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**IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS**

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
)
)
)
)
)
Brack R Watkins)
)
Defendants.)

Docket Number:
07BS01924A

Issuing City Department:
Buildings

RECORDING OF FINDINGS, DECISION AND ORDER

1. The petitioner, **THE CITY OF CHICAGO**, a municipal corporation, by and through its attorney the Corporation Counsel, by and through Special Assistant Corporation Counsel, **Goldman and Grant**, hereby files the attached and incorporated certified Findings, Decisions and Order entered by an Administrative Law Officer pursuant to an administrative hearing in the above captioned matter. This Certified copy is being recorded with the Cook County Recorder of Deeds as provided for by law.

PIN#: 16-09-413-030

Owner Name: *Brack R Watkins*

Address: 148 N Leamington

City: *Chicago*

State: *IL*

Zip: *60644* Other:

Legal Description: **DISTRICT: 77; CITY: WEST CHICAGO;
SEC/TWN/RNG/MERIDIAN: SEC 09 TWN 39N RNG 13E; ASSESSOR'S MAP
REFERENCE: 16-09-SE (G&H)**

**Goldman and Grant #36689
205 W. Randolph, STE 1100
Chicago, IL. 60606
(312) 781-8700**

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS



CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
v.)
Brack R Watkins)
148 N. LEAMINGTON AVE)
CHICAGO, IL 60644)
and)
Brack R Watkins)
4735 W POLK ST.)
CHICAGO, IL 60644)
, Respondents.)

Address of Violation:
148 N Leamington Avenue
Docket #: 07BS01924A
Issuing City
Department: Buildings

FINDINGS, DECISIONS & ORDER

This matter coming for Hearing, notice given and the Administrative Body advised in the premises, having considered the motions, evidence and arguments presented, IT IS ORDERED: As to the count(s), this tribunal finds by a preponderance of the evidence and rules as follows:

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	07WO100747	3	138106 Remove and stop nuisance. (7-28-060)	\$0.00
		4	197087 Install carbon monoxide detector within 40 feet of every sleeping room in residential structure. (13-64-190, 13-64-210) A carbon monoxide detector is needed whenever there is a heating appliance on the premises that burns fossil fuel such as gas, oil, or coal, or air that is circulated through a heat exchanger. Install according to manufacturer instructions. A hard wired model requires an electrical wiring permit. In a single family residence, be sure the detector is on or below the lowest floor with a place to sleep. In a multiple dwelling residence heated by a boiler, install a detector in the same room as the boiler. Otherwise, each apartment follows single family guidelines. The owner is responsible for installation and written instructions, the tenant for testing, maintenance, and batteries.	\$0.00
		9	002021 Obtain permit before performing work. (13-32-010)	\$0.00

I hereby certify the foregoing to be a true and correct copy of an Order entered by an Administrative Law Officer of Chicago Department of Administrative Hearings.

M. Johnson 11-07-07

 Authorized Clerk Date

Above must bear an original signature to be accepted as a Certified Copy.

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(1/00)

**IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS**

<u>Finding</u>	<u>NOV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	07WO100747	11	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$0.00
Previously liable - No subsequent compliance with building code	07WO100747	1	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$200.00
		2	002011 Submit plans prepared, signed, and sealed by a licensed architect or registered structural engineer for approval and obtain permit. (13-32-010, 13-32-040, 13-40-010, 13-40-020)	\$200.00
		5	197019 Install and maintain approved smoke detectors. (13-196-100 thru 13-196-160) Install a smoke detector in every dwelling unit. Install one on any living level with a habitable room or unenclosed heating plant, on the uppermost ceiling of enclosed porch stairwell, and within 15 feet of every sleeping room. Be sure the detector is at least 4 inches from the wall, 4 to 12 inches from the ceiling, and not above door or window.	\$200.00
		6	220029 Remove exposed wiring. (18-27-300.4)	\$200.00
		7	073044 Repair or replace defective or missing door hardware. (13-196-550)	\$200.00
		8	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$200.00
		10	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$200.00

Sanction(s):

Respondent claimed roof & porch done by a contractor who told them he was licensed/bonded. Owner occupied building. Complaint filed with Dept. of Consumer Services Mitigating circumstances.

Admin Costs: \$50.00

JUDGMENT TOTAL: \$1,450.00

Balance Due: \$1,450.00

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IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS



Respondent is ordered to come into immediate compliance with any/all outstanding Code violations.

Petitioner is granted leave to re-inspect the premises or business as it relates to the above found violation(s).

ENTERED:

Administrative Law Officer

07

ALO#

Sep 13, 2007

Date

You may appeal this Order to the Circuit Court of Cook Co. (Daley Center 6th Fl.) within 35 days by filing a civil law suit and by paying the appropriate State mandated filing fees.

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