

City of Evanston Docket for 11/13/2025, 10:00 AM at NEW LOCATION Hearing Officer: Jeffrey Greenspan

Ticket #	Issue Date	Type	Respondent Name	Violation and Violation Text	Penalty
A C2605-000001 Handwritten # Johnson, M	10/23/2025 Report #		2730 HAMPTON LLC, 1628 N WELLS ST UNIT 1, CHICAGO, IL 60614	ORD 107-Q-18 Inclusionary Housing Ordinance Must Appear	\$500.00
<p>GENERAL REQUIREMENT: FOR PRIVATELY FUNDED DEVELOPMENTS, TEN PERCENT (10%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. FOR PROPERTIES RECEIVING PUBLIC FUNDS, TWENTY PERCENT (20%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. LOC: 2730 HAMPTON PKY IHO 1 BEDROOM UNIT #1</p>					
A C2605-000002 Johnson, M	10/23/2025		2730 HAMPTON LLC, 1628 N WELLS ST UNIT 1, CHICAGO, IL 60614	ORD 107-Q-18 Inclusionary Housing Ordinance Must Appear	\$500.00
<p>GENERAL REQUIREMENT: FOR PRIVATELY FUNDED DEVELOPMENTS, TEN PERCENT (10%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. FOR PROPERTIES RECEIVING PUBLIC FUNDS, TWENTY PERCENT (20%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. LOC: 2730 HAMPTON PKY IHO 1 BEDROOM UNIT #2</p>					
A C2605-000003 Johnson, M	10/23/2025		2730 HAMPTON LLC, 1628 N WELLS ST UNIT 1, CHICAGO, IL 60614	ORD 107-Q-18 Inclusionary Housing Ordinance Must Appear	\$500.00
<p>GENERAL REQUIREMENT: FOR PRIVATELY FUNDED DEVELOPMENTS, TEN PERCENT (10%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. FOR PROPERTIES RECEIVING PUBLIC FUNDS, TWENTY PERCENT (20%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. LOC: 2730 HAMPTON PKY IHO 1 BEDROOM UNIT #3</p>					
A C2605-000004 Johnson, M	10/23/2025		2730 HAMPTON LLC, 1628 N WELLS ST UNIT 1, CHICAGO, IL 60614	ORD 107-Q-18 Inclusionary Housing Ordinance Must Appear	\$500.00
<p>GENERAL REQUIREMENT: FOR PRIVATELY FUNDED DEVELOPMENTS, TEN PERCENT (10%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. FOR PROPERTIES RECEIVING PUBLIC FUNDS, TWENTY PERCENT (20%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. LOC: 2730 HAMPTON PKY IHO 1 BEDROOM UNIT #4</p>					

Ticket #	Handwritten #	Issue Date	Type	Respondent Name	Address	Violation and Violation Text	Fee Due
A	C2605-000005	10/23/2025		2730 HAMPTON LLC, 1628 N WELLS ST UNIT 1, CHICAGO, IL 60614	ORD 107-Q-18 Inclusionary Housing Ordinance Must Appear	GENERAL REQUIREMENT: FOR PRIVATELY FUNDED DEVELOPMENTS, TEN PERCENT (10%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. FOR PROPERTIES RECEIVING PUBLIC FUNDS, TWENTY PERCENT (20%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. LOC: 2730 HAMPTON PKY IHO 1 BEDROOM UNIT #5	\$500.00

