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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/06/2012 10:53 AM Pg: 1 of 4

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

CITY OF CHICAGO, a Municipal Corporation, )  
Plaintiff, )  
)  
)  
v. )  
)  
*Daniel Lela* )  
)  
Defendant )

Docket Number:  
**11BS04023A**

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#: **20-21-315-003**

Name: **Daniel Lela**

Address: **647-649 W 69<sup>th</sup> St**

City: **Chicago**

State: **IL**

Zip: **60621**

**Legal Description: LOT NUMBER: 47&48; SUBDIVISION: LUCKS  
SUBDIVISION; BLOCK: 2; SEC/TWN/RNG/MER: SW4 S21T38NR14L 3P**

**Goldman and Grant, #36689  
205 W. Randolph, Suite 1100  
Chicago, Illinois 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. ) Daniel Lela ) 2851 E CHURCH ST ) SKOKIE, IL 60016 ) , Respondent. )	Address of Violation: 647-649 W 69th Street Docket #: 11BS04023A Issuing City Department: Buildings
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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>MCV#</u>	<u>Count(s)</u>	<u>Municipal Code Violated</u>	<u>Penalties</u>
City non-suit	11SO293989	1	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$0.00
		4	077014 Repair, replace, or remove defective fence creating dangerous condition. (7-28-060, 13-96-120)	\$0.00
		5	131026 Repair or replace defective screen. (13-196-560 B)	\$0.00
		10	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
		14	073034 Repair or replace door sill. (13-196-550)	\$0.00
Previously liable - No subsequent compliance with building code	11SO293989	2	001020 Remove work contrary to approved plan and construction. (13-32-110)	\$200.00
		3	002021 Obtain permit before performing work. (13-32-010)	\$200.00
		6	106015 Repair or replace defective or missing members of interior stair system. (13-196-570)	\$200.00
		7	105055 Install in dwelling unit entrance door viewing device. (13-164-020 I, 13-164-030)	\$200.00
		8	105045 Install in dwelling entrance door dead-bolt lock with at least 1 inch saw-resistant bolt projection or with rim mounted dead-bolt lock or	\$200.00

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

*Blaylock* 7-9-2012  
 Authorized clerk Date

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



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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>
Previously liable - No subsequent compliance with building code	11SO293989		vertical drop dead-bolt lock providing equivalent security. (13-164-030)	
		11	138056 Remove accumulation of refuse and debris and keep premises clean. (13-196-580, 13-196-630)	\$200.00
		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.	\$200.00
		13	134036 Close openings around pipes with rat proof materials. (7-28-660)	\$200.00
		14	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.	\$200.00
		16	106015 Repair or replace defective or missing members of interior stair	\$200.00

11BS04023A



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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>
Previously liable - No subsequent compliance with building code	11SO293989		system. (13-196-570)	
Previously liable - Subsequent compliance with building code	11SO293989	9	015062 Remove obstruction from exit way that hampers travel and evacuation. (13-160-070, 13-196-080)	\$200.00

**Sanction(s):**

Admin Costs: \$75.00

JUDGMENT TOTAL: \$2,275.00

Balance Due: \$2,275.00

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).

*E. Denger*

ENTERED:

Administrative Law Judge

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ALO#

Apr 18, 2012

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.