  
1990 East Algonquin Road  
Schaumburg, Illinois 60173

Re: November 6, 2020 FOIA Request

Dear Ms. Saldana & Mr. Chang:

I am pleased to help you with your November 6, 2020 Freedom of Information Act ("FOIA"). Your request was received by the Village of Bensenville on November 6, 2020. You requested copies of the items indicated below:

*"Please provide us with any open lines, violations or fines for the property located at 192 Grace Street, Bensenville, IL 60106."*

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

- 1) Village of Bensenville Current Water Bill for 192 South Grace Street as of November 6, 2020. (1 pg.)
- 2) Village of Bensenville Invoice No. 201601. (1 pg.)
- 3) Village of Bensenville Invoice No. 201619. (1 pg.)
- 4) Statement of Lien No. R2019-119320. (1 pg.)
- 5) Statement of Lien No R2020-004760. (1 pg.)
- 6) Statement of Lien No. R2020-004759. (1 pg.)
- 7) Village of Bensenville Correction Notice for Inspection No. 72511. (1 pg.)
- 8) Village of Bensenville Correction Notice for Inspection No. 79016. (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

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

My File Edit Tools Help

Accept Cancel Cut Copy Paste Find Browse Query Add Update Delete Print Display PDF Save Excel Word Email Exchange Attach MapLink Notify

History

Utilities

Property Master

Contacts Search

Bill Inquiry

Effective Date

Preferences

Account

Account [REDACTED]

Parcel 313316009 192

Route 0328 District 3 Type R

Address: 192 S GRACE ST  
BENSENVILLE, IL 60106

Billing address

192 S GRACE ST

BENSENVILLE, IL 60106

Additional info

Account start date 10/30/1991

Premise phone 630-595-8564

Group billing N

CID

Customer [REDACTED] 

Name NOWAK, ROBERT

Relation OWNER

Start date 10/30/1991 Stop date 12/31/9999

Recent activity

Last bill 11/03/2020 30.90

Last payment 05/07/2018 219.99

Bill due date 11/24/2020

Projected penalty amount 0.00

Total due on 11/06/2020 1021.41

Alerts

 Service Orders

 Contacts

 Special Conditions

 Deposits

 Text

 Application Fees

 Payment Plans

Summary

Account Balance

Account History

Events

Current Billed

Bills

AR category All AR Categories

Summary

Detail

Date	Bill #	Type	Check #	Amount	Interest	Balance
11/03/2020	813048	Charge		30.90	0.00	1021.41
10/28/2020		Penalty		3.09	0.00	990.51
10/05/2020		App Cr		0.00	0.00	987.42
10/05/2020		Abate		-2.80	0.00	987.42
10/05/2020	808025	Charge		30.92	0.00	990.22
09/30/2020		Penalty		3.09	0.00	959.30
09/03/2020	802910	Charge		30.90	0.00	956.21





1 of 1









Attachments (3)

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

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

CUSTOMER INVOICE INVOICE  
NUMBER DATE NUMBER  
206740 10/07/2019 201601

NOWAK, ROBERT  
192 S GRACE ST  
BENSENVILLE, IL 60106

FOR/LOCATION  
TALL GRASS 192 S GRACE ST

DESCRIPTION	ORIG BILL	ADJUSTED	PAID	AMOUNT DUE
192 S GRACE ST TALL GRASS CUTTING SERVICES 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  
206740 11/04/2019 201619

NOWAK, ROBERT  
192 S GRACE ST  
BENSENVILLE, IL 60106

FOR/LOCATION  
ALLEY MAINTENANCE 192 S GRACE  
ST

DESCRIPTION	ORIG BILL	ADJUSTED	PAID	AMOUNT DUE
192 S GRACE ST ALLEY MAINTENANCE QTY 1.00 @	125.00	.00	.00	125.00
	125.00 PER EACH			

Upon Receipt

INVOICE TOTAL DUE 125.00

## STATEMENT OF LIEN CLAIM



TO: Nowak, Robert V  
192 S Grace St  
Bensenville, IL 60106

FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
12/23/2019 12:07 PM

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: \$660.29  
The above amount has been due since December 17, 2019.  
Utility Billing Account #228695-206740

