

STATE OF ILLINOIS
HUMAN RIGHTS COMMISSION

IN THE MATTER OF:

SOUTH SUBURBAN HOUSING CENTER,

Complainant,

and

**ASCEND APARTMENTS, LLC and 1833
SEVEN PINES ROAD LLC,**

Respondents.

) Charge No.: 2026CH0097

) ALS No.: 25-0446

ORDER

This matter comes before the Commission on December 3, 2025, by a panel of three, Commissioners Demoya R. Gordon, Stephen A. Kouri II, and Mony Ruiz-Velasco presiding, for review and approval of the Settlement Agreement between South Suburban Housing Center ("Complainant") and Ascend Apartments, LLC and 1833 Seven Pines Road LLC ("Respondents").

THEREFORE, IT IS HEREBY ORDERED THAT:

1. The attached Settlement Agreement between the Complainant and Respondents is approved and incorporated into this Order so that the Commission retains jurisdiction over the matter for purposes of enforcing the terms of the settlement.¹ 775 ILCS 5/8-105(A)(2).
2. The above-captioned matter is dismissed with prejudice.

STATE OF ILLINOIS

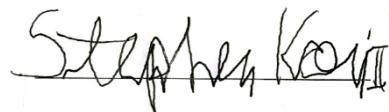
HUMAN RIGHTS COMMISSION

) Entered this 9th day of DECEMBER 2025.

Commissioner Demoya R. Gordon



Commissioner Stephen A. Kouri II



Commissioner Mony Ruiz-Velasco



¹ This Order is entered pursuant to a 3-0-0 vote by the Commissioners.

Case Name: South Suburban Housing Center,
an Illinois Not-for-profit
corporation v. 1833 Seven Pines
Road LLC and Ascend
Apartments LLC d/b/a Pine Ridge
Apartments

Charge No.: 2026CH0097
ALS No.: 25-0446

PROOF OF SERVICE

The undersigned mailed or emailed a copy of the attached Order to each person named below on
December 09, 2025.

Jeffrey L. Taren
Shishido Taren & Goldsworthy
705 2nd Avenue, Suite #1500
Seattle, WA 98104

Illinois Department of Human Rights
IDHR.Legal@illinois.gov

Ascend Apartments, LLC
c/o Registered Agent: Chikoo Patel
917 W. Washington Blvd, Unit 168
Chicago, IL 60607

Kevin D. Kelly
Troutman Pepper Locke LLP
111 South Wacker Drive
Chicago, IL 60606

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters, the undersigned certifies as aforesaid that he verily believes the same to be true.



Illinois Human Rights Commission
160 North LaSalle Street, Suite N-1000
Chicago, Illinois 60601

ILLINOIS DEPARTMENT OF HUMAN RIGHTS HUMAN RIGHTS

South Suburban Housing Center, an Illinois Not-for-Profit corporation,)
Complainant,) IDHR Charge 2026CH0097
v.)
1833 Seven Pines Road LLC and)
Ascend Apartments LLC d/b/a Pine Ridge)
Apartments,)
Respondents.

SETTLEMENT AGREEMENT

Approved by the Illinois Department of Human Rights (“IDHR”)

IDHR Case No.: 2026CH0097

A. PARTIES AND SUBJECT PROPERTY

Complainant

South Suburban Housing Center
18220 Harwood Ave
Homewood, IL 60430
708-957-4674

Respondents

1833 Seven Pines Road LLC and
Ascend Apartments LLC d/b/a Pine Ridge Apartments

Subject Property

1833 Seven Pines Road, a 224-unit multifamily apartment complex
Springfield, Illinois

B. STATEMENT OF FACTS

Complainant South Suburban Housing Center (“SSHC”) has filed a Source of Income complaint against Respondents 1833 Seven Pines Road LLC (“Seven Pines”) and Ascend Apartments LLC d/b/a Pine Ridge Apartments (“Ascend”) (Seven Pines and Ascend are collectively “Respondents”) alleging that Respondents were discriminating against prospective tenant applicants on the basis of their source of income. In November and December 2024, SSHC caused multiple testers to contact the subject property at 1833 Pines Road, Springfield, IL 62704 (“Pine Ridge Apartments”) and inquire about available apartments at Pine Ridge Apartments. SSHC’s complaint alleges that one of its testers was told that “we don’t take section 8” and another of its testers was told that the Pine Ridge Apartments “don’t accept Section 8 because the applicant must make three times the rent in income and if the applicant has a voucher, they don’t have the income”. SSHC alleged that the rental policies and the statements of the Pine Ridge Apartments agent violated Sec. 3-102 of the Illinois Human Rights Act.

