

City of Evanston Docket for 8/4/2022, 10:00 AM

Hearing Officer: Jeffrey Greenspan

Ticket #	Issue Date	Physical Respondent Name	Violation and Violation Text	Bal Due
Handwritten #	Report #	C6M WA	Evidence Address	
A C2379-000048	2/8/2022		ELLIS, CAMERON PO BOX 5747, EVANSTON, IL 60204	\$100.00
* Schnur, A				
A C1740-000096	7/15/2022		FLORES, VERONICA 1740 HOWLAND COURT, EVANSTON, IL 60201	\$150.00
Rosado, A				
A C1740-000097	7/15/2022		FLORES, VERONICA 1740 HOWLAND COURT, EVANSTON, IL 60201	\$150.00
Rosado, A				
A C1740-000098	7/15/2022		FLORES, VERONICA 1740 HOWLAND COURT, EVANSTON, IL 60201	\$150.00
Rosado, A				
A C1740-000099	7/15/2022		FLORES, VERONICA 1740 HOWLAND COURT, EVANSTON, IL 60201	\$150.00
Rosado, A				
A C1740-000100	7/15/2022		FLORES, VERONICA 1740 HOWLAND COURT, EVANSTON, IL 60201	\$150.00
Rosado, A				
A C1740-000101	7/15/2022		FLORES, VERONICA 1740 HOWLAND COURT, EVANSTON, IL 60201	\$150.00
Rosado, A				
A C1740-000102	7/15/2022		FLORES, VERONICA 1740 HOWLAND COURT, EVANSTON, IL 60201	\$150.00
Rosado, A				
A C1740-000103	7/15/2022		FLORES, VERONICA 1740 HOWLAND COURT, EVANSTON, IL 60201	\$75.00
Rosado, A				

6-4-6-2(A) Must Appear
GENERAL PROVISIONS FOR ACCESSORY USES AND STRUCTURES
LOC: 1239 LEON PL

PM-304.7. Must Appear
ROOFS AND DRAINAGE - THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN, ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE
LOC: 1740 HOWLAND CT

PM-305.3. Must Appear
INTERIOR SURFACES - ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REM
LOC: 1740 HOWLAND CT

PM-304.6. Must Appear
EXTERIOR WALLS - ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS, AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION
LOC: 1740 HOWLAND CT

PM-603.1. Must Appear
MECHANICAL EQUIPMENT - ALL MECHANICAL APPLIANCES, FIREPLACES, SOLID FUEL-BURNING APPLIANCES, COOKING APPLIANCES AND WATER HEATING APPLIANCES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN A SAFE WORKING CONDITION, AND SHALL BE CAPABLE OF PERFORMING THE INTENDED FUNCTION
LOC: 1740 HOWLAND CT

PM-302.3. Must Appear
SIDEWALKS - ALL PRIVATE SIDEWALKS, WALKWAYS, STAIRS, DRIVEWAYS, PARKING SPACES, PARKING LOTS AND SIMILAR AREAS SHALL BE KEPT IN A PROPER STATE OF REPAIR, AND MAINTAINED FREE FROM HAZARDOUS CONDITIONS INCLUDING
LOC: 1740 HOWLAND CT

PM-302.7. Must Appear
ACCESSORY STRUCTURES - ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGES, SHEDS, FENCES, GATES AND WALLS, SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR
LOC: 1740 HOWLAND CT

PM-104.11. Must Appear
PERMITS REQUIRED - SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT
LOC: 1740 HOWLAND CT

5-8-4(A). Must Appear
ANNUAL REGISTRATION: REGISTRATION FEE; CERTIFICATE OF REGISTRATION - THE OWNER OF A RENTAL BUILDING OR RENTAL UNIT SHALL REGISTER SUCH PROPERTY WITH PROPERTY STANDARDS DEPARTMENT NO LATER THAN NOVEMBER 1ST OF EACH YEAR
LOC: 1740 HOWLAND CT

