



Jason Sherrick <jasonsherrick@gmail.com>

Closed Request # 4018 [6163303036633262]

1 message

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

Tue, Oct 27, 2026 at 7:22 AM

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

**City of Des Plaines**

Request #4018 Closed

CED

October 27, 2026 at 7:22 AM CDT

Inspector to follow up.

Included Attachments

normandy_rules.pdf

LLC-
50.1_Brown_St_Six_Flat.pdf



NFP-114.05_Normandy_House.pdf



OAG_Civil_Rights_Complaint.pdf

-  OAG_Charitable_Trust_Complaint.pdf
-  IRS_F13909_With_Exhibits.pdf

 Reply

Business concerns

Request #4018

Created on Oct 26, 2026 at 11:24 PM CDT
Estimated Resolution by Nov 6, 2026

 **Status** Closed



[normandy_rules.pdf](#)

+ 5 additional attachments

Problem Location:

[1471 Brown St Des Plaines IL 60016-7118](#)

Description

This report details severe business, housing, and civil rights violations committed by Normandy House, Inc. and Brown Str. Six Flat LLC within the City of Des Plaines. Normandy House, Inc., a registered 501(c)(3) directed by Kenneth Ivaska, operates a housing business that systemically strips residents of local tenant protections to facilitate illegal self-help evictions and force participation in faith-based activities.

As documented in the attached file "normandy_rules.pdf", the business requires occupants to sign waivers declaring they are merely "guests" without renters' rights who can be dismissed immediately. Management leverages these illegitimate housing agreements and the threat of immediate, same-day homelessness to coerce residents into participating in faith-based activities, which violates their civil rights and undermines independent medical care.

Furthermore, the business mandates weekly rent payments but fraudulently misclassifies them as voluntary "donations" to evade taxes and municipal oversight. As detailed in the attached file "IRS_F13909_With_Exhibits.pdf", the charity collected \$551,024 in these disguised fees in 2025. It then funneled \$366,000 of this untaxed revenue as a "Rent Expense" directly to properties—including 1471 Brown St—personally owned by President Ivaska and his separate entity, Brown Str. Six Flat LLC. The organization actively conceals this self-dealing on federal tax filings by denying related-party transactions.

The City of Des Plaines is urged to investigate this business for its bad-faith operations, ongoing civil rights abuses, illegal tenant lockouts, and fraudulent financial practices.

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