



12 South Center Street
Bensenville, IL 60106

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

VILLAGE BOARD

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Nancy Quinn

Village Manager
Daniel Schulze

March 27, 2025

Ms. Jane Chernyak
1051 Perimeter Drive, Unit 550
Schaumburg, Illinois 60173

Re: March 25, 2025 FOIA Request

Dear Ms. Chernyak:

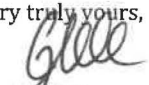
I am pleased to help you with your March 25, 2025 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on March 25, 2025. You requested copies of the items indicated below:

"25 Bridget Court, Bensenville, Illinois 60106 – all history of any zoning or building code violations."

All records responsive to your FOIA are hereby enclosed. 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:

Name Jane Chernyak

Address 1051 Perimeter Dr.
unit 550

Phone 847-648-7731

E-Mail jchernyak@coxattorneys.com

18013

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

25 Bridget Court, Bensenville, Illinois, 60106 - all history of any zoning or building urt, Bensenville, Illinois, 60106 - all history of any zoning or building

code violations



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.

3/25/2025

Date

J. Chernyak

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

3/25/25

Date Request
Received

4/1/25

Date Response
Due

4/8/25

Date Extended
Response Due

#

Total Charges

3/27/25

Date Documents
Copied or Inspected

Received by Employee: _____

MENU

125 BRIDGET CT

Zoning Information

ZONING INFORMATION

ZONED

R-6

ZONING DESCRIPTION

Multiple-Unit Dwelling District

VIEW THE VILLAGE CODE

<https://codelibrary.amlegal.com/codes/bensenvilleil/latest/overview>



Zoning Information



Inspection Number: 9989

VILLAGE OF BENSENVILLE INSPECTIONAL SERVICES

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

MULTIPLE FAMILY INSPECTION

CORRECTION NOTICE

Address: 125 BRIDGET

Owner:

Phone:

Inspector: KORY SMITH

Inspection Date & Time: 5/31/2012

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
030	EXTERIOR PROPERTY	Please take time to see which tenants have cable and remove any satellite dishes not being used.
030Z	BALCONY STORAGE	Please inform your tenants that balcony storage is not allowed. Only tables and chairs. NO GRILLS ALLOWED.
040	EXTERIOR LANDING	Need to re-secure the balcony to the building in unit #2B
040B	HANDRAIL NEED FOR 4+ STEPS	There needs to be handrails installed along the back entrance of the property for each flight of steps running the continuous length.
040D	BALUSTERS SPACED 4 IN OR MORE	Need to install balusters on the guardrails on the back side of steps so that no more than a 4 inch object can pass through at any point.
050H	SCRAPE AND REPAINT SURFACE	Need to scrape and paint all portions of the building that require it, including the interior walls and hallways, door and window trim and exterior balconies.
060	LABEL FIRE DOOR(S)	Need to label the exterior entry door and each subsequent door leading to the Fire Alarm with the letters FACP (Fire Alarm Control Panel).
060B	WRONG LOCKING DEVICE INSTALLED	Need to change all the bedroom door knobs in every unit to either push-button lock or no lock at all. This aids in egress in case of an emergency.
070A	SCREEN REQUIRED ON WINDOWS	All windows need to have screens year round and be free of holes, rips and tears.
090B	FREE AREA OF MOLD OR MILDEW	Need to remediate the mold / mildew in the bathrooms of unit #1B
090D	REPAIR HOLES IN WALL/CEILING	Need to repair the walls and or ceiling in the bathroom as well as any shower tiles in unit #2B
090H	FIRE CAULK ALL OPENINGS	Need to Fire caulk all openings in the boiler room, any holes in the ceiling and around pipes and anywhere else smoke or fire could penetrate and cause it spread.
100	INTERIOR DOOR	Need to grease all patio doors so that they open freely with out excessive effort.
120	INTERIOR ELECTRIC	Need to disconnect power from all the mirror outlets in every unit. Need to replace all painted outlets in every unit and common area, specifically unit #GB, 1A & 1B. Also need protective cover plates on all light switches and outlets.
120B	FLUORESCENT LIGHTS NEEDED	Need to change all closet light in every unit to fluorescent light fixtures. No screw in incandescent light bulb fixtures are allowed.
120F	INSTALL GFCI WHERE REQUIRED	Need to install GFCI outlets within 6 feet of water in kitchens and bathrooms, in the laundry room, in the boiler room and all on exterior where applicable.
120H	LABEL ELECTRICAL PANEL	Need to label the electrical panel in the main breaker room and in each unit with the function of each breaker.
130	INTERIOR PLUMBING	Need to change the flex water lines on the water heaters in each unit and the main water heaters to solid copper water lines unit #2A Need to repair the leaky water heater in unit #1B. Need to install metal over flow pipe on water heater in unit #GB.



