



IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/14/2022 03:06 PM PG: 1 OF 15

CITY OF CHICAGO, a Municipal Corporation, )

Plaintiff, )

vs. )

WEST SIDE LOTS, LLC )  
c/o: RONALD ROSENBLUM )

Defendant. )

Case/Docket Number

18DS97158L, 18DS97780L, 19DS33273L,  
19DS50833L, 19DS57300L, 19DS71171L,  
20DS73688L, 20DS81724L, 20DS000737L

Issuing City Department:  
FINANCE

RECORDING OF FINDINGS, DECISIONS & ORDER

1. The plaintiff, THE CITY OF CHICAGO, a municipal corporation, by and through its attorney the special Assistant Corporation Counsel, Talan & Ktsanes, hereby files the attached and incorporated certified Findings, Decisions and Order entered by Administrative Law Officer pursuant to an administrative hearing in the above captioned matter. This Certified copy recorded with the Cook County Recorder of Deeds as provided for by law.
2. Additional identification information (i.e., social security number, tax identification number, property index, property index number, property legal description and common address or other) is as follows:

PIN #: 16-15-132-006-0000

Owner Name: WEST SIDE LOTS LLC

ADR: 4443 W CONGRESS PKWY

City, State, Zip: CHICAGO, IL 60624

**Legal Description:** LOTS 18 IN SUB BLOCK 1 OF BLOCK 5 IN PRESCOTT'S DOUTHLAS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLCOKS 1, 2, 5 AND 10 IN THE CIRCUIT COUTH PARTITION OF THE EAST 1/2 OF THE NORTH-EAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF CENTER LINE OF OGDEN AVENUE IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Law Office of Talan & Ktsanes  
223 W. Jackson Blvd., Suite 512  
Chicago, IL 60606  
Attorney for Plaintiff  
Atty. #91821  
(312) 629-7550 Ph.  
(312) 629-3603 Fx.

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# UNOFFICIAL COPY

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

<p>CITY OF CHICAGO, a Municipal Corporation, Petitioner, ) v. ) West Side Lots, Llc C/O Congress Holdings Inc ) 9654 W 131ST ST #158 ) PALOS PARK, IL 60454 ) and ) West Side Lots, Llc C/O Ronald Rosenblum ) 111 W WASHINGTON STE 1863 ) CHICAGO, IL 60602 ) , Respondents. )</p>	<p>Address of Violation: 4443 W Congress Parkway  Docket #: 18DS97158L  Issuing City Department: Streets and Sanitation</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>
Default - Liable by prove-up	197158L	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		3	7-28-750(b) Owner Information No. Posted On Fence	\$600.00

#### Sanction(s):

FALURE TO APPEAR

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$2,440.00**

**Balance Due: \$2,440.00**

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

You have 21 days from the above mailing date to file a motion to set-aside (void) this default order for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to appeal this order to the Circuit Court of Cook County (Daley Center 6th Fl.) may be prohibited by the Court if you fail to first file a motion to set-aside with the Dept. of Administrative Hearings.





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IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

CITY OF CHICAGO, a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	4515 W Congress Parkway
West Side Lots, Llc C/O Ronald Rosenblum	)	Docket #: 18DS97780L
111 W WASHINGTON ST #1863	)	Issuing City
CHICAGO, IL 60602	)	Department: Streets and Sanitation
and	)	
West Side Lots, Llc C/O Congress Holdings, Inc	)	
9654 W 131ST ST #118	)	
PALOS PARK, IL 60454	)	
, 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>
Default - Liable by prove-up	197780L	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00

**Sanction(s):**

**Admin Costs: \$40.00**

**JUDGMENT TOTAL: \$1,840.00**

**Balance Due: \$1,840.00**

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

You have 21 days from the above mailing date to file a motion to set-aside (void) this default order for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to appeal this order to the Circuit Court of Cook County (Daley Center 6th Fl.) may be prohibited by the Court if you fail to first file a motion to set-aside with the Dept. of Administrative Hearings.

ENTERED: _____	22	May 31, 2018
Administrative Law Judge	ALO#	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.**





# UNOFFICIAL COPY

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

<p><b>CITY OF CHICAGO</b>, a Municipal Corporation, Petitioner, ) v. ) West Side Lots, Llc C/O Congress Holdings, Inc ) 9654 W 131ST ST #158 ) PALOS PARK, IL 60454 ) and ) West Side Lots, Llc C/O Ronald Rosenblum ) 111 W WASHINGTON ST #1863 ) CHICAGO, IL 60607 ) , Respondents. )</p>	<p>Address of Violation: 1437 S Christiana Avenue  Docket #: 19DS50833L Issuing City Department: Streets and Sanitation</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>
Default - Liable by prove-up	250833L	1	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

**Admin Costs:** \$40.00

**JUDGMENT TOTAL:** \$1,240.00

**Balance Due:** \$1,240.00

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

You have 21 days from the above mailing date to file a motion to set-aside (void) this default order for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to appeal this order to the Circuit Court of Cook County (Daley Center 6th Fl.) may be prohibited by the Court if you fail to first file a motion to set-aside with the Dept. of Administrative Hearings.

