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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 04/01/2008 02:43 PM Pg: 1 of 5

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, )  
)  
Plaintiff, )  
)  
)  
)  
Darlene Medynsky )  
)  
Defendants. )

Docket Number:  
**07BS10867A**  
  
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#: 13-35-400-011

Name: *Darlene Medynsky*

Address: 1941 N Central Park Ave

City: *Chicago*

State: *IL*

Zip: *60647*

Legal Description: **LOT: 16&17; BLOCK: 6; SUBDIVISION: E SIMONS  
SUBDIVISION; SEC/TWN/RNG/MERIDIAN: SE4 S35T40NR13E 3P**

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

# UNOFFICIAL COPY



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, )  
 )  
 v. )  
 )  
 Darlene Medynsky J ) Docket #: 07BS10867A  
 1941 N. CENTRAL PARK AVE. )  
 CHICAGO, IL 60647 ) Issuing City  
 and ) Department: Buildings  
 )  
 Darlene Medynsky J )  
 45 LAUREL TRAIL )  
 WHEELING, IL 60090-4415 )  
 and )  
 Tony W. Medynsky J )  
 1941 N. CENTRAL PARK AVE )  
 CHICAGO, IL 60647 )  
 and )  
 Tony W. Medynsky J )  
 45 LAUREL TR )  
 WHEELING, IL 60090 )  
 , Reportants. )

Address of Violation:  
 1941 N Central Park Avenue  
 Docket #: 07BS10867A  
 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	07WO129611	1	138106 Remove and stop nuisance. (7-28-060)	\$0.00
		3	198019 File building registration statement with Building Dept (13-10-030, 13-10-040)	\$0.00
		4	138106 Remove and stop nuisance. (7-28-060)	\$0.00
		5	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
		6	165017 Replace defective bathroom floor with non-absorbent, water impervious, and easily cleanable material. (13-196-540 F)	\$0.00
		7	103015 Repair or rebuild defective floor. (13-196-540 A, B)	\$0.00
		8	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		9	138086 Elevate wood, lumber or	\$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.  
  
 Authorized clerk \_\_\_\_\_ Date 2/16/08  
 Above must bear an original signature to be accepted as a Certified Copy.

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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	07WO129611		other material 18 inches above ground to eliminate rat harboring places or remove from premises. (7-28-720)	
		10	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$0.00
		11	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$0.00
		12	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.	\$0.00
		13	197068 / 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	\$0.00

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**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	07WO129611		testing, maintenance, and batteries.	
		14	013012 Protect underside of stairwell by material with at least 1 hour fire resistance. (13-160-330 B)	\$0.00
		16	113015 Provide adequate ventilation to outer air. (13-172-010 thru 13-172-150, 13-196-730, 13-200-230 E)	\$0.00
		17	196029 Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)	\$0.00
		18	138106 Remove and stop nuisance. (7-28-060)	\$0.00
		19	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		20	138086 Elevate wood, lumber or other material 18 inches above ground to eliminate rat harboring places or remove from premises. (7-28-720)	\$0.00
		21	064014 Remove cornice or repair and securely fasten to wall or structural frame of building. (13-196-530 E)	\$0.00
		22	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Not liable - City failed to establish prima facie case	07WO129611	2	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
Previously liable - No subsequent compliance with building code	07WO129611	15	003022 Provide additional means of egress. (13-196-050, 13-160-050)	\$300.00
		23	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$300.00

**Sanction(s):**

Admin Costs: \$75.00

**JUDGMENT TOTAL: \$675.00**

Balance Due: \$675.00

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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).

*Dennis J. Waldsch*

ENTERED: \_\_\_\_\_

Administrative Law Officer

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ALO#

Dec 12, 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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