

# Docket for 10/10/2019, 09:30 AM Judge: Greenspan, Jeff

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 &amp; 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>							
19-0006720	Property		Blasius, Scott	7/11/2019	2108 WASHINGTON	Schnur, Angelique	1
<p><i>Violation(s):</i> pm-302.7</p> <p>Accessory structures. All accessory structures, including detached garages, sheds, fences, gates and walls, shall be maintained structurally sound and in good repair.</p>							
19-0006724	Property		Chicago Title Land Trust, #B8500023002 Price, Doreen, Respondent	7/19/2019	712 ROSLYN PLACE 712 Roslyn Place, Evanston, IL 60201	Schnur, Angelique	1
<p><i>Violation(s):</i> PM-302.4</p> <p>All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches (8"). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual, biennial and perennial plants and vegetation which are propagated by seed or vegetative parts, which are of little value and compete with cultivated plants or may affect the health of humans or animals, other than trees and shrubs. However, this term shall not include cultivated grasses, flowers and gardens.-The owner or agent having charge of a property who fails to cut weeds within seven (7) days of service of a notice of violation, shall be subject to prosecution in accordance with section 106 of this code.-Upon failure by the owner or agent to comply with the notice of violation, any duly authorized agent of the city or contractor hired by the city shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon and the costs for such removal shall be paid by the owner or agent responsible for the property.-If the city cuts any weeds on any vacant lot or premises with a vacant structure as provided in this section, the city may impose a lien on the property in violation. Upon being recorded in the manner required by article XII of the code of civil procedure, as amended, or by the uniform commercial code, as amended, the lien shall be imposed on said property as a debt due and owing the city in an amount including, but not limited to: any city costs or contractor's fees for cutting the weeds; inspections; correspondence; title searches; preparation of lien; and recording fees.</p>							
19-0006711	Property	*	Ju, Chantal	10/29/2018	1832 LEMAR AVENUE	Rosado, Anais	2
<p><i>Violation(s):</i> 5-8-4(A) PM-108.1.4 Unlawful structure.</p> <p>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. The An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, owner shall certify that the information provided on the registration statement is true and correct.</p>							

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19-0006723	Property		LANGTON, LYNN	7/12/2018	1605 DODGE AVENUE	Schnur, Angelique	4
<p><b>Violation(s):</b> 9-16-3, A-R Carbon Monoxide Alarms Required:</p> <p>PM-302.7 Accessory structures. All accessory structures, including detached garages, sheds, fences, gates and walls, shall be maintained structurally sound and in</p> <p>PM-304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and</p> <p>(A) Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within fifteen feet (15') of every condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All siding and with the respective provisions of the City code, reference standards, and departmental rules relating to both smoke detecting devices and carbon the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard. 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.</p>							
19-0006725	Property		LaSalle National Trust, #119180 Radman, Marc, Respondent	3/28/2017	1943 SHERMAN AVENUE 1943 Sherman Ave, Evanston, IL 60201	Schnur, Angelique	16
<p><b>Violation(s):</b> PM-304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained</p> <p>PM-304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained</p> <p>PM-304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes. structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.</p>							
19-0006721	Property		Main Keeler LLC,	5/25/2018	1711 HOVLAND COURT	Schnur, Angelique	1
<p><b>Violation(s):</b> 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 &amp; 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>							

19-0006712 Property  
*Violation(s):* PM-302.8

\* Moore, Robert W

3/14/2019 1823 GREY AVENUE

Rosado, Anais

1

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.

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19-0006722	Property		Stacey, Nicole	10/2/2018	933 ASHLAND AVENUE	Schnur, Angelique	3
<p><i>Violation(s):</i> PM-304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and PM-304.3.1 Alley frontage identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the alley when a PM-305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.</p>							
19-0006687	Property	*	Vega, Damien	9/5/2018	1207 MCDANIEL AVENUE	Schnur, Angelique	1
<p><i>Violation(s):</i> 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.</p>							
19-0006709	Zoning	*	WRIGHT, CHATTO	9/25/2018	1715 EMERSON STREET	Griffith, Michael	2
<p><i>Violation(s):</i> 6-4-6-3(A)2 A) Detached Accessory Buildings, Structures And Uses: Accessory buildings, structures or uses shall be permitted as provided in table 4-A of this section 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.</p>							

Count: 11

