



12 South Center Street
Bensenville, IL 60106

Office: 630.350.3404
Fax: 630.350.3438
www.bensenville.il.us

VILLAGE BOARD

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January 14, 2020

Mr. Jeffrey Zientara
1026 Castillian Court
Glenview, Illinois 60025

Re: January 13, 2020 FOIA Request

Dear Mr. Zientara:

I am pleased to help you with your January 13, 2020 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on January 13, 2020. You requested copies of the items indicated below:

"Building and code violations. Past Due water/utility bills. 219 E. Pine Ave Bensenville IL 60106."

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

- 1) Village of Bensenville Correction Notice for Inspection No. 72556. (2 pgs.)
- 2) Village of Bensenville Utility Bill No. 765567. (1 pg.)

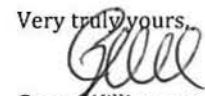
These are all the records found responsive to your request.

Section 7(1)(b) of FOIA provided that "private information" is exempt from disclosure. "Private information" is defined in FOIA as, "unique identifiers, including a person's social security number, driver's license number, employee identification number, biometric identifiers, personal financial information, passwords, or other access codes, medical records, home or personal telephone numbers, and personal email addresses. Private information also includes home address and personal license plates, except as otherwise provided by law or when compiled without possibility of attribution to any person." 5ILCS 140/2(c-5). Consequently, certain identifiers have been redacted from the records being 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: publicaccess@atg.state.il.us. 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
INSPECTIONAL SERVICES
 12 South Center
 Bensenville, IL 60106
 630-350-3413 fax:630-350-3449

Type of Inspection: RETI: TRANSFER INSPECTION

CORRECTION NOTICE

Address: 219 PINE

Unit:

Agent name:: Kim/ Remax Properties

Phone: [REDACTED]

Business Owner: Dakota Servicing

Address:

Inspection Date: 11/1/2019

Inspector: LOUIS CZERWIN

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
020J	IMPROPER DRAINAGE	Water is pooling around the perimeter on the exterior.
030L	FREE AREA OF INFESTATION	animals heard moving around in the attic
040E	DETERIORATION OF MATERIALS	Garage doors broken, Gutter hanging off the house, Patio door on deck has hole on the bottom which can allow rodents into the home. Flooring needs to be replaced throughout, Water heater appears to be at the end of its useful life.
050G	REPAIR OR REPLACE DAMAGED ROOF	
090B	FREE AREA OF MOLD OR MILDEW	Throughout building.
090D	REPAIR HOLES IN WALL / CEILING	Throughout
120A	MIN. 100 AMP SERVICE REQUIRED	fuse panel is outdated to todays standards, Feed wires from the meters to the panels are not in conduit and run along the wall behind meters and dissappear in the wall.
120D	REPLACE PAINTED OUTLETS	Throughout
120F	INSTALL REQUIRED GFCI OUTLETS	Within 6 feet of the outside edge of any sink and in the basement as well as the garage.
120K	COVER ALL OPEN JUNCTION BOXES	Throughout
120L	REMOVE ALL BX / ROMEX	Throughout
120O	FLUORESCENT FIXTURE IN CLOSETS	
120R	WATER HEATER NEED TO BE BONDED	
120S	WATER METER NEEDS JUMPER WIRE	Water meter is present but diconnected, The Village of Bensenville is the only ones to remove the meters- Meter tampering charges will be applied.
140C	IMPROPER GAS SUPPLY LINE	Gas lines throughout shall be properly capped.
150D	BATHROOM NEEDS EXHAUST FAN	Fans were present but did not operate as designed.
160A	SMOKE DETECTORS NEEDED	Required outside every bedroom within the immediate vicinity, one in each bedroom and one on each level. Smoke detectors should be installed per manufactures instruction and shall
160B	CARBON MONOXIDE NEEDED	Illinois State Law requires "Every dwelling unit... shall be equipped with at least one carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes." Atleast one hardwired detector shall be required.
160E	EMERGENCY LIGHT INOPERABLE	
185B	NO OCCUPANCY FOR PROPERTY	
185Z	OTHER	East exterior wall in basement is out of plumb and appears to be leaning in towards the basement. provide documentation as to the stability of this wall and corrective action required to fix it.

Additional Remarks/Comments: Permits are required for alot of the work needed, please inquire About what permits will be needed. Note: property has been winterized



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CORRECTION NOTICE

Address: 219 PINE

Unit:

Agent name:: Kim/ Remax Properties

Phone: [REDACTED]

Business Owner: Dakota Servicing

Address:

Inspection Date: 11/1/2019

Inspector: LOUIS CZERWIN

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 email to: [REDACTED]

Copy of this report received by/mailed to: _____

Louie Czerwin

11/1/19

Inspector: _____

Date: _____



Village of Bensenville

12 South Center Street
Bensenville, Illinois 60106
(630) 766-8200

UTILITY BILL REMIT PORTION

Please write your Account Number on your check
and enclose this portion of bill with your payment.
Make Checks Payable to: Village of Bensenville

Customer DAKOTA SERVICING	Customer Number [REDACTED]	Bill Number 765567	Bill Date 01/06/2020	Past Due .00
Service Address 219 E PINE AVE	Account Number [REDACTED]		Fees/Adjustments .00	Current Charges 56.78
			Due Date 01/28/2020	Amount Due \$56.78
Amount Paid \$				

DAKOTA SERVICING
C/O SMITH PARTNERS AND ASSOCIATES
815 BURLINGTON AVE
WESTERN SPRINGS, IL 60558

Returned Payment Subject to Maximum
Fine Allowable by Law.

✂ Detach and return the portion above with your payment ✂



Village of Bensenville

12 South Center Street
Bensenville, Illinois 60106
(630) 766-8200

UTILITY BILL Customer Copy

Keep this portion for your records

Bill Number 765567	Account Number [REDACTED]
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Account Summary

Previous Balance	56.70
Fees/Adjustments	
Payments 12132019	56.70
Unpaid Balance	
Current Charges	56.78
Total Amount Due By 01/28/2020	56.78
After 01/28/2020	62.45

Customer and Service Location

DAKOTA SERVICING
C/O SMITH PARTNERS AND ASSOCIATES
815 BURLINGTON AVE
WESTERN SPRINGS, IL 60558

Special Messages:

Description	Meter	Current Read Date	Previous Read Date	Current Meter Reading	Previous Meter Reading	Read Code*	Usage	Charge
WS WATER SERVICE	[REDACTED]	12/31/2019	11/30/2019	432291	432287	A	4	0.04
WS SANITARY SEWER								0.04
WS DEBT SERVICE								10.30
REFUSE SERVICE								46.40
Total Current Charges								56.78

* READ CODE: A ACTUAL READ E ESTIMATED READ R REPLACED USAGE
C CUSTOMER READ F FINAL READ