



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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Nicholas Panicola Jr.  
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**Village Clerk**  
Nancy Quinn

**Village Manager**  
Evan K. Summers

March 17, 2022

Mr. Douglas Sury  
128 South County Farm Road  
Wheaton, Illinois 60187

Re: March 14, 2022 FOIA Request

Dear Mr. Sury:

I am pleased to help you with your March 14, 2022 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on March 14, 2022. You requested copies of the items indicated below:

*"All documents relating to the basement floor and any pending ordinance violations actions for the real property located at 1043 S. York Road. This includes all notices of violation sent to the property owner or its agent, all inspection reports and all documents showing any previous or future hearing dates on any alleged violations."*


Your FOIA request is hereby granted in part and denied in parts as follows. The attached records are being provided to you at no charge. Signatures and Corporate Seals have been withheld as private information exempt from disclosure under Section 7(1)(b) of FOIA. 5 ILCS 140/7(1)(b).

You have the right to have the partial denial of your FOIA request reviewed by the Public Access Counselor (PAC) at the Office of the Illinois Attorney General. 5 ILCS 140/9.5(a). You may file your Request with the PAC by writing to:

Ms. Sarah Pratt  
Public Access Counselor  
Officer of the Attorney General  
500 South 2<sup>nd</sup> Street  
Springfield, Illinois 62706  
Fax: 217-782-1396  
E-mail: [publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us)

You also have the right to seek judicial review of the partial denial of your FOIA request by filing a lawsuit in the State circuit court. 5 ILCS 140/11.

Very truly yours,

  
Corey Williamsen  
Freedom of Information Officer  
Village of Bensenville

## Ron Herff

---

**From:** Ron Herff  
**Sent:** Thursday, December 16, 2021 4:51 PM  
**To:** 'Julie Lindsay'  
**Subject:** RE: (3) UPDATED - Correction Notice for crack in the basement floor

Thanks Julie

Ron Herff  
Code Compliance Inspector  
Community & Economic Development

Village of Bensenville  
12 S Center Street  
Bensenville, IL 60106

Office: 630-594-1009  
Cell: 630-880-9622  
Fax: 630-350-3449



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**From:** Julie Lindsay <Julie.Lindsay@fsresidential.com>  
**Sent:** Thursday, December 16, 2021 4:49 PM  
**To:** Ron Herff <RHerff@bensenville.il.us>  
**Cc:** Julie Lindsay <Julie.Lindsay@fsresidential.com>  
**Subject:** (3) UPDATED - Correction Notice for crack in the basement floor

**CAUTION:** This email originated from outside of the organization.

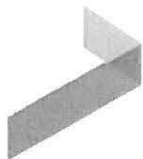
Good Afternoon Ron,

- The board meeting is next Thursday, that's when I will find out their plans for the pool.
- I was just given a big bag of keys for York Towers. I have to go see if one of them will get me into the swimming pool room.
- We had created a work order for the exit and emergency lights back in October. Summit has us on their schedule, but apparently back logged. We are looking into getting another contractor out to get those lights fixed.

Please let me know if you need anything else.

Thank You,

Julie



## FirstService RESIDENTIAL

**Julie Lindsay, LCAM**

Portfolio Property Manager

25 NW Point Blvd #330 | Elk Grove Village, IL

Direct: 847.777.7020

Email: [julie.lindsay@fsresidential.com](mailto:julie.lindsay@fsresidential.com)

[www.fsresidential.com](http://www.fsresidential.com)

**24/7 Customer Care Center: 877.999.6491**

[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#)

---

**From:** Ron Herff <[RHerff@bensenville.il.us](mailto:RHerff@bensenville.il.us)>

**Sent:** Wednesday, December 15, 2021 9:20 AM

**To:** Julie Lindsay <[Julie.Lindsay@fsresidential.com](mailto:Julie.Lindsay@fsresidential.com)>

**Subject:** RE: (2) UPDATED - Correction Notice for crack in the basement floor

Good morning Julie,

Just following up on a few items. For 1043 S York. Bensenville IL

Do you have any info on the disposition of the swimming pool?

Were you able to get keys for the pool area.

Were the Exit and EM lights repaired on the 5<sup>th</sup> floor.

Thank you.

