

Docket for 10/3/2019, 09:30 AM Judge: Brunner, Susan

Ticket #	Issue Dept	Cont	Respondent Name	Violation Dt	Occurrence Address	Issuer	# of Violations
19-0000095	Property	*	Big Tree Homes LLC,	9/16/2016	2023 ASHLAND AVENUE	Schnur, Angelique	3
<p>Violation(s): PM-305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants PM-404.3 Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear PM-605.2 Receptacles. Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary outlet shall have ground fault circuit interrupter protection. When an ungrounded-type receptacle exists in a condition, the shared or public areas of the structure and exterior property. interrupter receptacle shall be provided. Any existing worn, damaged, painted and/or defective receptacles shall</p>							
19-0006690	Property	*	Isaac, Sargon	3/3/2015	2011 CHURCH STREET	Schnur, Angelique	7
<p>Violation(s): 4-20-12-R Certification. A Certificate of Code Compliance for Vacant Buildings issued by the Community Development Department and payment in full of all fees PM-104.11 Permits required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building PM-302.3 Sidewalks. All private sidewalks, walkways, stairs, driveways, parking spaces, parking lots and similar areas shall be kept in a proper state of repair, and imposed pursuant to this Chapter are required prior to any occupancy of a vacant building. conditions including, but not limited to, snow and/or ice Whenever the code official determines that there has been a to believe that such a violation has occurred, notice, in the form prescribed below shall be served in an manner responsible for the violation as specified in this Code. Such notice shall 1) be in writing. 2) Include a identification. 3) Include a statement of the violation or violations and why the notice is being issued. 4) Include in accordance with Section 106.3. 5) Include a statement that the City may initiate immediate legal action</p>							
19-0006683	Property	*	Isaac, Sargon Isaac, Paul, Respondent	1/22/2019	1945 JACKSON AVENUE 1945 Jackson, Evanston, IL 60201	Schnur, Angelique	2
<p>Violation(s): PM-104.11 Permits required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building PM-302.7 Accessory structures. All accessory structures, including detached garages, sheds, fences, gates and walls, shall be maintained structurally sound and in or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation or which is regulated by the International Building Code, International Residential Code, National Fire Prevention Association 101, Life Safety Code, International Fire Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, NEC Electrical Code or the State of Illinois Plumbing Code or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p>							
19-0006680	Property	*	Isaac, Sargon	12/5/2017	1726 LYONS STREET	Schnur, Angelique	3
<p>Violation(s): PM-104.11 Permits required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building PM-304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, PM-305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation or they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, which is regulated by the International Building Code, International Residential Code, National Fire Prevention Association 101, Life Safety Code, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary International Fire Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, NEC Electrical Code or the State of</p>							

the structure and exterior property.

Illinois Plumbing Code or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

19-0000108	Property	*	Isaac, Sargon	4/30/2018	2043 DARROW AVENUE	Schnur, Angelique	7
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Violation(s): PM-302.7 Accessory structures. All accessory structures, including detached garages, sheds, fences, gates and walls, shall be maintained structurally sound and in good repair.
PM-304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
PM-304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and good repair.

condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All siding and the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization requirement.

19-0000107	Property	*	Isaac, Sargon	1/23/2019	1818 LYONS STREET	Schnur, Angelique	7
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Violation(s): PM-302.11.2 All premises and exterior property shall be maintained free of fallen trees, limbs and branches. Trees with dead limbs or branches which are or may become hazardous to persons or property in the vicinity, shall have such limbs or branches removed. Trees which are dead, diseased, infected, infested or are otherwise determined to be hazardous shall be removed. Tree boughs or limbs that project over any private means of egress from a structure shall not project over such means of egress at a height of less than eight feet (8') above such means of egress.

19-0000094	Property	*	Isaac, Sargon	4/17/2018	2402 EMERSON STREET	Schnur, Angelique	2
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Violation(s): PM-308.1 All exterior property and premises, and the interior or every structure, shall be free from any accumulation of rubbish or garbage
PM-309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly

19-0006682	Property	*	Isaac, Sargon D	12/5/2017	1735 DARROW AVENUE	Schnur, Angelique	4
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Violation(s): PM-304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
PM-304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated
PM-603.3 Clearances. All required clearances to combustible materials shall be maintained.

19-0006681 Property * Isaac, Sargon D 4/10/2018 1912 DODGE AVENUE Schnur, Angelique 1
Violation(s): PM-704.2 (F) Single or multiple-station smoke alarms shall be installed and maintained in groups R-2, R-3, R-4 and in dwellings not regulated in group R occupancies, regardless of occupant load, at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.2. In each room used for sleeping purposes.3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. 4. On the ceiling above the top landing in each interior stairway that serves dwelling, rooming or dormitory units.5. On the basement ceiling of a building in the immediate vicinity of the bottom step.

19-0006691 Property * Main Keeler LLC, 10/2/2018 1126 HARTREY AVENUE Schnur, Angelique 5
Violation(s): PM-104.11 Permits required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building
PM-104.7 Engineering reports. The code official may require submittal of written reports by a licensed design professional regarding violations for which a notice of
PM-304.14 Insect screens. During the period from April 1st to November 1st, every door, window and other outside opening utilized or required for ventilation
or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation or
containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or
which is regulated by the International Building Code, International Residential Code, National Fire Prevention Association 101, Life Safety Code,
are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less
International Fire Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, NEC Electrical Code or the State of
swinging door shall have a self-closing device in good working condition. Exception: Screen doors shall not be
Illinois Plumbing Code or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
such as air curtains or insect-repellent fans, are employed.

Count: 10