



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

March 1, 2022

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Mr. Carlos Moctezuma
35 West Michael Lane, Unit D
Addison, Illinois 60101

Re: March 1, 2022 FOIA Request

Dear Mr. Moctezuma:

I am pleased to help you with your March 1, 2022 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on March 1, 2022. You requested copies of the items indicated below:

"I am purchasing the property located at 402 S. York Rd, Bensenville. I would like to know if there are any open Violations."

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

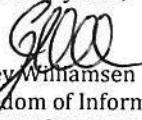
- 1) Village of Bensenville Correction Notice for Inspection No. 89446. (2 pgs.)
- 2) Village of Bensenville Non-Traffic Complaint Ticket No. 1787. (2 pgs.)

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.

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: 402 YORK	Unit:	
Business name::	Phone:	
Property Owner: KRUSCHKE, BARBARA	Address:	
Inspection Date: 12/3/2021	Inspector: LOUIS CZERWIN	
<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005	VILLAGE REGULATIONS	Properties that are vacant for 120 days require a real estate transfer inspection. Please fill out application, pay fee and schedule insp.
050	EXTERIOR STRUCTURE	Garage is in a major state of disrepair. Aquire a permit to make major repairs or to demolish the structure. It is open to the elements, under our code we may exucute demolition after a period of time and lien the property if not taken care of.
185B	NO OCCUPANCY FOR PROPERTY	Property has not had any water usage in over 6 months. According to our records, owner stated there was a leak and turned water off from inside the property.

Additional Remarks/Comments: Please aquire permits within the allotted time frame.

Reinspection 89447 created on 12/03/2021 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 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 630-350-3413.

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.



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: 402 YORK

Unit:

Business name::

Phone:

Property Owner: KRUSCHKE, BARBARA

Address:

Inspection Date: 12/3/2021

Inspector: LOUIS CZERWIN

sent via usps

Copy of this report received by/mailed to:

Louie Czerwin

12/3/2021

Inspector:

Date:

**VILLAGE OF BENSENVILLE
NON-TRAFFIC COMPLAINT
AND NOTICE TO APPEAR**

CASE NO. VC-001,787.00

TICKET # 1787

STATE OF ILLINOIS COUNTY OF: COOK / DUPAGE

VILLAGE OF: BENSENVILLE

IN THE ADMINISTRATIVE ADJUDICATION COURT OF THE
VILLAGE OF BENSENVILLE
DUPAGE COUNTY, ILLINOIS - 60106

A MUNICIPALITY PLAINTIFF VS.

D	NAME	KRUSCHKE, BARB
E	OWNER ADDRESS	402 S. YORK
F	CITY	BENSENVILLE
E	STATE	IL
D	PHONE NO.	_____
A	Location of Violation 402.00 S YORK RD , Bensenville, IL, 60106	
N		
T		

THE UNDERSIGNED STATES THAT ON 1/11/2022 AT
THIS DEFENDANT DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE(S):

"The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare."

Comment: Ther exterior of the garage is in very bad condition. The soffits are falling off the building the walls of the garage are also in very poor condition.

IN VIOLATION OF IPMC - 304.1 OF THE BENSENVILLE MUNICIPAL CODE

"...It shall be unlawful to occupy or allow another to occupy any premises, structure, or lot in the village without first obtaining a certificate of occupancy and zoning certificate. Violation of this provision shall be subject to the penalties set forth in section 1-4-1 of this code. (Ord. 28-2006, 4-10-2006)"

Comment: Water has been shut off to the home, resident is occupying the property with out running Water, In violation of the Illinois Plumbing code.

IN VIOLATION OF VC 10-3-2:F OF THE BENSENVILLE MUNICIPAL CODE

402.00 S YORK RD , Bensenville, IL, 60106

A	ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:
P	THE VILLAGE OF BENSENVILLE, VILLAGE HALL
P	BOARD ROOM
A	12 S CENTER, BENSENVILLE, IL 60106
R	ON: 02-10-2022
A	AT: 2:00 P.M.
C	<input checked="" type="checkbox"/> YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME
E	

FAILURE TO APPEAR MAY RESULT IN A DEFAULT JUDGMENT AGAINST YOU, INCLUDING A FINE IN THE AMOUNT SET FORTH IN THE VILLAGE CODE, IN ACCORDANCE WITH ORDINANCE NUMBER 182011, UP TO \$750.00 FOR EACH DAY THE OFFENSE REMAINS IN VIOLATION OF THE VILLAGE CODE, ALONG WITH COURT COSTS, AND YOU WILL FURTHER BE REQUIRED TO BRING THE PROPERTY INTO FULL COMPLIANCE WITH THE VILLAGE CODE WITHIN 30 DAYS OF JUDGMENT.

IN ACCORDANCE WITH VILLAGE OF BENSENVILLE ORDINANCE 18-2011, AS APPROVED ON FEBRUARY 8, 2011, AND AS AMENDED FROM TIME TO TIME THE DEFENDANT MAY BE RESPONSIBLE FOR FINES UP TO \$750.00 FOR EACH DAY THE OFFENSE REMAINS IN VIOLATION OF VILLAGE ORDINANCE.

UNDER PENALTIES AS PROVIDED BY LAW FOR FALSE CERTIFICATION PURSUANT TO SECTION 1109 OF THE CODE OF CIVIL PROCEDURE, THE UNDERSIGNED CERTIFIES THAT THE STATEMENTS SET FORTH IN THIS COMPLAINT ARE TRUE AND CORRECT.

SIGNED AND SWORN BEFORE ME:

SIGNATURE _____
INSPECTOR

FOR ANY GENERAL QUESTIONS REGARDING THIS NOTICE, PLEASE CALL 630.350.3413