



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

President

Frank DeSimone

Board of Trustees

Rosa Carmona

Ann Franz

Marie T. Frey

McLane Lomax

Nicholas Panicola Jr.

Armando Perez

Village Clerk

Nancy Bunn

Village Manager

Evan K. Summers

February 4, 2021

Mr. Payton Chase

3901 Rapid Run Drive, Apt. 823
Lexington, Kentucky 40515

Re: February 3, 2021 FOIA Request

Dear Mr. Chase:

I am pleased to help you with your February 3, 2021 Freedom of Information Act ("FOIA"). Your request was received by the Village of Bensenville on February 3, 2021. You requested copies of the items indicated below:

"Property Condition Needs Assessment Report Records Request. Bensenville Apartments 930 & 940 W. Irving Park Rd. & 13 W. Main Street, Bensenville, IL. Current zoning designation and notification of any outstanding code violations"

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

- 1) Village of Bensenville Zoning Information for 930 West Irving Park Road as of February 3, 2021. (1 pg.)
- 2) Village of Bensenville Zoning Information for 13 West Main Street as of February 3, 2021. (1 pg.)
- 3) Village of Bensenville Correction Notice for Inspection No. 67915. (2 pgs.)
- 4) Village of Bensenville Correction Notice for Inspection No. 67914. (2 pgs.)
- 5) Village of Bensenville Correction Notice for Inspection No. 54320. (1 pg.)
- 6) Village of Bensenville Correction Notice for Inspection No. 41990. (1 pg.)
- 7) Village of Bensenville Correction Notice for Inspection No. 33956. (1 pg.)

These are all the records found responsive to your request.

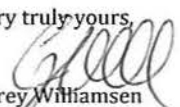
Please be aware that on February 25, 2014 the Village Board adopted Ordinance No. 16-2014 that requires a Real Estate Transfer Inspection (RETI) be conducted prior to most property sales within Bensenville. For additional information regarding the RETI inspection, please contact the Community & Economic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

Bensenville
930 W IRVING PARK RD

Zoning Information

ZONING INFORMATION

ZONED

R-5

ZONING DESCRIPTION

Multiple-Unit Dwelling District

VIEW THE VILLAGE CODE

http://www.sterlingcodifiers.com/codebook/index.php?book_id=819

Bensenville

13 W MAIN ST

Zoning Information

ZONING INFORMATION

ZONED

C-1

ZONING DESCRIPTION

Commercial District

VIEW THE VILLAGE CODE

http://www.sterlingcodifiers.com/codebook/index.php?book_id=819



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: 930 IRVING PARK

Unit:

Business name:: DONOHUE, KEVIN

Phone: [REDACTED]

Business Owner: DONOHUE, KEVIN

Address: [REDACTED]