Seven Pines has denied the above allegations and denies that its policies and procedures violate the Illinois Human Rights Act. SSHC and Seven Pines (collectively, the “Parties”) wish to fairly and finally resolve all matters in controversy by and between them related to the pending complaint of discrimination.

C. TERM OF AGREEMENT

1. This Settlement Agreement (hereinafter “Agreement”) shall govern the conduct of the Parties to it for a period of two (2) years from the effective date of the Agreement.

D. EFFECTIVE DATE

2. The Parties expressly agree that this Agreement constitutes neither a binding contract under state or federal law nor a Conciliation Agreement pursuant to the Act, unless and until such time as it is approved by the Illinois Human Rights Commission (“Commission”)
3. This Agreement shall become effective on the date of the Commission’s Order approving this Agreement.

E. GENERAL PROVISIONS

4. The Parties acknowledge that this Agreement is a voluntary and full settlement of the disputed complaint between SSHC and Seven Pines. The Parties affirm that they have read and fully understand the terms set forth herein.

5. This Agreement, after it has been approved by the Commission, is binding upon Seven Pines, its staff, heirs, successors and assigns and all others in active concert with it in representing and/or conducting Seven Pines' businesses. This Agreement is also binding upon SSHC, its successors and assigns and all others in active concert with it.
6. The SSHC on its behalf and on behalf of itself, officers, directors and testers hereby forever waives, releases, and covenants not to sue or further complain about Respondent 1833 Seven Pines Road LLC, its employees, respective officers, directors, members, managers, affiliates, successors, heirs, executors, assigns, agents, contractors, subcontractors, employees, insurers, and attorneys, (collectively, the "Released Parties") with regard to any and all claims, damages and injuries of whatever nature whether presently known or unknown, arising out of the subject matter of IDHR Case Number 2026CH0097 which could have been filed in any action or suit arising from said subject matter. To the extent that any of the Released Parties are not named as a party to the above captioned matters, said Released Parties are hereby deemed express third-party beneficiaries of this Agreement. Notwithstanding the foregoing,
7. This Agreement is intended to forever settle any and all claims relating to conduct occurring up to and including the date this Agreement is approved by the Commission that were brought or could have been brought by SSHC against Released Parties. However, this Agreement does not in any way limit or restrict the IDHR's authority to investigate any other complaint involving Respondents made pursuant to the Illinois Human Rights Act or the Fair Housing Act, or any other complaint within IDHR's jurisdiction.
8. Nothing in this Agreement or otherwise shall be deemed an admission of liability by any Party. Moreover, Seven Pines has denied engaging in any wrongdoing in connection with the matters and transactions that are the subject of IDHR Case Number 2026CH0097. This Agreement is made solely for the purposes of resolving issues and disputes that currently exist or might exist between or among the Parties and to reduce the costs of further litigation.
9. No amendment to, modification of, or waiver of any provisions of this Agreement shall be effective unless: (a) all signatories or their successors to the Agreement agree in writing to the amendment, modification or waiver; (b) the amendment, modification or waiver is in writing; and (c) the amendment, modification, or waiver is approved and signed by IDHR and approved by the Commission.
10. The Parties agree that the execution of this Agreement may be accomplished by separate execution of consents to this Agreement, the original executed signature pages to be attached to the body of the Agreement to constitute one document.
11. In consideration of Seven Pines' compliance with the conditions and terms of this Agreement and with all orders of this tribunal described herein, and for other good and valuable consideration, SSHC, its successors, assigns, agents, employees, and attorneys hereby forever waive, release, and covenant not to initiate a proceeding, against the

Released Parties with regard to any and all claims, damages, and injuries of whatever nature whether presently known or unknown, arising out of the subject matter of IDHR Case No. 2026CH0097 or which could have been filed in any action or suit arising from said subject matter.

