

Prepared by and Return to:

Klein, Thorpe & Jenkins, Ltd.  
20 North Wacker Drive, Suite  
1660  
Chicago, Illinois 60606-2903  
(312) 984-6400

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**IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT  
DU PAGE COUNTY, ILLINOIS**

VILLAGE OF CAROL STREAM, )  
 )  
 Plaintiff, )  
 )  
 v. )  
 )  
 CAROLSHIRE COMMONS )  
 CONDOMINIUM ASSOCIATION, )  
 )  
 Defendant. )

Case No. 2013 CH 2754

**CONSENT DECREE**

**I. BACKGROUND.**

1. The Carolshire Commons Condominium Association, an Illinois not for profit corporation (the "Association"), is responsible for maintaining the common elements of the residential condominium development located at 101-171 Elk Trail, Carol Stream, Illinois (the "Property"), legally described on Exhibit A, and as depicted on Exhibit B, attached hereto and made a part hereof.

2. The Association is managed, governed and controlled by a Board of Managers, pursuant to authority granted to it by the Condominium Property Act, 765 ILCS 605/1 *et seq.*

3. On September 21, 2012, the Village of Carol Stream (the "Village") issued and served upon the Association a "Notice of Violation" identifying 665 violations of the Village of

Carol Stream Municipal Code, (the "Village Code"), as amended from time to time (the "Code Violations"), observed on the Property.

4. The Village filed the instant lawsuit on September 26, 2013 (the "Lawsuit") seeking abatement of the Code Violations.

5. The Village and the Association, through its Board of Managers, after significant review, consultation, and negotiation, have agreed to this Consent Decree which includes the "Abatement Schedule," a copy of which is attached hereto as Exhibit C and made a part hereof, containing the dates by which the remaining Code Violations must be completed by the Association.

6. The Village and the Association, acting pursuant to its bylaws by and through its Board of Managers, agree, and the Court, by entering this Consent Decree, finds that this Consent Decree has been negotiated by the Village and the Association in good faith, that settlement of this matter will avoid further litigation between the Village and Association, and that this Consent Decree is fair, reasonable, and in the public interest.

**THEREFORE**, with the consent of the Village and the Association to this Decree, it is **ORDERED, ADJUDGED, and DECREED** by this Court:

## **II. PARTIES AND DURATION.**

1. **Parties Bound.** This Consent Decree applies to and is binding upon the Village, and the Association, its Board of Managers and their respective heirs, successors, and assigns. This Consent Decree shall be recorded with the DuPage County Recorder's Office against the Property at the Association's sole cost and expense.

2. **Duration.** This Consent Decree shall remain in full force and effect until vacated by the Court.

## **III. OBLIGATIONS AND REPRESENTATIONS.**

1. **Representations.** The Board of Managers of the Association represents and warrants that as of the date of entry of this Consent Decree:

- a. it has the authority to enter into this Consent Decree on behalf of the Association;
- b. it has the obligation to maintain and keep the Property in good repair as required by the Village Code and the Property's Declaration of Covenants; and
- c. it has taken all steps necessary to approve and enter into this Consent Decree; and
- d. this Consent Decree is binding on the Association, its successors and assigns.

2. **Abatement of Violations.** The Association shall fully and completely abate and correct each Code Violation set forth in the Abatement Schedule to the conditions required by the Village Code by the due dates in the Abatement Schedule. All repairs shall be made in a good and workmanlike manner. All abatements and repairs shall be subject to inspection and approval by the Village.

3. **Reports.** No later than the fifth business day of each month after the entry of this Consent Decree, the Association shall submit a written Status Report to the Village on the form attached hereto as Exhibit D, setting forth each abatement or repair made since the last report and the date that such abatement or repair was made. Upon receipt of the report, the Village will inspect those abatements and repairs listed in the report and shall provide the Association with a list of any Code Violations not properly abated or repaired.

4. **Re-repairs.** The Village may inspect any prior Code Violations that were abated to ensure that such prior violations have not reoccurred. In the event any such Code Violations are found by the Village, the Association shall abate and correct each Code Violation within thirty (30) calendar days of the Village's notice of the Code Violation.

