



42 South Center Street  
Bensenville, IL 60106

Office: 630.353.3404  
Fax: 630.353.3438  
[www.bensenville.il.us](http://www.bensenville.il.us)

**VILLAGE BOARD**

June 18, 2020

**President**  
Frank DeSimone

**Board of Trustees**

Rosa Carmona  
Amy Frank  
Marie T. Frey  
McLane Lurie  
Nicholas Panzica, Jr.  
Armando Perez

**Village Clerk**  
Nancy Dunn

**Village Manager**  
Evan K. Summers

Ms. Petra Sestakova  
138 West Irving Park Road  
Wood Dale, Illinois 60191

Re: June 17, 2020 FOIA Request

Dear Ms. Sestakova:

I am pleased to help you with your June 17, 2020 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on June 17, 2020. You requested copies of the items indicated below:

*"202 Rose Street, Bensenville, IL 60106 ~ I would like to request Freedom of Information for this property. Please, advise if there are any building code violations, liens or outstanding balanced on the property. If there are any water bills - I would like to receive a copy of water history going down to \$0.00 balance remaining as well as to find out if the water is currently ON or OFF at the curb."*

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

- 1) Village of Bensenville Correction Notice for Inspection No. 64770. (2 pgs.)
- 2) Municipal Statutory Lien No. R2020-004779. (1 pg.)
- 3) Municipal Statutory Lien No. R2020-004778. (1 pg.)
- 4) Municipal Statutory Lien No. R2017-037255. (1 pg.)
- 5) Village of Bensenville Current Water Bill for 202 Rose Street as of June 17, 2020. (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 disclose. "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 complied 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](mailto: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: 202 Rose St. Unit:  
 Business name:: Diplomat Property Manager LLC Phone: 312-517-0817-----630-506-3582  
 Agent Name: Mario Gonzalez Address: 440 S Lasalle St. 20th floor chicago IL.  
 Inspection Date: 1-15-19 Inspector: LOUIS CZERWIN

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
020B	WEED HEIGHT EXCEEDS 8 INCHES	trim all weeds and trees along alley and any where else as needed on the property.
020T	KEEP ALLEY FREE OF OBSTRUCTION	Remove tire next to the alley.
030A	REPAIR/REPLACE DRIVEWAY OR APRON	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..."
040B	HANDRAIL NEEDED FOR 4 OR MORE STEPS	Gravel driveway must be paved-permit needed railing on rear deck is rotted and needs to be replaced, permit may be required inquire within the Village.
040E	DETERIORATION OF MATERIALS	appears roof has a leak around the stack, which has caused some deterioration in the walls and ceilings.
070A	BROKEN OR CRACKED GLASS	
080A	REPAIR OR REPLACE FENCE	On east side
080C	SCRAPE AND REPAINT SURFACE	Throughout
090B	FREE AREA OF MOLD OR MILDEW	
090D	REPAIR HOLES IN WALL / CEILING	
120D	REPLACE PAINTED OUTLETS	Any new receptacle shall be tamper resistant.
120E	FAULTY GFCI OUTLET	Receptacles are loose throughout, gfi receptacles in the kitchen are wired incorrectly.
120F	INSTALL REQUIRED GFCI OUTLETS	All exterior receptacles including the garage as well as any receptacle within 6 feet of the outer rim of any sink.
120R	WATER HEATER NEED TO BE BONDED	Need to install a bonding wire which is a brass clamp from the cold water line, clamp on the hot water line and one more on the closest gas line with a copper wire the same guage as the electrical service connecting all three creating the bond.
120S	WATER METER NEEDS JUMPER WIRE	did not locate meter
120Z	OTHER	@Garage- all wiring shall be in conduit, all conduit shall be properly supported
140A	REMOVE UNION TO EXTERIOR	the union on the gas line serving the furnace shall be outside of the cabinet.
140C	IMPROPER GAS SUPPLY LINE	All gas lines serving appliances shall be of the stainless steel type or the yellow type.
150A	IMPROPER DRYER VENT	All dryer vents need to be solid metal with a smooth interior surface to prevent lint build up and possible lint / dryer fire from happening.



**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**

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Business name: Diplomat Property Manager LLC Phone: 312-517-0817-----630-506-3582  
Agent Name: Mario Gonzalez Address: 440 S Lasalle St. 20th floor chicago IL.  
Inspection Date: 1-15-19 Inspector: LOUIS CZERWIN

- 160A SMOKE DETECTORS NEEDED  
Detector needed in every bedroom and outside every bedroom within the immediate vicinity
- 160B CARBON MONOXIDE NEEDED  
Detector needed within 15 feet of every bedroom door.