Ticket #	Handwritten #	Issue Date	Report #	ChM	WA	Physical Respondent Name	Evidence Address	Violation and Violation Text	Fee
A	C1740-000104	7/15/2022				FLORES, VERONICA	1740 HOVLAND COURT, EVANSTON, IL 60201	PM-304.7. Must Appear	\$150.00
A	C1740-000105	7/15/2022				FLORES, VERONICA	1740 HOVLAND COURT, EVANSTON, IL 60201	9-15-3(A). Must Appear	\$150.00
A	C1740-000106	7/15/2022				FLORES, VERONICA	1740 HOVLAND COURT, EVANSTON, IL 60201	PM-704.2 (F). Must Appear	\$150.00
A	C1740-000112	7/18/2022				ISAAC, SARGON	1500 SHERIDAN ROAD UNIT 6I, WILMETTE, IL 60091	PM-304.1.1. Must Appear	\$150.00
A	C1740-000113	7/18/2022				ISAAC, SARGON	1500 SHERIDAN ROAD UNIT 6I, WILMETTE, IL 60091	PM-104.7. Must Appear	\$150.00
A	C1740-000114	7/18/2022				ISAAC, SARGON	1500 SHERIDAN ROAD UNIT 6I, WILMETTE, IL 60091	5-8-4(A). Must Appear	\$75.00
A	C1740-000115	7/18/2022				ISAAC, SARGON	1500 SHERIDAN ROAD UNIT 6I, WILMETTE, IL 60091	4-12-1(D). Must Appear	\$750.00
A	C1740-000116	7/21/2022				ISAAC, SARGON	1500 SHERIDAN ROAD UNIT 6I, WILMETTE, IL 60091	PM-304.13. Must Appear	\$150.00

ROOFS AND DRAINAGE - THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNENESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE.
LOC: 1740 HOVLAND CT

CARBON MONOXIDE ALARMS REQUIRED - EVERY DWELLING UNIT SHALL BE EQUIPPED WITH AT LEAST ONE APPROVED CARBON MONOXIDE ALARM IN AN OPERATING CONDITION WITHIN FIFTEEN FEET (15') OF EVERY ROOM USED FOR SLEEPING PURPOSES. THE CARBON MONOXIDE ALARM MAY BE COMBINED WITH SMOKE DETECTING DEVICES PROVIDED THAT THE COMBINED UNIT COMPLIES WITH THE RESPECTIVE PROVISIONS OF THIS CODE, REFERENCE STANDARDS, AND DEPARTMENTAL RULES RELATING TO BOTH SMOKE DETECTING DEVICES AND CARBON MONOXIDE ALARMS AND PROVIDED THAT THE COMBINED UNIT EMITS AN ALARM IN A MANNER THAT CLEARLY DIFFERENTIATES THE HAZARD.
LOC: 1740 HOVLAND CT

SMOKE ALARMS - 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
LOC: 1740 HOVLAND CT

UNSAFE CONDITIONS
LOC: 1810 GREY AVE

ENGINEERING REPORTS - THE CODE OFFICIAL MAY REQUIRE SUBMITTAL OF WRITTEN REPORTS BY A LICENSED DESIGN PROFESSIONAL REGARDING VIOLATIONS FOR WHICH A NOTICE OF VIOLATION HAS BEEN ISSUED.
LOC: 1810 GREY AVE

ANNUAL REGISTRATION; REGISTRATION FEE; CERTIFICATE OF REGISTRATION - THE OWNER OF A RENTAL BUILDING OR RENTAL UNIT SHALL REGISTER SUCH PROPERTY WITH PROPERTY STANDARDS DEPARTMENT NO LATER THAN NOVEMBER 1ST OF EACH YEAR
LOC: 1810 GREY AVE

DANGEROUS, UNSAFE BUILDINGS DEFINED - THOSE WHICH ARE IN A STATE OF DILAPIDATION, DETERIORATION OR DECAY; HAVE FAULTY CONSTRUCTION; LACK VENTILATION; ARE OVERCROWDED; ARE OPEN, VACANT OR ABANDONED; OR ARE IN DANGER OF COLLAPSE OR FAILURE
LOC: 1810 GREY AVE

