



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

October 27, 2021

President  
Frank DeSimone

Board of Trustees

Rosa Carmena  
Ann Franz  
Marie T. Frey  
McLane Lemax  
Nicholas Pancola Jr.  
Armando Perez

Village Clerk  
Nancy Quinn

Village Manager  
Evan K. Summers

Mr. Dina Nasios  
Email: [dina@paleosproperties.com](mailto:dina@paleosproperties.com)

Re: October 26, 2021 FOIA Request

Dear Ms. Nasios:

I am pleased to help you with your October 26, 2021 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on October 27, 2021. You requested copies of the items indicated below:

*"Requesting a copy of any documents/inspections related to 234 Park St Bensenville (2 flat). I have a client interested in purchasing the property."*

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

- 1) Village of Bensenville Correction Notice for Inspection No. 36948. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 57622. (1 pg.)
- 3) Village of Bensenville Correction Notice for Inspection No. 61953. (2 pgs.)
- 4) Village of Bensenville Correction Notice for Inspection No. 66505. (1 pg.)
- 5) Village of Bensenville Correction Notice for Inspection No. 69689. (2 pgs.)
- 6) Village of Bensenville Correction Notice for Inspection No. 69695. (2 pgs.)
- 7) Village of Bensenville Correction Notice for Inspection No. 73444. (1 pg.)

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 compiled without possibility of attribution to any person." 5 ILCS 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](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



**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: 234 PARK Unit:

Business name:: Juan & Antonia Flores

Phone:

Business Owner:

Address: 234 S. Park, Bensenville IL 60106

Inspection Date: 07-22-15

Inspector: RON HERFF

Checklist # Violation  
005E FAILED TO REGISTER RENTAL

Violation comment

Failure to register property as a rental property. Records indicate the building is a 2 flat rental home.  
It has been a registered as a rental property in the past.

**Additional Remarks/Comments:**

Reinspection 36949 created on 07/22/2015  
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 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  
INSPECTORIAL SERVICES**  
12 South Center  
Bensenville, IL 60106  
630-350-3413 fax:630-350-3449

Type of Inspection: CORRECTION NOTICE

**CORRECTION NOTICE**

Address: 234 PARK Unit:

Business name: Phone:

Owner: FLORES, JUAN Address:

Inspection Date: 3/2/2018 12:00:00AM Inspector: LOUIS CZERWIN

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005A	ALLOWABLE USE	

2015 ICC Property Maintenance Code Sec 302.3 "...All parking and driveway areas shall be paved with asphalt, concrete or approved paver stone or brick, shall be kept free from dirt and other litter or debris, and shall be kept in good repair..."

**Additional Remarks/Comments:** Please remove vehicles from stone next to driveway and refrain from parking on the service walks.

Reinspection 57623 created on 03/02/2018  
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.**