Ron Herff

Code Compliance Inspector

Community & Economic Development

Village of Bensenville

12 S Center Street

Bensenville, IL 60106

Office: 630-594-1009

Cell: 630-880-9622

Fax: 630-350-3449



---

**From:** Julie Lindsay <[Julie.Lindsay@fsresidential.com](mailto:Julie.Lindsay@fsresidential.com)>  
**Sent:** Friday, December 3, 2021 8:29 PM  
**To:** Ron Herff <[RHerff@bensenville.il.us](mailto:RHerff@bensenville.il.us)>  
**Subject:** (2) UPDATED - Correction Notice for crack in the basement floor

---

CAUTION: This email originated from outside of the organization.

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Thank You Ron, I appreciate it.

Have a good weekend!

Sincerely,

Julie Lindsay

Sent from Samsung Galaxy smartphone.  
Get [Outlook for Android](#)

---

**From:** Ron Herff <[RHerff@bensenville.il.us](mailto:RHerff@bensenville.il.us)>  
**Sent:** Friday, December 3, 2021 8:26:01 PM  
**To:** Julie Lindsay <[Julie.Lindsay@fsresidential.com](mailto:Julie.Lindsay@fsresidential.com)>  
**Subject:** Re: UPDATED - Correction Notice for crack in the basement floor

Lindsay I wrote the report before I knew you had the engineer coming so in my eyes you are ahead of the game by getting him scheduled. I'm ok with the 20th.

Sent from my iPhone

On Dec 3, 2021, at 4:55 PM, Julie Lindsay <[Julie.Lindsay@fsresidential.com](mailto:Julie.Lindsay@fsresidential.com)> wrote:

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CAUTION: This email originated from outside of the organization.

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Hi Ron,

I read your report and it states that we have 14 days to remedy the situation. I can't even get anyone out until the week of the 20<sup>th</sup> to look at the problem, let alone remedy it. During our conversation earlier today when we met, you stated I would have 30 days to show that we are getting someone out and as long as we are proving that we are working on this, we wouldn't incur fines.

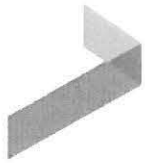


I'm concerned about the discrepancy in the time frame allotted to get this resolved. Do I need to try and get someone in by next week or is my scheduled date of the week of the 20<sup>th</sup> sufficient?

Please let me know.

Thank You,

Julie



**FirstService**  
RESIDENTIAL

**Julie Lindsay, LCAM**  
Portfolio Property Manager

25 NW Point Blvd #330 | Elk Grove Village, IL  
Direct: 847.777.7020  
Email: [julie.lindsay@fsresidential.com](mailto:julie.lindsay@fsresidential.com)  
[www.fsresidential.com](http://www.fsresidential.com)

**24/7 Customer Care Center: 877.999.6491**  
[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#)

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**From:** Ron Herff <[RHerff@bensenville.il.us](mailto:RHerff@bensenville.il.us)>  
**Sent:** Friday, December 3, 2021 4:25 PM  
**To:** Julie Lindsay <[Julie.Lindsay@fsresidential.com](mailto:Julie.Lindsay@fsresidential.com)>  
**Subject:** RE: Correction Notice for crack in the basement floor

Excellent thank you.

Ron Herff  
Code Compliance Inspector  
Community & Economic Development

Village of Bensenville  
12 S Center Street  
Bensenville, IL 60106

Office: 630-594-1009  
Cell: 630-880-9622  
Fax: 630-350-3449



**BENSENVILLE**  
COMMUNITY & ECONOMIC DEVELOPMENT

---

**From:** Julie Lindsay <[Julie.Lindsay@fsresidential.com](mailto:Julie.Lindsay@fsresidential.com)>  
**Sent:** Friday, December 3, 2021 3:58 PM  
**To:** Ron Herff <[RHerff@bensenville.il.us](mailto:RHerff@bensenville.il.us)>  
**Subject:** RE: Correction Notice for crack in the basement floor

CAUTION: This email originated from outside of the organization.

Hi Ron,

Thank you for sending me the report. I have already contacted an engineer, and he will be sending someone out the week of December 20<sup>th</sup>.

I did make note of the emergency and exit lights and will get working on that.

Have a good weekend!!

Thank You,

Julie



**FirstService**  
RESIDENTIAL

**Julie Lindsay, LCAM**  
Portfolio Property Manager

25 NW Point Blvd #330 | Elk Grove Village, IL  
Direct: 847.777.7020  
Email: [julie.lindsay@fsresidential.com](mailto:julie.lindsay@fsresidential.com)  
[www.fsresidential.com](http://www.fsresidential.com)

**24/7 Customer Care Center: 877.999.6491**  
[Facebook](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#)

---

**From:** Ron Herff <[RHerff@bensenville.il.us](mailto:RHerff@bensenville.il.us)>  
**Sent:** Friday, December 3, 2021 3:52 PM

**To:** Julie Lindsay <[Julie.Lindsay@fsresidential.com](mailto:Julie.Lindsay@fsresidential.com)>

**Subject:** Correction Notice for crack in the basement floor

Lindsay please see attached correction notice for 1043 S York rd.  
If you have any questions please give me a call.