5. **Parking Lots.** The Association shall engage a licensed Professional Civil Engineer, familiar with the requirements of the DuPage County Stormwater Ordinance, who shall prepare plans for the full reconstruction of the parking lots upon the Property, a stormwater drainage plan complying with the requirements of the DuPage County Stormwater Ordinance and the Village's Soil and Erosion Control Ordinance, and a lighting plan complying with the requirements of the Village ordinances providing for the proper lighting of the parking lots (the "Reconstruction Plan"). The Reconstruction Plan shall provide for the phased reconstruction, drainage and lighting of the parking lots, to be completed in three (3) phases, with each phase to be completed on or before October 31 of each year with the first phase to be completed on or before October 31, 2016, the second phase on or before October 31, 2017 and the third phase on or before October 31, 2018. Phasing of the parking lots shall be determined in accordance with sound engineering practices. The Reconstruction Plan, and its phasing, shall be subject to Village review and approval for compliance with the above referenced ordinances and any other applicable codes and regulations. The Reconstruction Plan shall be submitted to the Village on or before April 1, 2016 for review and approval. The Association shall apply for and take all steps necessary to secure such permits as are necessary to complete the Reconstruction Plan.

6. **Parking Lot Maintenance.**

a. Prior to reconstruction of the parking lots, the Association shall maintain the parking lots by filling and patching all potholes. After reconstruction the Association shall maintain the parking lots in good condition and in accordance with Village ordinances.

b. After any snow fall of over 2 inches, the Association shall clear the parking lots of any snow and ice by 10:00 a.m. on the morning thereafter.

7. **Assessments.** The Association shall establish a budget for the abatement of the Code Violations and shall impose general assessments and special assessments in such amounts

as are sufficient to abate and correct each Code Violation and make each repair, by the due dates and as set forth in the Abatement Schedule. Thereafter, the Association shall provide for sufficient reserves for capital expenditures and maintenance for repair or replacement of the common elements.

8. **Maintenance.** The Association shall maintain the Property in compliance with the Village Code at all times. The Association shall keep the Property free from any violations of the Village Code.

9. **Meetings.** Upon reasonable notice by the Village, at least two (2) members of the Board of Managers of the Association shall meet with the Village at places and times designated by the Village. The Board of Managers of the Association shall, within ten (10) calendar days of the Village's request, provide the Village with the names, addresses, and phone numbers of any or all unit owners or tenants so requested by the Village.

10. **Fines.** The Association is hereby fined in the amount of Three million (\$3,000,000.00) Dollars for the Code Violations existing from the date of the Notice of Violation until the date of this Consent Decree. Payment of such fines is hereby stayed, as provided herein.

11. **Fees and Costs.** The Association shall pay to the Village the sum of Sixty-nine thousand five hundred seventy-nine Dollars (\$69,579.00) for its litigation costs incurred by the Village through the date of entry of this Consent Decree, which litigation costs include attorney's fees, court costs, consultants' fees, inspection fees and so on. Payment shall be made as follows: Twenty thousand dollars (\$20,000.00) to be paid on or before May 30, 2016; Fifteen thousand dollars (\$15,000.00) to be paid on or before December 31, 2016; Fifteen thousand dollars (\$15,000.00) to be paid on or before December 31, 2017; and the balance to be paid on or before December 31, 2018.

12. **Operation of Association.** The Board of Managers shall conduct all operations of the Association in full compliance with the provisions of the Condominium Property Act, 765 ILCS 605/1 *et seq.* and agrees to take all actions necessary to enforce the provisions of its Declaration of Condominium, By-Laws and Rules and Regulations pertaining to use, appearance and maintenance of the units and common elements.

13. **Notice to Unit Owners.** Within fourteen (14) calendar days of the date of this Consent Decree, the Board of Managers shall provide a copy of this Consent Decree and notice of its entry by the Court to each Unit Owner within the Association. The Board of Managers shall provide this Court and the Village with evidence that such notice has been provided.

#### IV. INSPECTIONS.

The Village, and its employees, agents, contractors, officials, attorneys, and volunteers, may enter the Property at any reasonable time to inspect the Property. The permission granted herein does not obligate the Village to conduct inspections, nor does the permission granted herein derogate or reduce any authority the Village has to inspect the Property from any other source, such as but not limited to Village Code or regulation, State law or regulation, Federal law or regulation, the common law, or contract. The Association may have a representative present

during any inspections, but no inspection shall be continued due to the unavailability of an Association representative. The Association representative shall not in any way hinder or disrupt the inspection.

