



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

July 17, 2025

President  
Frank DeSimone

Board of Trustees  
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Marie T. Frey  
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Nicholas Panicola Jr.  
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Village Clerk  
Nancy Quinn

Village Manager  
Daniel Schulze

Mr. Thomas Edwin  
3517 New Macland Road  
Powder Springs, Georgia 30157

Re: July 11, 2025 FOIA Request

Dear Mr. Edwin:

I am pleased to help you with your July 11, 2025 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on July 11, 2025. You requested copies of the items indicated below:

*"1. Open Code Violations / Citations 2. Open or Expired Permits 3. Demolition Orders 4. Special Assessments (not Included in Tax Bill) 5. Open Unrecorded Liens. 6. Please check your records and let us know if you provide utility services for the given property. If yes, provide us the account number with payoff for any unpaid balance and provide a payoff good through as of "7/31/2025. Address: 423 S Mason St Bensenville IL DuPage 60106."*

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

- 1) Village of Bensenville Correction Notice for Inspection No. 36308. (2 pgs.)
- 2) Village of Bensenville Correction Notice for Inspection No. 36309. (1 pgs.)
- 3) Village of Bensenville Correction Notice for Inspection No. 104324. (1 pgs.)
- 4) Village of Bensenville Correction Notice for Inspection No. 105575. (1 pgs.)
- 5) Village of Bensenville Correction Notice for Inspection No. 112444. (1 pgs.)

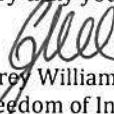
Please be aware that on February 25, 2014 the Village Board adopted Ordinance No. 16-2014 that requires a Real Estate Transfer Inspection (RETI) be conducted prior to most property sales within Bensenville. For additional information regarding the RETI inspection, please contact the Community & Economic 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: [public.access@ilag.gov](mailto:public.access@ilag.gov). 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



# VILLAGE OF BENSENVILLE FREEDOM OF INFORMATION ACT REQUEST FORM

TO: COREY WILLIAMSEN

FROM:

Name THOMAS EDWIN

*Freedom of Information Officer  
Village of Bensenville  
12 S. Center Street  
Bensenville, IL 60106*

Address 3517 New Macland Rd  
Powder Sprngs, Georgia 30157  
Phone 469-949-9138  
E-Mail mannyr@protitleusa.com

18756

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

1. Open Code Violations / Citations 2. Open or Expired Permits 3. Demolition Orders 4. Special Assessments (Not Included in Tax Bill) 5. Open Unrecorded Liens

6. Please check your records and let us know if you provide utility service for the given property.. If yes, provide us the account number with payoff for any unpaid balance and provide a payoff good through as of \*7/15/2025

Address : 423S S Mason St BENSENVILLE IL DuPage 60106

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.

07/11/2025

Date

*Thomas Edwin*

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.

-----  
**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\*\*\*

7/11/25  
Date Request  
Received

7/18/25  
Date Response  
Due

7/25/25  
Date Extended  
Response Due

\$0 -  
Total Charges

7/17/25  
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: CORRECTION NOTICE

**CORRECTION NOTICE**

Address:	423 MASON	Unit:	
Business name::	Mark Dudesek	Phone:	
Business Owner:		Address:	423 S. Mason
Inspection Date:	06-22-15	Inspector:	RON HERFF
<u>Checklist #</u>	<u>Violation</u>		<u>Violation comment</u>
020A	GRASS HEIGHT EXCEEDS 8 INCHES		2006 ICC Property Maintenance Code Sec. 302.4 "All premises and exterior property shall be free of weeds and plant growth in excess of 8". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation..."
020B	WEED HEIGHT EXCEEDS 8 INCHES		2006 ICC Property Maintenance Code Sec. 302.4.1 "All dead or dying landscaping, including trees and bushes shall be fully removed and replaced with like species or a species approved by the Village of Bensenville"
020C	PRUNE TREES, BUSHES OR SHRUBS		2006 ICC Property Maintenance Code Sec. 302.8 "...No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly..."
020K	REMOVE FROM UNAPPROVED SURFACE		2006 ICC Property Maintenance Code Sec. 202 "Any premises that is unsanitary, or that is littered with rubbish, debris or garbage, or that has an uncontrolled growth of grass, weeds or bushes"
020M	LOCATION OF VEHICLE UNAPPROVED EXTERIOR PROPERTY		2006 ICC Property Maintenance Code Sec. 304.2 "...Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion..."
030			
080C	SCRAPE AND REPAINT SURFACE		2006 ICC Property Maintenance Code Sec. 302.5 "...Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health..."
090C	FREE AREA OF INFESTATION		