One other item:

My co- worker completed an annual rental inspection on 10-19-21 for unit 511. During the inspection he noticed that the exit and emergency lights were not working in the hallway of the 5<sup>th</sup> floor. Could you please have these lights looked ASAP.

Thank you.

Ron Herff  
Code Compliance Inspector  
Community & Economic Development

Village of Bensenville  
12 S Center Street  
Bensenville, IL 60106

Office: 630-594-1009  
Cell: 630-880-9622  
Fax: 630-350-3449



## Ron Herff

---

**From:** Ron Herff  
**Sent:** Monday, November 29, 2021 8:29 AM  
**To:** 'Steve Mast'  
**Subject:** RE: 1043 s York Rd.

Mr. Mast I'm in the office today. World like to get out to the building ASAP.

Thanks

Ron Herff  
Code Compliance Inspector  
Community & Economic Development

Village of Bensenville  
12 S Center Street  
Bensenville, IL 60106

Office: 630-594-1009  
Cell: 630-880-9622  
Fax: 630-350-3449



---

**From:** Steve Mast <Steve.Mast@fsresidential.com>  
**Sent:** Wednesday, November 24, 2021 1:43 PM  
**To:** Ron Herff <RHerff@bensenville.il.us>  
**Cc:** Richard Hiles <Richard.Hiles@fsresidential.com>  
**Subject:** RE: 1043 s York Rd.

CAUTION: This email originated from outside of the organization.

Not going to be able to make it today, but can meet ya on Friday morning if that works.

---

**From:** Ron Herff <RHerff@bensenville.il.us>  
**Sent:** Wednesday, November 24, 2021 1:41 PM  
**To:** Steve Mast <Steve.Mast@fsresidential.com>  
**Cc:** Richard Hiles <richard.hiles@fsresidential.com>  
**Subject:** RE: 1043 s York Rd.  
**Importance:** High

Mr. Mast, thanks for getting back to me.  
I'd like to see this crack for myself.  
Is there any way to get in there today. I'd like to see this ASAP.

Thank You

Ron Herff  
Code Compliance Inspector  
Community & Economic Development

Village of Bensenville  
12 S Center Street  
Bensenville, IL 60106

Office: 630-594-1009  
Cell: 630-880-9622  
Fax: 630-350-3449



---

**From:** Steve Mast <[Steve.Mast@fsresidential.com](mailto:Steve.Mast@fsresidential.com)>  
**Sent:** Wednesday, November 24, 2021 1:13 PM  
**To:** Ron Herff <[RHerff@bensenville.il.us](mailto:RHerff@bensenville.il.us)>  
**Cc:** Richard Hiles <[Richard.Hiles@fsresidential.com](mailto:Richard.Hiles@fsresidential.com)>  
**Subject:** RE: 1043 s York Rd.

CAUTION: This email originated from outside of the organization.

Hello Ron,

Sorry for the delay in getting back to you. We currently have a work order for the crack to be repaired, and waiting on response from the vendor as to when this work will start.

I'll be in touch when I hear back from Contractor. Also, would like to have this meeting schedule with them as well.

Best,

Steve Mast

---

**From:** Ron Herff <[RHerff@bensenville.il.us](mailto:RHerff@bensenville.il.us)>  
**Sent:** Tuesday, November 23, 2021 1:43 PM  
**To:** Steve Mast <[steve.mast@fsresidential.com](mailto:steve.mast@fsresidential.com)>  
**Cc:** Richard Hiles <[richard.hiles@fsresidential.com](mailto:richard.hiles@fsresidential.com)>  
**Subject:** 1043 s York Rd.  
**Importance:** High

Mr. Mast Please see the Cartograph # 10274 the Village of Bensenville received today concerning 1043 S York Rd.

I'd like to set up a time ASAP to inspect the crack in the foundation.

I can be reached at 630-594-1009 or 630-880-9622

Thank you

A Cartegraph request was submitted.

Please do not reply to this email.

Note: Location Description Field may or may not be the location of the issue.

Request ID: 10274

Description: An anonymous caller has requested a thorough inspection at 1043 S YORK RD.