**V. BREACH OF CONSENT DECREE.**

1. In the event the Association fails to complete an abatement action or repair by the date required, or fails to comply with any term of this Consent Decree, the Village may Petition the Court for enforcement of this Consent Decree.
2. The sole defenses of the Association to such Petition shall be that the Association has completed the action by the date required, has complied with the terms of the Consent Decree; or, that the Association has been unable to comply due to an act of god or nature (including but not limited to flood, tornado, earthquake,) fire, riot, insurrection or strike.
3. In the event that the Court determines that the Association has breached the provisions of Section III, Paragraphs 2, 3, 4, 5, 11 or 13 of this Consent Decree, the Court shall enter an order:
  - a. Entering judgment and ordering the immediate payment of the fine set forth in Paragraph III.10.; and
  - b. Appointing a receiver (the "Receiver") who shall have the full power and authority to take any and all actions in place of the Board of Managers including, but not limited to, the collecting of all Association dues and assessments, the levying of Association dues, the correction of all Code Violations and the payment of all expenses thereto, and to impose and collect additional general assessments and special assessments in order to pay for the correction of such Code Violations and the Receiver's compensation, and such other authority as granted by the Court; and
  - c. Ordering the immediate payment of the then unpaid Fees and Costs as set forth in Section III, Paragraph 11; and
  - d. Ordering the Association to pay all attorney's fees and costs incurred in the course of enforcing the Consent Decree; and
  - e. Such other relief that the Court deems just.
4. In the event that the Association has breached any provision of this Consent Decree other than those set forth in Section V, Paragraph 3 above, and upon Petition of the Village and a determination by the Court that such breach has occurred, the Court may order any or all of the following:
  - a. Entering judgment and ordering the immediate payment of the then unpaid fine set forth in Section III. Section 10.;

- b. Fining the Association for any unabated Code Violations as provided by the Village Code of Ordinances until such Violations are abated and repairs made;
- c. Appointing a Receiver who shall have the full power and authority to take any and all actions in place of the Board of Managers including, but not limited to, the collecting of all Association dues and assessments, the levying of Association dues, the correction of all Code Violations and the payment of all expenses thereto, and to impose and collect additional general assessments and special assessments in order to pay for the correction of such Code Violations and the Receiver's compensation, and such other authority as granted by the Court;
- d. Ordering the immediate payment of the Fees and Costs as set forth in Section III, Paragraph 11;
- e. Ordering the recovery of all attorney's fees, and other costs incurred in the course of enforcing the Consent Decree;
- f. Holding the Association in contempt of Court;
- g. Such other relief as the Court deems just.

## VI. MISCELLANEOUS.

1. **Reservation of Rights.** The Village reserves, and this Consent Decree is without prejudice to, any and all right, power and duty to enforce any local ordinance or state law against the Association. Specifically, and notwithstanding any other provision of this Consent Decree, the Village reserves any and all right, power and duty to enforce against the Association:

- a. A failure to meet a requirement of this Consent Decree; and
- b. Present or future violations of the Illinois Municipal Code, the Village Code, or the common law of nuisance.

2. **Retention of Jurisdiction.** This Court shall retain jurisdiction over this matter for the purposes of interpreting and enforcing the terms of this Consent Decree.

3. **Integration; Representations and Warranties.** This Consent Decree constitutes the final, complete and exclusive agreement and understanding between the Village and the Association with respect to the settlement embodied in this Consent Decree. The Village and the Association acknowledge that there are no representations, agreements or understandings relating to the settlement other than those expressly contained in this Consent Decree. The Village and the Association acknowledge and represent that in reviewing this Consent Decree and the terms of this Consent Decree, they have carefully read this Consent Decree, they understand its contents and that they have executed it as their own free and voluntary act, and that they have had an opportunity to have legal counsel review the Consent Decree before its execution.