WINDOWS, SKYLIGHT AND DOOR FRAMES - EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT
LOC: 1719 LYONS ST

Handwritten #	Issue Date	ChM	WA	Physical Respondent Name	Violation and Violation Text	Fee
A C1740-000117 Rosado, A	7/21/2022			ISAAC, SARGON 1500 SHERIDAN ROAD UNIT 6I, WILMETTE, IL 60091	PM-104.6. Must Appear DOCUMENTATION - THE CODE OFFICIAL MAY REQUIRE WRITTEN SUBMITTAL OF ESTIMATES, EXECUTED CONTRACTS, INVOICES, RECEIPTS, PROOF OF PAYMENT OF OTHER DOCUMENTATION REGARDING THE COMPLETION LOC: 1719 LYONS ST	\$150.00
A C1740-000118 Rosado, A	7/21/2022			ISAAC, SARGON 1500 SHERIDAN ROAD UNIT 6I, WILMETTE, IL 60091	PM-304.14. Must Appear INSECT SCREENS - DURING THE PERIOD FROM APRIL 1ST TO NOVEMBER 1ST, EVERY DOOR, WINDOW AND OTHER OUTSIDE OPENING UTILIZED SHALL BE SUPPLIED WITH APPROVED TIGHTLY FITTING SCREENS OF NOT LESS THAN 16 MESH PER INCH AND EVERY SWINGING DOOR SHALL HAVE A SELF-CLOSING DEVICE IN GOOD WORKING CONDITION LOC: 1719 LYONS ST	\$150.00
A C1740-000119 Rosado, A	7/21/2022			ISAAC, SARGON 1500 SHERIDAN ROAD UNIT 6I, WILMETTE, IL 60091	PM-304.2. Must Appear PROTECTIVE TREATMENT - ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION LOC: 1719 LYONS ST	\$150.00
A C1740-000120 Rosado, A	7/21/2022			ISAAC, SARGON 1500 SHERIDAN RD UNIT 6I, WILMETTE, IL 60091	PM-104.11. Must Appear PERMITS REQUIRED - SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT LOC: 1719 LYONS ST	\$150.00
A C9247-000088 Snider, K	6/14/2022			PEPINO, CIRIACO 5711 EMERSON STREET, MORTON GROVE, IL 60053	PM-302.13. Must Appear PARKING OF MOTOR VEHICLES - NO VEHICLE, REGARDLESS OF STATUS OF LICENSING, REGISTRATION OR OPERABILITY, SHALL BE PARKED WITHIN ANY PUBLIC SIDEWALK AREA, PARKWAY AREA, PRIVATE SIDEWALK, OR UPON ANY UNIMPROVED SURFACE LOC: 1916 ASBURY AVE	\$150.00
A C9247-000090 Snider, K	6/15/2022			PEPINO, CIRIACO 5711 EMERSON STREET, MORTON GROVE, IL 60053	PM-104.11. Must Appear PERMITS REQUIRED - SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT LOC: 1916 ASBURY AVE	\$150.00
A C9247-000092 Snider, K	6/16/2022			PEPINO, CIRIACO 5711 EMERSON STREET, MORTON GROVE, IL 60053	PM-704.2 (F). Must Appear SMOKE ALARMS - 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 LOC: 1916 ASBURY AVE	\$150.00
A C9247-000093 Snider, K	6/16/2022			PEPINO, CIRIACO 5711 EMERSON STREET, MORTON GROVE, IL 60053	9-15-3(A). Must Appear CARBON MONOXIDE ALARMS REQUIRED - EVERY DWELLING UNIT SHALL BE EQUIPPED WITH AT LEAST ONE APPROVED CARBON MONOXIDE ALARM IN AN OPERATING CONDITION WITHIN FIFTEEN FEET (15') OF EVERY ROOM USED FOR SLEEPING PURPOSES. THE CARBON MONOXIDE ALARM MAY BE COMBINED WITH SMOKE DETECTING DEVICES PROVIDED THAT THE COMBINED UNIT COMPLIES WITH THE RESPECTIVE PROVISIONS OF THIS CODE, REFERENCE STANDARDS, AND DEPARTMENTAL RULES RELATING TO BOTH SMOKE DETECTING DEVICES AND CARBON MONOXIDE ALARMS AND PROVIDED THAT THE COMBINED UNIT EMITS AN ALARM IN A MANNER THAT CLEARLY DIFFERENTIATES THE HAZARD. LOC: 1916 ASBURY AVE	\$150.00

