



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

April 27, 2023

President

Frank DeSimone

Ms. Janelle Musch

Kendall Partners

Board of Trustees

Rosa Carmona

Ann Franz

Marie T. Frey

McLane Lomax

Nicholas Panicola Jr.

Armando Perez

129 Commercial Drive, Unit 7
Yorkville, Illinois 60560

Re: April 25, 2023 FOIA Request

Village Clerk

Nancy Quinn

Dear Ms. Musch:

I am pleased to help you with your April 25, 2023 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on April 25, 2023. You requested copies of the items indicated below:

"I'm requesting copies of all building permits, plats, inspections, violations, complaints, and outstanding fees/fines, liens, and utility bills due on the property at 1009 Brookwood St Bensenville, IL 60106."

Village Manager

Evan K. Summers

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

- 1) Village of Bensenville Permits Issued to 1009 Brookwood Street Since January 1, 2010. (1 pg.)
- 2) 1009 Brookwood Street Plat of Survey Received by the Village of Bensenville on June 15, 2020. (1 pg.)
- 3) Statement of Lien Claim No. R2022-030436. (1 pg.)
- 4) Village of Bensenville Current Water Bill for 1009 Brookwood Street as of April 25, 2023. (1 pg.)

These are all the records found responsive to your request.

Please be advised that the water is currently turned off at the property. To have the water turned back on, please contact the Water Billing Department at 630-766-8200. Necessary fees will need to be paid.


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: 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

From: Janelle Musch <janelle@kendallpartnersltd.com>
Sent: Tuesday, April 25, 2023 1:04 PM
To: FOIA Request
Subject: 1009 Brookwood St- FOIA Request

13225

CAUTION: This email originated from outside of the organization.

Good afternoon,

I'm requesting copies of all building permits, plats, inspections, violations, complaints, and outstanding fees/fines, liens, and utility bills due on the property at 1009 Brookwood St Bensenville, IL 60106.

Thank you for your assistance,



Janelle Musch

Kendall Partners

O: 630-882-3339

M: 815-630-9621

janelle@kendallpartnersltd.com

129 Commercial Dr. Unit 7

Yorkville, IL 60560

kendallpartnersltd.com & jeffbuysyourhouse.com



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Location	Municipality	User Status	Application Recv'd	Project/Activity Desc Line 2
1009 BROOKWOOD STREET	BENSENVILLE	CLOSED BY INSPECTOR	09/27/2018	R/R PORCH, FUSE BOX, SIDING
1009 BROOKWOOD STREET	BENSENVILLE	FINALED	06/15/2020	DECK
1009 BROOKWOOD STREET	BENSENVILLE	FINALED	09/16/2020	RE-ROOF