**Additional Remarks/Comments:** Please inquire within the Village to discuss what items will need permits. If selling the home as is, a notarized letter of intent will be needed from the buyer stating that all items will be repaired within 60 days of the closing date.

Reinspection 64800 created on 01/15/2019  
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 630-350-3448.

**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.**

sent via email to Mario at --crosscolorpainting@gmail.com

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

Inspector: Louie Czerwin Date: 1-15-19

**MUNICIPAL STATUTORY LIEN**



8 0 1 8 2 8 6 7  
Tx:40102748

**January 9, 2020**

FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
01/14/2020 12:50 PM

*LIEN CREDITOR*, City of Bensenville, an Illinois municipal corporation, pursuant to The provisions of the Illinois Municipal Code 65 ILCS 5/11-20-7 and Village Code Sections: 6-4-5 and 6-2-7, hereby Files a lien in its favor in the amount of One Hundred Fifty One Dollars Dollars (\$151.00) for outstanding Fees related to ally maintenance services against

DOCUMENT # R2020-004779

Diplomat Property Manager  
440 South LaSalle Street, 20<sup>th</sup> Floor  
Chicago, Illinois 60605

on the following described real estate:

**LEGAL DESCRIPTION:**

THE NORTH 55 FEET OF THE EAST 150 FEET OF LOT 8 IN B.L. FRANZEN'S SUBDIVISION IN THE SOUTHWEST QUARTER IF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1921 AS DOCUMENT 148922. IN DUPAGE COUNTY, ILLINOIS

Permanent Index Number: 03-13-318-010

Commonly known as 202 Rose Street, Bensenville, Illinois 60106

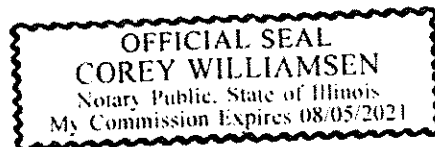
That the cost of this lien in the amount of Eleven Dollars (\$11.00) is included in the overall cost of this work.

Total amount of lien is One Hundred Fifty One Dollars (\$151.00), as provided for in Sections: 6-4-5 and 6-2-7, of the Village of Bensenville Municipal Code, and in 65 ILCS 5/11-20-7 of the Illinois Municipal Code.

Scott Viger  
Director of Community & Economic Development

**Subscribed and sworn before me:**

\_\_\_\_\_  
Notary Public                      1/9/2020  
Date



Prepared by the Village of Bensenville, 12 South Center St., Bensenville, Illinois 60106 (630) 766-8200

**MUNICIPAL STATUTORY LIEN**



8 0 1 9 2 8 6 5  
Tx:40102748

**January 9, 2020**

FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
01/14/2020 12:50 PM

**LIEN CREDITOR**, City of Bensenville, an Illinois municipal corporation, pursuant to The provisions of the Illinois Municipal Code 65 ILCS 5/11-20-7 and Village Code Sections: 6-4-5 and 6-2-7, hereby Files a lien in its favor in the amount of Four Hundred Fifty One Dollars Dollars (\$451.00) for outstanding Fees related to grass cutting services against

DOCUMENT # R2020-004778

Diplomat Property Manager  
440 South LaSalle Street, 20<sup>th</sup> Floor  
Chicago, Illinois 60605

on the following described real estate:

**LEGAL DESCRIPTION:**

THE NORTH 55 FEET OF THE EAST 150 FEET OF LOT 8 IN B.L. FRANZEN'S SUBDIVISION IN THE SOUTHWEST QUARTER 1/4 SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1921 AS DOCUMENT 148922, IN DUPAGE COUNTY, ILLINOIS

Permanent Index Number: 03-13-318-010

Commonly known as 202 Rose Street, Bensenville, Illinois 60106

That the cost of this lien in the amount of Eleven Dollars (\$11.00) is included in the overall cost of this work.

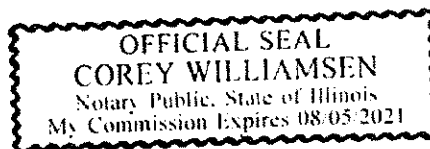
Total amount of lien is Four Hundred Fifty One Dollars (\$451.00), as provided for in Sections: 6-4-5 and 6-2-7, of the Village of Bensenville Municipal Code, and in 65 ILCS 5/11-20-7 of the Illinois Municipal Code.

