



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

March 27, 2025

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  
Daniel Schulze

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

Re: March 25, 2025 FOIA Request

Dear Ms. Chernyak:

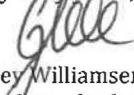
I am pleased to help you with your March 25, 2025 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on March 25, 2025. You requested copies of the items indicated below:

*"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

BENSENVILLE  
VILLAGE CLERK'S OFFICE

**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 jchernayk@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**

## Zoning Information

### **ZONING INFORMATION**

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#### **ZONED**

R-6

#### **ZONING DESCRIPTION**

Multiple-Unit Dwelling District

#### **VIEW THE VILLAGE CODE**

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



## Zoning Information

**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 &amp; 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 builing in unit #2B
040B	HANDRAIL NEED FOR 4+ STEPS	There needs to be handrails installed along the back enterance of the property for each flight of steps running the continous 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 though 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 baclonies.
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.
120B	FLUORESCENT LIGHTS NEEDED	Also need protective cover plates on all light switches and outlets. 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 elctrical panel in the main breaker room and in each unit with the function of each breaker.
130	INTERIOR PLUMBING	Need to chage 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

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

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

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

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

150D BATHROOM NEEDS EXHAUST FAN  
160A SMOKE DETECTORS NEEDED

180D FIRE ALARM SYSTEM - ANNUALLY

180L ZONE MAP & ZONE LIST

**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: RICK962@aol.com ON 08/01/12

Inspector: Kory C Smith #125 Date: 07/31/12  
630-350-3406



**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.	
120R	WATER HEATER NEED TO BE BONDED	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.	
130I	REPAIR LEAKING PLUMBING	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 guage as the electrical service connecting all three creating the bond.	
150A	IMPROPER DRYER VENT	Unit # GB toilet is leaking	
150D	BATHROOM NEEDS EXHAUST FAN	All dryer vents needs to solid metal with a smooth interior surface to prevent lint build up and possible lint / dryer fire from happening.	
165M	REPLACE SMOKE DETECTOR	Unit GB bathroom fan needs to be repaired. 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**  
**INSPECTORIAL 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.

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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 -	
0011	MEANS OF EGRESS BLOCKED-INTERIOR	Need to exterminate for cockroaches. When completed, a copy of report needs to be submitted to the Village for its records.	
0023	SMOKE DETECTORS NEEDED	Unit # GB, GA, 1B, 1A have the front main doors blocked, Must be kept clear at all times.	
0027	FIRE ALARM SYSTEM-ANNUAL CERTIFICATIC	Unit GA, 1A, 2A need to have operating smoke detectors in all bedrooms and main hallway.	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

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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  
INSPECTORIAL 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

Checklist #      Violation

050 EXTERIOR STRUCTURE

Violation comment

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

04-26-2022

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: 7/1/2022 1

Inspector: RON HERFF

Checklist # Violation

050Q REMOVE STORAGE FROM BALCONY

Violation comment

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

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You are hereby notified to remedy the conditions as stated above within 7 days.

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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

Checklist # Violation  
185C TOO MANY OCCUPANTS

Violation comment

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 6523bmu

**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 30 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.**



**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 :*

<i>Fine Amount :</i>	<i>\$0.00</i>
<i>- Amount Paid :</i>	<i>\$0.00</i>
<b>Total Due:</b>	<b>\$0.00</b>

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

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. Belnoote

Representative Of Defendant :

Decision Decided By :  Admission  EvidenceFinding 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 06/16/15

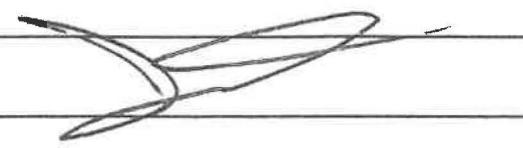
Order :

Fine Amount Abated Upon Compliance :  YES  NO

Fine Amount : \_\_\_\_\_ Compliance Date : \_\_\_\_\_

Case Closed Due To :  Dismissal  Compliance

Other Stipulation(s) : \_\_\_\_\_

Date : 05-14-15Hearing 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	NAME	KOSC, RICHARD		
E	OWNER ADDRESS	996 East Shore		
F	CITY	STATE	IL	ZIP
E	PHONE NO.	60020		
N	Location of Violation 125.00 W BRIDGET CT , Bensenville, IL,			
D				
A				
N				
T				

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

**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.

<b>D</b>	<b>NAME</b>	Biryo Properties LLC
<b>E</b>	<b>OWNER ADDRESS</b>	4324 N Oketo Ave
<b>E</b>	<b>CITY</b>	Norridge
<b>N</b>	<b>STATE</b>	<u>IL</u>
<b>D</b>	<b>PHONE NO.</b>	<u>60706</u>
<b>A</b>	<b>Location of Violation</b>	125.00 W BRIDGET CT , Bensenville, IL, 60106
<b>N</b>		
<b>T</b>		

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

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

FAILURE TO APPEAR MAY RESULT IN A DEFAULT JUDGMENT AGAINST YOU, INCLUDING A FINE IN THE AMOUNT STATED 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-001,870.00

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	NAME	Ryszard Birylo
E	OWNER ADDRESS	4324 N Oketo Ave
F	CITY	Norridge
E	STATE	<u>IL</u>
N	PHONE NO.	60706
D	A	
A	N	
N	T	
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	<b>ADMINISTRATIVE ADJUDICATION COURT LOCATED AT:</b>
P	THE VILLAGE OF BENSENVILLE, VILLAGE HALL
P	BOARD ROOM
E	12 S CENTER, BENSENVILLE, IL 60106
A	ON: 08-11-2022
R	AT: 2:00 P.M.
A	<input checked="" type="checkbox"/> YOU MUST APPEAR IN COURT, IN PERSON, ON THE ABOVE DATE AND TIME
N	
C	
E	

**Blank Finding, Decision And Order****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

PIN:

Cont. From

Docket # : 34957

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

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 ,

} Violation #: 1870

} Hearing Date : 08/11/2022

Violation Date : 07/05/2022

PETITIONER,

} Representative of Municipality: RON HERFF

VS

} Representative of Respondent :

RYSZARD BIRYLO

} Property: 125 W BRIDGET CT

RESPONDENT,

} 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

**- Amount Paid:** \$0.00

Compliance Date :

**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](http://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.

<b>D</b>	<b>NAME</b>	Biryo Properties LLC
<b>E</b>	<b>OWNER ADDRESS</b>	4324 N Oketo Ave
<b>F</b>	<b>CITY</b>	Norridge
<b>E</b>	<b>STATE</b>	<u>IL</u>
<b>N</b>	<b>PHONE NO.</b>	<u>60706</u>
<b>D</b>	<b>Location of Violation</b>	125.00 W BRIDGET CT , Bensenville, IL, 60106
<b>A</b>		
<b>N</b>		
<b>T</b>		

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

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

**Blank Finding, Decision And Order****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**Offense Details :** FAILURE TO REGISTER 125 BRIDGET AS A RENTAL PROPERTY FOR 2021.**PIN:****Rep Of Municipality:** W. Belmiente *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 :** \_\_\_\_\_