Ticket #	Handwritten #	Issue Date	Report #	CbM	W/A	Physical Respondent Name	Evidence Address	Violation and Violation Text	Bal Due
A	C9247-000091	6/15/2022				PEPINO, CIRIANO 5711 EMERSON STREET, MORTON GROVE, IL 60053	Must Appear	STAIRWAYS, DECKS, PORCHES AND BALCONIES - EVERY STAIR, RAMP, BALCONY, PORCH, DECK OR OTHER WALKING SURFACE SHALL COMPLY WITH THE PROVISIONS OF SECTION PM-702.9 LOC: 1916 ASBURY AVE	\$150.00
A	C2680-000104	7/14/2022				ROBBINS, KALYANI 1246 HINMAN AVE., EVANSTON, IL 60202	PM-302.11.3. Must Appear	ENCROACHMENT - ANY PLANT GROWTH WHICH SHALL ENCROACH ON THE PUBLIC WAY OR AFFECT MOVEMENT OR VISION OF PEDESTRIANS OR VEHICLES ON THE PUBLIC WAY, SHALL BE TRIMMED LOC: 1246 HINMAN AVE	\$150.00
A	C2680-000105	7/14/2022				ROBBINS, KALYANI 1246 HINMAN AVE., EVANSTON, IL 60202	PM-302.11.1. Must Appear	GRASS - ALL PREMISES, INCLUDING VACANT LAND AND PARK WAYS, SHALL HAVE GRASS, OR OTHER FORMS OF APPROVED GROUND COVER PROVIDED AND MAINTAINED LOC: 1246 HINMAN AVE	\$150.00
A	C1740-000107	7/18/2022				THADHANI, SURESH / THADHANI, MONIKA 1314 OAK AVE, EVANSTON, IL 60201	PM-307.1 Must Appear	GENERAL - EVERY EXTERIOR AND INTERIOR FLIGHT OF STAIRS HAVING MORE THAN FOUR RISERS SHALL HAVE A HANDRAIL ON ONE SIDE OF THE STAIR AND EVERY OPEN PORTION OF A STAIR, LANDING, BALCONY, PORCH, DECK, RAMP OR OTHER WALKING SURFACE WHICH IS MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS LOC: 1314 OAK AVE	\$150.00
A	C1740-000108	7/18/2022				THADHANI, SURESH / THADHANI, MONIKA 1314 OAK AVE, EVANSTON, IL 60201	PM-104.11. Must Appear	PERMITS REQUIRED - SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT LOC: 1314 OAK AVE	\$150.00
A	C1740-000109	7/18/2022				THADHANI, SURESH / THADHANI, MONIKA 1314 OAK AVENUE, EVANSTON, IL 60201	PM-304.14. Must Appear	INSECT SCREENS - DURING THE PERIOD FROM APRIL 1ST TO NOVEMBER 1ST, EVERY DOOR, WINDOW AND OTHER OUTSIDE OPENING UTILIZED SHALL BE SUPPLIED WITH APPROVED TIGHTLY FITTING SCREENS OF NOT LESS THAN 16 MESH PER INCH AND EVERY SWINGING DOOR SHALL HAVE A SELF-CLOSING DEVICE IN GOOD WORKING CONDITION LOC: 1314 OAK AVE	\$150.00
A	C1740-000110	7/18/2022				THADHANI, SURESH / THADHANI, MONIKA 1314 OAK AVENUE, EVANSTON, IL 60201	PM-304.13. Must Appear	WINDOWS, SKYLIGHT AND DOOR FRAMES - EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT LOC: 1314 OAK AVE	\$150.00
A	C1740-000111	7/18/2022				THADHANI, SURESH / THADHANI, MONIKA 1314 OAK AVENUE, EVANSTON, IL 60201	PM-603.1. Must Appear	MECHANICAL EQUIPMENT - ALL MECHANICAL APPLIANCES, FIREPLACES, SOLID FUEL-BURNING APPLIANCES, COOKING APPLIANCES AND WATER HEATING APPLIANCES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN A SAFE WORKING CONDITION, AND SHALL BE CAPABLE OF PERFORMING THE INTENDED FUNCTION LOC: 1314 OAK AVE	\$150.00
A	C6092-000001	6/30/2022				THOMAS RESTAURANT INVESTMENTS 1 LLC, 7701 S. EGLESTON AVE, CHICAGO, IL 60620	8-6-16(A). Must Appear	CORRECTION OF VIOLATIONS: LOC: 1611 SHERMAN AVE	\$500.00
A	C9247-000095	6/17/2022				TINOCO, JOSE / DE LOS ANGELES MONTOYA, MARIA 1909 FOSTER STREET, EVANSTON, IL 60201	PM-104.11. Must Appear	PERMITS REQUIRED - SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT LOC: 1909 FOSTER ST	\$9000.00

