



12 South Center Street
Bensenville, IL 60106

Office 630.350.3404
Fax 630.350.2438
www.bensenville.il.us

VILLAGE BOARD

August 26, 2024

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Nancy Dunn

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Mr. Shantanu Kanra
2077 North 73rd 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



Inspection Number: 73469

**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 SPRUCE

Unit:

Business name::

Phone:

Property Owner: LARSEN, BARBARA

Address:

Inspection Date: 1/2/20

Inspector: LOUIS CZERWIN

Checklist # Violation
005 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.

sent via usps

Copy of this report received by/mailed to: _____

Louie Czerwin

Inspector: _____

1/2/20

Date: _____



**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

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005	VILLAGE REGULATIONS	

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.

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sent via usps

Copy of this report received by/mailed to:

Louie Czerwin

9-1-2020

Inspector:

Date:

MENU

359 SPRUCE AVE

Zoning Information**ZONING INFORMATION**

ZONED

R-3

ZONING DESCRIPTION

Single-Unit Dwelling District

VIEW THE VILLAGE CODE<https://codelibrary.amlegal.com/codes/bensenvilleil/latest/overview>