**ACKNOWLEDGED AND AGREED:**

Carolshire Commons Condominium  
Association, an Illinois Not For Profit  
Corporation

Village of Carol Stream, an Illinois  
Municipal Corporation

By: *Sanjay Suri*

By: *Frank Saverino*

By: *Saul Galvez*

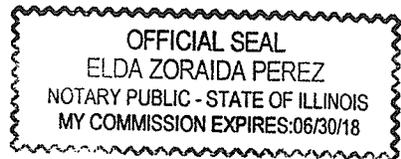
Its: *MAYOR*

By: *Marcus A. Mager*

By: *Richard R. ...*

By: \_\_\_\_\_

Subscribed to before me this *26* day of  
*February*, 2016



*Elida Perez*  
Notary Public

**SO ORDERED**

*[Signature]*

Judge

*3/10/2016*

Date

Exhibit A

**Legal Description**

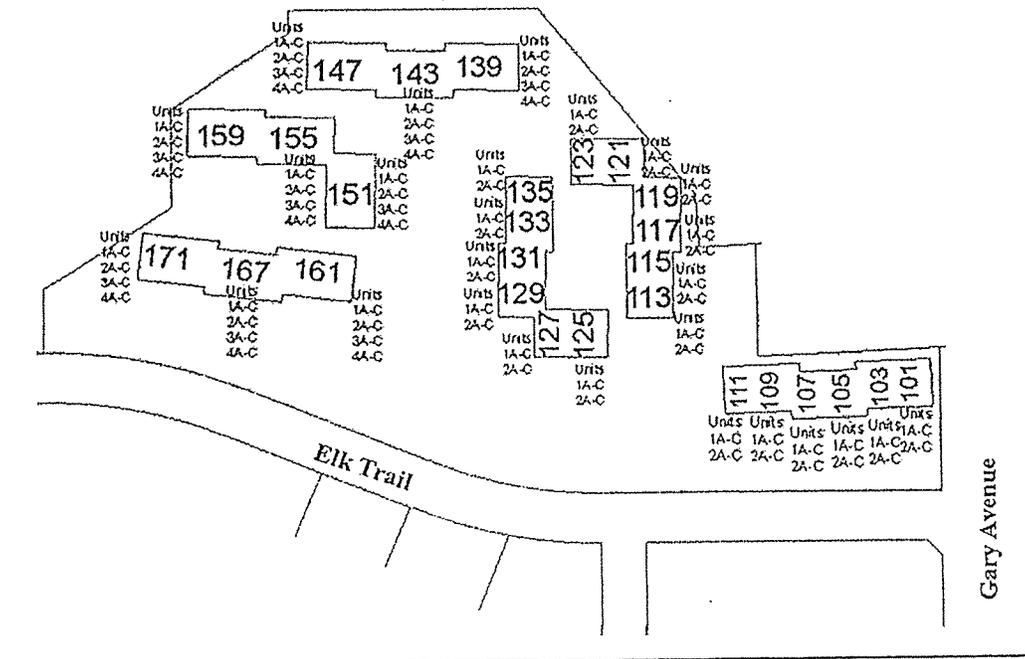
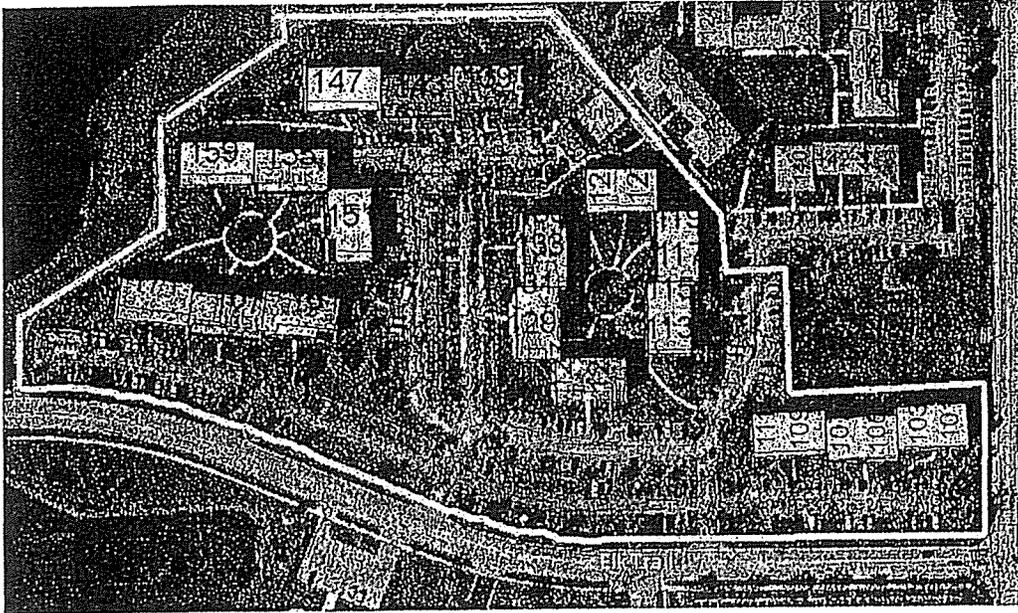
The common areas on:

LOTS 1 THROUGH 18 INCLUSIVE AND ALL OF OUTLOT "A" IN CAROLSHIRE COMMONS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS, ON JULY 11, 1977 AS DOCUMENT NUMBER R77-56614.