**Additional Remarks/Comments:**

Must have a re-inspection with-in 30 days

Reinspection 36309 created on 06/17/2015  
by 6523rher

**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.**



**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: 423 MASON

Unit:

Business name:: Mark Dudesek

Phone:

Business Owner:

Address: 423 S. Mason

Inspection Date: 06-22-15

Inspector: RON HERFF

You are hereby notified to remedy the conditions as stated above within 30 days from the date of this order. Appeal from this order may be made within 20 days from the above date of service. Direct such appeal for a hearing before the Bensenville Board of Appeals in writing through the Director of Inspectional Services, 12 South Center.

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 630-350-3448.

**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: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



**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: 423 MASON

Unit:

Business name:: Mark Dudesek

Phone: [REDACTED]

Business Owner:

Address:

Inspection Date: 06-22-16

Inspector: RON HERFF

Checklist # Violation

Violation comment

020C PRUNE TREES, BUSHES OR SHRUBS

06-22-16. This is an on going project. Bushes and shrubs are trimmed. Trees have not been trimmed.

020E REMOVE ALL RUBBISH OR GARBAGE

06-22-16. Has made progress in back yard.

020K REMOVE FROM UNAPPROVED SURFACE

06-22-16 9 cars in the side and back yards of the property.

020M LOCATION OF VEHICLE UNAPPROVED

The 6 of the cars in the back yard will be scrapped with-in 60 days.

020N DEAD OR DYING TREE

06-22-16 Dead and Dying trees have not been removed.

**Additional Remarks/Comments:**

Created from inspection 36308 on  
06/17/2015 by 6523rher

Reinspection 44320 created on 06/23/2016  
by 6523rher

**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.**

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Copy of this report received by/mailed to: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



**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: 423 MASON

Unit:

Business name:: Mark Dudesek

Phone: [REDACTED]

Business Owner:

Address: 423 S Mason Bensenville IL 60106

Inspection Date: 7/28/2023

Inspector: RON HERFF

Checklist # 005 Violation  
VILLAGE REGULATIONS

Violation comment

All vehicles must be in good working condition, all must have current license plates and current vehicle sticker.

020K REMOVE FROM NON-APPROVED SURFACE

Vehicles may not be parked on a non-approved surface. All driveways ways must be paved with asphalt, concrete or approved paving bricks. Vehicles must be removed from the gravel area.

**Additional Remarks/Comments:**

Reinspection 104325 created on 07/28/2023 by 6523rher

**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 630-350-3413.

**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.

Sent via US mail.

Copy of this report received by/mailed to: \_\_\_\_\_

Ronald Herff

07-28-2023

Inspector: \_\_\_\_\_

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: 423 SOUTH MASON STREET      Unit:

Business Name:      Phone:

Property Owner: DUDESEK, MARK      Address: 423 S MASON ST

Inspection Date: 09/05/2023      Inspector: RON HERFF

Violation      Violation comment

VILLAGE REGULATIONS      Installed a fence with out a permit.

Installed brick paving blocks in the driveway in front of the new fence without a permit.

**Additional Remarks/Comments: Reinspection 105576 created on 09/05/2023 by 6523rher**

**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 10-05-2023.**

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 or fire protection systems. If you have questions about this inspection, please call 630-350-3413.

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Copy of this report received by/mailed to: \_\_\_\_\_ Sent via US Mail

\_\_\_\_\_  
RON HERFF      09/05/2023  
Inspector      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: 423 SOUTH MASON STREET

Unit:

Business Name:

Phone:

Property Owner: DUDESEK, MARK

Address: 423 S MASON ST

Inspection Date: 06/13/2024

Inspector: RON HERFF

Violation

DEAD OR DYING TREE

Violation comment

There is dead/dying tree on the south east corner of the property. Village arborist inspected the tree from the alley at the rear of the property. The tree is unsafe and needs to be cut down. Village code 8-10- 7 (see attached)

**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 08-12-2024.**

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.

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Copy of this report received by/mailed to: Mr. Mark Dudesek 423 S Mason, Bensenville IL

RON HERFF

Inspector

06/13/2024

Date