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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/05/2009 11:38 AM Pg: 1 of 4

IN THE CITY OF CHICAGO, ILLINOIS
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation,)
)
Plaintiff,)
)
)
)
The Franklin LLC)
)
Defendants.)

Docket Number:
09BS05013A

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#: 16-11-218-028

Name: *The Franklin LLC*

Address: *3432-40 W Franklin Blvd*

City: *Chicago*

State: *IL*

Zip: *60624*

Legal Description: *LOT NUMBER: 14-17; SUBDIVISION: HARDINGS SUBDIVISION; BLOCK: 10; CITY/MUNI/TWNSP: CHICAGO; SEC/TWN/RNG/MER: W2NE4 S11T39NR13E 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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner,) v.)) The Franklin, Llc C/O Gael Morris) 2835 N SHEFFIELD AVE, STE 232) CHICAGO, IL 60657) and) The Franklin, Llc C/O Gael Morris) 2934 W LAKE ST, 3RD FL) CHICAGO, IL 60612) , Respondents.)</p>	<p>Address of Violation: 3432-3440 W Franklin Boulevard</p> <p>Docket #: 09BS05013A</p> <p>Issuing City Department: Buildings</p>
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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	09WO205868	2	169017 Remove sewage and stagnant water from basement and correct cause. (13-196-580 A, 7-28-060)	\$0.00
		9	190019 Arrange for inspection of premises. (13-12-100)	\$0.00
		11	135016 Exterminate rodents in building and seal openings through which they gain access. (13-196-530 D, 13-196-630 C, 7-28-660)	\$0.00
		12	169017 Remove sewage and stagnant water from basement and correct cause. (13-196-580 A, 7-28-060)	\$0.00
		13	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$0.00
		14	136016 Exterminate roaches and keep dwelling insect-free. (13-196-630 C)	\$0.00
		16	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$0.00
		17	134016 Rid premises of rodents and seal rodent holes. (13-196-530 D, 13-196-540 A, 13-196-630 C)	\$0.00
Liabile - By plea	09WO205868	3	170017 Provide floor drain with metallic strainer. (13-168-1400)	\$300.00

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. Guerin 8/25/09
 Authorized Sign Date

Above must bear an original signature to be accepted as a valid copy of the

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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>
Liabile - By plea	09WO205868	6	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$200.00
		8	102015 Place wall and ceiling surfaces in clean, smooth and tight condition. (13-196-540 D, E)	\$300.00
		10	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
		19	070024 Repair or replace defective or missing members of porch system. (13-196-570)	\$400.00
Not liable - Respondent came into compliance with building code prior to hearing	09WO205868	1	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$0.00
		4	003042 Provide and maintain uninterrupted means of egress to outside exit at grade level. (13-160-010, 13-196-050, 13-200-330)	\$0.00
		5	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$0.00
		7	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
		15	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,	\$0.00

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DOAH - Order

(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>
Not liable - Respondent came into compliance with building code prior to hearing	09WO205868		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.	
		18	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$0.00
		20	169017 Remove sewage and stagnant water from basement and correct cause. (13-196-580 A, 7-28-060)	\$0.00

Sanction(s):**Admin Costs:** \$40.00**JUDGMENT TOTAL:** \$1,440.00**Balance Due:** \$1,440.00

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

ENTERED: _____

Gameela Harris

Administrative Law Officer

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ALO#

Jun 10, 2009

Date

You may appeal this Order to the Circuit Court of Cook Co. (Daley Center 6th Fl.) within 55 days by filing a civil law suit and by paying the appropriate State mandated filing fees.

Pursuant to Municipal Code Chapter 1-19, the city's collection costs and attorney's fees shall be added to the balance due if the debt is not paid prior to being referred for collection.