Inspection Number: 9989

**VILLAGE OF BENSENVILLE
INSPECTIONAL SERVICES**

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

MULTIPLE FAMILY INSPECTION

CORRECTION NOTICE

Address: 125 BRIDGET

Owner:

Phone:

Inspector: KORY SMITH

Inspection Date & Time: 5/31/2012

130I REPAIR LEAKING PLUMBING

Need to repair or replace leaky sinks in unit #2A & 2B

Need to also repair the leaky bathtub in unit #2B

Also need to tighten loose toilet in unit #1B

150D BATHROOM NEEDS EXHAUST FAN

Need to repair or replace the exhaust fan in unit #2B

160A SMOKE DETECTORS NEEDED

Need to install battery operated smoke detectors within each bedroom installed per manufactures instructions.

Also need to repair, re-attach or replace the smoke detectors in the hallway of unit #1A, 2A & 2B

180D FIRE ALARM SYSTEM - ANNUALLY

Need to have the fire alarm certified every year with a copy of the paper work kept next to the panel.

180L ZONE MAP & ZONE LIST

Need to have a zone map and zone list installed next to the fire alarm panel which lays out the location of each device.

Additional Remarks/Comments:

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.

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Copy of this report received by/mailed to: E-MAILED TO: RICK 962 @aol.com ON 08/01/12

Inspector:

Kory C. Smith #125
630-350-3406

Date:

07/31/12



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

Type of Inspection: MULTIPLE FAMILY INSPECTION

CORRECTION NOTICE

Address: 125 BRIDGET

Unit:

Business name::

Phone: 630-985-6731

Business Owner: Richard Kose

Address:

Inspection Date: 3/19/14

Inspector: RON HERFF

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
020E	REMOVE ALL RUBBISH OR GARBAGE	From in and around building
060A	SELF-CLOSING HARDWARE NEEDED	Need self-closing devices on front and rear main entrance doors.
060B	WRONG LOCKING DEVICE INSTALLED	Need to have front and back entry locks to the building for security. All tenants should have a key to keep unwanted guest out of the building.
060C	MEANS OF EGRESS BLOCKED	Unit # GB Front door is blocked.
090C	FREE AREA OF INFESTATION	Need to exterminate for cockroaches. When completed, a copy of report needs to be submitted to the Village for its records.
090F	REPAIR FLOOR / FLOOR COVERINGS	All units
100A	WRONG LOCKING DEVICE INSTALLED	All units kitchen floors are cracked and falling apart.
		Need to replace all key locks from bedrooms and install push button or non-locking bedroom door knobs to aid in egress in case of an emergency.
120R	WATER HEATER NEED TO BE BONDED	Need to install a bonding wire which is a brass clamp from the cold water line, clamp on the hot water line and one more on the closest gas line with a copper wire the same gauge as the electrical service connecting all three creating the bond.
130I	REPAIR LEAKING PLUMBING	Unit # GB toilet is leaking
150A	IMPROPER DRYER VENT	All dryer vents needs to solid metal with a smooth interior surface to prevent lint build up and possible lint / dryer fire from happening.
150D	BATHROOM NEEDS EXHAUST FAN	Unit GB bathroom fan needs to be repaired.
165M	REPLACE SMOKE DETECTOR	Unit # GB, 1-B, 1-A smoke detector do not operate

Additional Remarks/Comments:

Reinspection 27477 created on 03/19/2014
 by 6523rher

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

Type of Inspection: MULTIPLE FAMILY INSPECTION

CORRECTION NOTICE

Address: 125 BRIDGET

Unit:

Business name::

Phone: 630-985-6731

Business Owner: Richard Kose

Address:

Inspection Date: 3/19/14

Inspector: RON HERFF

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

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 630-350-3448.