Scott Viger  
Director of Community & Economic Development

**Subscribed and sworn before me:**

\_\_\_\_\_  
Notary Public

1/9/2020  
\_\_\_\_\_  
Date



Prepared by the Village of Bensenville, 12 South Center St., Bensenville, Illinois 60106 (630) 766-8200

**STATEMENT OF LIEN CLAIM**

**TO: Current Resident  
202 Rose Street  
Bensenville, IL 60106**



**FRED BUCHOLZ**

**DUPAGE COUNTY RECORDER**

APR. 19, 2017

8:50 AM

OTHER

\$30.00 03-13-318-010

**001 PAGES R2017-037255**

This statement of Lien Claim is recorded for non-payment of charges for Utility Service provided by the Village of Bensenville in the amount of \$2,417.50. The above amount has been due since 02/03/2017. Utility Billing Account #34881-225785001

The authority for this Statement of Lien Claim is as follows:

Lien for Sewer Service Charges

65 ILCS Sec. 5/11-141-7 of the Illinois Compiled Statues 1992, Chapter Sec. 8-6-23-1 thru 7 of the Municipal Code of the Village of Bensenville.

Lien for Water Service Charges

65 ILCS Sec. 5/11-139-1 of the Illinois Compiled Statues 1992, Chapter Sec. 8-7-7 of the Municipal Code of the Village of Bensenville.

Lien for Garbage

65 ILCS 5/11-20-13 of the Illinois Compiled Statues 1992, Chapter Sec. 6-3-5 of the Municipal Code of the Village of Bensenville.

A statement of Lien Claim is to be recorded against the following property:

**PIN # 03-13-318-010**

**Legal Description:**

**THE NORTH 55 FEET OF THE EAST 150 FEET OF LOT 8 IN B.L. FRANZEN'S SUBDIVISION IN THE SOUTH WEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1921 AS DOCUMENT 148922, IN DUPAGE COUNTY, ILLINOIS.**

**Commonly Known as: 202 Rose Street, Bensenville, IL 60106**

*Amit R Thakkar*  
Amit R. Thakkar, Director of Finance

Subscribed and sworn before me:

*Selia Pulido*      *2/27/17*  
Notary Public      Date



Prepared by the (Village of Bensenville) 12 S. Center St., Bensenville, IL 60106 (630) 766-8200

- History
- Property Master
- Contacts Search
- Bill Inquiry
- Effective Date
- Preferences

**Account**

Account: [REDACTED]

Parcel: 313318010 202

Route: 0328 District: 3 Type: R

Address: 202 ROSE ST  
BENSENVILLE, IL 60106

**CID**

Customer: [REDACTED]

Name: PSCR INC

Relation: CUSTOMER

Start date: 12/01/2016 Stop date: 12/31/9999

**Billing address**

[REDACTED]

[REDACTED]

[REDACTED]

**Recent activity**

Last bill	06/03/2020	34.54
Last payment	05/25/2020	34.54
Bill due date	06/23/2020	
Projected penalty amount		0.00
Total due on	06/17/2020	34.54

**Additional info**

Account start date: 09/01/2011

Premise phone: 630-521-0298

Group billing: N

**Alerts**

[Empty Alert Box]

- Service Orders
- Contacts
- Special Conditions
- Deposits
- Text
- Application Fees
- Payment Plans

- Summary
- Account Balance
- Account History
- Events
- Current Billed
- Bills

AR category: All AR Categories

- Summary
- Detail

Date	Bill #	Type	Check #	Amount	Interest	Balance
06/03/2020	790127	Charge		34.54	0.00	34.54
05/25/2020		Payment	xxxxxxxxxx2705	-34.54	0.00	0.00
05/05/2020	785024	Charge		34.54	0.00	34.54
04/18/2020		Payment	xxxxxxxxxx2705	-35.21	0.00	0.00
04/03/2020	780013	Charge		35.21	0.00	35.21
03/23/2020		Payment	xxxxxxxxxx2705	-34.98	0.00	0.00
03/04/2020	774917	Charge		34.98	0.00	34.98
02/18/2020		Payment	xxxxxxxxxx2705	-34.63	0.00	0.00
02/05/2020	769906	Charge		34.63	0.00	34.63
01/19/2020		Payment	xxxxxxxxxx2705	-33.83	0.00	0.00
01/06/2020	764798	Charge		33.83	0.00	33.83
12/23/2019		Payment	xxxxxxxxxx2705	-33.83	0.00	0.00
12/05/2019	759761	Charge		33.83	0.00	33.83
11/25/2019		Payment	xxxxxxxxxx2705	-33.53	0.00	0.00
11/05/2019	754682	Charge		33.53	0.00	33.53
10/09/2019		Payment	xxxxxxxxxx2705	-33.53	0.00	0.00
10/03/2019	749674	Charge		33.53	0.00	33.53
09/21/2019		Payment	xxxxxxxxxx2705	-33.53	0.00	0.00