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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:	234 PARK	Unit:	2
Business name::	Phone: [REDACTED]		
Home Owner:	Juan Flores	Address:	[REDACTED]
Inspection Date:	8/15/2018 12:00:00AM	Inspector:	LOUIS CZERWIN
<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>	
0001	IMPROPER DISPLAY OF ADDRESS	Label all units on front and rear doors.	
0002	HANDRAIL NEEDED FOR 4 OR MORE STEPS	Handrail on front steps is very loose, repair or replace.	
0006	MEANS OF EGRESS BLOCKED- EXTERIOR	Vehicle is parked on the service walk blocking the path of egress out the front door. Relocate vehicle to an approved paved surface.	
0008	FREE AREA OF MOLD AND MILDEW	Mold starting in the basement near the middle of the north wall.	
0009	FREE AREA OF INFESTATION	Unit-2 lots of flies, clean unit and make sure trash is out,	
0010	WRONG LOCKING DEVICE INSTALLED- INTEF	Keyed locks on bedroom doors are not allowed, may replace with push button type. Both Units	
0012	REPLACE FAULTY GFCI OUTLET	Unit-2 bathroom Receptacle wire wrong.	
0013	INSTALL REQUIRED GFCI OUTLETS	Receptacle is basement bathroom wired wrong.	
0014	COVER ALL OPEN JUNCTION BOXES	All receptacles within 6 feet of a sink require GFCI protection.	
0022	IMPROPER PITCH ON FLUE	All receptacles in the basement require gfci protection.	
0023	SMOKE DETECTORS NEEDED	junction boxes need to be secured in the basement, they cannot be supported by conduit alone.	
0024	CARBON MONOXIDE DETECTORS NEEDED	Flu pipe on 2nd floor furnace is not correct, refer to the owners manual for proper venting.	
005	VILLAGE REGULATIONS	In every bedroom and outside of every bedroom within the immediate vicinity.	
010Z	OTHER	Outside all bedrooms within 15 feet and one on every level.	
030	EXTERIOR PROPERTY	No parking on gravel or grass, all vehicles must be parked on a paved surface of concrete, asphalt or paver bricks. Permit required.	
030C	REPAIR OR REPLACE SIDEWALK	Kitchen and bathroom in the basement need to be brought up to code or they need to be removed.	
040E	DETERIORATION OF MATERIALS	Rock siding has lots of cracks that need to be repaired.	
050B	DOWNSPOUTS NEED SPLASH BLOCKS	Secure all wires hanging on the exterior of the property.	
050F	FASCIA/SOFFIT NEEDS ATTENTION	Sidewalk is in rough shape and should be replaced. Permit required.	
050H	SCRAPE AND REPAINT SURFACE	Wood siding needs to be cleaned and sealed or replaced.	
050I	CLEAN GUTTERS OF DEBRIS	Basement bathroom shower is not water proofed.	
070	EXTERIOR WINDOWS	Scrape and paint, make needed repairs to any rotten wood.	
090F	REPAIR FLOOR / FLOOR COVERINGS	all walls and ceilings need to have holes patched and sanded then painted.	
120	INTERIOR ELECTRIC	Garage needs attention as well.	
		Gutters are damaged in areas, repair or replace as needed.	
		Unit-2- bathroom window needs to be repaired or replaced. Note: windows in showers must be safety glass.	
		throughout	
		Licensed electrician needs to inspect all electrical, Panels appear to be over fused.	
		Remove all extension cords supplying appliances.	



**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: 234 PARK

Unit: 2

Business name::

Phone: [REDACTED]

Home Owner: Juan Flores

Address: [REDACTED]

Inspection Date: 8/15/2018 12:00:00AM  
 120B MIN. 100 AMP SERVICE REQUIRED

Inspector: LOUIS CZERWIN

Brace holding service entrance wires to the building are not secured, this needs to be repaired or replaced before it falls off the building.

throughout

Both of them

Water heater for the second floor is leaking on the top of the unit.

Trap is required on the kitchen sink drain in unit 1

Sediment trap required on all gas lines supplying appliances along with both water heaters.

unit-1-tiles missing in the shower.

Unit 2- attic opening requires a proper door, plastic caulked to the ceiling needs to be removed.

120D	REPLACE PAINTED OUTLETS
120R	WATER HEATER NEED TO BE BONDED
120Z	OTHER
130	INTERIOR PLUMBING
140D	NEED TO INSTAL DRIP LEG
165Z	OTHER
170Z	OTHER

**Additional Remarks/Comments:** Life safety items need to be repaired right away or the tenants will need to move out until repairs have been made.

Reinspection 61961 created on 08/15/2018  
 by 6523lcze

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Report given to Juan in person at Village Hall

Copy of this report received by/mailed to:

Louie Czerwin

8/15/18

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: 234 S Park Street

Unit:

Business name::

Phone:

Property Owner: Juan Florez

Address:

Inspection Date: 4/12/19

Inspector: LOUIS CZERWIN

Checklist #      Violation  
005                  VILLAGE REGULATIONS

Violation comment  
Parking shall only be on the paved driveway, remove vehicle from rear yard in the grass. Also you cannot block the sidewalk in the front, there is no parking on the apron or the sidewalk.

