



BENSENVILLE
VILLAGE CLERK'S OFFICE

12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

October 20, 2023

President
Frank DeSimone

Board of Trustees
Rosa Carmona
Ann Franz
Marie T. Frey
McLane Lomax
Nicholas Pancola Jr.
Armando Perez

Village Clerk
Nancy Dunn

Village Manager
Evan K. Summers

Mr. Adam Smith
Email: cv@guardianassetmgt.com

Re: October 19, 2023 FOIA Request

Dear Mr. Smith:

I am pleased to help you with your October 19, 2023 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on October 19, 2023. You requested copies of the items indicated below:

*"We are the preservation company assigned by bank to preserve the subject property. 137454225 **** 196 S CHURCH RD, BENSENVILLE, DUPAGE, IL 60106*

Requesting you to confirm if there are any open violations, outstanding fees, liens, or demo threats at the property. If yes, please provide us a copy of recent notice of violation or fines (if any) so that we can address the violation at the earliest."

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

- 1) Village of Bensenville Correction Notice for Inspection No. 106605. (1 pg.)
- 2) Village of Bensenville Water Bill for 196 South Church Road as of October 19, 2023. (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

From: noreply@civicplus.com
Sent: Thursday, October 19, 2023 1:54 PM
To: Nancy Quinn; Corey Williamsen
Subject: Online Form Submittal: Contact Village Clerk

14470

CAUTION: This email originated from outside of the organization.

Contact Village Clerk

Please use this form to contact the staff member. This email will be sent directly to the Village Clerk office.

First Name	Adam
Last Name	Smith
Phone Number	08888729094
Email Address	cv@guardianassetmgt.com
Your Email Subject	cv@guardianassetmgt.com
Your Message	We are the preservation company assigned by bank to preserve the subject property. 137-454225 **** 196 S CHURCH RD, BENSENVILLE, DUPAGE, IL 60106 Requesting you to confirm if there are any open violations, outstanding fees, liens, or demo threats at the property. If yes, please provide us a copy of recent notice of violation or fines (if any) so that we can address the violation at the earliest.

Email not displaying correctly? [View it in your browser.](#)

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: 196 SOUTH CHURCH ROAD Unit:

Business Name: Guardian Asset Management Phone: 1-800-555-1234

Property Owner: Address: 2021 Hartel St., Levittown, PA 19057

Inspection Date: 09/05/2023 Inspector: RON HEREEF

Violation Violation comment

FASCIA/SOFFIT NEEDS ATTENTION Soffit is falling off the building and needs to be repaired/removed/replaced ASAP

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 VIOLATION WITHIN THE PRESCRIBED TIME CAN RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY ASSIGNED BY A JUDICATOR.

You are hereby notified to remedy the conditions as stated above by - 10-31-2023.

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.

Copy of this report received by/mailed to:

RON HERFF 09/05/2023
Inspector Date

Hub - Utilities Account Customer Inquiry [VILLAGE OF BENSENVILLE, IL]

Back Accept Search Browser Output Print Display PDF Save Attach Help Status Properties Current Search Billing Inquiry Effective Date Preferences Outside Estimate Viewing Charge Charge Calculation

Utilities [VILLAGE OF BENSENVILLE, IL] > Account Customer Inquiry [VILLAGE OF BENSENVILLE, IL]

Account	Billing address	Additional info	Alerts
Account: [REDACTED]	196 S CHURCH RD	Account start date: 07/01/2002	
Parcel: 314317018 196		Premise phone	
Route: 0323	District: 3	Type: R	Group billing: N
Address: 196 S CHURCH RD	BENSENVILLE, IL 60106		

CID	CID Information	Recent activity
Customer: [REDACTED]	Social Security Number: [REDACTED]	Last bill: 10/05/2023
Name 1: NOVAD BANK	Driver's License: [REDACTED]	37.58
Name 2:	Date of Birth: [REDACTED]	Last payment: [REDACTED]
Relation: OWNER	E-Mail: [REDACTED]	Bill due date: 10/26/2023
Start date: 10/22/2022	Stop date: 12/31/9999	Projected penalty amount: 0.00
Total due on: 10/19/2023		
712.89		

Work Orders Contacts Special Conditions Deposits Text Application Fees Payment Plans

Summary Account Balance Account History Events Current Billed Bills

Bill Date	Bill #	Charge	Charge Desc	P	Billed	Discount	Current Due	Past Due	Interest	Balance Due	Due Date	Shutoff Date	From Date	To Date	Date	Rate adj	Sec
10/05/2023	998633	1000	IWS		.00	.00	.00	.00	.00	.00	10/26/2023		08/31/2023	09/30/2023	0	.00	
	998633	2000	ISS		.00	.00	.00	.00	.00	.00					.00		
	998633	3004	DS		11.09	.00	11.09	.00	.00	11.09					.00		

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