P.I.N.S: 02-29-111-039; 02-29-111-064; 02-29-111-066; 02-29-111-067; 02-29-111-088; 02-29-111-047; 02-29-111-001; 02-29-111-003; 02-29-111-004; 02-29-111-015; 02-29-111-016; 02-29-111-005; 02-29-111-007; 02-29-111-010; 02-29-111-033; 02-29-111-113; 02-29-111-025; 02-29-111-024; 02-29-111-023; 02-29-111-073; 02-29-111-099; 02-29-111-053; 02-29-111-056; 02-29-111-058; 02-29-111-107; 02-29-111-169; 02-29-111-149; 02-29-111-155; 02-29-111-160; 02-29-111-162; 02-29-111-167; 02-29-111-111; 02-29-111-114; 02-29-111-131, commonly known as 101 – 171 Elk Trail, Carol Stream, Illinois.

## Exhibit B

Carolshire Commons is located on the north side of Elk Trail, west of Gary Avenue, in the Village of Carol Stream. The property is 10.45 acres in size, and includes 18 three-story buildings of 12 units each, for a total of 216 units. The 18 buildings were constructed in groups of three, as shown on the aerial photo below. The property was originally constructed in 1977 as an apartment complex, and later converted to condominiums.



# EXHIBIT C

## Village of Carol Stream

COMMUNITY DEVELOPMENT DEPARTMENT

### Carolshire Commons Code Violations

**LEGEND**  
 1 = High Priority (Involves health or safety)  
 2 = Important  
 3 = Maintenance

#### August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
5	101 THROUGH 111 ELK TRAIL	101 Elk Trail	Repair the exterior door and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
285	101 THROUGH 111 ELK TRAIL	103 Elk Trail	Properly secure the threshold of the entrance door and replace the weather strip	2	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
17	101 THROUGH 111 ELK TRAIL	105 Elk Trail	Repair the exterior doors and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
29	101 THROUGH 111 ELK TRAIL	107 Elk Trail	Repair the front door and secure the threshold	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
41	101 THROUGH 111 ELK TRAIL	109 Elk Trail	Repair the exterior doors and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surface	6/30/2016
50	101 THROUGH 111 ELK TRAIL	111 Elk Trail	Repair the exterior doors and hardware and secure the thresholds	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surface	6/30/2016
54	101 THROUGH 111 ELK TRAIL	Exterior	Replace all common area broken windows	1		6/30/2016
305	101 THROUGH 111 ELK TRAIL	Exterior	Provide downspout extensions and splash blocks	2		4/30/2016
308	101 THROUGH 111 ELK TRAIL	Exterior	Remove bird nests and replace missing louvers on vents	2		4/30/2016

## August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
309	101 THROUGH 111 ELK TRAIL	Exterior	Repair all leaking or damaged hose bibs	2		4/30/2016
311	101 THROUGH 111 ELK TRAIL	Exterior	Repair or replace all damaged trim around the all windows (includes trim around unit windows) and doors	2	Remove and replace all rotted wood and install missing trim to cover exposed framing. Paint all exposed wood surfaces and caulk joints	6/30/2016
314	101 THROUGH 111 ELK TRAIL	Exterior	Replace all damaged downspouts	2		4/30/2016
315	101 THROUGH 111 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All walks to building must be at same level as landings to eliminate trip hazards. Requires permit.	7/30/2016
316	101 THROUGH 111 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
317	101 THROUGH 111 ELK TRAIL	Exterior	Scrape and paint all exterior wood surfaces with peeling paint	2		6/30/2016
318	101 THROUGH 111 ELK TRAIL	Exterior	Scrape and paint all wood trim with peeling paint	2		6/30/2016
319	101 THROUGH 111 ELK TRAIL	Exterior	Seal all penetrations in the exterior wall	2		5/30/2016
516	101 THROUGH 111 ELK TRAIL	Exterior	Properly frame in all air condition units in the openings in the walls and properly seal air conditioner units	3		6/30/2016
New	101 THROUGH 111 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit needed	8/30/2016
63	113 THROUGH 123 ELK TRAIL	113 Elk Trail	Repair the exterior doors and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
322	113 THROUGH 123 ELK TRAIL	113 Elk Trail	Repair all damaged drywall throughout hallways and in boiler room	2		3/30/2016
New	113 THROUGH 123 ELK TRAIL	113 Elk Trail	Repair drywall in 2nd floor west stair	2		6/30/2016

