



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**

January 19, 2024

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Mr. Jose L. Perales  
177 Rose Street  
Bensenville, Illinois 60106

Re: January 18, 2024 FOIA Request

Dear Mr. Perales:

I am pleased to help you with your January 18, 2024 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on January 18, 2024. You requested copies of the items indicated below:

*"Information regarding code violations or other issues prior to purchase of 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. 92496. (1 pg.)
- 2) Village of Bensenville Notice to Remediate for 177 Rose Street. (1 pg.)

These are all the records found responsive to your request.

**Please be advised water is currently turned off at the property.**

There is an outstanding balance of \$1,1130.07 as of January 18, 2024.

An appointment will be required with Water Billing to have the meter inspected and turned back on. All fees will have to be current in order to schedule.

This property has been vacant for longer than 120 days is requires an RETI Inspection.

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  
INSPECTORIAL SERVICES**

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

Type of Inspection: CORRECTION NOTICE

**CORRECTION NOTICE**

Address: 177 ROSE

Unit:

Business name:: PHH Mortgage

Phone: 866-503-5559

Business Owner: FNMA

Address: 1 Mortgage Way Mount Laurel, NJ 08054

Inspection Date: 5/4/2022 1

Inspector: JOE GONZALEZ

Checklist #

Violation

Violation comment

020A GRASS HEIGHT EXCEEDS 8 INCHES

Grass and weeds are required to be cut.

020E REMOVE ALL RUBBISH OR GARBAGE

All garbage must be removed throughout the property.

020F REMOVE ALL OUTDOOR STORAGE

Riding lawn mower cannot be stored around the exterior of the property.

**Additional Remarks/Comments:**

Reinspection 92497 created on 05/04/2022 by 6523jgon

**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.

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:

VIA MAIL

Inspector: Joe Gonzalez

05-04-2022

Date:

**NOTICE TO REMEDIATE**

5/24/2022

To: PHH Mortgage  
**1 Mortgage way**  
Mount Laurel NJ 08054

Re: VACANT PROPERTY AT;  
177 S ROSE STREET  
BENSENVILLE, IL 60106  
PIN: 03-13-316-001

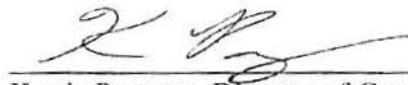
PLEASE TAKE NOTICE that the Village of Bensenville (the "Village") has determined that the above referenced property (the "Property") has been Vacant since 1/1/2022. The Village has also determined that the Property is in violation of the following property maintenance regulations of the Village Code:

**Nuisance weeds, grass, trees, bushes.** Village Code §§ 9-4-1, 9-4-2 incorporating and amending, as applicable, 2015 International Property Maintenance Code ("IPMC") §§ 301.3, 302.4, *See also*, 65 ILCS 5/11-20-7.

**Nuisance garbage, debris.** Village Code §§ 9-4-1, 9-4-2 incorporating and amending, as applicable, IPMC §§ 308.1, 308.2 *See also*, 65 ILCS 5/11-20-13.

Please be advised that if you do not abate the aforesaid property maintenance conditions within 14 days of this Notice, the Village and its contracted service providers are authorized to perform remediation services to the Property in connection with the stated property maintenance conditions. The costs incurred shall become a municipal lien on the Property. Should you wish to remedy this situation, please contact me as soon as possible at Village Hall (630)350-3396.

VILLAGE OF BENSENVILLE,

  
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Kurtis Pozsgay, Director of Community and  
Economic Development