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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: MULTIPLE FAMILY DWELLING

CORRECTION NOTICE

Address: 125 BRIDGET

Unit:

Business name:: Richard Kosc

Phone: 630-935-6731

Business Owner:

Address: 996 Eastshore Dr. Fox Lake Il. 60020

Inspection Date: 2/5/15

Inspector: RON HERFF

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0008	FREE AREA OF MOLD AND MILDEW	Unit # 2B Mold in bath room, GA Mold in bathroom,
0009	FREE AREA OF INFESTATION	Units 2B - Need to exterminate for cockroaches. When completed, a copy of report needs to be submitted to the Village for its records.
0011	MEANS OF EGRESS BLOCKED-INTERIOR	Unit # GB, GA, 1B, 1A have the front main doors blocked, Must be kept clear at all times.
0023	SMOKE DETECTORS NEEDED	Unit GA, 1A, 2A need to have operating smoke detectors in all bedrooms and main hallway.
0027	FIRE ALARM SYSTEM-ANNUAL CERTIFICAT	Fire alarm system must be inspected every year. Need annual inspection certificate.
080Z	OTHER	Unit # GB Propane tank must be removed from apartment
090A	CLEAN AND SANITIZE AREA	Unit # GA is extremely dirty. Must be cleaned.
090Z	OTHER	Unit # GA, 1A, 2A have signs of overcrowding with extra beds in bedrooms and beds in the living rooms.
130Z	OTHER	Unit 2B- kitchen counter must be repaired, re-caulked.

Additional Remarks/Comments:

Reinspection 33966 created on 02/05/2015
 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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VILLAGE OF BENSENVILLE
INSPECTIONAL SERVICES
12 South Center
Bensenville, IL 60106
630-350-3413 fax:630-350-3449

Type of Inspection: MULTIPLE FAMILY DWELLING

CORRECTION NOTICE

Address: 125 BRIDGET

Unit:

Business name:: Richard Kosc

Phone: 630-935-6731

Business Owner:

Address: 996 Eastshore Dr. Fox Lake IL 60020

Inspection Date: 2/5/15

Inspector: RON HERFF

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: MULTIPLE FAMILY DWELLING

CORRECTION NOTICE

Address: 125 BRIDGET

Unit:

Business name::

Phone:

Business Owner:

Address:

Inspection Date: 12/20/2017 12:00:00AM

Inspector: LOUIS CZERWIN

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0005	WRONG LOCKING DEVICE INSTALLED- EXTE	North entrance door needs to be able to close and lock
0012	REPLACE FAULTY GFCI OUTLET	Unit-1B-Bath
0013	INSTALL REQUIRED GFCI OUTLETS	Unit-2A- receptacle above kitchen sink to be GFCI protected.
005	VILLAGE REGULATIONS	All grills need to be removed from the balconies.
030	EXTERIOR PROPERTY	Wood on north face of building is rotten and needs to be replaced.
090D	REPAIR HOLES IN WALL / CEILING	Unit-1B- bathroom
120D	REPLACE PAINTED OUTLETS	Unit-1B- throughout
120J	NEED BLANKS IN ELECTRIC PANEL	Unit-1B
120R	WATER HEATER NEED TO BE BONDED	Unit-1B and Unit-2B
130B	REPAIR LOOSE TOILET / PLUMBING	Unit-1B- toilet is running.
150Z	OTHER	Keyed locks on bedrooms are not allowed and must be removed-1B
160D	NEED EMERGENCY LIGHT W/ 2HR BU	north hallway 2nd floor.
165I	FIRE ALARM NEEDS BREAKER LOCK	