## August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
New	113 THROUGH 123 ELK TRAIL	113 Elk Trail	Secure low voltage wiring over door	2		3/30/2016
73	113 THROUGH 123 ELK TRAIL	115 Elk Trail	Repair the exterior doors and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
84	113 THROUGH 123 ELK TRAIL	117 Elk Trail	Repair the exterior doors and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
94	113 THROUGH 123 ELK TRAIL	119 Elk Trail	Repair the exterior doors and hardware	1	East door - Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
105	113 THROUGH 123 ELK TRAIL	121 Elk Trail	Repair the exterior door and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	5/30/2016
552	113 THROUGH 123 ELK TRAIL	121 Elk Trail	Replace window with broken seal on the rear second floor	3	BB Hole in Glass	6/30/2016
560	113 THROUGH 123 ELK TRAIL	123 Elk Trail	Replace the common area window with a broken seal	3		6/30/2016
117	113 THROUGH 123 ELK TRAIL	Exterior	Replace all common area broken windows	1		6/30/2016
336	113 THROUGH 123 ELK TRAIL	Exterior	Remove and repaint all wood surfaces with peeling paint	3	Exterior	6/30/2016
345	113 THROUGH 123 ELK TRAIL	Exterior	Provide downspout extensions and splash blocks	3		3/30/2016
347	113 THROUGH 123 ELK TRAIL	Exterior	Repair or replace all damaged trim around the windows (includes trim around unit windows) and doors	2		6/30/2016
348	113 THROUGH 123 ELK TRAIL	Exterior	Replace missing louvers on vents	2		4/30/2016
349	113 THROUGH 123 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All walks to building must be at same level as landings to eliminate trip hazards. Requires permit.	7/30/2016

## August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
350	113 THROUGH 123 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
351	113 THROUGH 123 ELK TRAIL	Exterior	Scrape and paint all exterior wood trim with peeling paint	2	All wood trim around building must be scraped, replaced where necessary and painted	6/30/2016
563	113 THROUGH 123 ELK TRAIL	Exterior	Properly frame all air condition units in the framed openings in the walls and seal all units	3		6/30/2016
New	113 THROUGH 123 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch		Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	113 THROUGH 123 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit needed	8/30/2016
124	125 THROUGH 135 ELK TRAIL	125 Elk Trail	Repair the exterior doors	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	125 THROUGH 135 ELK TRAIL	125 Elk Trail	Secure electric panel in boiler room	1	New 2015	3/30/2016
133	125 THROUGH 135 ELK TRAIL	127 Elk Trail	Repair the exterior doors	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
143	125 THROUGH 135 ELK TRAIL	129 Elk Trail	Repair the exterior door	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
364	125 THROUGH 135 ELK TRAIL	131 Elk Trail	Repair all damaged drywall including under the stairs and in the laundry room	2	Laundry room and West stairway	3/30/2016
366	125 THROUGH 135 ELK TRAIL	131 Elk Trail	Replace Foyer windows with broken seals	2		5/30/2016
368	125 THROUGH 135 ELK TRAIL	133 Elk Trail	Repair all damaged drywall including in the boiler room	2	In boiler room	3/30/2016
New	125 THROUGH 135 ELK TRAIL	133 Elk Trail	Test the RPZ on the make-up water - Plumber to test and certify the Reduced Pressure Zone Backflow preventer		Plumber must certify	3/30/2016

