



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

**President**  
Frank DeSimone

**Board of Trustees**  
Rosa Carmona  
Ann Franz  
Marie E. Frey  
McLane Lomax  
Nicholas Panicola Jr.  
Armando Perez

**Village Clerk**  
Nancy Quinn

**Village Manager**  
Evan K. Summers

October 20, 2023

Mr. Adam Smith  
Email: [cv@guardianassetmgt.com](mailto: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](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

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**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	<p>We are the preservation company assigned by bank to preserve the subject property. 137-454225 **** 196 S CHURCH RD, BENSENVILLE, DUPAGE, IL 60106</p> <p>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.</p>

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:

Property Owner:

Address: 2021 Hartel St., Levittown, PA 19057

Inspection Date: 09/05/2023

Inspector: RON HERFF

Violation

FASCIA/SOFFIT NEEDS ATTENTION

Violation comment

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 of 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

Inspector

09/05/2023

Date

Account Customer Inquiry [VILLAGE OF BENSENVILLE, IL] KM

Back Accept Search Browse Output Print Display PDF Save Attach Drag History Utilities Property Master Contacts Search Bill Inquiry Effective Date Parameters Golden Rule Estimate Change Viewing Audit Change Calculation

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

<b>Account</b>		<b>Billing address</b>		<b>Additional info</b>		<b>Alerts</b>	
Account		196 S CHURCH RD		Account start date	07/01/2002		
Parcel	314317018 196			Premise phone			
Route	0323 District 3 Type R	BENSENVILLE, IL 60106		Group billing	N		
Address: 196 S CHURCH RD BENSENVILLE, IL 60106							
<b>CID</b>		<b>CID Information</b>		<b>Recent activity</b>			
Customer		Social Security Number		Last bill	10/05/2023 37.58		
Name 1	NOVAD BANK	Driver's License		Last payment			
Name 2		Date of Birth		Bill due date	10/26/2023		
Relation	OWNER	E-Mail		Projected penalty amount	0.00		
Start date	10/22/2022			Total due on	10/19/2023 712.89		
Stop date	12/31/9999						

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	Startoff Date	From Date	To Date	Late	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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