



12 South Center Street

Bensenville, IL 60106

Office 630.350.3404

Fax 630.350.3438

www.bensenville.il.us

VILLAGE BOARD

October 25, 2021

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Evan K. Summers

Ms. Lidia Ferrer

258 George Street #A

Bensenville, Illinois 60106

Re: October 21, 2021 FOIA Request

Dear Ms. Ferrer:

I am pleased to help you with your October 21, 2021 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on October 21, 2021. You requested copies of the items indicated below:

"Any paper work related to repair / inspection for unit mention above (correction notice and any related documents.)"

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

- 1) Village of Bensenville Permits Issued to 258 East George Street Since January 1, 2010. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 10826. (2 pgs.)
- 3) Village of Bensenville Correction Notice for Inspection No. 66243. (1 pg.)
- 4) Village of Bensenville Correction Notice for Inspection No. 66245. (1 pg.)
- 5) Village of Bensenville Correction Notice for Inspection No. 66247. (1 pg.)
- 6) Village of Bensenville Correction Notice for Inspection No. 66966. (1 pg.)
- 7) Village of Bensenville Permit Application No. 9421. (2 pgs.)
- 8) Village of Bensenville Email Dated August 16, 2019. (2 pgs.)
- 9) Village of Bensenville Request ID No. 4404. (3 pgs.)

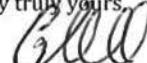
These are all the records found responsive to your request.

Section 7(1)(b) of FOIA provided that "private information" is exempt from disclosure. "Private information" is defined in FOIA as, "unique identifiers, including a person's social security number, driver's license number, employee identification number, biometric identifiers, personal financial information, passwords, or other access codes, medical records, home or personal telephone numbers, and personal email addresses. Private information also includes home address and personal license plates, except as otherwise provided by law or when complied without possibility of attribution to any person." 5ILCS 140/2(c-5). Consequently, certain identifiers have been redacted from the records being 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

PROJ DESCRIPTOR	LOCATION	TOWN-CITY	APPLIC DATE
RE-ROOF	258 EAST GEORGE STREET	BENSENVILLE	08/05/2016
INSTALL SIX PIPE PILES	258 EAST GEORGE STREET	BENSENVILLE	08/13/2019



Inspection Number: 10826

**VILLAGE OF BENSENVILLE
INSPECTIONAL SERVICES**

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

Type of Inspection: **REAL ESTATE TRANSFER INSPECT**

CORRECTION NOTICE

Address: 258 GEORGE Unit: A Owner:

Owner Address: BENSENVILLE IL 60106

Phone:

Inspection Date & Time: 2/17/2012

Inspector: TOM CROWE

Bedrooms: # of Bathrooms: Basement: Attic: Water: Sewer:

Checklist #	Violation	Violation comment
120B	NEED TO CHANGE CLOSET LIGHTS	To Florescent Light Fixture Per Code.
120Z	OTHER	Replace bedroom and washroom door losck with locks that allow one turn for egress, Per Code.
130B	REPAIR LOOSE TOILET / PLUMBING	Replace flex drain with hard pipe Per Code.
160A	SMOKE DETECTORS NEEDED	Install working in every bedroom and hallway Per Code.

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 MAY RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY.

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

Real Estate Transfer Inspection fee includes initial and two follow up inspections.

Dwelling (Rental) Inspection fee includes initial inspection and one follow up inspection.

Any additional inspections or failure of owner/agent/designee to appear for a scheduled inspection will require a \$25 charge for each additional inspection, payable in advance. Upon correction of all violations, a Certificate of Occupancy will be issued by the Inspectional Services Department.

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 630-350-3413.

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.



Inspection Number: 10826

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

Type of Inspection: REAL ESTATE TRANSFER INSPECT

CORRECTION NOTICE

Address: 258 GEORGE Unit: A Owner:

Owner Address: BENSENVILLE IL 60106

Phone:

Inspection Date & Time: 2/17/2012 Inspector: TOM CROWE

Bedrooms: # if Bathrooms: Basement: Attic: Water: Sewer:

For violation repairs not completed before real estate closing, A "Letter of intent" stating the violations and completion of repairs within 30 days of closing, signed by buyer & sellers, MUST be supplied to the Village of Bensenville. A Temporary Certificate of Occupancy will then be issued. A CASH BOND may be required.