### August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
169	125 THROUGH 135 ELK TRAIL	135 Elk Trail	Repair the exterior doors	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
602	125 THROUGH 135 ELK TRAIL	135 Elk Trail	The connection of the copper piping to the hot water heater shall be made utilizing dielectric unions.	3	Permit needed	3/30/2016
177	125 THROUGH 135 ELK TRAIL	Exterior	Replace all broken common area windows	1		6/30/2016
373	125 THROUGH 135 ELK TRAIL	Exterior	Provide downspout extensions and splash blocks	2		4/30/2016
374	125 THROUGH 135 ELK TRAIL	Exterior	Repair or replace all damaged exterior lights	2	Permit needed	4/30/2016
375	125 THROUGH 135 ELK TRAIL	Exterior	Repair or replace all damaged trim around the windows (includes trim around unit windows) and doors	2	All exterior windows and doors	6/30/2016
376	125 THROUGH 135 ELK TRAIL	Exterior	Replace missing downspout	2		3/30/2016
377	125 THROUGH 135 ELK TRAIL	Exterior	Replace missing louvers on vents	2		3/30/2016
378	125 THROUGH 135 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All walks to building must be at same level as landings to eliminate trip hazards. Requires permit.	9/30/2016
379	125 THROUGH 135 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
380	125 THROUGH 135 ELK TRAIL	Exterior	Scrape and paint all exterior wood surfaces with peeling paint	2		6/30/2016
381	125 THROUGH 135 ELK TRAIL	Exterior	Scrape and paint all wood trim with peeling paint	2		6/30/2016
604	125 THROUGH 135 ELK TRAIL	Exterior	Properly frame air condition units in the openings in the walls and seal units	3		6/30/2016

## August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
New	125 THROUGH 133 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch		Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	125 THROUGH 135 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit needed	7/30/2017
384	137 ELK TRAIL	Interior and Exterior	Provide downspout extensions and splash blocks	2		3/30/2016
385	137 ELK TRAIL	Interior and Exterior	Remove all abandoned pool equipment	2		3/30/2016
386	137 ELK TRAIL	Interior and Exterior	Remove all junk and storage items from the pool area and tennis court	2	All items must be removed	3/30/2016
388	137 ELK TRAIL	Interior and Exterior	Repair the damaged soffit	2		3/30/2016
389	137 ELK TRAIL	Interior and Exterior	Replace all damaged downspouts	2		3/30/2016
607	137 ELK TRAIL	Interior and Exterior	Completely remove the abandoned pool	3	Wood framed cover installed over pool not proper abandonment. Pool must be removed and hole properly filled in. Permit needed	7/30/2017
609	137 ELK TRAIL	Interior and Exterior	Replace all broken brick pavers	3	Permit needed	7/30/2016
610	137 ELK TRAIL	Interior and Exterior	Replace sunken concrete	3	All concrete walks must be level with trip hazards eliminated. Walkway must be level with all door thresholds at entrances. Permit required	8/30/2016

## August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
612	137 ELK TRAIL	Interior and Exterior	The pool restroom building has been converted into a service building. Submit plans for a permit and corrections: • Provide a minimum of one complete working bathroom (ILPC Section 890 Appendix A Table B) • The lavatory shall be provided with tempered hot water not to exceed 115 degrees (ILPC Section 890.680(e)) • Provide a service sink with a minimum of 120 degree hot water (ILPC Section 890 Appendix A Table B) • Provide drinking water by either a hi-lo drinking fountain or a bottled water station • Properly cap all abandoned waste piping within 10 ft of nearest vent • Cap all water lines within 2 ft of main	3	Plans and permit needed	8/30/2016
188	139 THROUGH 147 ELK TRAIL	139 Elk Trail	Repair the exterior door threshold	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
203	139 THROUGH 147 ELK TRAIL	143 Elk Trail	Repair the exterior doors and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
205	139 THROUGH 147 ELK TRAIL	143 Elk Trail	Secure the boiler exhaust	1	No Hangers - secure the boiler exhaust to ceiling	3/30/2016
211	139 THROUGH 147 ELK TRAIL	147 Elk Trail	Repair the exterior doors, door jams and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
405	139 THROUGH 147 ELK TRAIL	Exterior	Provide downspout extensions and splash blocks	2		3/30/2016
409	139 THROUGH 147 ELK TRAIL	Exterior	Replace all damaged downspouts	2		3/30/2016
410	139 THROUGH 147 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All concrete walks must be level with trip hazards eliminated. Walkway must be level with all door thresholds at entrances. Permit required	9/30/2016

