



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

January 22, 2016

President
Frank Sato

Board of Trustees

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Susan Janowiak
Agnieszka "Annie" Jaworska
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Village Clerk
Ilsa Rivera-Trujillo

Interim Village Manager
Frank Kosman

Ms. Joanne Bielanin
Royal Grove Apartments
1132 Grove Street, Apt. A
Bensenville, Illinois 60106

Re: January 20, 2016 FOIA Request

Dear Ms. Bielanin:

I am pleased to help you with your January 20, 2016 Freedom of Information Act ("FOIA"). Your request was received by the Village of Bensenville on January 20, 2016. You requested copies of the items indicated below:

"Annual inspection reports from 2013 and 2014 for Royal Grove Apartments."

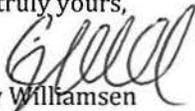
After a search of Village files, the following documents are enclosed to fulfill your request:

- 1) Village of Bensenville Inspection Report No. 19048. (2 pgs.)
- 2) Village of Bensenville Inspection Report No. 19046. (2 pgs.)
- 3) Village of Bensenville Inspection Report No. 26182. (2 pgs.)

These are all of the documents that can be discovered responsive to your request.

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



Inspection Number: 19048

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

Type of Inspection: MULTIPLE FAMILY INSPECTION

CORRECTION NOTICE

Address: 1,162 GROVE Unit: Owner:

Owner Address: 1132 GROVE ST SUITE A BENSENVILLE IL 60106

Phone: 630-766-6020

Inspection Date: 4/12/2013 1

Inspector: ANTHONY BAGNOLA

Bedrooms: # if Bathrooms: Basement: Attic: Water: Sewer:

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
030D	REPAIR OR REPLACE PARKING LOT	pot holes need to be repaired
030E	PARKING LOT NEEDS SEAL COATING	
030F	PARKING LOT NEEDS STRIPING	
030H	INSTALL 250.00 ON HANDICAP SIGN	
040	INTERIOR OR EXTERIOR LANDINGS	need to scrape and repaint rusted metal support structures for concrete landings.
050Q	REMOVE STORAGE FROM BALCONIES	Storage not allowed; charcoal grills not allowed
060B	WRONG LOCKING DEVICE INSTALLED	Unit D screen door needs repair
090B	FREE AREA OF MOLD OR MILDEW	1170-UNIT 2E LIVING ROOM 1162-UNIT E 2ND. BEDROOM's BATHROOM 1182-UNITS B AND 2C IN BATHTUBS
090D	REPAIR HOLES IN WALL / CEILING	1162-UNIT-F; WALL BY EXTERIOR DOOR 1170-UNIT-2A; BEDROOM EXTERIOR WALL
1200	FLUORESCENT FIXTURE IN CLOSETS	ALL UNITS; ALL CLOSETS
160A	SMOKE DETECTORS NEEDED	ALL UNITS NEED SMOKE DETECTORS IN ALL BEDROOMS
165M	REPLACE SMOKE DETECTOR	1162- UNIT- F 1170-UNITS- F / 2C / C / 2D / 2F 1182-UNITS- A / F
180D	FIRE ALARM SYSTEM - ANNUALLY	NEED PAPERWORK

Additional Remarks/Comments:

Reinspection 21178 created on 04/12/2013
by 6523abag

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 MAY RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY.



VILLAGE OF BENSENVILLE
INSPECTIONAL SERVICES
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phone:630-350-3413 fax:630-350-3449

Type of Inspection: MULTIPLE FAMILY INSPECTION

CORRECTION NOTICE

Address: 1,162 GROVE Unit: Owner:

Owner Address: 1132 GROVE ST SUITE A BENSENVILLE IL 60106

Phone: 630-766-6020

Inspection Date: 4/12/2013 1

Inspector: ANTHONY BAGNOLA

Bedrooms: # if Bathrooms: Basement: Attic: Water: Sewer:

You are hereby notified to remedy the conditions as stated above within 30 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.

Real Estate Transfer Inspection fee includes initial and two follow up inspections.

Dwelling (Rental) Inspection fee includes initial inspection and one follow up inspection.

Any additional inspections or failure of owner/agent/designee to appear for a scheduled inspection will require a \$25 charge for each additional inspection, payable in advance. Upon correction of all violations, a Certificate of Occupancy will be issued by the Inspectional Services Department.

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.

For violation repairs not completed before real estate closing. A "Letter of intent" stating the violations and completion of repairs within 30 days of closing, signed by buyer & sellers, MUST be supplied to the Village of Bensenville. A Temporary Certificate of Occupancy will then be issued. A CASH BOND may be required.

