



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**

April 15, 2024

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**Board of Trustees**  
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**Village Manager**  
Evan K. Summers

**Ms. Claudia Diaz**  
7100 16<sup>th</sup> Street  
Berwyn, Illinois 60402

**Re:** April 12, 2024 FOIA Request

Dear Ms. Diaz:

I am pleased to help you with your April 12, 2024 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on April 12, 2024. You requested copies of the items indicated below:

*"Please provide FOIA for the address 114 E Crest Ave., Bensenville, IL 60101. We are requesting any open balances, liens and violations. This is in regards to a real estate transaction and the intended closing date is 4/20\*2024. This is for non commercial purposes."*

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

- 1) Village of Bensenville Correction Notice for Inspection No. 109525. (2 pgs.)

These are all the records found responsive to your request.

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 Claudia Diaz  
Address 7100 16th St  
Berwyn, IL 60402  
Phone 773.579.0140  
E-Mail foia@diazcaselaw.com

15548

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

Please provide FOIA for the address 114 E Crest Ave., Bensenville, IL 60101. We are requesting any open balances, liens and violations.

This is in regards to a real estate transaction and the intended closing date is 4/20/2024. This is for non commercial purposes.

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.

4/12/2024

Date

C Diaz

Signature

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.

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**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\*\*\*

4/12/24  
Date Request Received

4/19/24  
Date Response Due

4/26/24  
Date Extended Response Due

\$0 -  
Total Charges

4/15/24  
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: 114 EAST CREST AVENUE

Unit:

Business Name:

Phone:

Property Owner: BOUHLEL, HEDI

Address:

Inspection Date: 03/14/2024

Inspector: LOUIS CZERWIN

**Violation**

Violation comment

IMPROPER CHIMNEY SEAL

vent cap on roof is falling off

WEED HEIGHT EXCEEDS 8 INCHES

remove rubbish and overgrowth along south property line, every residence along the creek is responsible to clean and maintain there section of the bank.

PRUNE TREES, BUSHES OR SHRUBS

trim tree so its not rubbing on the roof.

REPAIR/REPLACE DRIVEWAY OR APRON

Gravel driveway shall be paved with either blacktop, concrete or approved paver blocks

DETERIORATION OF MATERIALS

rear deck is missing wood on steps, garage missing siding and appears to have been hit possibly on the s/e corner. ceiling boards are charred in the garage from what appears to have been multiple small fires.

BROKEN OR CRACKED GLASS

windows are losing parts throughout, bathroom window not sealed from outside properly.

MISSING APPROPRIATE SCREENS

torn screens shall be repaired or replaced.

SCRAPE AND REPAINT SURFACE

throughout

REPLACE PAINTED OUTLETS

WATER HEATER NEED TO BE BONDED

exhaust fan required unless you have an openable window with at least 1 square foot of space.

BATHROOM NEEDS EXHAUST FAN

Appears attic was being used as a sleeping room. this is not to be used as a bedroom unless approved access is installed.

SLEEPING AREA PROHIBITED

Floor has a big hump in the middle of living room, structural engineers report on how to address may be required.

VERIFICATION ITEMS

**Additional Remarks/Comments:** *If selling as is, buyer shall provide the Village with a notarized letter of intent that issues will be repaired within 60 days of closing. For any items requiring a permit additional time will be given.*

Reinspection # 109525

**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 . 4/14/2024**

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: emailed to denise@deichicago.com

LOUIS CZERWIN

Inspector

03/14/2024

Date