A	C2605-000006	10/23/2025		2730 HAMPTON LLC, 1628 N WELLS ST UNIT 1, CHICAGO, IL 60614	ORD 107-Q-18 Inclusionary Housing Ordinance Must Appear	GENERAL REQUIREMENT: FOR PRIVATELY FUNDED DEVELOPMENTS, TEN PERCENT (10%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. FOR PROPERTIES RECEIVING PUBLIC FUNDS, TWENTY PERCENT (20%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. LOC: 2730 HAMPTON PKY IHO 1 BEDROOM UNIT #6	\$500.00
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A	C2605-000007	10/23/2025		2730 HAMPTON LLC, 1628 N WELLS ST UNIT 1, CHICAGO, IL 60614	ORD 107-Q-18 Inclusionary Housing Ordinance Must Appear	GENERAL REQUIREMENT: FOR PRIVATELY FUNDED DEVELOPMENTS, TEN PERCENT (10%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. FOR PROPERTIES RECEIVING PUBLIC FUNDS, TWENTY PERCENT (20%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. LOC: 2730 HAMPTON PKY IHO 2 BEDROOM UNIT #1	\$500.00
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A	C2605-000008	10/23/2025		2730 HAMPTON LLC, 1628 N WELLS ST UNIT 1, CHICAGO, IL 60614	ORD 107-Q-18 Inclusionary Housing Ordinance Must Appear	GENERAL REQUIREMENT: FOR PRIVATELY FUNDED DEVELOPMENTS, TEN PERCENT (10%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. FOR PROPERTIES RECEIVING PUBLIC FUNDS, TWENTY PERCENT (20%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. LOC: 2730 HAMPTON PKY IHO 2 BEDROOM UNIT #2	\$500.00
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Ticket #	Handwritten #	Issue Date	Type	Respondent Name	Address	Violation and Violation Text	Bay Due
A	C2605-000009	10/23/2025		2730 HAMPTON LLC, 1628 N WELLS ST UNIT 1, CHICAGO, IL 60614	ORD 107-Q-18 Inclusionary Housing Ordinance Must Appear	GENERAL REQUIREMENT: FOR PRIVATELY FUNDED DEVELOPMENTS, TEN PERCENT (10%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. FOR PROPERTIES RECEIVING PUBLIC FUNDS, TWENTY PERCENT (20%) OF THE TOTAL NUMBER OF DWELLING UNITS IN A COVERED DEVELOPMENT SHALL BE AFFORDABLE DWELLING UNITS. LOC: 2730 HAMPTON PKY IHO 2 BEDROOM UNIT #3	\$500.00

A	C1740-000302	02/10/2025		BALTER, ROBIN 1224 HOHLFELDER ROAD, GLENCOE, IL 60022	PM-11.1.4 Unlawful structure Must Appear	AN UNLAWFUL STRUCTURE IS ONE FOUND IN WHOLE OR IN PART TO BE OCCUPIED BY MORE PERSONS THAN PERMITTED UNDER THIS CODE, OR WAS ERRECTED, ALTERED OR OCCUPIED CONTRARY TO THE LAW. LOC: 2646 EWING AVE	\$0.00
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A	C1740-000296	09/10/2024	*	CARDENAS, JOSE LUIS 207 ASBURY, EVANSTON, IL 60202	4-2.4.	2ND - PENALTY FOR VIOLATIONS LOC: 1620 DARROW AVE	\$400.00
A	C4943-000024	10/23/2025		PITTS, MARILYN 1613 LAKE STREET, EVANSTON, IL 60201	PM-105.11. Permits required. Must Appear	ANY OWNER OR AUTHORIZED AGENT WHO INTENDS TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH, OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT. LOC: 1613 LAKE ST	\$0.00

A	C4943-000025	10/23/2025		PITTS, MARILYN 1613 LAKE STREET, EVANSTON, IL 60201	PM 110.4 Failure to comply Must Appear	ANY PERSON WHO SHALL CONTINUE ANY WORK AFTER HAVING BEEN SERVED WITH A STOP WORK ORDER, EXCEPT SUCH WORK AS THAT PERSON IS DIRECTED TO PERFORM TO REMOVE A VIOLATION OR UNSAFE CONDITION, SHALL BE SUBJECT TO THE PENALTIES PROVIDED FOR IN SECTION 109.4. LOC: 1613 LAKE ST	\$150.00
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A	C4943-000026	10/23/2025		PITTS, MARILYN 1613 LAKE STREET, EVANSTON, IL 60201	PM 111.7.1 Placard removal Must Appear	THE CODE OFFICIAL SHALL REMOVE THE CONDEMNATION PLACARD WHENEVER THE DEFECT OR DEFECTS UPON WHICH THE CONDEMNATION AND PLACARDING ACTION WERE BASED HAVE BEEN ELIMINATED. ANY PERSON WHO DEFACES OR REMOVES A CONDEMNATION PLACARD WITHOUT THE APPROVAL OF THE CODE OFFICIAL SHALL BE SUBJECT TO THE PENALTIES PROVIDED BY THIS CODE. LOC: 1613 LAKE ST	\$150.00
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* = continued - 14 Total Citations