DOCUMENT # R2019-119320

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 Statues 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 Statues 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 Statues 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 # 03-13-316-009**

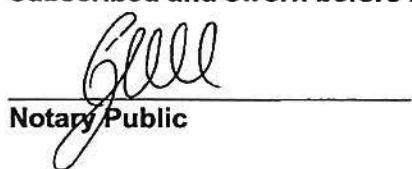
### Legal Description:

LOT 26 IN DUNTEMAN'S GREEN STREET ADDITION TO BENSENVILLE, A SUBDIVISION IN THE  
SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 1918  
AS DOCUMENT 134988, IN DUPAGE COUNTY, ILLINOIS.

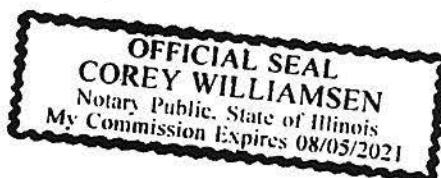
**Commonly Known as: 192 Grace St., Bensenville, IL 60106**

  
Julie A. McManus, Director of Finance

Subscribed and sworn before me:

  
Notary Public

12/17/19  
Date



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

**MUNICIPAL STATUTORY LIEN**



8 0 1 8 2 8 3 0

Tx:40102748

**January 9, 2020**

FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
01/14/2020 12:50 PM

**LIEN CREDITOR.** City of Bensenville, an Illinois municipal corporation, pursuant to The provisions of the Illinois Municipal Code 65 ILCS 5/11-20-7 and Village Code Sections: 6-4-5 and 6-2-7, hereby Files a lien in its favor in the amount of One Hundred Eighty Six Dollars Dollars (\$186.00) for outstanding Fees related to tall grass services against

DOCUMENT # R2020-004760

Robert Nowak  
192 Grace Street  
Bensenville, Illinois 60106

on the following described real estate:

**LEGAL DESCRIPTION:**

LOT 26 IN DUNTEMAN'S GREEN STREET ADDITION TO BENSENVILLE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPLE MERIDIAM, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2918 AS DOCUMENT 134988 IN DUPAGE COUNTY, ILLINOIS

Permanent Index Number: 03-13-316-009

Commonly known as 192 Grace Street, Bensenville, Illinois 60106

That the cost of this lien in the amount of Eleven Dollars (\$11.00) is included in the overall cost of this work.

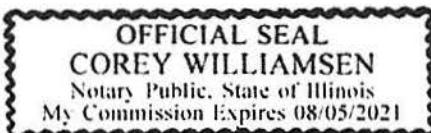
Total amount of lien is One Hundred Eighty Six Dollars (\$186.00), as provided for in Sections: 6-4-5 and 6-2-7, of the Village of Bensenville Municipal Code, and in 65 ILCS 5/11-20-7 of the Illinois Municipal Code.

Scott Viger  
Director of Community & Economic Development

**Subscribed and sworn before me:**

1/9/2020

Date



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

MUNICIPAL STATUTORY LIEN



8 0 1 8 2 8 2 9

Tx:40102748

January 9, 2020

FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
01/14/2020 12:50 PM

*LIEN CREDITOR*, City of Bensenville, an Illinois municipal corporation, pursuant to The provisions of the Illinois Municipal Code 65 ILCS 5/11-20-7 and Village Code Sections: 6-4-5 and 6-2-7, hereby Files a lien in its favor in the amount of One Hundred Thirty Six Dollars Dollars (\$136.00) for outstanding Fees related to alley maintenance services against

DOCUMENT # R2020-004759

Robert Nowak  
192 Grace Street  
Bensenville, Illinois 60106

on the following described real estate:

LEGAL DESCRIPTION:

LOT 26 IN DUNTEMAN'S GREEN STREET ADDITION TO BENSENVILLE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPLE MERIDIAM, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2918 AS DOCUMENT 134988 IN DUPAGE COUNTY, ILLINOIS

Permanent Index Number: 03-13-316-009

Commonly known as 192 Grace Street, Bensenville, Illinois 60106

That the cost of this lien in the amount of Eleven Dollars (\$11.00) is included in the overall cost of this work.