005E                  FAILED TO REGISTER RENTAL

Failure to register your property as a rental for 2019. Must be completed immediately.

**Additional Remarks/Comments:**

Created from inspection 66504 on  
04/12/2019 by 6523lcze

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sent via usps

Copy of this report received by/mailed to:

Louie Czerwin

4/12/19

Inspector:

Date:



**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:	234 PARK	Unit:	
Business name::	FLORES, JUAN	Phone:	[REDACTED]
Business Owner:	FLORES, JUAN	Address:	[REDACTED]
Inspection Date:	8/15/2019	Inspector:	RON HERFF
<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>	
0002	HANDRAIL NEEDED FOR 4 OR MORE STEPS	There is no hand rail on the rear stairwell.	
0003	GUARDRAIL NEEDED AT MIN. 30 INCHES	Guardrail is falling apart on the rear stairwell.	
0004	BALUSTERS SPACED MORE THAN 4 INCHES	There needs to be proper spacing balusters for rear stairwell.	
0008	FREE AREA OF MOLD AND MILDEW	Both units- Bathrooms have mold must be cleaned .	
0010	WRONG LOCKING DEVICE INSTALLED- INTEF	Both units- All bedrooms have keyed locks. Bedrooms may not have keyed locks. Must be replaced.	
0012	REPLACE FAULTY GFCI OUTLET	Both units- GFCI outlets have painted over must be replaced.	
0018	IMPROPER GAS SUPPLY LINE	Improper gas supply line for the furnace. It must be hard piped. No flex pipe is allowed.	
0021	VENT NEEDED TO HEATING UNIT	Vent pipe for water heater is incorrect. Shut off gas to the water heater until the vent pipe can be repaired.	
0023	SMOKE DETECTORS NEEDED	Smoke detectors are required in every bedroom, all hallways with in 15 of a sleeping area and one on every level of the home.	
0024	CARBON MONOXIDE DETECTORS NEEDED	Both units- CO detectors are required with in 15 feet of a sleeping area. There are no CO detectors in the units, They must be installed today.	
0200	LOCATION OF VEHICLE UNAPPROVED	Vehicles may not be parked on a non-approved surface. May not use the gravel area as a driveway thru the back yard.	
030A	REPAIR/REPLACE DRIVEWAY OR APRON	Driveway needs to be repaired	
030C	REPAIR OR REPLACE SIDEWALK	Front side walk needs to be repaired.	
050B	DOWNSPOUTS NEED SPLASH BLOCKS	Downspouts are not connected.	
050F	FASCIA/SOFFIT NEEDS ATTENTION	Soffit and fascia needs to be repaired/replaced.	
050G	REPAIR OR REPLACE DAMAGED ROOF	Roof's above the landing are in bad shape need to be repaired	
050H	SCRAPE AND REPAINT SURFACE	Wood part of the home needs to be painted	
050I	CLEAN GUTTERS OF DEBRIS	Gutters must be repaired and cleaned	
050Q	REMOVE STORAGE FROM BALCONIES	Rear stairwell may not be used as a storage area.	
060	EXTERIOR DOOR	Unit 1- Exterior door is very hard to open it scrapes on the floor.	
070	EXTERIOR WINDOWS	Both units- windows inside and out need to be scraped and painted.	
080	ACCESSORY STRUCTURE	Exterior must remain locked and secured at all times.	
090	INTERIOR SURFACES	Both units- Walls and ceiling needs to be repaired and re-painted.	
090F	REPAIR FLOOR / FLOOR COVERINGS	Both units- Floor coverings are damaged need to be repaired.	
120	INTERIOR ELECTRIC	Both units- There are multiple areas where extension cords are being used. all extension cords must be removed.	
		No cords for Micro wave ovens, stoves, friderators, lights ect...Unit 2- no BX for ceiling light in the back bedroom.	
120D	REPLACE PAINTED OUTLETS	All painted out lets must be cleaned or replaced	
120Z	OTHER	Both units. There are hanging lights with out covers, That are hung improperly.	
130	INTERIOR PLUMBING	Basement bathroom should not be used, GFCI is not properly connected, showeris moldy, the room itself is falling apart.	
130B	REPAIR LOOSE TOILET / PLUMBING	There is a leak in the plumbing by the water meter.	