Additional Remarks/Comments:

Reinspection 56638 created on 12/20/2017
 by 6523lcze

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

Type of Inspection: MULTIPLE FAMILY DWELLING

CORRECTION NOTICE

Address: 125 BRIDGET

Unit:

Business name::

Phone:

Business Owner:

Address:

Inspection Date: 12/20/2017 12:00:00AM

Inspector: LOUIS CZERWIN

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: 125 BRIDGET

Unit:

Business name::

Phone: (708) 204-8600

Business Owner: RYSZARD BIRYLO

Address: 4324 N OKETO AVE. NORRIDGE, IL 60706

Inspection Date: 4/27/2022

Inspector: JOE GONZALEZ

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
050	EXTERIOR STRUCTURE	Please remove any satellite dishes that are no longer in use.
050G	REPAIR/REPLACE DAMAGED ROOF	Shingles that are dangling from the roof must be repaired.
050Q	REMOVE STORAGE FROM BALCONY	Grills and any other items of storage shall be removed from balconies.
070B	MISSING APPROPRIATE SCREENS	All windows with the ability to open shall be fitted with screens.

Additional Remarks/Comments:

Reinspection 92273 created on 04/27/2022 by 6523jgon

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: Via U.S. Postal

Inspector: Joe Gonzalez

Date: 04-26-2022



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: 125 BRIDGET

Unit:

Business name::

Phone: (708) 204-8600

Business Owner: RYSZARD BIRYLO

Address: 4324 N OKETO AVE. NORRIDGE, IL 60706

Inspection Date: 7/1/2022 1

Inspector: RON HERFF

<u>Checklist #</u>	<u>Violation</u>
050Q	REMOVE STORAGE FROM BALCONY

<u>Violation comment</u>
No items shall be stored on the balcony; all items shall be removed. Grill and Tires

Additional Remarks/Comments:

Created from inspection 92270 on 04/27/2022 by 6523jgon

Reinspection 94441 created on 07/01/2022 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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Sent via US Mail

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: 125 BRIDGET

Unit:

Business name:: BIRYLO, RYSZARD

Phone: 708-204-8600

Business Owner: BIRYLO, RYSZARD

Address: 4324 N OKETO AVE, NORRIDGE IL 60706

Inspection Date: 3/27/2023

Inspector: BRANDON MUI

<u>Checklist #</u>	<u>Violation</u>
185C	TOO MANY OCCUPANTS

<u>Violation comment</u>
ICC Property Maintenance Code Sec. 404.5 "The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants."

Additional Remarks/Comments:

Reinspection 100652 created on 03/27/2023 by 6523bmui

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: SENT VIA EMAIL BIRYLO@GMAIL.COM

Inspector: BRANDON MUI

Date: 03/27/2023



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

Type of Inspection: MULTIPLE FAMILY DWELLING

CORRECTION NOTICE

Address: 125 BRIDGET

Unit:

Business name:: BIRYLO, RYSZARD

Phone: 708-204-8600

Business Owner: BIRYLO, RYSZARD

Address: 4324 N OKETO AVE. NORRIDGE, IL 60706

Inspection Date: 4/3/2023 1

Inspector: BRANDON MUI

<u>Checklist #</u>	<u>Violation</u>	<u>Violation comment</u>
0005	WRONG LOCKING DEVICE INSTALLED- EXTE	Unit 1A and 1B- Install patio door lock and handle.
0006	MEANS OF EGRESS BLOCKED- EXTERIOR	Unit GB and 2A- Keep entry doors clear at all times.
0008	FREE AREA OF MOLD AND MILDEW	Unit 1A- Mold in bathroom Unit 2A- Mold in bathroom Unit GA- Mold in bathroom
0012	REPLACE FAULTY GFCI OUTLET	Unit 2A- Bathroom GFCI
0023	SMOKE DETECTORS NEEDED	Unit GA- Bedroom
005	VILLAGE REGULATIONS	Unit 2A- Remove mattress from bedroom closet. Mattresses in the living room are prohibited.
040Z	OTHER	Unit 2A- remove grills from utility closet.
120I	NEED ACCESS TO ELECTRIC PANEL	Unit GB- Need to clear path to electrical panel.
130E	ILLEGAL FLEXIBLE WATER LINES	Unit GB- Replace flex water lines with rigid solid lines.