Ticket #	Handwritten #	Issue Date	Report #	ChM	W/A	Physical Respondent Name	Evidence Address	Violation and Violation Text	Bal Due
A	C1740-000088	7/15/2022				WILSON, WILLIAM 1610 DARROW AVENUE, EVANSTON, IL 60201	PM-305.4. Must Appear	STAIRS AND WALKING SURFACES - EVERY STAIR, RAMP AND LANDING, BALCONY, PORCH, DECK OR OTHER WALKING SURFACE SHALL BE MAINTAINED IN SOUND CONDITION AND GOOD REPAIR LOC: 1610 DARROW AVE INTERIOR SURFACES - ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION, PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED. REM LOC: 1610 DARROW AVE	\$150.00
A	C1740-000089	7/15/2022				WILSON, WILLIAM 1610 DARROW AVENUE UNIT , EVANSTON, IL 60201	PM-305.3. Must Appear	GENERAL - A SAFE, CONTINUOUS AND UNOBSTRUCTED PATH OF TRAVEL SHALL BE PROVIDED FROM ANY POINT IN A BUILDING OR STRUCTURE TO THE PUBLIC WAY, MEANS OF EGRESS SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE LOC: 1610 DARROW AVE	\$150.00
A	C1740-000090	7/15/2022				WILSON, WILLIAM 1610 DARROW AVENUE, EVANSTON, IL 60201	PM-702.1 (F). Must Appear	UNLAWFUL STRUCTURE - FOUND IN WHOLE OR IN PART TO BE OCCUPIED BY MORE PERSONS THAN PERMITTED UNDER THIS CODE, OR WAS ERECTED, ALTERED OR OCCUPIED CONTRARY TO LAW LOC: 1610 DARROW AVE	\$150.00
A	C1740-000091	7/15/2022				WILSON, WILLIAM 1610 DARROW AVENUE, EVANSTON, IL 60201	PM-108.1.4. Must Appear	GENERAL - THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND IN A SANITARY CONDITION LOC: 1610 DARROW AVE	\$150.00
A	C1740-000092	7/15/2022				WILSON, WILLIAM 1610 DARROW AVENUE, EVANSTON, IL 60201	PM-305.1. Must Appear	ACCUMULATION OF RUBBISH OR GARBAGE - ALL EXTERIOR PROPERTY AND PREMISES, AND THE INTERIOR OR EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE LOC: 1610 DARROW AVE	\$150.00
A	C1740-000093	7/15/2022				WILSON, WILLIAM 1610 DARROW AVENUE, EVANSTON, IL 60201	PM-308.1. Must Appear	OCCUPANCY OF DWELLING UNITS LOC: 1610 DARROW AVE	\$100.00
A	C1740-000094	7/15/2022				WILSON, WILLIAM 1610 DARROW AVENUE, EVANSTON, IL 60201	6-4-1-14 Must Appear	WINDOWS, SKYLIGHT AND DOOR FRAMES - EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT LOC: 1610 DARROW AVENUE DARROW AVE	\$150.00
A	C1740-000095	7/15/2022				WILSON, WILLIAM 1610 DARROW AVENUE, EVANSTON, IL 60201	PM-304.13. Must Appear	PROTECTIVE TREATMENT - ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION LOC: 1723 ASHLAND AVE	\$150.00
A	C1740-000035	11/24/2021				XU, DI 1723 ASHLAND AVENUE, EVANSTON, IL 60201	PM-304.2. Must Appear		\$150.00

* = continued - 44 Total Citations