



12 South Center Street
Bensenville, IL 60006

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

VILLAGE BOARD

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August 29, 2024

Ms. Veronica Ghioltan
1333 Butterfield Road, Suite 600
Downers Grove, Illinois 60515

Re: August 27, 2024 FOIA Request

Dear Ms. Ghioltan:

I am pleased to help you with your August 27, 2024 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on August 27, 2024. You requested copies of the items indicated below:

"I would like to request the inspection reports from the village pertaining to York Tower Condominium Association. Per HOA, the village started action against HOA in 2102 for repairs. Please provide inspection reports and reinspection reports available for this association for 2022 and 20236 pertaining to repairs needed."

Your FOIA is hereby granted in full with the enclosed records. No redactions have been made.

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

TO: COREY WILLIAMSEN

Freedom of Information Officer
Village of Bensenville
12 S. Center Street
Bensenville, IL 60106

FROM:

16383

Name Veronica Ghioltan

Address 1333 Butterfield Rd, Ste 600
Downers Grove IL 60515

Phone 312-752-0649

E-Mail veronicag@neighborhoodloans.com

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

I would like to request the inspection reports from the village pertaining to York Tower Condominium Association. Per HOA, the village started action against HOA in 2021 for repairs. Please provide inspection reports and reinspeciton reports available for this association for 2022 and 2023 pertaining to repairs needed.

☐ 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.

8/27/2024

Date

Veronica Ghioltan

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

8/27/24
Date Request
Received

9/4/24
Date Response
Due

9/11/24
Date Extended
Response Due

\$0-
Total Charges

8/29/24
Date Documents
Copied or Inspected

Received by Employee: _____



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: A structural engineer must be hired to evulate this crack before any repairs are made. This must be completed Immediatley.

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

Ron Herff

12-03-21

Inspector:

Date:



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:: Keay & Contello PC c/o York Tower

Phone:

Business Owner:

Address: 128 S County Farm Rd, Wheaton IL 60187

Inspection Date: 9/20/2022

Inspector: RON HERFF

Checklist #
050L

Violation
REPAIR CRACKS IN FLOOR

Violation comment
Failure to inspect/repair basement floor per Adjudication order 1798 on 02-08-2022.

Additional Remarks/Comments:

See attached Adjudication order.

Reinspection 96399 created on 09/20/2022 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 7 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.

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Copy of this report received by/mailed to: _____

Inspector: _____ Date: _____



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:: YORK TOWER CONDOMINIUM AS

Phone: 630-384-8334

C/O Costello Sury and Rooney, P.C.

Address: 18W140 Butterfield, # 1670 Oakbrook IL 60181

Inspection Date: 10-05-2022

Inspector: RON HERFF

<u>Checklist #</u>	<u>Violation</u>
050L	REPAIR CRACKS IN FLOOR

<u>Violation comment</u>
Failure to inspect/repair basement floor per Adjudication order 1798 on 02-08-2022.

Additional Remarks/Comments:

Reinspection 96399 created on 09/20/2022 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.

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Copy of this report received by/mailed to: _____

Inspector: _____ Date: _____



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: BASE BUILDING

Business name:: YORK TOWERS

Phone: 847-490-3833

Business Owner: MEAGHAN BOLLENBERG

Address: 50 E. COMMERCE DR., 110, SCHAUMBURG

Inspection Date: 8/18/2023

Inspector: DON TESSLER

<u>Checklist #</u>	<u>Violation</u>
165B	FIRE ALARM IN DISREPAIR

<u>Violation comment</u>
Failure to maintain fire alarm system. Alarm has had a Zone 2 fire trouble signal for over months. Alarm system must be repaired and place in full service within 7 days of this notice.

Additional Remarks/Comments:

Reinspection 105148 created on 08/18/2023 by 6523dtes

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 with 7 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: E-mailed 08-18-2023 to meaghan.bollenberg@associachicagoland.com

Inspector: Donald Tessler Date: 08/18/2023



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:: York Towers

Phone: 847-490-3833

Management Co. Associa Chicagoland

Address: 50 E Connerce Dr suite 110. Schaumburg IL 60173

Inspection Date: 6/12/2023

Inspector: RON HERFF

<u>Checklist #</u>	<u>Violation</u>
165B	FIRE ALARM IN DISREPAIR

<u>Violation comment</u>
Failure to maintain fire alarm system. Alarm has had a Zone 5 trouble signal for weeks. Alarm system must be repaired and placed in full service.