Additional Remarks/Comments:

Reinspection 100959 created on 04/03/2023 by 6523bmui

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

Type of Inspection: MULTIPLE FAMILY DWELLING

CORRECTION NOTICE

Address: 125 BRIDGET

Unit:

Business name:: BIRYLO, RYSZARD

Phone: 708-204-8600

Business Owner: BIRYLO, RYSZARD

Address: 4324 N OKETO AVE. NORRIDGE, IL 60706

Inspection Date: 4/3/2023 1

Inspector: BRANDON MUI

Copy of this report received by/mailed to:

SENT VIA EMAIL BIRYLO@GMAIL.COM

Inspector: BRANDON MUI

Date: 04/03/2023



BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

CERTIFICATE OF COMPLIANCE

OWNER: **RYSZARD BIRYLO**

For: **Multi-Family Dwelling**

Inspection #: 119232

This certifies that the work completed under the Village of Bensenville has been performed satisfactorily.

AT: **125 BRIDGET COURT**

Bensenville, IL 60106

B. MUI

12-11-2024

Village of Bensenville Inspector

Date

KEEP THIS CERTIFICATE WITH YOUR DEED AND OTHER VALUABLE DOCUMENTS

**Village of Bensenville
Community & Economic Development Department
12 South Center Street, Bensenville IL 60106
630-350-3413**

Findings, Decision And Order
Administrative Code Hearing Department
Administrative Building Code

VILLAGE OF BENSENVILLE,
a municipal corporation,
PETITIONER,

VS

KOSC KOWALSKI
RESPONDENT,

Violation #: 716
Docket #: 5650
Hearing Date: 05/14/2015
Property: 125 W BRIDGET
Bensenville IL 60106
Summons Mailed: 4/10/2015 12:00:00AM
Hearing Officer: JOHN Z TOSCAS

KOSC KOWALSKI
996 W EST SHORE DR.
FOX LAKE ILLINOIS 60020

THIS CERTIFIES that on 5/14/2015, the Hearing Officer for VILLAGE OF BENSENVILLE ADMINISTRATIVE ADJUDICATION SYSTEM duly entered a Finding, Decision and Order in this case as follows:

Rep of Municipality: RON HERFF

Rep of Defendant:

Offense: FAILURE TO HAVE FIRE ALARM SYSTEM CONNECTED TO THE VILLAGE OF BENSENVILLE'S MONITORING CENTER VIA A

Details: FAILURE TO HAVE FIRE ALARM SYSTEM CONNECTED TO THE VILLAGE OF BENSENVILLE'S MONITORING CENTER VIA A RADIO RECIEVER.

Finding of Fact: NONE

Decision: CONTINUANCE

Decision Decided By:

Next Hearing: 06/11/15 Hearing Location: VILLAGE HALL

Hearing Time: 02:00 PM Hearing Address: 12 S. CENTER STREET BENSENVILLE, IL 60106

ORDER

Case Closed Due To:

Fine Amount Abated Upon Compliance: No

Compliance Date:

Fine Amount: \$0.00

- Amount Paid: \$0.00

Total Due: \$0.00

as set forth on the original order entered pursuant to 65 ILCS 5/1-2.1-8, other applicable law and the Village Code of the VILLAGE OF BENSENVILLE, a true and correct copy of which order is attached hereto and incorporated herein. Please remit payment in a timely manner to the VILLAGE OF BENSENVILLE. Payment of the debt in-full within 35 days will prevent any further collection/legal action. The defendant can appeal to the circuit court within 35 days of the decision.