## 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: 234 PARK

Unit:

Business name:: FLORES, JUAN

Phone: [REDACTED]

Business Owner: FLORES, JUAN

Address: [REDACTED]

Inspection Date: 8/15/2019

Inspector: RON HERFF

140A REMOVE UNION TO EXTERIOR  
140D NEED TO INSTAL DRIP LEG  
160 LIFE SAFETY REQUIREMENTS

Water heaters do not have drip legs. These must be installed.  
Unit 2-Back bedroom may not be used as a bedroom, Its too  
small, it has no closet, too many extension cords, no smoke  
detector,

#### Additional Remarks/Comments:

Reinspection 69695 created on 08/15/2019 by 6523rher

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sent via email

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

Ron Herff

08-15-19

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: 234 PARK Unit:

Business name: FLORES, JUAN

Phone: [REDACTED]

Business Owner: FLORES, JUAN

Address: [REDACTED]

Inspection Date: 10/4/2019

Inspector: RON HERFF

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0010	WRONG LOCKING DEVICE INSTALLED- INTEF	Both units- All bedrooms have keyed locks. Bedrooms may not have keyed locks. Must be replaced.
0012	REPLACE FAULTY GFCI OUTLET	Both units- GFCI outlets have painted over must be replaced.
0018	IMPROPER GAS SUPPLY LINE	Improper gas supply line for the furnace. It must be hard piped. No flex pipe is allowed.
0023	SMOKE DETECTORS NEEDED	Smoke detectors are required in every bedroom, all hallways with in 15 of a sleeping area and one on every level of the home.
0200	LOCATION OF VEHICLE UNAPPROVED	Vehicles may not be parked on a non-approved surface. May not use the gravel area as a driveway thru the back yard.
030A	REPAIR/REPLACE DRIVEWAY OR APRON	Driveway needs to be repaired
030C	REPAIR OR REPLACE SIDEWALK	Front side walk needs to be repaired.
120D	REPLACE PAINTED OUTLETS	All painted outlets must be cleaned or replaced
		10-04-19
		Outlet in the basement where the fridge is plugged in needs to be replaced. Covered in paint
120Z	OTHER	Both units. There are hanging lights with out covers, That are hung improperly.
130	INTERIOR PLUMBING	Basement bathroom should not be used, GFCI is not properly connected, shower is moldy, the room itself is falling apart.
140D	NEED TO INSTAL DRIP LEG	Water heaters do not have drip legs. These must be installed.

**Additional Remarks/Comments:**

Created from inspection 69689 on 08/15/2019 by 6523rher

Reinspection 70986 created on 10/04/2019 by 6523rher

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## 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: 234 PARK

Unit:

Business name:: FLORES, JUAN

Phone: [REDACTED]

Business Owner: FLORES, JUAN

Address: [REDACTED]

Inspection Date: 10/4/2019

Inspector: RON HERFF

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Sent via US Mail

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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: 234 PARK Unit:

Business name: Phone:

Property Owner: FLORES, JUAN

Address: [REDACTED]

Inspection Date: 12/30/2019

Inspector: LOUIS CZERWIN

Checklist # Violation  
005 VILLAGE REGULATIONS

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..."

**Additional Remarks/Comments:** Vehicles cannot park on the grass or gravel, they must park only on the driveway.

Reinspection 73445 created on 12/30/2019 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.**

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

Louie Czerwin

1/2/20

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