



Jason Sherrick <jasonsherrick@gmail.com>

Closed Request # 4017 [3634656130333435]

1 message

City of Des Plaines <desplainescityil@user.govoutreach.com>
To: jasonsherrick@gmail.com

Tue, Oct 27, 2026 at 7:20 AM

---If replying by email, enter your reply above this line---

**City of Des Plaines**

Request #4017 Closed

CED

October 27, 2026 at 7:20 AM CDT

Inspector to follow up.

Included AttachmentsCookCounty_TaxInfo_Brown_St_
Des_Plaines.pdfoag-charitable-trust-
complaint.pdf



normandy_rules.pdf



irs-f13909-with-exhibits.pdf

Reply

Rental dwelling**Request #4017**

Created on Oct 26, 2026 at 10:44 PM CDT

Estimated Resolution by Nov 6, 2026

**Status** Closed[CookCounty_TaxInfo_Brown_St_Des_Plaines.pdf](#)

+ 3 additional attachments

Problem Location:[1471 Brown St Des Plaines IL 60016-7118](#)**Description**

Normandy House operates an illegal rental scheme that systematically violates tenant rights and evades municipal tax liabilities. Management mandates weekly housing fees, but fraudulently classifies these mandatory payments as voluntary "donations" to bypass rental regulations and obscure taxable rental income. To further circumvent the law, residents are coerced into signing documents that explicitly state they "do not have renters' rights" and are classified merely as "guests".

Most critically, management uses these illegal waivers to threaten and execute immediate lockouts. Their written rules dictate that management can demand a resident "vacate the house immediately" and that anyone asked to leave must "leave that same day". Under Illinois state law, management cannot perform self-help evictions under any circumstances. Anyone paying regular fees for housing at this property has established tenancy and cannot be legally removed from the premises without a formal court order, regardless of the fraudulent waivers they are forced to sign.

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