Additional Remarks/Comments:

Reinspection 103077 created on 06/12/2023 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: _____

Ron Herff

Inspector: _____

Date: _____

**VILLAGE OF BENSENVILLE
INSPECTIONAL SERVICES**

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

Type of Inspection: NON-RESIDENTIAL INSPECTION

CORRECTION NOTICE

Address: 1043 YORK

Unit: Base Building

Business Name: York Towers

Phone: 630-521-9476

Property Owner: York Towers

Address: 1043 York Road

Inspection Date: 10/27/2023

Inspector: DANIEL DREISBACH

Violation

LAST ANNUAL INSPECTION DATE

Comment

Elevator failed inspection, needs to be certified.

Additional Remarks/Comments:

Reinspection # 106972

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 VIOLATION WITHIN THE PRESCRIBED TIME CAN RESULT IN A FINE OF UP TO \$750 PER VIOLATION, PER DAY ASSIGNED BY A JUDICATOR.

You are hereby notified to remedy the conditions as stated above by 11/29/23.

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 of 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: 1043 York Road Bensenville, IL 60106

DANIEL DREISBACH

Inspector

10/27/2023

Date

**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 E F E N D A N T	NAME First Service Residential
	OWNER ADDRESS 25 NW Point Blvd. Unit 330
	CITY Elk Grove Village STATE <u>IL</u> ZIP
	PHONE NO. _____ . <u>60007</u>
	Location of Violation 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

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

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

CASE NO. VC-001,901.00 TICKET # 1901

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 E F E N D A N T	NAME	York Tower Condominium Association		
	OWNER ADDRESS	1043 S York Rd		
	CITY	Bensenville	STATE	IL ZIP
	PHONE NO.		60106	
	Location of Violation	1,043.00 S YORK RD , Bensenville, IL, 60106		

THE UNDERSIGNED STATES THAT ON 2/7/2023 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: IPMC 305.1.1- 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.

IN VIOLATION OF IPMC - 305.2 OF THE BENSENVILLE MUNICIPAL CODE

1,043.00 S YORK RD , Bensenville, IL, 60106

A P P E A R A N C E	ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:
	THE VILLAGE OF BENSENVILLE, VILLAGE HALL
	BOARD ROOM
	12 S CENTER, BENSENVILLE, IL 60106
	ON: 03-09-2023
	AT: 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 18-2011, 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



01/11/2024

VILLAGE OF BENSENVILLE

FIRST NOTICE TO APPEAR

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

State of Illinois, County of Dupage
The Village of Bensenville, a
Municipality Plaintiff v.

YORK ROAD CONDOMINIUM ASSOCIATION C/O ASSOCIA
CHICAGOLAND
1043 S YORK ROAD
BENSENVILLE, IL 60106

Docket # 12920240110123726

Case # None

Ticket # B2626

Hearing Date: 2024-02-08

Citation #	Issued On	Offense #	Due Date	Current Fine
B2626	01/09/2024 12:37 PM	IL AC Title 41 b	02/08/2024	\$0.00
Offense:	(IS) Elevator Annual Inspection			
Location:	1043 S YORK ROAD			

THE UNDERSIGNED STATES THAT ON 01/09/2024 at 12:37:27

THIS DEFENDANT DID UNLAWFULLY COMMIT THE OFFENSE SHOWN ABOVE.
(Additional detail may follow)

Citation narrative:

Failure to have the elevator certified.

This is a Notice to Appear. You must appear in court, in person, on the date and time shown below.

Failure to appear may result in a Default Judgement against you, including a fine in the amount set forth in the Village Code, in accordance with Ordinance Number 18-2011, up to \$750.00 (1-4-1) 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 judgement

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 (1-4-1) for each day the offense remains in violation of Village Ordinance

Under penalties as provided by law for false identification 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: (Officer Signature)

Hearing Location:	Village of Bensenville, Police Department Community Room 345 E. Green St Bensenville, IL 60106	(630) 350 3455
Hearing Date/Time:	02/08/2024	02:00 AM

FOR ANY GENERAL QUESTIONS REGARDING THIS NOTICE, PLEASE CALL 630.350.3413



VILLAGE OF BENSENVILLE
12 S CENTER ST BENSENVILLE IL 60106
(630) 766 8200

02/08/2024

FINDINGS, DECISION AND ORDER

Village of Bensenville, a Municipal Corporation,
Petitioner, v.