Copy of this report received by/mailed to: _____

Inspector: Tom Crowe 1-630-670-1698 Date: 2-17-12



VILLAGE OF BENSENVILLE

INSPECTORIAL SERVICES

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

Type of Inspection: CORRECTION NOTICE

CORRECTION NOTICE

Address: 258 GEORGE

Unit: A

Business name: Jose and Lidia Ferrer

Phone: [REDACTED]

Business Owner:

Address: 258 E George Unit 2A

Inspection Date: 4/3/2019 1

Inspector: RON HERFF

Checklist # Violation

050L REPAIR CRACKS IN WALLS
090 INTERIOR SURFACES

Violation comment

Must investigate why the ceiling, walls and floors are moving and cracking. Have a structural engineer determine why the ceiling, walls and floors are in disrepair. Must repair all defects within the structure.

Additional Remarks/Comments:

Reinspection 66244 created on 04/03/2019 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 7 days.

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Copy of this report received by/mailed to: _____

Inspector: _____ Date: _____



VILLAGE OF BENSENVILLE

INSPECTORIAL SERVICES

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

Type of Inspection: CORRECTION NOTICE

CORRECTION NOTICE

Address: 258 GEORGE

Unit: A

Business name: Property Manager

Phone: 847-806-6121

Business Owner: Property Specialists

Address: 5999 New Wilke, Rd. suite 108, Rolling Meadows, 60008

Inspection Date: 4/3/2019 1

Inspector: RON HERFF

Checklist # 090 Violation INTERIOR SURFACES

Violation comment

Must investigate why the ceiling, walls and floors are moving and cracking. Have a structural engineer determine why the ceiling, walls and floors are in disrepair. Must repair all defects within the structure.

Additional Remarks/Comments:

Reinspection 66246 created on 04/03/2019 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.

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Copy of this report received by/mailed to: _____

Inspector: _____ Date: _____



VILLAGE OF BENSENVILLE

INSPECTORIAL SERVICES

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

Type of Inspection: CORRECTION NOTICE

CORRECTION NOTICE

Address: 258 GEORGE Unit: A

Business name: Chalet on the lake condominium Phone: 630-350-0526

Business Owner: President Tom Rasmussen Address: 252 E George Unit 'F' Bensenville IL.

Inspection Date: 4/3/2019 1 Inspector: RON HERFF

Checklist #

Violation

090 INTERIOR SURFACES

Violation comment

Must investigate why the ceiling, walls and floors are moving and cracking. Have a structural engineer determine why the ceiling, walls and floors are in disrepair. Must repair all defects within the structure.

Additional Remarks/Comments:

Reinspection 66248 created on 04/03/2019 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.

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Copy of this report received by/mailed to: _____

Inspector: _____ Date: _____



Inspection Number: 66966

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: 258 GEORGE

Unit: A

Business name: Chalet on the Lake Condominium

Phone: [REDACTED]

Business Owner: President Tom Rasmussen

Address: 252 E George Unit F Bensenville IL

Inspection Date: 05-02-19

Inspector: RON HERFF

Checklist # Violation

040E DETERIORATION OF MATERIALS

Violation comment

Per the structural engineering report dated 04-09-19. There are a number of items that need to be repaired in and around the structure. Please provide a detailed plan to make the necessary repairs to the building.

Additional Remarks/Comments:

If you have any questions please give me a call. I have also provided a copy of the engineering report.

Reinspection 66967 created on 05/02/2019 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.

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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 certified US Mail. 05-02-19

Copy of this report received by/mailed to: _____

Inspector: _____

Date: _____

VILLAGE OF BENSENVILLE

Department of Community and Economic Development
125 Center St. Bensenville, IL 60106
Phone: 630.350.3413 Fax: 630.350.3449

PERMIT APPLICATION

Application Number:

9421

CHECK ONE: RESIDENTIAL MULTI-RESIDENTIAL NON-RESIDENTIAL

258 George STREET

UNIT No.

