



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**

**President**  
Frank DeSimone

**Board of Trustees**  
Rosa Carmona  
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Marie T. Frey  
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Nancy Quinn

**Village Manager**  
Evan K. Summers

March 10, 2022

Mr. Asaf Arevalo  
2839 Sweet Clover Way  
Wauconda, Illinois 60084

Re: March 9, 2022 FOIA Request

Dear Mr. Arevalo:

I am pleased to help you with your March 9, 2022 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on March 9, 2022. You requested copies of the items indicated below:

*"Hi, I'm a realtor with Homesmart Connect Reality and I have a client interested in purchasing 402 S York Rd, Bensenville, IL 60106. We'd like to know if there are any open building violations or backed taxes."*

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


- 1) Village of Bensenville Lien No. R2021-126774. (1 pg.)
- 2) Village of Bensenville Ticket #1787. (2 pgs.)
- 3) Village of Bensenville Correction Notice for Inspection No. 89446. (2 pgs.)
- 4) Village of Bensenville Permits Issued to 402 South York Road Since January 1, 2010. (1 pg.)

These are all the records found responsive to your request.

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 FREEDOM OF INFORMATION ACT REQUEST FORM

BENSENVILLE  
VILLAGE CLERK'S OFFICE

TO: COREY WILLIAMSEN  
Freedom of Information Officer  
Village of Bensenville  
12 S. Center Street  
Bensenville, IL 60106

FROM:

Name ASAF AREVALO  
Address 2839 SWEET CLOVER WAY  
WAUCONDA IL 60084  
Phone 847.463.0127  
E-Mail ASAFREALTOR@GMAIL.COM

10725

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

Hi, I'm a realtor with Homesmart Connect Realty and I have a client interested in purchasing 402 S York Rd , Bensenville, IL 60106,  
we'd like to know if there are any open building violations or backed taxes, thank you.

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.

03/09/2022  
Date 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

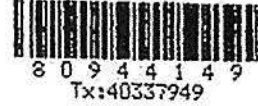
\*\*\*For Freedom of Information Officer Use Only\*\*\*

3/9/22                      3/16/22                      3/23/22                      \$0                      3/10/22  
Date Request              Date Response              Date Extended              Total Charges              Date Documents  
Received                      Due                              Response Due    Copied or Inspected

Received by Employee: \_\_\_\_\_



MUNICIPAL STATUTORY LIEN



August 20, 2021

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 Five Hundred Forty Seven Dollars Dollars (\$547.00) for outstanding Fees related to tall grass services against

KATHLEEN V. CARRIER, RECORDER  
DUPAGE COUNTY ILLINOIS  
08/24/2021 09:34 AM

DOCUMENT # R2021-126774

David & Barbara Kruschke  
402 South York Road  
Bensenville, Illinois 60106

on the following described real estate:

LEGAL DESCRIPTION:  
LOTS 6 AND 7 IN VOLK BROTHERS' EDGEWOOD, IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT 213084, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number: 03-23-213-011

Commonly known as 402 South York Road, Bensenville, Illinois 60106

That the cost of this lien in the amount of Twenty Two Dollars (\$22.00) is included in the overall cost of this work.

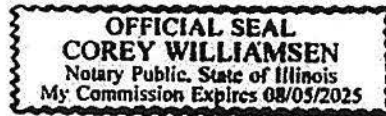
Total amount of lien is Five Hundred Forty Seven Dollars (\$547.00), as provided for in Sections: 6-4-5 and 6-2-7, of the Village of Bensenville Municipal Code, and in 65 ILCS 5/11-20-7 of the Illinois Municipal Code.

*Scott R. Viger*

Scott Viger  
Director of Community & Economic Development

Subscribed and sworn before me:

*[Signature]* 8/20/2021  
Notary Public Date



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

**VILLAGE OF BENSENVILLE  
NON-TRAFFIC COMPLAINT  
AND NOTICE TO APPEAR**

CASE NO. VC-001,787.00 TICKET # 1787  
STATE OF ILLINOIS COUNTY OF: COOK / DUPAGE  
VILLAGE OF: BENSENVILLE

IN THE ADMINISTRATIVE ADJUDICATION COURT OF THE  
VILLAGE OF BENSENVILLE  
DUPAGE COUNTY, ILLINOIS - 60106

A MUNICIPALITY PLAINTIFF VS.

<b>D E F E N D A N T</b>	<b>NAME</b> KRUSCHKE, BARB
	<b>OWNER ADDRESS</b> 402 S. YORK
	<b>CITY</b> BENSENVILLE <b>STATE</b> IL <b>ZIP</b> 60106
	<b>PHONE NO.</b> _____
	<b>Location of Violation</b> 402.00 S YORK RD , Bensenville, IL, 60106

THE UNDERSIGNED STATES THAT ON 1/11/2022 AT  
THIS DEFENDANT DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE(S):

"The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare."

Comment: Ther exterior of the garage is in very bad condition. The soffits are falling off the building the walls of the garage are also in very poor condition.