*Alfred Quijano*

ENTERED: _____	93	Aug 8, 2019
Administrative Law Judge	ALO#	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.**



# UNOFFICIAL COPY

IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

<b>CITY OF CHICAGO</b> , a Municipal Corporation, Petitioner,	)	Address of Violation:
v.	)	4515 W Congress Parkway
	)	
*West Side Lots, Llc C/O Congress Holdings, Inc	)	Docket #: 19DS57300L
9654 W 131ST ST #158	)	
PALOS PARK, IL 60454	)	Issuing City
and	)	Department: Streets and Sanitation
West Side Lots, Llc C/O Ronald Rosenblum	)	
111 W WASHINGTON ST #1863	)	
CHICAGO, IL 60602	)	
, 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>
Default - Liable by prove-up	257300L	1	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00
		2	7-28-120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

**Admin Costs:** \$40.00

**JUDGMENT TOTAL:** \$1,840.00

**Balance Due:** \$1,840.00

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

You have 21 days from the above mailing date to file a motion to set-aside (void) this default order for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to appeal this order to the Circuit Court of Cook County (Daley Center 6th Fl.) may be prohibited by the Court if you fail to first file a motion to set-aside with the Dept. of Administrative Hearings.

ENTERED: \_\_\_\_\_ 21 Sep 30, 2019

Administrative Law Judge ALO# 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.

\* Respondent has been dismissed from the case.



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner. )  
 v. )  
 \*West Side Lots, Llc C/O Congress Holdings, Inc )  
 9654 W 131ST ST #158 )  
 PALOS PARK, IL 60454 )  
 and )  
 West Side Lots, Llc C/O Ronald Rosenblum )  
 111 W WASHINGTON ST #1863 )  
 CHICAGO, IL 60602 )  
 , Respondents. )

Address of Violation:  
 4515 W Congress Parkway

Docket #: 19DS71171L

Issuing City  
 Department: Streets and Sanitation

### 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>
Default - Liable by prove-up	271171L	1	7-28-120(a) Uncut weeds.	\$1,200.00
		2	7-28-750(a) No Noncombustible Fence Around Open Lot	\$600.00

**Sanction(s):**

**Admin Costs: \$40.00**

**JUDGMENT TOTAL: \$1,840.00**

**Balance Due: \$1,840.00**

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

You have 21 days from the above mailing date to file a motion to set-aside (void) this default order (or good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to appeal this order to the Circuit Court of Cook County (Daley Center 6th Fl.) may be prohibited by the Court if you fail to first file a motion to set-aside with the Dept. of Administrative Hearings.

ENTERED: \_\_\_\_\_ 19 Jan 21, 2020

Administrative Law Judge ALO# 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.







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IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

*Michael J. Danko*

ENTERED: \_\_\_\_\_  
Administrative Law Judge

17

Feb 10, 2020

ALO#

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.

Property of Cook County Clerk's Office



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IN THE CITY OF CHICAGO, ILLINOIS  
DEPARTMENT OF ADMINISTRATIVE HEARINGS

*Michael J. Dulek*

ENTERED: \_\_\_\_\_  
Administrative Law Judge

17 Feb 10, 2020  
A.L.O.# 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.

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# UNOFFICIAL COPY

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

**CITY OF CHICAGO**, a Municipal Corporation, Petitioner, )  
 v. )  
 West Side Lots, Llc C/O Ronald Rosenblum )  
 111 W WASHINGTON ST #1863 )  
 CHICAGO, IL 60602 )  
 and )  
 \*West Side Lots, Llc C/O Congress Holdings, Inc )  
 9654 W 131ST ST #158 )  
 PALOS PARK, IL 60454 )  
 , Respondents. )

Address of Violation:  
 1305 N Ashland Avenue  
 Docket #: 20DS81724L  
 Issuing City  
 Department: Streets and Sanitation

### 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>
Default - Liable by prove-up	281724L	1	7-28-720 Accumulation of materials or junk - potential rat harborage.	\$600.00

**Sanction(s):**

Storage Fee  
 Tow Fee

**Admin Costs:** \$40.00

**JUDGMENT TOTAL:** \$640.00

**Balance Due:** \$640.00

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

You have 21 days from the above mailing date to file a motion to set-aside (void) this default order for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to appeal this order to the Circuit Court of Cook County (Daley Center 6th Fl.) may be prohibited by the Court if you fail to first file a motion to set-aside with the Dept. of Administrative Hearings.

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

*Mark Boyle*

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

Administrative Law Judge

19

A/O#

Oct 8, 2020

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.

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(1/00)

DOAH - Order



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

CITY OF CHICAGO, a Municipal Corporation, Petitioner, ) v. ) West Side Lots, Llc Ronald Rosenblum ) , 111 W WASHINGTON ST #1863 ) CHICAGO, IL 60602 ) and ) West Side Lots, Llc Congress Holdings, Inc ) , 9654 W 131ST ST #156 ) PALOS PARK, IL 60454 ) and ) West Side Lots, Llc ) , PO BOX 5162 ) CHICAGO, IL 60680 ) , Respondents. )	Address of Violation: 4515 W Congress Parkway  Docket #: 20DS000737L  Issuing City Department: Streets and Sanitation
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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>
Default - Liable by prove-up	QTTWB2L	1	7-28.120(a) Uncut weeds.	\$1,200.00

**Sanction(s):**

Storage Fee  
Tow Fee

Admin Costs: \$40.00

**JUDGMENT TOTAL: \$1,240.00**

**Balance Due: \$1,240.00**

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

You have 21 days from the above mailing date to file a motion to set-aside (void) this default order for good cause with the Dept. of Administrative Hearings (400 W. Superior). You may have more than 21 days if you can show you were not properly served with the violation notice. Your right to appeal this order to the Circuit Court of Cook County (Daley Center 6th Fl.) may be prohibited by the Court if you fail to first file a motion to set-aside with the Dept. of Administrative Hearings.

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(1/00)

DOAH - Order



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

*Chas. E. Farrell*

ENTERED:

76

Nov 25, 2020

Administrative Law Judge

ALO#

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.

Property of Cook County Clerk's Office