Total amount of lien is One Hundred Thirty Six Dollars (\$136.00), as provided for in Sections: 6-4-5 and 6-2-7, of the Village of Bensenville Municipal Code, and in 65 ILCS 5/11-20-7 of the Illinois Municipal Code.

Scott Viger

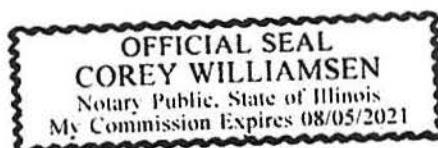
Director of Community & Economic Development

Subscribed and sworn before me:

1/9/2020

Date

Notary Public





**VILLAGE OF BENSENVILLE  
INSPECTORIAL SERVICES**

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

Inspection Number: 72511

Type of Inspection: CORRECTION NOTICE

**CORRECTION NOTICE**

Address: 192 S Grace St. Unit:

Business name: Phone:

Property Owner: Robert Nowak- administrator Address:

Inspection Date: 7/2/2020 1 Inspector: LOUIS CZERWIN

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005	VILLAGE REGULATIONS	Gravel driveway is still required to be paved. Please obtain a permit.
020B	WEED HEIGHT EXCEEDS 8 INCHES	
020C	PRUNE TREES, BUSHES OR SHRUBS	Bushes and trees are becoming overgrown and need to be trimmed.
030	EXTERIOR PROPERTY	Lots of animals living about the property including raccoons and possums. Please clean up exterior as to prevent them from creating a home.

**Additional Remarks/Comments:**

Created from inspection 72509 on 10/28/2019 by 6523lcze

Reinspection 76543 created on 07/02/2020 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.**

You are hereby notified to remedy the conditions as stated above within 7 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 usps

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

sent via usps

7/2/2020

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



**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: 192 GRACE

Unit:

Agent name:: Donna Raven

Phone: 847-302-9348

Property Owner: John Williams

Address:

Inspection Date: 10/29/2020

Inspector: LOUIS CZERWIN

Checklist #      Violation  
030A                  REPAIR/REPLACE DRIVEWAY OR APRON

Violation comment

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	
040C	GUARDRAIL NEEDED AT MIN. 30 IN	second floor to prevent someone from falling down the stairs.
040E	DETERIORATION OF MATERIALS	siding soffits gutters.
050E	GFCI ALL EXTERIOR RECEPTACLES	includes garage
080C	SCRAPE AND REPAINT SURFACE	throughout
090B	FREE AREA OF MOLD OR MILDEW	2nd floor ceiling
090D	REPAIR HOLES IN WALL / CEILING	
120L	REMOVE ALL BX / ROMEX	where accessible without opening any walls whips shall be hardpiped
120R	WATER HEATER NEED TO BE BONDED	
140C	IMPROPER GAS SUPPLY LINE	secure at water heater
160A	SMOKE DETECTORS NEEDED	Need to have a smoke detector installed within the immediate vicinity of each bedroom, one in each bedroom and one on each level. Smoke detectors should be installed per manufactures instruction and shall function as designed.
160B	CARBON MONOXIDE NEEDED	Need to have a Carbon Monoxide detector installed within 15 feet of each bedroom, installed per manufactures instructions and shall function as designed.
185A	SLEEPING AREA PROHIBITED	2nd floor if being used as a bedroom shall be in compliance of section R305 of the internation residential code.
185B	NO OCCUPANCY FOR PROPERTY	
185Z	OTHER	verify outstanding liens or invoices have been taken care of. I show open liens on my end still.

**Additional Remarks/Comments:** Buyer shall submit notarized letter of intent stating repairs will be made within 60 days of the closing date, letter shall include closing date. Please inquire about required permits.

Reinspection 79044 created on 10/29/2020 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: 192 GRACE

Unit:

Agent name:: Donna Raven

Phone: 847-302-9348

Property Owner: John Williams

Address:

Inspection Date: 10/29/2020

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.

emailed to rave243@gmail.com

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

Louie Czerwin

10/29/2020

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

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