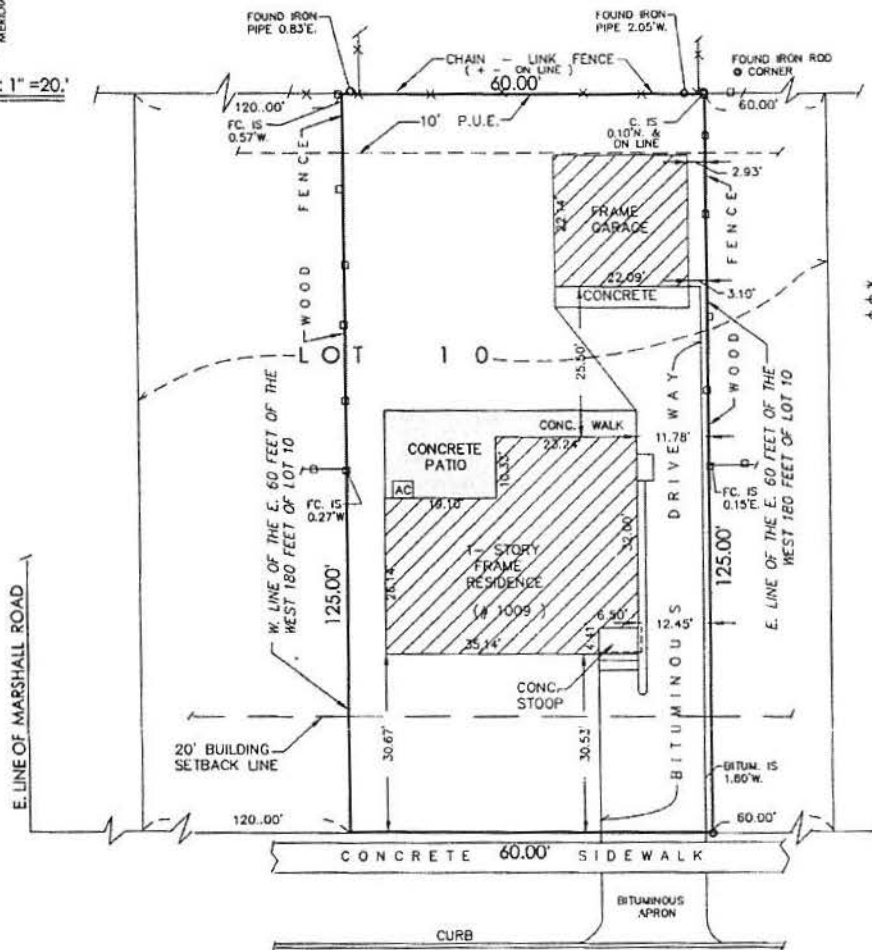
PLAT OF SURVEY

OF

THE EAST 60 FEET OF THE WEST 180 FEET OF LOT 10 IN BLOCK 8 IN PERCY WILSON'S IRVING PARK MANOR, A SUBDIVISION OF LOT 6 IN OWNER'S ASSESSMENT PLAT OF PARTS OF SECTIONS 11 AND 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1926 AS DOCUMENT 212105 IN DUPAGE COUNTY, ILLINOIS.



SCALE: 1" = 20'



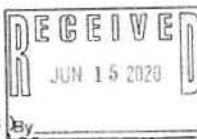
LEGEND

- FRS = FOUND RAILROAD SPIKE
- FRP = FOUND IRON PIPE
- FRB = FOUND IRON ROD
- FRB = FOUND IRON BAR
- FRM = FOUND PK NAIL
- FCC = FOUND CUT CROSS
- FN = FOUND CUT NOTCH
- SP = SET IRON PIPE
- SOC = SET CUT CROSS
- SPK = SET PK NAIL
- REC = RECORD INFORMATION
- MEAS = MEASURED INFORMATION
- CALC = CALCULATED INFORMATION
- FC = FENCE CORNER
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FFG = FINISHED FLOOR GARAGE
- TC = TOP OF CURB
- FL = FLOW LINE
- INV = INVERT
- CONC = CONCRETE
- BIT = BITUMINOUS
- CMP = CORRUGATED METAL PIPE
- FRM = FRAME
- BRK = BRICK
- UE = UTILITY EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- PUADE = PUBLIC UTILITY & DRAINAGE EASEMENT
- FC = FENCE CORNER
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- OH = OVERHANG
- FRM = FRAME
- = IRON PIPE
- + = CUT CROSS
- X-X = CHAIN-LINK FENCE
- = WOOD FENCE / PVC FENCE
- = IRON FENCE
- TR = TRANSFORMER (PAD)
- AC = AIR CONDITIONER
- GM = GAS METER
- EM = ELECTRIC METER
- UP = UTILITY PEDESTAL
- MB = MANHOLE/CATCHBASIN
- SI = STORM INLET
- UP = UTILITY POLE
- AN = ANCHOR (DUY WIRE)
- LI = LIGHTPOLE
- TS = TRAFFIC SIGNAL POLE
- SI = SIGN
- WB = WALLBOX

BROOKWOOD STREET

GENERAL NOTES:

- 1.) CALL "JULIE" @ 312-800-832-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION (CALL "DIGGER" FOR THE CITY OF CHICAGO @ 312-744-7000)
- 2.) NO UNDERGROUND UTILITIES SHOWN HEREON.
- 3.) REFER TO LOCAL ZONING AND SUBDIVISION ORDINANCES AND YOUR TITLE COMMITMENT FOR ANY PROPERTY RESTRICTIONS, SETBACKS AND EASEMENTS NOT SHOWN HEREON.
- 4.) THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S RAISED SEAL AFFIXED.
- 5.) COMPARE ALL POINTS AND REPORT ANY DIFFERENCES TO SURVEYOR PRIOR TO CONSTRUCTION AT ONCE.
- 7.) A CURRENT TITLE POLICY WAS MADE AVAILABLE AT TIME OF SURVEY.
- 8.) LEGAL DESCRIPTION SHOWN HEREON SHOULD BE COMPARED TO RECORDED DEED OR TITLE COMMITMENT.
- 9.) DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- 10.) SURVEY / MAP HEREON DRAWN WAS PREPARED SPECIFICALLY FOR THE CLIENT LISTED BELOW AND IS CONSIDERED COPYRIGHTED MATERIAL. THIS SURVEY INFORMATION IS NOT TO BE DISTRIBUTED TO OR USED BY A THIRD PARTY WITHOUT THE PRIOR CONSENT OF THE SURVEYOR FOR ANY REASON.



