

Docket for 1/9/2020, 09:30 AM Judge: Brunner, Susan

Ticket #	Issue Dept	Cont	Respondent Name	Violation Dt	Occurrence Address	Issuer	# of Violations
19-0006719	Property	*	Baez, Maria Irene Martinez, Mario, Respondent	10/5/2018	1925 EMERSON STREET 2440 Cowper Ave, Evanston, IL 60201	Schnur, Angelique	1
<p><i>Violation(s):</i> 4-16-6(A)1a</p> <p>The owner of a building who knows, or from all the facts and circumstances should know, that his/her building is or has become a "vacant building" within the meaning of this Chapter after the effective date of this Chapter or the owner of a building, which the Director determines at any time to be a "vacant building", or the owner of a building whose appeal from the Director's determination has been denied by the City Manager shall take the actions provided for in this Section 4-20-6 within fifteen (15) days after either the date of the Director's notice of determination or occurrence of the facts which would cause a reasonable person to believe that the building was a "vacant building", or denial of the appeal, whichever is applicable. Registration does not exonerate the owner from compliance with all applicable Codes and ordinances, including this Chapter, nor does it preclude any of the actions the City is authorized to take pursuant to this Chapter or elsewhere in the City Code.</p> <p>(A) Registration Requirements:</p> <p>1. a. Register the building with the Director of Community & Economic Development, on a form provided by the Director and pay the four hundred dollar (\$400.00) annual nonprorated vacant building registration fee. The form shall include, as a minimum, the name, street address, and telephone number of the owner; the case name and number of any litigation pending concerning or affecting the building, including bankruptcy cases; and the name, street address, and telephone number of all persons with any legal interest in the building or the premises. The form shall require the owner to identify a natural person twenty-one (21) years of age or older who maintains a permanent address in Cook County, Illinois, to accept service on behalf of the owner with respect to any notices the Director sends pursuant to this Chapter or service of process in any proceeding commenced to enforce any provision of this Chapter, and file with the Director on the registration form, the name, address, telephone number, of said person. A street address is required. A post office box is not an acceptable address.</p>							
19-0000061	Building	*	Cardenas, Jose L Cardenas, Enedelia,	1/15/2019	1620 DARROW AVENUE 1620 Darrow Ave., Evanston, IL 60201	Williams, Scott	1
<p><i>Violation(s):</i> R-105.1</p> <p>Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p>							
19-0006781	Property		Gardner, Michael	5/17/2019	2315 EMERSON STREET	Rosado, Anais	1
<p><i>Violation(s):</i> PM-302.8</p> <p>Motor vehicles, boats and trailers. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.</p>							
19-0006770	Property	*	Graham, Patrick L FRAZER, ROBERT K, KRAFT, RICHARD E, LEAF, MARC J., Respondent ROSENBERG, STEVEN S,	9/16/2019	2137 MAPLE AVENUE 1870 SPRUCE AVENUE, HIGHLAND PARK, 116 CENTRAL AVENUE, HIGHLAND PARK, ONE N LASALLE STREET SUITE 1620, 814 RIDGE TERRACE, Evanston, IL 60201	Snider, Kimberly	1
<p><i>Violation(s):</i> PM-308.1</p> <p>All exterior property and premises, and the interior or every structure, shall be free from any accumulation of rubbish or garbage</p>							
19-0006761	Property	*	Isaac, Sargon	4/10/2018	1810 GREY AVENUE	Rosado, Anais	3
<p><i>Violation(s):</i> PM-308.1</p> <p>All exterior property and premises, and the interior or every structure, shall be free from any accumulation of rubbish or garbage</p> <p>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</p> <p>PM-504.1 General. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and</p>							