PIN

03-24-313-061

ZONING DISTRICT

SITE ADDRESS

TO INSTALL 5 EA STEEL PILOTS AT Foundation Firm \$14250.00

DESCRIPTION OF WORK

ESTIMATED COST

Name of Business on Site (non-residential)

GENERAL CONTRACTOR: DAVE DATE & Sons Construction, LTD
 ADDRESS: 165 N. GARDEN AVE CITY, STATE & ZIP: ROSEVILLE, IL 60172
 PHONE: 630-529-6050 E-MAIL: MICHELLE@SINKING.COM

IF NECESSARY, ADDITIONAL LICENSED CONTRACTORS MUST COMPLETE & ATTACH LICENSE CERTIFICATE & BOND ON PAGE 2

OWNER AND APPLICANT INFORMATION

I, the undersigned, declare that the plans or application is having the work completed in any other manner than that it is in compliance with the approved plans and the applicable codes and ordinances of the Village of Bensenville and the State of Illinois. All work shall be completed, inspected and approved as required and no occupancy or use of the space shall be permitted until approved in writing by the Department of Community and Economic Development. The applicant shall be responsible for all fees associated with the instant permit, including but limited to cancellation fees, plan review fees, and re-inspection fees. Understanding the preceding statements, I hereby agree to comply and declare that to the best of my knowledge and belief the information provided is true and accurate.

Applicant's Name (First): Michelle Lusader Applicant's Signature: Michelle Lusader Date: 8-13-2019
 Address: 165 N. GARDEN AVE City, State & Zip: ROSEVILLE, IL Date: 630 529 6050
 Applicant's Email Address: MICHELLE@SINKING.COM

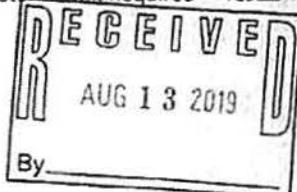
I, the undersigned, and no other refunds can only be completed if the address of the applicant is kept current, which is applicant's responsibility. I hereby authorize the above listed applicant to complete the provisions of the applicable code and ordinances of this permit.

Property Owner's Name (First): Thomas Rasmussen Property Owner's Signature: Thomas Rasmussen Date:
 Address: 252 George ST City, State & Zip: BENSENVILLE Date: 630 350-0526
 Address: City, State & Zip: Date:

OFFICE USE ONLY

BUILDING INFORMATION

New Construction Addition
 Alteration Accessory

Storm-water Permit Required Yes No 

PAID BY: _____

Milestone Dates:

8-13-19 Applied
10-14-19 Approved
10-21-19 Issued
4-21-20 Expires

Fees:

ESCROW \$ 135-APPLICATION \$ 100-PLAN REVIEW \$ 27-INSPECTIONS (2X\$35/645) \$ 90-

OTHER \$ _____

OTHER \$ _____

TOTAL FEES DUE \$ 352⁰⁰APPROVED BY: [Signature]

VILLAGE OF BENSENVILLE
Department of Community and Economic Development
PHONE: 630.320.5412 FAX: 630.320.5449

PERMIT APPLICATION

Application Number

CHECK ONE: RESIDENTIAL

MULTI-RESIDENTIAL

NON-RESIDENTIAL

258 George Street

- 03-24-313-061 R-6

SITE ADDRESS

UNIT No.

P.I.N.

ZONING DISTRI

To install 5 ea. steel pipe piles at foundation

\$14,250.00

DESCRIPTION OF WORK

ESTIMATED COST

Name of Business on Site (non-residential):

GENERAL CONTRACTOR: DAVE RATE + Sons Construction, LTD

ADDRESS: 165 N. GARDEN AVE. CITY, STATE & ZIP: ROSELLE, IL 60172

PHONE: 630-529-6050 E-MAIL: micelle@csinking.com

IF NECESSARY, ADDITIONAL LICENSED CONTRACTORS MUST COMPLETE & ATTACH LICENSE CERTIFICATE & BOND ON PAGE 2

OWNER AND APPLICANT INFORMATION

No error or omission in either the plans or application in having the work completed in any other manner than that it is in compliance with the approved plans and the applicable codes and ordinances of the Village of Bensenville and the State of Illinois. All work shall be completed, inspected and approved as required and no occupancy or use of the space shall be permitted until approved in writing by the Department of Community and Economic Development. The applicant shall be responsible for all fees associated with the instant permit, including but limited to cancellation fees, plan review fees, and re-inspection fees. Understanding the preceding statements, I hereby agree to comply and declare that to the best of my knowledge and belief the information provided is true and accurate.