Stipulations:

Certified:



Administrative Hearing Officer

Date of Certification: May 14, 2015

Phone: (630) 350-3413

05/13/2015

Blank Finding, Decision And Order

Administrative Building Code

VILLAGE OF BENSENVILLE

VS

KOWALSKI, KOSC

KOSC KOWALSKI
996 W EST SHORE DR.
FOX LAKE ILLINOIS 60020

Docket #: 5650

Violation #: 716

Hearing Date : 05/14/2015

Violation Address : 125 W BRIDGET Bensenville IL 60106

Inspector : 129 - RON HERFF

Offense : 165P - FAILURE TO HAVE FIRE ALARM SYSTEM CONNECTED TO THE VILLAGE OF BENSENV

Hearing Officer : JOHN Z TOSCAS

Representative Of Municipality : W. Belmonte

Representative Of Defendant : _____

Decision Decided By : ☐ Admission ☐ Evidence

Finding Of Fact : ☐ Respondent appeared; finding of facts in favor of respondent.

☐ Respondent appeared; finding of facts in favor of VILLAGE OF BENSENVILLE and against the respondent.

☐ Respondent defaulted for failure to appear; finding of fact in favor of VILLAGE OF BENSENVILLE and against the respondent.

Finding Exp : _____

Decision : ☐ Code Violated. ☐ Code Not Violated.

☐ Compliance - Pre Hearing.

☒ Continuance On 06/11/15

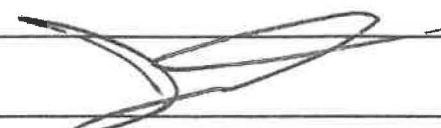
Order :

Fine Amount Abated Upon Compliance : ☐ YES ☐ NO

Fine Amount : _____ Compliance Date : _____

Case Closed Due To : ☐ Dismissal ☐ Compliance

Other Stipulation(s) : _____

Date : 05-14-15 Hearing Officer : 

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

CASE NO. VC-00716.00

TICKET # 716

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 KOSC, RICHARD
	OWNER ADDRESS 996 East Shore
	CITY Fox Lake STATE <u>IL</u> ZIP
	PHONE NO. _____ 60020
	Location of Violation 125.00 W BRIDGET CT , Bensenville, IL,

THE UNDERSIGNED STATES THAT ON 4/6/2015 AT

THIS DEFENDANT DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE(S):

"Inspectional Services Supervision: Where required by the fire official to protect from hazards to life and property, the fire alarm system shall terminate at the village designated dispatch center. Private monitoring services shall be allowed in addition to required village monitoring." (REFERENCE RESOLUTION #R-26-2011)

① Comment: Failure to have Fire Alarm System connected to the Village of Bensenville's monitoring center via a radio receiver.

IN VIOLATION OF IFC 903.4.1.1 (1a) OF THE BENSENVILLE MUNICIPAL CODE

125.00 W BRIDGET CT , Bensenville, IL,

A P P E A R A N C E	ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:
	THE VILLAGE OF BENSENVILLE
	2 ND FLOOR BOARD ROOM
	12 S. CENTER STREET, BENSENVILLE, IL 60106
	ON: 05-14-2015
	AT: 2:00 P.M.
<input checked="" type="checkbox"/> YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME	

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

CASE NO. VC-001,679.00 TICKET # 1679

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	Biry Properties LLC		
	OWNER ADDRESS	4324 N Oketo Ave		
	CITY	Norridge	STATE	IL
	PHONE NO.			60706
	Location of Violation	125.00 W BRIDGET CT , Bensenville, IL, 60106		

THE UNDERSIGNED STATES THAT ON 5/11/2021 AT

THIS DEFENDANT DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE(S):

"No person, whether an owner, manager, agent or sublessor shall operate, and no owner shall permit the operating of a dwelling unit or rooming house or rent or lease or offer to rent or lease any rental unit unless such establishment or rental unit has been granted a certificate of inspection from the village as provided herein."

Comment: Failure to register the property located at 125 Bridget Ct. as a rental property for 2021.