which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and

19-0006760	Property	* Isaac, Sargon	10/25/2019	17192 LYONS STREET	Rosado, Anais	2
<p>Violation(s): PM-305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking PM-305.4 Every stair, ramp and landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair. Any components, or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.</p>						
19-0006779	Property	Main Keeler LLC,	5/25/2018	1711 HOVLAND COURT	Rosado, Anais	1
<p>Violation(s): 4-16-6(A)1a The owner of a building who knows, or from all the facts and circumstances should know, that his/her building is or has become a "vacant building" within the meaning of this Chapter after the effective date of this Chapter or the owner of a building, which the Director determines at any time to be a "vacant building", or the owner of a building whose appeal from the Director's determination has been denied by the City Manager shall take the actions provided for in this Section 4-20-6 within fifteen (15) days after either the date of the Director's notice of determination or occurrence of the facts which would cause a reasonable person to believe that the building was a "vacant building", or denial of the appeal, whichever is applicable. Registration does not exonerate the owner from compliance with all applicable Codes and ordinances, including this Chapter, nor does it preclude any of the actions the City is authorized to take pursuant to this Chapter or elsewhere in the City Code.</p> <p>(A) Registration Requirements: 1. a. Register the building with the Director of Community & Economic Development, on a form provided by the Director and pay the four hundred dollar (\$400.00) annual nonprorated vacant building registration fee. The form shall include, as a minimum, the name, street address, and telephone number of the owner; the case name and number of any litigation pending concerning or affecting the building, including bankruptcy cases; and the name, street address, and telephone number of all persons with any legal interest in the building or the premises. The form shall require the owner to identify a natural person twenty-one (21) years of age or older who maintains a permanent address in Cook County, Illinois, to accept service on behalf of the owner with respect to any notices the Director sends pursuant to this Chapter or service of process in any proceeding commenced to enforce any provision of this Chapter, and file with the Director on the registration form, the name, address, telephone number, of said person. A street address is required. A post office box is not an acceptable address.</p>						
19-0006754	Health	* Mcgrath, Roy L	11/15/2019	1234 DEWEY AVENUE	Mcllwee, Ashley	1
<p>Violation(s): 5-9-3(A) It shall be unlawful to operate a vacation rental within the City of Evanston without a current, valid license issued pursuant to the terms of this Chapter.</p>						
19-0006774	Building	Pinkard, Nichole Wade, Chanita, Respondent	8/21/2019	2415 WADE STREET 2415 Wade Street, Evanston, IL 60201	Williams, Scott	1
<p>Violation(s): R-105.1 Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.</p>						
19-0006751	Property	* TMQ Group LLC,	11/11/2019	741 HOWARD STREET	Snider, Kimberly	1
<p>Violation(s): PM-602.3 Every owner and operator of any building who rents, leases, or lets one or more dwelling unit, lodging unit, rooming unit, dormitory or guest room on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 15th to June 1st to maintain a temperature of not less than 68F (20C) in all habitable rooms, bathrooms and toilet rooms. Space heaters, whether portable or permanently installed, shall not be utilized as the primary source of heat for any such unit or room. Buildings or individual units shall employ central heating systems except where a designed system is approved by the building official.</p>						
19-0006780	Property	Vaughan, Mary	3/15/2019	1137 PITNER AVENUE	Rosado, Anais	2
<p>Violation(s): 6-4-6-3, 28 ALLOWABLE ACCESSORY USES AND STRUCTURES (DETACHED FROM PRINCIPAL STRUCTURE): PM-302.8 Motor vehicles, boats and trailers. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on (A) Detached accessory buildings, structures and uses: Accessory buildings, structures or uses shall be permitted as provided in Table 4-A of this Section and detached accessory buildings, structures, or uses in a residential district shall: 1. Cover no more than forty (40) percent of a rear yard when located in a rear yard. However, in no case shall the maximum lot coverage requirement for the zoning district be exceeded.</p>						

2. Not be located in a side yard abutting a street or interior side yard between the principal structure and the side lot line.

3. Not be located between the building line and the principal structure (except as permitted in front yards).

(B) Table 4-A — Permitted accessory buildings, structures and uses:

Table 4-A includes yard obstructions (see Subsection 6-4-1-9(B) of this Chapter) attached to the principal or a secondary structure as well as freestanding accessory buildings, structures, and uses.

28. Storage of boats and recreational vehicles. (In residential, RE, transitional, and university districts, not more than 1 truck with a gross weight of 8,000 pounds or less, or 1 trailer with a gross weight of 5,000 pounds or less, and not more than 1 motorized mobile camping unit, boat, and/or boat trailer may be parked within a building or in a rear yard, but not in a front or side yard or in any court area that opens toward a public street.)

19-0006709 Zoning

* WRIGHT, CHATTO

9/25/2018 1715 EMERSON STREET

Griffith, Michael

2

Violation(s): 6-4-6-3(A)2

6-4-8-3, (A) 6-4-8-3: PERMITTED TEMPORARY USE REGULATIONS:

and detached accessory buildings, structures, or uses in a residential district shall:

2. Not be located in a side yard abutting a street or interior side yard between the principal structure and the side lot line.

Count: 12