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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/22/2011 02:24 PM Pg: 1 of 5

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

CITY OF CHICAGO, a Municipal Corporation,)
Plaintiff,)
)
)
v.)
Patricia Fong)
)
)
Defendants.)

Docket Number:

10BS06026A

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#: 16-13-325-030

Name: **Patricia Fong**

Address: **1130 S Albany Ave**

City: **Chicago**

State: **IL**

Zip: **60612**

Legal Description: 77; CITY/MUNI/TWNSP: WEST CHICAGO; SEC/TWN/RNG/MER: SEC 13 TWN 39N RNG 13E; MAP: 16-13-SW (E&F)

**Goldman and Grant #36689
205 W. Randolph Street, Suite 1100
Chicago, IL 60606
312-781-8700**



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(1/00)

IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,)
 v.)
)
 John Fong) Docket #: 10BS06026A
 1629 S KEDVALE AVE)
 CHGO, IL 60623) Issuing City
 and) Department: Buildings
 John Fong)
 238 W 22ND PL)
 CHGO, IL 60616)
 and)
 Patricia Fong)
 1629 S KEDVALE AVE)
 CHGO, IL 60623)
 , Respondents.)

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>
Not liable - Respondent came into compliance with building code prior to hearing	10WO266299	1	06304 Repair or rebuild chimney. (13-196-530, 13-196-590)	\$0.00
		3	070014 Repair or replace defective or missing members of exterior stair system. (13-196-570)	\$0.00
		5	073014 Repair or replace defective door. (13-196-550 D, E)	\$0.00
		6	101015 Repair holes and large cracks in interior walls or ceilings. (13-196-540 C)	\$0.00
		7	101025 Replaster ceiling and sidewall where plaster is loose, broken, or has fallen off. (13-196-540 C, D)	\$0.00
		8	104015 Replace broken, missing or defective window panes. (13-196-550 A)	\$0.00
		9	105085 Provide building entrance door with deadlock latch with at least 1/2 inch latch bolt projection. (13-164-040)	\$0.00
		10	131016 Screen outer doors, windows, and other outer openings adequately from April 15th to Nov 15th. (13-196-560 B)	\$0.00

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10BS06026A



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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>
Not liable - Respondent came into compliance with building code prior to hearing	10WO266299	11	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$0.00
		12	140016 Keep premises clean, sanitary, and safe. (13-196-620 A, 13-196-630)	\$0.00
		13	141016 Stop noxious odors from permeating dwelling or premises. (7-28-060, 13-196-630)	\$0.00
		14	165017 Replace defective bathroom floor with non-absorbent, water impervious, and easily cleanable material. (13-196-540 F)	\$0.00
		15	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
		16	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 an 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
		17	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	\$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>
Not liable - Respondent came into compliance with building code prior to hearing	10WO266299		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.	
		18	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
		19	198019 File building registration statement with Building Dept. (13-10-030, 13-10-040)	\$0.00
		20	220029 Remove exposed wiring. (18-27-300.4)	\$0.00
		21	157047 Stop leaking water. (13-168-120, 13-168-1480)	\$0.00
		22	159027 Reset loose plumbing fixture. (13-168-120)	\$0.00
Previously liable - No subsequent compliance with building code	10WO266299	2	065034 Replace defective window sills. (13-196-550)	\$200.00
		4	070034 Rebuild or replace dilapidated and dangerous porch. (13-196-570)	\$500.00

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IN THE CITY OF CHICAGO, ILLINOIS DEPARTMENT OF ADMINISTRATIVE HEARINGS

Sanction(s):

THE RESPONDENT WAS ORDERED TO IMMEDIATELY CORRECT COUNTS 2 AND 4

Admin Costs: \$75.00

JUDGMENT TOTAL: \$775.00

Balance Due: \$775.00

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:

A. Truchada

Administrative Law Judge

69

ALO#

May 23, 2011

Date

This Order may be appealed 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.

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.