He stated that he was recently in the basement of the building and he saw a concerning crack in the building foundation which looked like a fresh crack.

Issue: CED - Building Code Violation

Entry Date: 11/23/2021 11:04:05 AM

Entered By: mhampton

Locator Address Number: 1043

Locator Street: S YORK RD

Owner:

Address Number: 1043

Street: S YORK RD

Location Description:

Please do not reply to this message. Replies to this message are routed to an unmonitored mailbox. If you have questions, please contact your organization

Ron Herff

Code Compliance Inspector

Community & Economic Development

Village of Bensenville

12 S Center Street

Bensenville, IL 60106

Office: 630-594-1009

Cell: 630-880-9622

Fax: 630-350-3449





**Phone**

630-851-4566

**Fax**

630-851-4870

**Direct**

708-833-2538

4215 Campus Drive  
Aurora, IL 60504

[www.engsys.com](http://www.engsys.com)

January 21, 2022

Re: Structural Assessment of Cracks in Basement Floor Slab  
1043 S. York Road, Bensenville, IL  
ESI Project No.: 88275A

Ms. Lindsay:

Per your request, ESI performed a structural assessment of the basement floor slab of the condominium building located at 1043 S. York Road, Bensenville, IL. ESI's scope included assessing the condition of the basement floor and providing repair recommendations, as applicable.

ESI conducted a site inspection on January 20, 2022. ESI's inspection methods included visual observations, field measurements, photo documentation. Inspection photographs are provided at the end of this report.

The building is a 6-story reinforced concrete structure with brick infill and interior concrete masonry unit (CMU) walls. The building has a low slope roof system.

The following are our key observations made during the January 20, 2021, site inspection.

- The floor slab in the basement was concrete and had a tile covering.
- There were floor mats covering most of the hallway area. The mats were temporarily removed to perform the inspection.
- The floor slab in the hallway adjacent to the elevator had several large cracks that intersected near the middle of the hallway and propagated in three primary directions away from the center.
- The crack extended into the floor slab of the elevator room, located across the hall from the elevator.
- The crack did not extend into any other surrounding building areas.
- The floor was noticeably raised around the crack.
- There was no observed water intrusion or indication of recent water intrusion at or around the crack at the time of ESI's inspection.
- There were several missing tiles throughout the floor in this hallway area. The tiles that remained were securely adhered to the floor.
- There was no visible steel reinforcing within the floor slab at the cracks.
- The floor did not noticeably move when walking on it in a normal way. The floor felt hollow below in certain areas as if there was a void or gap between the bottom of the slab and soil below.
- The structural concrete columns penetrated the floor slab and were presumably bearing on footings below. There was no observed distress to the structural concrete columns in this area.



**Repair Recommendations**

1. The recommended repair would involve excavating most of the concrete floor slab area in the hallway adjacent to the elevator and replacing with a properly reinforced and detailed concrete slab that ties into the surrounding concrete.
2. Upon removal of the existing concrete, the underlying conditions should be inspected by a structural engineer and addressed if necessary. Some preparation and compaction of the subgrade should be completed as part of the slab repairs to ensure the new slab is bearing on suitable substrate.
3. The building drawings were not available at the time of issuing this report. The building should be reviewed prior to starting demolition. If there are any below slab pipes or other utilities in this area, they should be investigated.
4. This crack should be monitored until proper repairs can be designed and performed. If the cracks become noticeably worse before then, contact ESi for further instruction.

Please contact us if you have any questions.

Respectfully Submitted,



Kevin K. Mesyef, P.E., S.E.  
Senior Consultant  
[kkmesyef@engsys.com](mailto:kkmesyef@engsys.com)

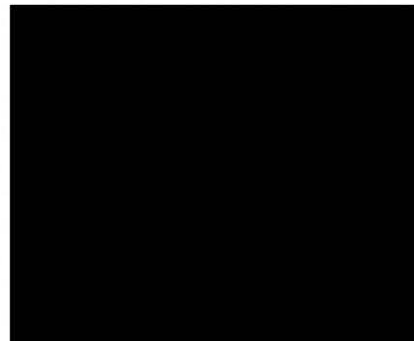






Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



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

Type of Inspection: CORRECTION NOTICE

**CORRECTION NOTICE**

Address: 1043 YORK

Unit:

Business name:: First Service Residential

Phone: 1-847-777-7020

Business Owner: Property Manager Julie Lindsay

Address: 25 NW Point Blvd # 3330 Ekl Grove Village

Inspection Date: 12/3/2021

Inspector: RON HERFF

| <u>Checklist #</u> | <u>Violation</u>            | <u>Violation comment</u>  |
|--------------------|-----------------------------|---|
| 090                | INTERIOR SURFACES           | Basement swimming pool: Thii pool and spa has not been used in years. A decision must be made to either place the pool in service or have the pool, spa and its components removed and finish the floor with poured concrete. |
| 090E               | REPAIR CRACKS IN FOUNDATION | There is a huge crack in the floor of the basement just outside the elevator door. When you jump on the floor it feels as if the floor is moving. This crack travels 6 ft north and south of the elevator door.               |
| 090E               | REPAIR CRACKS IN FOUNDATION | Continued:<br>A structural engineer must be hired to evaluate this crack before any repairs are made. This must be completed immediately.   |

**Additional Remarks/Comments:**

Reinspection 89445 created on 12/03/2021 by 6523rher

**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 14 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.**

Copy of this report received by/mailed to: julie.lindsay@fsresidential.com

Inspector: Ron Herff

Date: 12-03-21

## Ron Herff

---

**From:** Ron Herff  
**Sent:** Tuesday, November 23, 2021 1:43 PM  
**To:** 'steve.mast@fsresidential.com'  
**Cc:** 'richard.hiles@fsresidential.com'  
**Subject:** 1043 s York Rd.

**Importance:** High

Mr. Mast Please see the Cartegraph # 10274 the Village of Bensenville received today concerning 1043 S York. Rd.

I'd like to set up a time ASAP to inspect the crack in the foundation.

I can be reached at 630-594-1009 or 630-880-9622

Thank you

A Cartegraph request was submitted.

Please do not reply to this email.

Note: Location Description Field may or may not be the location of the issue.

Request ID: 10274

Description: An anonymous caller has requested a thorough inspection at 1043 S YORK RD.

He stated that he was recently in the basement of the building and he saw a concerning crack in the building foundation which looked like a fresh crack.

Issue: CED - Building Code Violation

Entry Date: 11/23/2021 11:04:05 AM

Entered By: mhampton

Locator Address Number: 1043

Locator Street: S YORK RD

Owner:

Address Number: 1043

Street: S YORK RD

Location Description:

Please do not reply to this message. Replies to this message are routed to an unmonitored mailbox. If you have questions, please contact your organization

Ron Herff

Code Compliance Inspector

Community & Economic Development

Village of Bensenville

12 S Center Street

Bensenville, IL 60106

Office: 630-594-1009

Cell: 630-880-9622

Fax: 630-350-3449

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

CASE NO. VC-001,798.00 TICKET # 1798  
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<br/>E<br/>F<br/>E<br/>N<br/>D<br/>A<br/>N<br/>T</b> | <b>NAME</b> First Service Residential                                    |
|  | <b>OWNER ADDRESS</b> 25 NW Point Blvd. Unit 330                          |
|  | <b>CITY</b> Elk Grove Village <b>STATE</b> <u>IL</u> <b>ZIP</b>          |
|  | <b>PHONE NO.</b> _____ <u>60007</u>                                      |
|  | <b>Location of Violation</b> 1,043.00 S YORK RD , Bensenville, IL, 60106 |

THE UNDERSIGNED STATES THAT ON 2/8/2022 AT  
THIS DEFENDANT DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE(S):

"All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition..."

Comment: A structural inspection was completed on the basement floor on 01-21-22.  
The basement floor was raised and has very large cracks in multiple directions.  
Floor needs to be excavated and evaluated for structural issues that may have contributed to the floor cracking. Excavation, inspection and repair has not begun.

In Violation of IPMC 305.1, General Structural 305.1.1, Unsafe Conditions  
1,043.00 S YORK RD , Bensenville, IL, 60106

|   |  |
|---|--|
| <b>A<br/>P<br/>P<br/>E<br/>A<br/>R<br/>A<br/>N<br/>C<br/>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> 03-10-2022                                |
|   | <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 1109 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



*Administrative Building Code*Violation History


---

Violation #: 1798                      Date: 02/08/2022                      Time: 08:00 AM                      Inspector #: 129

---

Violation Location: 1043 S YORK RD.  
BENSENVILLE IL 60106

Property Type: COMMERCIAL                      Property PIN #:                      Zone:

---

Name: KEAY & CONTELLO PC C/O YORK TOWER CONDOMIN                      DOB:

Address: 128 S COUNTY FARM RD.                      DL:  
WHEATON IL 60187

---

**NO COMPLIANCE**


---

**ID :001    Offense # V280 - FAILURE TO MAKE NECESSARY REPAIRS TO THE FLOOR**

**Offense Detail : FAILURE TO INSPECT/REPAIR THE BASEMENT FLOOR PER THE STRUCTURAL ENGINEERS REPORT**

| Event Date | Follow Up  | Description         | Hearing    | Amount | User    |
|------------|------------|---------------------|------------|--------|---------|
| 02/11/2022 | 02/11/2022 | VIOLATION ISSUED    | 03/10/2022 | \$0.00 | RHERFF  |
| 02/12/2022 | 03/15/2022 | VIOLATION ON DOCKET | 03/10/2022 | \$0.00 | MSI     |
| 03/10/2022 | 03/10/2022 | CONTINUANCE         | 04/14/2022 | \$0.00 | HEARING |
| 03/10/2022 |            | OFFENSE UPDATED     |            | \$0.00 | RHERFF  |
| 03/10/2022 |            | VIOLATION UPDATE    |            |        | RHERFF  |
| 03/10/2022 |            | OFFENSE UPDATED     |            | \$0.00 | RHERFF  |
| 03/10/2022 |            | VIOLATION UPDATE    |            |        | RHERFF  |

---

|            |             |            |             |              |           |             |
|------------|-------------|------------|-------------|--------------|-----------|-------------|
| Fine Due : | Admin Due : | Coll Due : | Total Due : | Start Date : | Per Day : | Max. Fine : |
| \$ 0.00    | \$ 0.00     | \$ 0.00    |             |              | \$ 0.00   | \$ 0.00     |

**Next Inspection Date :**                      **Next Inspection Time :**

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Total Ticket Due :\$ 0.00                      Total Coll Fee Due , \$ 0.00                      Total Admin Fee Due \$ 0.00                      Total Paid : \$ 0.00

# Findings, Decision And Order

## Administrative Code Hearing Department

Administrative Building Code

VILLAGE OF BENSENVILLE ,

PETITIONER,

VS

KEY & CONTELLO PC C/O YORK TOWER C  
RESPONDENT,

} Violation #: 1798

} Hearing Date : 03/10/2022

} Representative of Municipality: RON HERFF

} Representative of Respondent :

} Property : 1043 S YORK RD.

} BENSENVILLE IL 60106

Summons Mailed: 02/18/2022 Hearing Officer : JOHN Z TOSCAS

Violation Date : 02/08/2022

KEY & CONTELLO PC C/O YORK TOWER CONI  
128 S COUNTY FARM RD.  
WHEATON IL 60187

KEY & CONTELLO PC C/O YORK TOWER CONI

128 S COUNTY FARM RD., WHEATON IL 60187

Offense ID 001

Docket #: 34604

Code Section: V280 - FAILURE TO MAKE NECESSARY REPAIRS TO THE FLOOR

Details: FAILURE TO INSPECT/REPAIR THE BASEMENT FLOOR PER THE STRUCTURAL ENGINEERS REPORT

### ORDER:

Finding of Fact : NONE

Decision : CONTINUANCE

Decision Based On :

Hearing : 04/14/22

Hearing Location : VILLAGE HALL

Time : 02:00 PM

Hearing Address : 12 S CENTER ST, BENSENVILLE IL 60106

Fine Amount : \$0.00

Case Closed Due To :

Fine Amount Abated Upon Compliance : No

Compliance Date :

- Amount Paid: \$0.00

Offense 001 Total: \$0.00

Violation Total: \$0.00

Date of Entry: March 14, 2022

Phone : (630) 350-3413

Administrative Hearing Officer

Please remit payment in a timely manner to the VILLAGE OF BENSENVILLE. Payment of the Violation Total within 35 days will prevent any further collection/legal action. The Respondent can appeal to the circuit court within 35 days of the decision pursuant to the provisions of the Administrative Review Law 735 ILCS 5/3-101, et seq.

Payment of all costs and/or fines is due on the date of hearing. Failure to pay may result in the forwarding of this case to the Village's Legal Counsel for prosecution, a Collection Agency for recovery of fines, and/or a lien placed on your property.

To Pay by Mail: make checks or money orders payable to the Village Of Bensenville (DO NOT MAIL CASH). Write the violation# on the check/money order or send a copy of this letter with payment. Mail to Village Of Bensenville, 12 South Center St, Bensenville, IL, 60106.

Cash, Check or Money Order accepted

[bensenville.il.us/payments](https://bensenville.il.us/payments)