STATE OF ILLINOIS
COUNTY OF COOK

THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION" (ILCS 1270.56.B.6.P.)

DATE: JUNE 21, 2018
JOHN COLIN TOLINE, P.L.S. # 35-3078
MY COMMISSION EXPIRES NOVEMBER 30, 2018
PROFESSIONAL LAND SERVICES, L.L.C.

ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648

COMMON ADDRESS: # 1009 BROOKWOOD STREET	
BENSENVILLE, ILLINOIS	
ORDER NO: R18-300.15	SCALE: 1" = 20'
FIELD DATE: 06/20/2018	BOOK: 54 PAGE: 76
PREPARED FOR: PATRICK JAMES PERRETTI ATTORNEY AT LAW 799 ROOSEVELT ROAD GLEN ELLYN, ILLINOIS 60137	

PROFESSIONAL LAND SERVICES, L.L.C.
LAND SURVEYING AND MAPPING
7518 W. MADISON AVE., STE. 2C - FOREST PARK, IL. 60130
PHONE: 708.488.1733 FAX: 708.488.1765 E-MAIL: prolansurv@sbglobal.net
RESIDENTIAL ■ COMMERCIAL ■ TOPOGRAPHIC ■ CONSTRUCTION ■ CONDOS ■ ALTA ■ MUNICIPAL ■ ENVIRONMENTAL



STATEMENT OF LIEN CLAIM

**TO: WAYNE BELL
1009 W. BROOKWOOD ST.
BENSENVILLE, IL 60106**

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
03/24/2022 10:26 AM

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: \$ 511.49
The above amount has been due since 03/18/2022
Utility Billing Account #**246305-38117**

DOCUMENT # R2022-030436

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 # 03-14-105-018


Legal Description:

**THE EAST 60 FEET OF THE WEST 180 FEET OF LOT 10 IN BLOCK 8 IN PERCY WILSON'S
IRVING PARK MANOR, A SUBDIVISION OF LOT 6 IN OWNER'S ASSESSMENT PLAT OF PARTS
OF SECTION 11 AND 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1926 AS DOCUMENT
212105, IN DUPAGE COUNTY, ILLINOIS.**

Commonly Known as: 1009 W. BROOKWOOD ST., BENSENVILLE , IL 60106


Julie A McManus, Director of Finance

Subscribed and sworn before me:



Notary Public

3/18/22

Date

Account
 Account [REDACTED]
 Parcel 314105018 1009
 Route 0201 District 3 Type R
 Address: 1009 BROOKWOOD ST
 BENSENVILLE, IL 60106

Billing address
 1009 W BROOKWOOD ST
 BENSENVILLE, IL 60106

Additional info
 Account start date 11/30/1991
 Premise phone [REDACTED]
 Group billing N

CID
 Customer [REDACTED]
 Name BELL, WAYNE
 Relation OWNER
 Start date 07/01/2018 Stop date 12/31/9999

Recent activity
 Last bill 04/05/2023 37.58
 Last payment 03/06/2023 89.01
 Bill due date 04/27/2023
 Projected penalty amount 0.00
 Total due on 04/25/2023 233.02

Alerts

- 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
04/05/2023	967196	Charge		37.58	0.00	233.02
03/31/2023		Penalty		8.88	0.00	195.44
03/06/2023		Payment	xxxxxxxxxxxx6007	-89.01	0.00	186.56
03/03/2023	962129	Charge		88.84	0.00	275.57
02/28/2023		Penalty		8.88	0.00	186.73
02/03/2023	957068	Charge		88.84	0.00	177.85
02/02/2023		App Cr		0.00	0.00	89.01
01/31/2023		Penalty		8.15	0.00	89.01
01/23/2023		Payment		-240.00	0.00	80.86
01/10/2023		Penalty		75.00	0.00	320.86
01/05/2023	947181	Charge		81.50	0.00	245.86
12/29/2022		Penalty		7.12	0.00	164.36
12/17/2022		Payment	xxxxxxxxxxxx6501	-160.12	0.00	157.24
12/13/2022		Penalty		75.00	0.00	317.36
12/05/2022	942112	Charge		71.27	0.00	242.36
11/30/2022		Penalty		7.81	0.00	171.09
11/11/2022		Payment		-481.21	0.00	163.28
11/03/2022	937040	Charge		78.16	0.00	644.49
10/28/2022		Penalty		8.51	0.00	566.33