IN VIOLATION OF IPMC - 304.1 OF THE BENSENVILLE MUNICIPAL CODE

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"...It shall be unlawful to occupy or allow another to occupy any premises, structure, or lot in the village without first obtaining a certificate of occupancy and zoning certificate. Violation of this provision shall be subject to the penalties set forth in section 1-4-1 of this code. (Ord. 28-2006, 4-10-2006)"

Comment: Water has been shut off to the home, resident is occupying the property with out running Water, In violation of the Illinois Plumbing code.

IN VIOLATION OF VC 10-3-2:F OF THE BENSENVILLE MUNICIPAL CODE

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402.00 S YORK RD , Bensenville, IL, 60106

<b>A P P E A R A N C E</b>	<b>ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:</b>
	THE VILLAGE OF BENSENVILLE, VILLAGE HALL
	BOARD ROOM
	12 S CENTER, BENSENVILLE, IL 60106
	<b>ON:</b> 02-10-2022
	<b>AT:</b> 2:00 P.M.
<input checked="" type="checkbox"/> YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME	

FAILURE TO APPEAR MAY RESULT IN A DEFAULT JUDGMENT AGAINST YOU, INCLUDING A FINE IN THE AMOUNT SET FORTH IN THE VILLAGE CODE, IN ACCORDANCE WITH ORDINANCE NUMBER 182011, UP TO \$750.00 FOR EACH DAY THE OFFENSE REMAINS IN VIOLATION OF THE VILLAGE CODE, ALONG WITH COURT COSTS, AND YOU WILL FURTHER BE REQUIRED TO BRING THE PROPERTY INTO FULL COMPLIANCE WITH THE VILLAGE CODE WITHIN 30 DAYS OF JUDGMENT.

IN ACCORDANCE WITH VILLAGE OF BENSENVILLE ORDINANCE 18-2011, AS APPROVED ON FEBRUARY 8, 2011, AND AS AMENDED FROM TIME TO TIME THE DEFENDANT MAY BE RESPONSIBLE FOR FINES UP TO \$750.00 FOR EACH DAY THE OFFENSE REMAINS IN VIOLATION OF VILLAGE ORDINANCE.

UNDER PENALTIES AS PROVIDED BY LAW FOR FALSE CERTIFICATION PURSUANT TO SECTION 1-109 OF THE CODE OF CIVIL PROCEDURE, THE UNDERSIGNED CERTIFIES THAT THE STATEMENTS SET FORTH IN THIS COMPLAINT ARE TRUE AND CORRECT.

SIGNED AND SWORN BEFORE ME:

SIGNATURE \_\_\_\_\_  
INSPECTOR

FOR ANY GENERAL QUESTIONS REGARDING THIS NOTICE, PLEASE CALL 630.350.3413



**VILLAGE OF BENSENVILLE**  
**INSPECTIONAL SERVICES**  
 12 South Center  
 Bensenville, IL 60106  
 630-350-3413 fax:630-350-3449

Inspection Number: 89446

Type of Inspection: CORRECTION NOTICE

**CORRECTION NOTICE**

Address: 402 YORK

Unit:

Business name::

Phone:

Property Owner: KRUSCHKE, BARBARA

Address:

Inspection Date: 12/3/2021

Inspector: LOUIS CZERWIN

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
005	VILLAGE REGULATIONS	Properties that are vacant for 120 days require a real estate transfer inspection. Please fill out application, pay fee and schedule insp.
050	EXTERIOR STRUCTURE	Garage is in a major state of disrepair. Acquire a permit to make major repairs or to demolish the structure. It is open to the elements, under our code we may exucute demolition after a period of time and lien the property if not taken care of.
185B	NO OCCUPANCY FOR PROPERTY	Property has not had any water usage in over 6 months. According to our records, owner stated there was a leak and turned water off from inside the property.

**Additional Remarks/Comments:** Please aquire permits within the allotted time frame.

Reinspection 89447 created on 12/03/2021 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 630-350-3413.

**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.**



**VILLAGE OF BENSENVILLE**  
**INSPECTIONAL SERVICES**  
12 South Center  
Bensenville, IL 60106  
630-350-3413 fax:630-350-3449

Inspection Number: 89446

Type of Inspection: CORRECTION NOTICE

**CORRECTION NOTICE**

Address: 402 YORK

Unit:

Business name::

Phone:

Property Owner: KRUSCHKE, BARBARA

Address:

Inspection Date: 12/3/2021

Inspector: LOUIS CZERWIN

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

sent via usps

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

Date: \_\_\_\_\_  
12/3/2021

<b>Location</b>	<b>Municipality</b>	<b>App Status</b>	<b>User Status</b>	<b>Application Recv'd</b>	<b>Project/Activity Desc Line 2</b>
402 SOUTH YORK ROAD	BENSENVILLE	EXPIRED	FINALED	09/10/2018	GARAGE SOFFITS & FASCIA
402 SOUTH YORK ROAD	BENSENVILLE	EXPIRED	CLOSED BY INSPECTOR	02/24/2011	SEWER CLEAN OUT