Copy of this report received by/mailed to: _____

Inspector: _____ Date: _____



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

Type of Inspection: MULTIPLE FAMILY INSPECTION

CORRECTION NOTICE

Address: 1,100 GROVE Unit: Owner:
Owner Address: 1132 GROVE ST SUITE A BENSENVILLE IL 60106
Phone: 630-766-6020

Inspection Date: 4/19/2013 1 Inspector: ANTHONY BAGNOLA

Bedrooms: # if Bathrooms: Basement: Attic: Water: Sewer:

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
010	IMPROPER DISPLAY OF ADDRESS	1100 - C; 1120 - A
030D	REPAIR OR REPLACE PARKLING LOT	LETTER OF INTENT FOR REPLACEMENT IN 2014, REPAIRS THIS SPRING WILL START WEATHER PERMITTING
030E	PARKING LOT NEEDS SEAL COATING	LETTER OF INTENT FOR REPLACEMENT IN 2014
030F	PARKING LOT NEEDS STRIPING	LETTER OF INTENT FOR REPLACEMENT IN 2014
040	INTERIOR OR EXTERIOR LANDINGS	NEED REPAIRS TO UNDERSIDE 1120 BUILDING
060A	SELF-CLOSING HARDWARE NEEDED	1108 E- SCREEN DOOR NEEDED WITH SELF CLOSING HARDWARE; 1108 -2B; 1120- 2C; 2D; 1132 -2E; 2F; 1138- F
080C	SCRAPE AND REPAINT SURFACE	CONCRETE LANDINGS AND STEEL SUPPORTS
090B	FREE AREA OF MOLD OR MILDEW	1132 -E- BATHROOM TUB AND LIVING ROOM CEILING
120J	NEED BLANKS IN ELECTRIC PANEL	1132 2D
120O	FLUORESCENT FIXTURE IN CLOSETS	ALL UNITS
120Z	OTHER	CLEAR STORAGE AWAY FROM WATER HEATERS.
130G	NEED PRESSURE RELIEF PIPE	1100 E 1132 2A
130I	REPAIR LEAKING PLUMBING	1120 - 2D KITCHEN FAUCET
150	VENTILATION	CLEAN OUT DRYER VENT AND REMOVE ALL LINT FROM ELECTRICAL PANEL BOX, ON EXTERIOR OF BUILDING 1120
160A	COMBO CO2/SMOKE DETECTORS NEED TO I	1100 A; 1108-2A; 2B; 2C; 2D; 2E; E; 1120 B; C; D; 2C; 2D; 2F 1132 C; D; E; F; 2D; 2F; 1138 C; E
160E	EMERGENCY LIGHTING INOPERABLE	1108 2ND. FLOOR, EAST SIDE; 1120 2ND FLOOR; 1132 3RD FLOOR;
160I	INSTALL 10 POUND ABC EXTINGUISHER	1120 BUILDING
180B	EXTINGUISHERS - ANNUALLY	1132 BUILDING NEAR 1132 2B

Additional Remarks/Comments:

Reinspection 21333 created on 04/19/2013
by 6523abag

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

Type of Inspection: MULTIPLE FAMILY INSPECTION

CORRECTION NOTICE

Address: 1,100 GROVE Unit: Owner:

Owner Address: 1132 GROVE ST SUITE A BENSENVILLE IL 60106

Phone: 630-766-6020

Inspection Date: 4/19/2013 1 Inspector: ANTHONY BAGNOLA

Bedrooms: # if Bathrooms: Basement: Attic: Water: Sewer:

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

Type of Inspection: MULTIPLE FAMILY INSPECTION

CORRECTION NOTICE

Address: 1140 GROVE

Unit:

Business name::

Phone:

Business Owner:

Address:

Inspection Date: 3/14/14

Inspector: MARK RYSAVY

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
020F	REMOVE ALL OUTDOOR STORAGE	Need to remove storage from balconies (all units).
030C	REPAIR OR REPLACE SIDEWALK	Repair concrete outside #1148B.
080B	REPAIR OR REPLACE DAMAGED ROOF	Gutters/shingles on garages.
100A	WRONG LOCKING DEVICE INSTALLED	Need to change key lock deadbolt #1140C.
120E	REPLACE FAULTY GFCI OUTLET	Replace faulty GFCI in bathroom #1132-2C, 1170-2B, at kitchen sink 1120E, at ndry room sink 1140C.
120F	INSTALL REQUIRED GFCI OUTLETS	In laundry room at sink 1120.
1200	FLUORESCENT FIXTURE IN CLOSETS	Flourescent light fixtures needed in all closets (all units).
120R	WATER HEATER NEED TO BE BONDED	Bonding wires needed on water heaters (all units).
120S	WATER METER NEEDS JUMPER WIRE	All meters 1148.
130Z	OTHER	Overflow needed on water heater #1132-2C, 1120E, 1108-2C, 1140F, 1148-2C, 1160A, 1170E, 1182E.
140D	NEED TO INSTAL DRIP LEG	Drip legs needed on all furnaces (all units).
160B	CARBON MONOXIDE NEEDED	CO detector needed 1120-2B, 2E, 1148-2C, 1160D, 1170 B1162 C.
160I	INSTALL 10 POUND ABC EXTINGUISHER	Fire extinguishers need to be 10# ABC.
165I	FIRE ALARM NEEDS BREAKER LOCK	In #1148.
180G	BACK FLOW DEVICE - ANNUALLY	Back flow valve needs annual testing #1148.
190Z	OTHER	Unit over occupied 1132E.
190Z	OTHER	No Access to 1108A, 1108C, 1140A, 1148-2A, 1148F, all units 1170 and 1162.

Additional Remarks/Comments:

Reinspection 32198 created on 10/17/2014
 by 6523tkni

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

Type of Inspection: MULTIPLE FAMILY INSPECTION

CORRECTION NOTICE

Address: 1140 GROVE

Unit:

Business name::

Phone:

Business Owner:

Address:

Inspection Date: 3/14/14

Inspector: MARK RYSAVY

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Inspector: _____ Date: _____