Inspection Date: 6/12/2019

Inspector: RON HERFF

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0005	WRONG LOCKING DEVICE INSTALLED- EXTE	Main entrances to the building must be latched and locked at all times.
0008	FREE AREA OF MOLD AND MILDEW	Unit- 1E, 1A, 3F, - There is mold in the bathromm. Needs to be cleaned up.
0010	WRONG LOCKING DEVICE INSTALLED- INTEF	Unit 2E has a keylock on the bedroom door. Key locksets are not permitted on bedroom doors.
0011	MEANS OF EGRESS BLOCKED-INTERIOR	Unit 1C- Front door is blocked will not open all the way up.
0023	SMOKE DETECTORS NEEDED	1B, 1D, 1C, 1E, 1F, 1H, 1J, 1K, 2J, 2I, 2G, 2D, 2B, 2A, 3F, 3J, 3E, 3H Smoke detectors are either missing or do not operate. These detectors must be repaired ASAP.
0027	FIRE ALARM SYSTEM-ANNUAL CERTIFICATIO	Fire Alarm System needs to be inspected by the end of this month.
005	VILLAGE REGULATIONS	Unit 1G was not inspected no adult present.
		Unit 3A- No inspection occupant is being evicted.
		All garages must be inspected- Will inspect at re-inspection.
005A	ALLOWABLE USE	Unit 2J is over occupied- There are 4 adults in a one bedroom apt.
		Unit 2H has a bed in the living room- Possible over occupancy
		Village code - 2 people per bedroom.
030E	PARKING LOT NEEDS SEAL COATING	
030F	PARKING LOT NEEDS STRIPING	
050Q	REMOVE STORAGE FROM BALCONIES	BBQ Grills are permitted on or under any balcony. Grill are not permitted inside the apartment.
070B	MISSING APPROPRIATE SCREENS	Check the screens on the windows and doors many of them are damaged.
090	INTERIOR SURFACES	Unit 1A, 1J Counter needs are damaged.
		Unit 1F, 3F, Ceiling tile in the bathroom need to be replaced.
090A	CLEAN AND SANITIZE AREA	Unit 1K- Possible hoarder There are boxes and trash all over the apartment. Unit must be cleaned up.
		Unit 1A- is very dirty, There is a lot of cooking grease all must be cleaned up.
090D	REPAIR HOLES IN WALL / CEILING	Hallway ceiling in front of unit 2J needs to be repaired.
		Unit 2J bathroom ceiling needs to be repaired.
		Unit 2C- Wall behind kitchen sink needs to be repaired.
090F	REPAIR FLOOR / FLOOR COVERINGS	Unit 1J kitchen floor needs to be repaired.
120	INTERIOR ELECTRIC	Unit 1A- switch plate cover missing from living room
		Unit 1E- All extension cords must be removed.
120J	NEED BLANKS IN ELECTRIC PANEL	Unit 1A need blanks in the electric panel
		Main electric panel needs blanks
150D	BATHROOM NEEDS EXHAUST FAN	Unit 1F- Bathroom fan does not operate.
160G	EM/EXIT LIGHT BURNED OUT	Exit light needs to be secured on the 3rd floor
165	FIRE ALARM	The aux fire alarm panel does not have a display- Unit needs to be serviced.



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: 930 IRVING PARK

Unit:

Business name:: DONOHUE, KEVIN

Phone: [REDACTED]

Business Owner: DONOHUE, KEVIN

Address: [REDACTED]

Inspection Date: 6/12/2019

Inspector: RON HERFF

Additional Remarks/Comments:

Reinspection 67949 created on 06/12/2019 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.

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.

Copy of this report received by/mailed to: _____

Inspector: _____ Date: _____



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: 940 IRVING PARK

Unit:

Business name:: DONOHUE, KEVIN J.

Phone: 630-766-8350

Business Owner: DONOHUE, KEVIN J.

Address: 200 W 75TH PLACE MERRILLVILLE, IN

Inspection Date: 6/11/2019

Inspector: RON HERFF

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0005	WRONG LOCKING DEVICE INSTALLED- EXTE	All main exit doors shall be locked and latched at all times. All interior stairwell doors shall be closed at all times. Many of the doors do not close.
0023	SMOKE DETECTORS NEEDED	Unit- 2A, 3G, 2G, 3F, 3E, 3C, have missing or the smoke detectors are not working in the bedrooms and/or the hallways.
0027	FIRE ALARM SYSTEM-ANNUAL CERTIFICAT	Fire Alarms are up for re-inspection at the June 2019.
005	VILLAGE REGULATIONS	Unit- 2A, 3H, Was not inspection. Must inspect at re-inspection date. Unit 1A, 2C, 2G, Possible over occupancy 4 people living in a one bedroom apt. Village code 2 people per bedroom.
030E	PARKING LOT NEEDS SEAL COATING	
030F	PARKING LOT NEEDS STRIPING	
050Q	REMOVE STORAGE FROM BALCONIES	Cooking grills are not permitted on or under any balcony. All grills must be removed ASAP. Grills may not be stored inside the apartment.
090	INTERIOR SURFACES	Unit 2G, 1C, towel bar broken in bathroom,
090A	CLEAN AND SANITIZE AREA	Unit 1D- Unit is very dirty must be cleaned up.
090D	REPAIR HOLES IN WALL / CEILING	2nd floor hallway walls, Ceiling by unit 2D,
120	INTERIOR ELECTRIC	Main electric panel in outside room does not have a outer cover. This must be covered at all times.
120J	NEED BLANKS IN ELECTRIC PANEL	Unit 3A, 1C, Blanks are needed in the electric panel.
120Z	OTHER	South/west side of the building there is a piece of conduit coming out of the wall with 2 bare wires running along the ground next to broken conduit.
150D	BATHROOM NEEDS EXHAUST FAN	Unit 1B- Must remove all extension cords.
160G	EM/EXIT LIGHT BURNED OUT	Unit 1G- Bathroom is missing. A couple exit light are ready to fall off the wall.

