



12 South Center Street  
Bensenville, IL 60006

Office: 630.350.3404  
Fax: 630.350.2400  
[www.bensenville.il.us](http://www.bensenville.il.us)

## VILLAGE BOARD

### President

Irene BySimone

### Board of Trustees

Rosa Carmona

Ann Fong

Marie T. Fry

McLane Loman

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### Village Clerk

Betsy Quinn

### Village Manager

Ivan K. Summers

August 26, 2024

Mr. Shantanu Kanra  
2077 North 73<sup>rd</sup> Avenue  
Elmwood Park, Illinois 60707

Re: August 23, 2024 FOIA Request

Dear Mr. Kanra:

I am pleased to help you with your August 23, 2024 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on August 23, 2024. You requested copies of the items indicated below:

*"Subject property – 358 Spruce Ave. – 1. Pre-sale inspection Report 2. Village building code violations. 3. Unpaid water bills/liens/fines. 4. Zoning & legal conformity."*

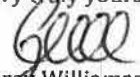
After a search of Village files, the following records were found responsive to your request:

- 1) Village of Bensenville Correction Notice for Inspection No. 73469. (1 pg.)
- 2) Village of Bensenville Correction Notice for Inspection No. 73470. (1 pg.)
- 3) Village of Bensenville Zoning for 358 Spruce Avenue as of August 23, 2024. (1 pg.)

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  
INSPECTIONAL SERVICES**

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

Inspection Number: 73469

Type of Inspection: CORRECTION NOTICE

**CORRECTION NOTICE**

Address: 358 SPRUCE

Unit:

Business name::

Phone:

Property Owner: LARSEN, BARBARA

Address:

Inspection Date: 1/2/20

Inspector: LOUIS CZERWIN

Checklist #  
005

Violation  
VILLAGE REGULATIONS

Violation comment

2015 ICC Property Maintenance Code Sec 302.3 " As Amended  
...All parking and driveway areas shall be paved and shall be kept  
free from dirt and other litter or debris, and shall be kept in good  
repair..."

**Additional Remarks/Comments:**

Vehicles shall not be parked on grass, remove and restore any damaged  
greenspace.

Reinspection 73470 created on 12/30/2019 by 6523lcze

**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 630-350-3414.

**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: \_\_\_\_\_  
sent vis usps

Inspector: \_\_\_\_\_  
Louie Czerwin

Date: \_\_\_\_\_  
1/2/20



**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: 358 N Spruce

Unit:

Business name::

Phone:

Property Owner: LARSEN, BARBARA

Address:

Inspection Date: 9/1/2020 1

Inspector: LOUIS CZERWIN

Checklist #  
005

Violation  
VILLAGE REGULATIONS

Violation comment

2015 ICC Property Maintenance Code Sec 302.3 " As Amended  
 ...All parking and driveway areas shall be paved and shall be kept  
 free from dirt and other litter or debris, and shall be kept in good  
 repair..."

**Additional Remarks/Comments:** vehicles cannot be parked on grass or dirt or gravel

Created from inspection 73469 on 12/30/2019 by 6523lcze

Reinspection 77954 created on 09/01/2020 by 6523lcze

**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 630-350-3414.

**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: \_\_\_\_\_ sent via usps

Louie Czerwin

Inspector:

9-1-2020

Date:

**MENU**

358 SPRUCE AVE

## Zoning Information

### ZONING INFORMATION

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#### **ZONED**

R-3

#### **ZONING DESCRIPTION**

Single-Unit Dwelling District

#### **VIEW THE VILLAGE CODE**

<https://codelibrary.amlegal.com/codes/bensenvilleil/latest/overview>