



12 South Center Street

Bensenville, IL 60106

Office: 630.350.3404

Fax: 630.350.3438

www.bensenville.il.us

VILLAGE BOARD

March 17, 2022

President

Frank DeSimone

Board of Trustees

Rosa Carmona

Ann Franz

Marie T. Frey

McLane Lomax

Nicholas Panicola Jr.

Armando Perez

Village Clerk

Nancy Quinn

Village Manager

Evan K. Summers

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 2nd Street
Springfield, Illinois 62706
Fax: 217-782-1396
E-mail: 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



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
www.fsresidential.com

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

From: Ron Herff <RHerff@bensenville.il.us>
Sent: Wednesday, December 15, 2021 9:20 AM
To: Julie Lindsay <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 5th 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>
Sent: Friday, December 3, 2021 8:29 PM
To: Ron Herff <RHerff@bensenville.il.us>
Subject: (2) UPDATED - Correction Notice for crack in the basement floor

CAUTION: This email originated from outside of the organization.

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>
Sent: Friday, December 3, 2021 8:26:01 PM
To: Julie Lindsay <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> wrote:

CAUTION: This email originated from outside of the organization.

Hi Ron,

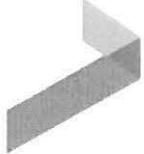
I read your report and it states that we have 14 days to remedy the situation. I can't even get anyone out until the week of the 20th to look at the problem, let alone remedy it. During our conversation earlier today when we met, you stated I would have 30 days to show that we are getting someone out 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 20th 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
www.fsresidential.com

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

From: Ron Herff <RHerff@bensenville.il.us>
Sent: Friday, December 3, 2021 4:25 PM
To: Julie Lindsay <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

From: Julie Lindsay <Julie.Lindsay@fsresidential.com>
Sent: Friday, December 3, 2021 3:58 PM
To: Ron Herff <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 20th.

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
www.fsresidential.com

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

From: Ron Herff <RHerff@bensenville.il.us>
Sent: Friday, December 3, 2021 3:52 PM

To: Julie Lindsay <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 5th 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. Would 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>
Sent: Wednesday, November 24, 2021 1:13 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.

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>
Sent: Tuesday, November 23, 2021 1:43 PM
To: Steve Mast <steve.mast@fsresidential.com>
Cc: Richard Hiles <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

January 21, 2022

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

Ms. Lindsay:

4215 Campus Drive
Aurora, IL 60504

www.engsys.com

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,

A solid black rectangular box used to redact a handwritten signature.

Kevin K. Mesyef, P.E., S.E.
Senior Consultant
kkmesyef@engsys.com

A large solid black rectangular box used to redact a stamp or official seal.



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



VILLAGE OF BENSENVILLE

INSPECTORIAL 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 Elk Grove Village

Inspection Date: 12/3/2021 Inspector: RON HERFF

Checklist #	Violation	Violation comment
090	INTERIOR SURFACES	Basement swimming pool: This 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: 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:

juile.lindsay@fsresidential.com

Ron Herff

12-03-21

Inspector:

Date:

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

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Please do not reply to this email.

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

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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.

D	NAME	First Service Residential
E	OWNER ADDRESS	25 NW Point Blvd. Unit 330
F	CITY	Elk Grove Village
E	STATE	<u>IL</u>
N	PHONE NO.	<u>60007</u>
D	Location of Violation	1,043.00 S YORK RD , Bensenville, IL, 60106
A		
N		
T		

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 is 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

A	ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:
P	THE VILLAGE OF BENSENVILLE, VILLAGE HALL
P	BOARD ROOM
E	12 S CENTER, BENSENVILLE, IL 60106
A	ON: 03-10-2022
R	
A	AT: 2:00 P.M.
N	
C	
E	<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

<i>Violation # :</i> 1798	<i>Date :</i> 02/08/2022	<i>Time :</i> 08:00 AM	<i>Inspector # :</i> 129
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Violation Location : 1043 S YORK RD.
BENSENVILLE IL 60106

<i>Property Type :</i> COMMERCIAL	<i>Property PIN # :</i>	<i>Zone :</i>
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<i>Name :</i> KEAY & CONTELLO PC C/O YORK TOWER CONDOMIN	<i>DOB :</i>
--	--------------

<i>Address :</i> 128 S COUNTY FARM RD. WHEATON IL 60187	<i>DL :</i>
--	-------------

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

<i>Event Date</i>	<i>Follow Up</i>	<i>Description</i>	<i>Hearing</i>	<i>Amount</i>	<i>User</i>
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

<i>Fine Due :</i> \$ 0.00	<i>Admin Due :</i> \$ 0.00	<i>Coll Due :</i> \$ 0.00	<i>Total Due :</i>	<i>Start Date :</i>	<i>Per Day :</i> \$ 0.00	<i>Max. Fine :</i> \$ 0.00
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Next Inspection Date : **Next Inspection Time :**

<i>Total Ticket Due</i> : \$ 0.00	<i>Total Coll Fee Due</i> : \$ 0.00	<i>Total Admin Fee Due</i> \$ 0.00	<i>Total Paid</i> : \$ 0.00
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Findings, Decision And Order

Administrative Code Hearing Department

Administrative Building Code

VILLAGE OF BENSENVILLE , } Violation #: 1798
PETITIONER, } Hearing Date : 03/10/2022 Violation Date : 02/08/2022
VS } Representative of Municipality: RON HERFF
KEAY & CONTELLO PC C/O YORK TOWER C } Property : 1043 S YORK RD.
RESPONDENT, } BENSENVILLE IL 60106
Summons Mailed: 02/18/2022 Hearing Officer : JOHN Z TOSCAS

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

KEAY & CONTELLO PC C/O YORK TOWER CONI

Offense ID 001

128 S COUNTY FARM RD., WHEATON IL 60187

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

Administrative Hearing Officer

Phone : (630) 350-3413

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