MICHELLE LUSADER

Micelle Lusader

8/6/2019

Applicant's Name (Print)

Applicant's Signature

Date

165 N. GARDEN AVE.

ROSELLE, IL 60172

630-529-6050

Address

City, State & Zip

Day Time Phone

> micelle@csinking.com

Applicant's Email Address

Correspondence and service refunds can only be completed if the address of the applicant is kept current, which is applicant's responsibility. I hereby agree to the above listed applicant to complete the provisions of the applicable code and ordinances of this permit.

Thomas M. Rasmussen

THOMAS M. RASMUSSEN

8/9/19

Property Owner's Name (Print)

Property Owner's Signature

Date

252 George St. F

Bensenville

630-529-60526

Address

City, State & Zip

Day Time Phone

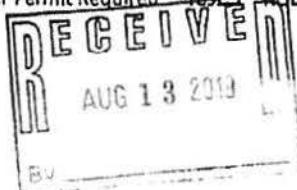
OFFICE USE ONLY

BUILDING INFORMATION

New Construction
 Alteration

Addition
 Accessory

Storm-water Permit Required Yes No



PAID BY: _____

Milestone Dates:

Fees:

Applied

ESCROW \$ _____

Approved

APPLICATION \$ _____

Issued

PLAN REVIEW \$ _____

Expires

INSPECTIONS (X\$35/\$45) \$ _____

OTHER \$ _____

OTHER \$ _____

APPROVED BY: _____

TOTAL FEES DUE \$ _____

From: Dean Lawrentz
Sent: Friday, August 16, 2019 8:09 AM
To: Ron Herff
Subject: FW: 258 George St., Bensenville, IL 60106
Attachments: letter 001.jpg

For You

Dean Lawrentz, MCP
Plan Reviewer / Inspector
Community & Economic Development Department



12 South Center Street, Bensenville, IL 60106
P: 630.350.3410 F: 630.350.3449

From: Michelle Lusader <Michelle@Sinking.com>
Sent: Thursday, August 15, 2019 4:06 PM
To: Dean Lawrentz <DLawrentz@bensenville.il.us>
Subject: 258 George St., Bensenville, IL 60106

Mr. Lawrentz:

The attached letter is David Pate's response to your questions with respect to Pipe Pile installation for the above-described building.
As always, should any questions arise feel free to contact David Pate. (630 529 6050 C: 630 327 1845)

Michelle Lusader
Dave Pate & Sons Construction, Ltd.
micelle@sinking.com
630 529 6050

Since 1938

The Absolute Leader in Heavy Structural Foundation Repair

Since 1938

165 N. Garden Rd.
Roselle, Illinois 60172

Phone: (630) 529-50
FAX: (630) 525-6220
www.sinking.com

8/12/2019

Mr. Dean Lawrence
Plan Reviewer/Inspector
12 S. Center St.
Bensenville, IL 60106

Re: 258 George St.
Bensenville, IL
Foundation Repair Questions.

Dear Mr. Lawrence:

At the direction of Mr. Tom Rasmussen on 6/12/2019, I inspected the above property for foundation repair settlement at the south foundation wall. The inspection was no-invasive as to observation only.

Foundation cracks were observed from the outside south and east walls. The sill stone at the east most window is displaced 1 1/4" to 3 1/8" with noticeable stair step cracks in the "weezy" mortar joints at this area. Extra caulk was used at the east sliding glass door. The door worked properly and the frame is still reasonably square. A hair line crack is near the center wall outside A/C unit indicating a falterum or foundation pivot point. West of center is not sinking and east of the center shows settlement measuring the top of south foundation wall.

