



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

January 19, 2023

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Ms. Tania Mihaylova
17W4820 22nd Street
Oakbrook Terrace, Illinois 60181

Re: January 18, 2023 FOIA Request

Dear Ms. Mihaylova:

I am pleased to help you with your January 18, 2023 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on January 18, 2023. You requested copies of the items indicated below:

"Please provide any and all information pertaining to the property located at 435 S Walnut St, Bensenville IL 60106 violations, citations, unpaid balances, permits, prior surveys, lawsuits, lines, etc."

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

- 1) Village of Bensenville Correction Notice for Inspection No. 94888. (2 pgs.)
- 2) Village of Bensenville Permits Issued to 435 South Walnut Street Since January 1, 2010. (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



VILLAGE OF BENSENVILLE FREEDOM OF INFORMATION ACT REQUEST FORM

TO: COREY WILLIAMSEN

*Freedom of Information Officer
Village of Bensenville
12 S. Center Street
Bensenville, IL 60106*

FROM:

Name TANIA MIHAYLOVA

Address 17W480 22nd St,
Oakbrook Terrace, IL 60181
Phone 773-837-5573
E-Mail TANIA@TANIASELLS.COM

12/52

TITLES OR DESCRIPTION OF RECORDS REQUESTED (Please Include Date of Birth and Case Number for Police Records):

Please provide any and all information pertaining to the property located at

435 S Walnut St , Bensenville, IL 60106

violations, citations, unpaid balances, permits, prior surveys, lawsuits, liens, etc.

THIS REQUEST IS FOR A COMMERCIAL PURPOSE (*You must state whether your request is for a commercial purpose.* A request is for a “commercial purpose” if all or any part of the information will be used in any form for sale, resale, or solicitation or advertisement for sales or services. Failure to disclose whether a request is for a commercial purpose is a prosecutable violation of FOIA.)

Would like your request delivered via: E-Mail U.S. Mail Pick-Up*

**Pick-Up is available by appointment at Village Hall Monday thru Friday; between 8:00 a.m. – 5:00 p.m.*

I understand that any payment need be received before any documents are copied and/or mailed.

1/18/2023

Date

DocuSigned by:
Tania Mihaylova
Signature ABBC34A904B4A3...

All FOIA responses are posted on the Village's website. Name and address of the requestor will be made public.

The first fifty (50) pages of the request are free. The fee charge is fifteen (15) cents after the first fifty (50) pages.

Unless otherwise notified, your request for public records will be compiled within five (5) working days.

Unless otherwise notified, any request for commercial purposes will be compiled within twenty-one (21) days working days.

----- COREY WILLIAMSEN, FREEDOM OF INFORMATION OFFICER -----

Telephone: (630) 350-3404 Facsimile: (630) 350-3438

E-mail Address: FOIArequest@bensenville.il.us

For Freedom of Information Officer Use Only

1/18/23
Date Request Received

1/25/23
Date Response Due

2/1/23
Date Extended Response Due

#0 -
Total Charges

1/19/23
Date Documents Copied or Inspected

Received by Employee: _____





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:	435 WALNUT	Unit:	
Business name::		Phone:	[REDACTED]
Business Owner:	Michelle Lavorata	Address:	451 S Walnut Bensenville
Inspection Date:	7/27/2022	Inspector:	RON HERFF
<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>	
090E	REPAIR CRACKS IN FOUNDATION	Possible foundation crack. Water in the basement	
120	INTERIOR ELECTRIC	All non-grounded outlets must be changed to grounded outlets.	
120F	INSTALL REQUIRED GFCI OUTLETS	GFCI outlets are required for all counter height outlets.	
120K	COVER ALL OPEN JUNCTION BOXES	There are open junction boxes in the basement. Main electric panels are not covered. There is open wiring thru out the home.	
120Z	OTHER	There is a rather old stove on the second floor- parts are missing. Should be serviced before operating.	
130	INTERIOR PLUMBING	Main bathtub drain does not appear to be installed correctly. Recommend having it inspected by the licensed plumber.	
130Z	OTHER	Water is shut off to the home. Do not know if the plumbing fixtures operate. Will need to be checked.	
160A	SMOKE DETECTORS NEEDED	Smoke detectors are required in all bedrooms, in the common hallways within 15 ft of the sleeping area and one on every floor.	
160B	CARBON MONOXIDE NEEDED	CO detectors are required in the common hallways within 15 ft of the sleeping area and one on every floor.	
185A	SLEEPING AREA PROHIBITED	Sleeping areas will not be permitted in the basement	

Additional Remarks/Comments:

Reinspection 94983 created on 07/27/2022 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 630-350-3413.

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

Type of Inspection: RETI: TRANSFER INSPECTION

CORRECTION NOTICE

Address: 435 WALNUT

Unit:

Business name::

Phone: [REDACTED]

Business Owner: Michelle Lavorata

Address: 451 S Walnut Bensenville

Inspection Date: 7/27/2022

Inspector: RON HERFF

Copy of this report received by/mailed to: _____

Inspector: _____ Date: _____

Location	Municipality	User Status	Application Recv'd	Project/Activity Desc Line 2
435 SOUTH WALNUT STREET	BENSENVILLE	FINALED	10/04/2022	RE-ROOF GARAGE ONLY