YORK ROAD CONDOMINIUM ASSOCIATION C/O ASSOCIA
CHICAGOLAND
1043 S YORK ROAD
BENSENVILLE, IL 60106

Docket # 12920240110123726

Case #

Ticket # B2626

Hearing Date: 02/08/2024

Judgment Total: \$750.00

THIS CERTIFIES that on 02/08/2024, the Hearing Officer for Village of Bensenville being fully advised duly entered a Findings, Decision and Order in this case as follows:

Violation Details: IL AC Title 41 b - (IS) Elevator Annual Inspection

Violation Location/Time: 1043 S YORK ROAD - 01/09/2024 12:37 PM

Hearing Decision Order and Description

The respondent is found to be: **LIABLE**

The Decision of the Court is as follows

You are hereby ordered to pay a fine of: \$750.00 before 03/14/2024

Additional Instructions

COMPLIANCE WITHIN 30 DAYS

Court Comments

Please make payment at one of the following:

On Line: www.payquicket.com

By Mail or: ('Village of Bensenville'), (DO NOT MAIL CASH) 12 S Center St Bensenville IL 60106

In Person: Please make checks payable to: ('Village of Bensenville')

Please remit payment in a timely manner to the VILLAGE OF BENSENVILLE. Payment of the Violation Total within 35 dys 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

John Z. Toscas
Administrative Hearing Officer

02/08/2024

Date of Certification



Phone
630-851-4566

Fax
630-851-4870

Direct
708-833-2538

4215 Campus Drive
Aurora, IL 60504

kkmesyef@engsys.com

05 November 2024 – Site Observation Report

York Tower Basement Floor Slab Repairs
1043 S. York Road
Bensenville, IL

ESI Project Number: 97440

Site Visit by: Kevin K. Mesyef, P.E., S.E.
Site Visit Date: January 5, 2024
Inspection Start: 5:00 PM CST

Present: Kevin K. Mesyef (ESI)

SUMMARY OF SITE VISIT

ESI visited the subject building on January 5, 2024, to perform a final completion inspection of the basement floor slab work. Several inspection photographs are included at the end of this report.

KEY OBSERVATIONS OR REPORTED INFORMATION

- ESI verified that the area of floor slab repairs in the elevator room were in accordance with the construction plans, and / or previous approved modifications.
- ESI verified that the saw cut joint locations were in accordance with the construction plans.
- ESI verified that the CMU walls in the elevator room were repaired where the temporary steel beam was installed for support of the hydraulic tank during the execution of the floor slab repairs.
- There was an expansion joint in the hallway area, adjacent to the south elevator shaft wall, that was extended above the top of the new concrete surface. This expansion joint material should be cut flush with the surrounding concrete. See Photos 10 through 12.
- Based on the observed conditions, the work was otherwise verified to be completed in accordance with the construction plans and specifications. Refer to ESI's prior site observation reports for additional information.

An updated set of As-Built drawings showing the final constructed conditions is accompanying this inspection report.



Photo 1

Repaired floor slab in basement hallway.

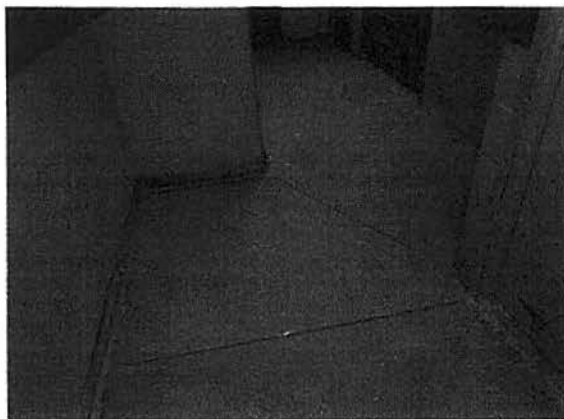


Photo 2

Repaired floor slab in basement hallway.



Photo 3

Repaired floor slab in basement hallway.

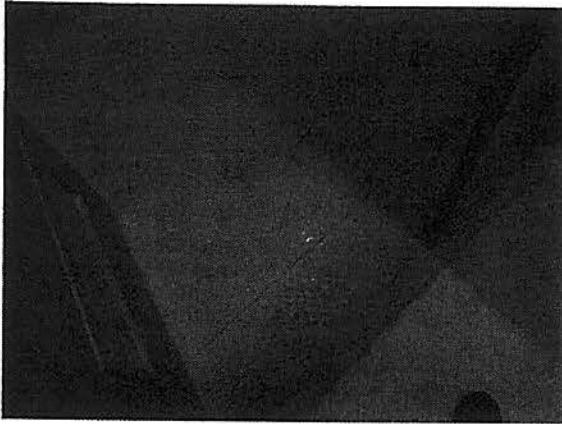


Photo 4

Repaired floor slab at transition between hallway and elevator room.