## August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
411	139 THROUGH 147 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
412	139 THROUGH 147 ELK TRAIL	Exterior	Scrape and paint all exterior wood trim with peeling paint	2		7/30/2016
634	139 THROUGH 147 ELK TRAIL	Exterior	Replace all common area windows with broken seals	3		7/30/2016
New	139 THROUGH 147 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch		Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	139 THROUGH 147 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit required	7/30/2018
218	151 THROUGH 159 ELK TRAIL	151 Elk Trail	Repair the exterior door to make is secure	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
224	151 THROUGH 159 ELK TRAIL	155 Elk Trail	Repair the closer on the door to the boiler room	1		3/30/2016
225	151 THROUGH 159 ELK TRAIL	155 Elk Trail	Repair the exterior door and hardware including the door closer, door latch and door jams	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	151 THROUGH 159 ELK TRAIL	155 Elk Trail	Missing lens cover on 2nd floor hall light		New 2015	3/30/2016
New	151 THROUGH 159 ELK TRAIL	155 Elk Trail	Adjust closer on the boiler room door		New 2015	3/30/2016
240	151 THROUGH 159 ELK TRAIL	159 Elk Trail	Repair the exterior doors and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
644	151 THROUGH 159 ELK TRAIL	159 Elk Trail	Reinstall the service sink	3		3/30/2016
647	151 THROUGH 159 ELK TRAIL	159 Elk Trail	Repair floor in mechanical room	2		3/30/2016

## August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
433	151 THROUGH 159 ELK TRAIL	Exterior	Repair all leaking or damaged hose bibs	2		3/30/2016
435	151 THROUGH 159 ELK TRAIL	Exterior	Repair or replace all damaged trim around the windows (includes trim around unit windows) and doors	2		7/30/2016
437	151 THROUGH 159 ELK TRAIL	Exterior	Replace all damaged downspouts	2		3/30/2016
438	151 THROUGH 159 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All concrete walks must be level with trip hazards eliminated. Walkway must be level with all door thresholds at entrances. Permit required	9/30/2016
439	151 THROUGH 159 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
440	151 THROUGH 159 ELK TRAIL	Exterior	Scrape and paint all exterior wood trim with peeling paint	2		7/30/2016
649	151 THROUGH 159 ELK TRAIL	Exterior	Properly frame air condition units in the openings in the walls and seal units	3		7/30/2016
New	151 THROUGH 159 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	151 THROUGH 159 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit required	7/30/2018
250	161 THROUGH 171 ELK TRAIL	161 Elk Trail	Repair the exterior door and hardware so the door closes securely	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
451	161 THROUGH 171 ELK TRAIL	161 Elk Trail	Scrape and paint all interior surfaces with peeling paint	2		6/30/2016
256	161 THROUGH 171 ELK TRAIL	167 Elk Trail	Repair the exterior doors, thresholds and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
261	161 THROUGH 171 ELK TRAIL	167 Elk Trail	Secure all conduit in the boiler room	1	Above Door	3/30/2016

## August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
New	161 THROUGH 171 ELK TRAIL	167 Elk Trail	Properly secure and seal attic access		New 2015	3/30/2016
267	161 THROUGH 171 ELK TRAIL	171 Elk Trail	Repair the door closer on the exterior door and the boiler room door	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
470	161 THROUGH 171 ELK TRAIL	Exterior	Repair or replace all damaged exterior trim around the windows and doors	2		7/30/2016
472	161 THROUGH 171 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All concrete walks must be level with trip hazards eliminated. Walkway must be level with all door thresholds at entrances. Permit required	9/30/2016
473	161 THROUGH 171 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and resripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
474	161 THROUGH 171 ELK TRAIL	Exterior	Scrape and paint all exterior wood surfaces with peeling paint	2		7/30/2016
475	161 THROUGH 171 ELK TRAIL	Exterior	Scrape and paint all exterior wood trim with peeling paint	2		7/30/2016
665	161 THROUGH 171 ELK TRAIL	Exterior	Replace all common area windows with broken seals	3		7/30/2016
New	161 THROUGH 171 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch		Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	161 THROUGH 171 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit required	7/30/2017
663	Parking Areas	Exterior	Repair all inoperable parking lot lighting.	1	Complete as part of phased parking lot reconstruction	
664	Parking Areas	Exterior	Replace missing access covers on light poles	1	Complete as part of phased parking lot reconstruction	