Additional Remarks/Comments:

Reinspection 67946 created on 06/11/2019 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.



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: 940 IRVING PARK

Unit:

Business name:: DONOHUE, KEVIN J.

Phone: 630-766-8350

Business Owner: DONOHUE, KEVIN J.

Address: 200 W 75TH PLACE MERRILLVILLE, IN

Inspection Date: 6/11/2019

Inspector: RON HERFF

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.

Copy of this report received by/mailed to: _____

Inspector: _____

Date: _____



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: 13 MAIN

Unit:

Business name:: DONOHUE, KEVIN J.

Phone: 630-766-8350

Business Owner: DONOHUE, KEVIN J.

Address: 200 W 75TH PLACE MERRILLVILLE, IN

Inspection Date: 11/20/2017 12:00:00AM

Inspector: LOUIS CZERWIN

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0008	FREE AREA OF MOLD AND MILDEW	Commercial space #5 -mold starting in the utility room.
0012	REPLACE FAULTY GFCI OUTLET	Receptacle needs to be GFCI protected in units-39- left of kitchen sink. Unit-31 Bathroom.
0016	NEED PRESSURE RELIEF PIPE ON WATER HI	Units-33/39
0030	FIRE EXTINGUISHER-ANNUAL INSPECTION	
005	VILLAGE REGULATIONS	Beds are not to be in any living room, they must only be in a bedroom. Remove the beds in unit-38
1200	FLUORESCENT FIXTURE IN CLOSETS	Any closet that is less than 4 feet measured horizontally in any direction.
140A	REMOVE UNION TO EXTERIOR	Commercial unit # 6 The union on the furnace appears to be buried in the wall, it shall be accessible.

Additional Remarks/Comments:

Created from inspection 53869 on
 09/07/2017 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 15 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.

Copy of this report received by/mailed to: _____

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: 13 MAIN Unit: 3

Business name:: AMARA BEAUTY SALON CO.

Phone: [REDACTED]

Business Owner: AMARA BEAUTY SALON CO.

Address: 13 W MAIN STREET BENSENVILLE, IL

Inspection Date: 4/6/2016

Inspector: TOM KNIGHT

<u>Checklist #</u>	<u>Violation</u>
005F	PERFORMING WORK W.O. A PERMIT

<u>Violation comment</u>
Plumbing install w/o permits. STOP WORK. Apply for permits at Village hall.

Additional Remarks/Comments:

Reinspection 41991 created on 04/06/2016
 by 6523tkni

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 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.

Copy of this report received by/mailed to: _____

Inspector: _____ Date: _____



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

Type of Inspection: NON-RESIDENTIAL INSPECTION

CORRECTION NOTICE

Address: 13 MAIN

Unit: 3

Business name:: STUDIO ONE HAIR SALON

Phone: 630.948.0376

Business Owner: STUDIO ONE HAIR SALON

Address: 13 W MAIN STREET UNIT 3 BENSENVILLE, IL

Inspection Date: 2/6/15

Inspector: TOM KNIGHT

Checklist #

Violation

Violation comment

120I REMOVE ALL EXTENSION CORDS

Extension cords are not approved for use. Remove all extension cords and discontinue practice.

120J DEDICATED RECEPTACLE NEEDED

Remove extension cord to 'OPEN" sign and provide a dedicated outlet for power.

Additional Remarks/Comments:

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 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.

Copy of this report received by/mailed to: _____

Inspector: _____

Date: _____