Hence, I propose to underpin half of the south foundation east side with five each Pate Piles. Estimated depth to hardpan clay is 35' to 45'.

Regards,


David Pate
Dave Pate and Sons Construction, Ltd.

Specializing in Foundation Repair • Underpinning • Shoring • Sheetpiling

Request Detail

4404 [REDACTED] called in to request an inspector come out to check his unit at 258 GEORGE ST UNIT A because he believes the building foundation might be sinking due to the changes at Redmond Park. He said there are new significant cracks throughout his walls and ceiling & is afraid the ceiling will collapse on him. He is also requesting an inspection for unit F because that family is a renter and has bad mold. [REDACTED] is the unit owner but insists that a village inspector check it out. He [REDACTED]

Request Issues

Status Closed

RON HERFF

Entered By	Entry Date	Notes Log
sherff	11/19/2019	Have received permits and the foundations has been jacked up. Need to repair the inside of the unit. IE- Floors, walls and ceiling.

Request Detail

Request ID Description

4404 [REDACTED] called in to request an inspector come out to check his unit at 258 GEORGE ST UNIT A because he believes the building foundation might be sinking due to the changes at Redmond Park. He said there are new significant cracks throughout his walls and ceiling & is afraid the ceiling will collapse on him. He is also requesting an inspection for unit F because that family is a renter and has bad mold. [REDACTED] is the unit owner but insists that a village inspector check it out. He has not contacted his association yet.
[REDACTED]

Entered By	Entry Date	Notes Log
sheriff	11/13/2018	<p>Heard from Mr. Rasmussen the President of the Association. He states they have had similar issues with other building and has been able to make necessary repairs to the units. He will check out the unit and get with me.</p> <p>Mr Rasmussen called this morning. He stated he tried to see the unit however the occupant did not allow him in the unit. Mr. [REDACTED] the owner of the unit notified the Bensenville police to file a compliant against Mr. Rasmussen. Mr Rasmussen stated if you want to get fix your unit I will have to see it. The Police Officer convinced Mr. [REDACTED] to allow Mr. Rasmussen in to inspect the building.</p> <p>Mr Rasmussen inspected the units and advised Mr. [REDACTED] that he could make the repairs.. Mr. [REDACTED] stated NO. You will have to call and have an engineer look into the problem and they can recommend someone to make the necessary repairs. Mr. Rasmussen was advised that the Village is requesting a Structural Engineer inspect the building and repairs should be made based those recommendations. Mr Rasmussen stated he would have to get back to the Village on this.</p>

Request Detail

Request ID Description

4404 [REDACTED] called in to request an inspector come out to check his unit at 258 GEORGE ST UNIT A because he believes the building foundation might be sinking due to the changes at Redmond Park. He said there are new significant cracks throughout his walls and ceiling & is afraid the ceiling will collapse on him. He is also requesting an inspection for unit F because that family is a renter and has bad mold. [REDACTED] is the unit owner but insists that a village inspector check it out. He has not contacted his association yet.
[REDACTED]

Entered By	Entry Date	Notes Log
sheriff	11/9/2018	Checked the apartment on 11-08-18. Observed damage to the walls, floors and ceiling. Also noted that the doors did not lock or latch in the common hallways of the apartment building. Called Village plan review inspector Dean Lawrence to take a look. He also noted the same issues. The tenant stated he has lived in the apartment for 5 years. He has noticed a change in the past 3 years. This past week he notified the property management co. PSI. They had not responded. Called PSI and spoke with the property manager Kent (PSI- 847-806-6121). After talking to Kent. He stated he was going to contact the President of the board. Expects will board will authorize him to get a hold of a structural engineer to investigate the building and come up with a plan to repairs the issues in the building. Kent stated he would call back on 11-10-18. Advised The tenant Mr. [REDACTED] that we will follow up and make sure this is taken care ASAP.
sheriff	10/8/2019	Property management co has applied for the permit to repair the foundation and interior work of the unit. Construction should be completed within the few weeks.
sheriff	6/7/2019	A Structural engineering report was completed on the building. There are significant issues that need to be addressed. Management is getting quotes to have the items repaired.

Activity	Department	Entered By	Notes	Status