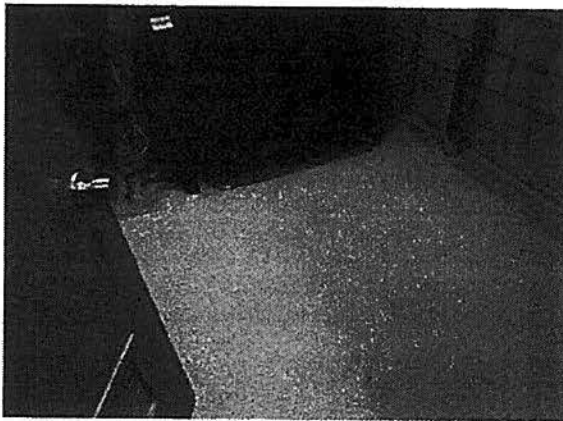


Photo 5

Repaired floor slab in elevator room.



Photo 6

Repaired floor slab in elevator room.

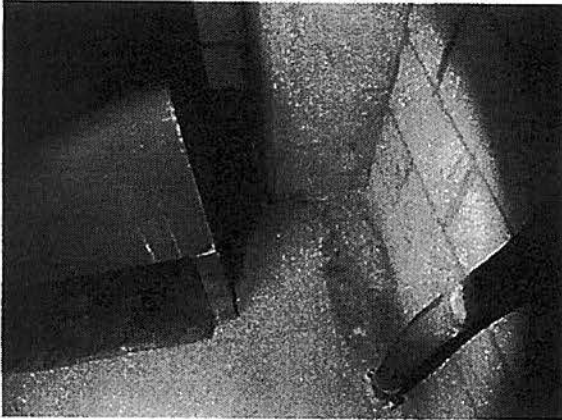


Photo 7

Repaired floor slab in elevator room adjacent to corner column.



Photo 8

Repaired CMU walls in elevator room after removal of temporary steel beam used for support of hydraulic tank.



Photo 9

Repaired CMU walls in elevator room after removal of temporary steel beam used for support of hydraulic tank.

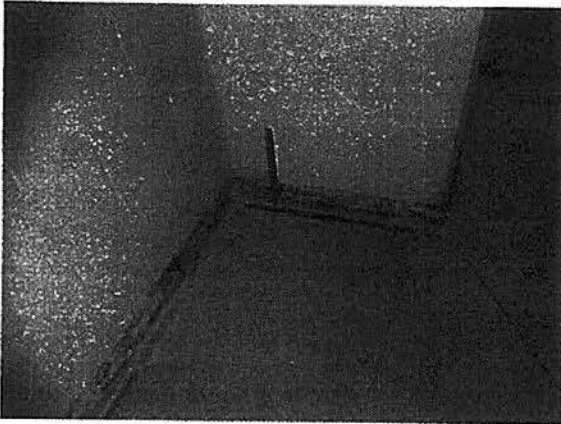


Photo 10

Expansion joint extended above top of new concrete.



Photo 11

Expansion joint extended above top of new concrete.

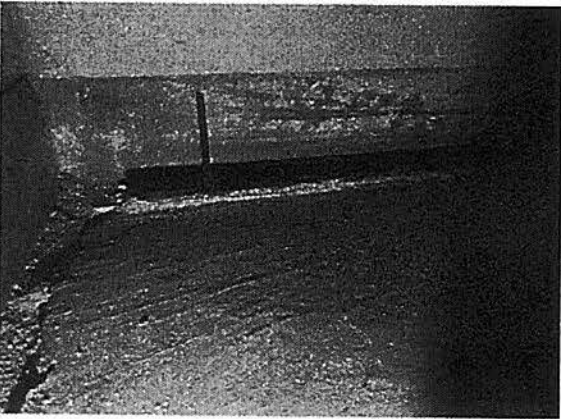



Photo 12

Expansion joint extended above top of new concrete.



FOLLOW UP ACTIONS

1) Atlas to trim expansion joint in hallway (Photos 10 through 12).

Signature: 

Date: January 9, 2024

Kevin K. Mesyef, P.E., S.E.
Senior Managing Consultant