IN VIOLATION OF VC 9-15-2:A OF THE BENSENVILLE MUNICIPAL CODE

125.00 W BRIDGET CT , Bensenville, IL, 60106

A P P E A R A N C E	ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:
	THE VILLAGE OF BENSENVILLE, POLICE DEPARTMENT
	COMMUNITY ROOM
	345 E. GREEN STREET, BENSENVILLE, IL 60106
	ON: 06-10-2021
	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

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

CASE NO. VC-001.870.00

TICKET # 1870

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 Ryszard Birylo
	OWNER ADDRESS 4324 N Oketo Ave
	CITY Norridge STATE <u>IL</u> ZIP
	PHONE NO. _____ 60706
	Location of Violation 125.00 W BRIDGET CT , Bensenville, IL, 60106

THE UNDERSIGNED STATES THAT ON 7/5/2022 AT

THIS DEFENDANT DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE(S):

IFC 2015 308.1.4 Open-flame cooking devices.

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Comment: Cooking grills are not permitted on balconies

IN VIOLATION OF IFC2015 308.1.4 OF THE BENSENVILLE MUNICIPAL CODE

125.00 W BRIDGET CT , 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: 08-11-2022
	AT: 2:00 P.M.
	<input checked="" type="checkbox"/> YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME

08/01/2022

Blank Finding, Decision And Order

Administrative Building Code
VILLAGE OF BENSENVILLE

For Hearing: 08/11/2022, Hearing Officer : JOHN Z TOSCAS

Violation #	Respondent Name	Violation Date	Occurrence Address	Inspector
1870	RYSZARD BIRYLO	07/05/2022	125 W BRIDGET CT BENSENVILLE IL 60106	129 - RON HERFF

Offense : 001 221 - FAILURE TO REMOVE OUTDOOR STORAGE

Offense Details : FAILURE TO REMOVE COOKING GRILLS FROM THE BALCONIES

Docket # : 34957

PIN:

Cont. From

Rep Of Municipality:

Representative Of Defendant

Decision :



Code Violated



Code Not Violated



Non-Suit



Continuance On

Decision Decided By :



Admission



Evidence

Finding Of Fact :



In Favor of Respondent



In Favor of Municipality



Respondent defaulted for failure to appear. In favor of Municipality.



Compliance - Pre Hearing



Compliance - Post Hearing

Finding Exp :

Order :

Fine Amount Abated Upon Compliance :

☐ YES

☒ NO

Fine Amount : \$150

Compliance Date :

Case Closed Due To :



Dismissal



Compliance

Other Stipulation(s)

Date :

Hearing Officer :

08/11/22



Administrative Building Code

Violation History

Violation # : 1870 Date : 07/05/2022 Time : 08:00 AM Inspector # : 129 Offense ID : 001
 Offense : FAILURE TO REMOVE OUTDOOR STORAGE Offense # : 221
 Offense Detail: FAILURE TO REMOVE COOKING GRILLS FROM THE BALCONIES

Next Inspection Date : Next Inspection Time :

Violation Location : 125 W BRIDGET CT
 BENSENVILLE IL 60106

Property Type : RESIDENTIAL MULTI-FAMIL' Property PIN # : Zone :

Fine Due :	Coll Due :	Total Due :	Total Paid :	Start Date :	Per Day :	Max. Fine :
\$ 0.00	\$ 0.00		\$ 150.00		\$ 0.00	\$ 0.00

Name : RYSZARD BIRYLO DOB :

Address : 4324 N OKETO AVE.
 NORRIDGE IL 60706 DL :

Event Date	Follow Up	Description	Hearing	Amount	User
07/18/2022	07/18/2022	VIOLATION ISSUED	08/11/2022	\$0.00	RHERFF
07/19/2022	08/16/2022	VIOLATION ON DOCKET	08/11/2022	\$0.00	MSI
08/11/2022	09/10/2022	CODE VIOLATED (APPEARED)		\$150.00	HEARING
08/15/2022		PAID		\$150.00	RHERFF

Findings, Decision And Order

Administrative Code Hearing Department

Administrative Building Code

VILLAGE OF BENSENVILLE,

PETITIONER,

VS

RYSZARD BIRYLO

RESPONDENT,

} Violation #: 1870

} Hearing Date : 08/11/2022

Violation Date : 07/05/2022

} Representative of Municipality: RON HERFF

} Representative of Respondent :

} Property : 125 W BRIDGET CT

} BENSENVILLE IL 60106

Summons Mailed: 07/22/2022 Hearing Officer : JOHN Z. TOSCAS

RYSZARD BIRYLO
4324 N OKETO AVE.
NORRIDGE IL 60706

RYSZARD BIRYLO

4324 N OKETO AVE., NORRIDGE IL 60706

Offense ID 001

Docket #: 34957

Code Section: 221 - FAILURE TO REMOVE OUTDOOR STORAGE

Details: FAILURE TO REMOVE COOKING GRILLS FROM THE BALCONIES

ORDER:

Finding of Fact : Respondent appeared; Finding of fact in favor of Municipality and against the respondent.

Decision : CODE VIOLATED

Decision Based On : ADMISSION

Fine Amount : \$150.00

Case Closed Due To :

Fine Amount Abated Upon Compliance : No

Compliance Date :

- Amount Paid: \$0.00

Offense 001 Total: \$150.00

Violation Total: \$150.00



Date of Entry: August 11, 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

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

CASE NO. VC-001,679.00

TICKET # 1679

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	Biryo Properties LLC		
	OWNER ADDRESS	4324 N Oketo Ave		
	CITY	Norridge	STATE	IL
	PHONE NO.			60706
	Location of Violation	125.00 W BRIDGET CT , Bensenville, IL, 60106		

THE UNDERSIGNED STATES THAT ON 5/11/2021 AT

THIS DEFENDANT DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE(S):

"No person, whether an owner, manager, agent or sublessor shall operate, and no owner shall permit the operating of a dwelling unit or rooming house or rent or lease or offer to rent or lease any rental unit unless such establishment or rental unit has been granted a certificate of inspection from the village as provided herein."

Comment: Failure to register the property located at 125 Bridget Ct. as a rental property for 2021.

IN VIOLATION OF VC 9-15-2:A OF THE BENSENVILLE MUNICIPAL CODE

125.00 W BRIDGET CT , Bensenville, IL, 60106

A P P E A R A N C E	ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:
	THE VILLAGE OF BENSENVILLE, POLICE DEPARTMENT
	COMMUNITY ROOM
	345 E. GREEN STREET, BENSENVILLE, IL 60106
	ON: 06-10-2021
	AT: 2:00 P.M.
<input checked="" type="checkbox"/> YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME	

07/02/2021

Blank Finding, Decision And Order

Administrative Building Code
VILLAGE OF BENSENVILLE

For Hearing: 07/08/2021, Hearing Officer : JOHN Z TOSCAS

Violation #	Respondent Name	Violation Date	Occurrence Address	Inspector
1679	BIRYO PROPERTIES LLC	05/11/2021	125 BRIDGET Bensenville IL 60106	129 - RON HERFF

Offense : 001 V186 - FAILURE TO REGISTER PROPERTY AS A RENTAL

Docket # : 34057

Offense Details : FAILURE TO REGISTER 125 BRIDGET AS A RENTAL PROPERTY FOR 2021.

PIN:

Rep Of Municipality: W. Belmonte **Cont. From** 06/10/2021

Representative Of Defendant _____

Decision :

☒ Code Violated ☐ Code Not Violated
☐ Non-Suit ☒ Continuance On

08/12/2021

Decision Decided By : ☒ Admission ☐ Evidence

Finding Of Fact :

☐ In Favor of Respondent
☒ In Favor of Municipality
☒ Respondent defaulted for failure to appear. In favor of Municipality.
☐ Compliance - Pre Hearing
☐ Compliance - Post Hearing

Finding Exp : _____


Order : **Fine Amount Abated Upon Compliance :** ☐ YES ☐ NO

Fine Amount : \$200 **Compliance Date :** _____

Case Closed Due To : ☐ Dismissal ☐ Compliance

Other Stipulation(s) : _____

Date : 07/08/21


Hearing Officer : _____