F. RELIEF FOR COMPLAINANT AND IN THE PUBLIC INTEREST

12. Seven Pines, its partners, officers, employees, agents, successors and assigns and all other persons in active concert or participation with any of them, agree that they will not engage in any conduct which discriminates on the basis of a tenant or applicant's lawful source of income, including but not limited to their status as a Housing Choice Voucher holder. This Agreement does not prevent Seven Pines from using legitimate eligibility criteria unrelated to the applicant's source of income. For example, Seven Pines may consider an applicant's credit rating, but it may not set outside income criteria related in any way to the amount of the applicant's voucher (as opposed to the amount of non-voucher rent the applicant must pay.)
13. During the term of this Agreement, all notices, listings or advertisements for available apartment units at Pine Ridge Apartments shall contain the Fair Housing Logo and the words "**Housing Choice Vouchers (Section 8) Accepted.**"

G. PAYMENT TO SOUTH SUBURBAN HOUSING CENTER

14. Within 30 days of entry of this Agreement and receipt of SSHC's W-9, Seven Pines shall pay to SSHC and its Attorney, in full and final compensation for all damage claims and all claims for attorneys' fees and costs related to IDHR Case #2026CH0097 and this Agreement, the aggregate amount of SIX THOUSAND DOLLARS (\$6,000.00).

H. MONITORING

15. IDHR may from time to time review compliance with the terms of this Agreement, for a period not longer than two (2) years, from the effective date of this Agreement. As part of such review, IDHR may require written reports concerning compliance, may inspect the premises, interview witnesses, and examine and copy pertinent records of all parties at any reasonable time during the term of this Agreement.
16. During the term of this Agreement, SSHC may review compliance with the terms of this Agreement to the extent possible. As part of a compliance review, SSHC may make a reasonable request for an inspection of all records maintained by Seven Pines concerning its policies on discrimination on the basis of a tenant or applicant's lawful source of income. In monitoring compliance with the Agreement, SSHC agrees to be bound by the same confidentiality requirements as Seven Pines with regard to any confidential information submitted by applicants and tenants. No confidential information shall be communicated to any third-party without written authorization from the applicant or tenant or unless

otherwise required by court order.

I. TRAINING

17. Within ety (90) days from the approval by the Commission of this Agreement, key property management and leasing staff from Seven Pines responsible for the leasing of rental units at Pine Ridge Apartments shall attend a Fair Housing Act training session. Fair housing training for key property management and leasing staff will be conducted by the IDHR Institute for Training and Development or any entity or organization certified by HUD or IDHR to conduct such training. This training will include:

- a. training on federal, state, and local fair housing laws;
- b. comprehensive review of IDHR's Source of Income Frequently Asked Questions guidance: <https://dhr.illinois.gov/filing-a-charge/faq-sourceincome.html>
- c. facilitated case study discussion in small groups;
- d. current fair housing trends and cases; and
- e. time for questions and discussion.

Each person on behalf of Seven Pines that attends the above training shall sign an attestation that he or she has completed the training. A copy of the attestations shall be mailed to SSHC.

J. GOOD FAITH RESOLUTION OF DIFFERENCES

18. The Parties shall endeavor, in good faith, to resolve informally any differences regarding interpretation of and compliance with this Agreement prior to bringing such matters to the IDHR for resolution. However, in the event of a failure by the Parties to perform, in a timely manner, any act required by this Agreement or otherwise for its failure to act in conformance with any provision thereof, any Party may, in addition to notifying IDHR and seeking enforcement pursuant to Paragraph 26 of this Agreement, take legal action against the other to enforce the provisions of this Agreement and/or request any remedy authorized by law or equity, including, but not limited to, an order requiring performance of such act or deeming such act to have been performed, or enjoining a Party from performing acts prohibited by this Agreement, and an award of any damages, costs, and reasonable attorney's fees which may have been occasioned by the violation or failure to perform.

K. TIME FOR PERFORMANCE

19. Any time limits for performance imposed by this Agreement may be extended by the mutual written agreement of the Parties without the need for the Parties to seek an order

from the Commission.

L. NOTICES TO PARTIES

20. To the extent notice is to be provided to SSHC or Seven Pines under the terms of this Agreement, each notice shall be in writing and sent by depositing it with a nationally recognized overnight courier service which obtains receipts (such as Federal Express or UPS Next Day), addressed to the appropriate Party (and marked to a particular individual's attention, if so indicated) as hereinafter provided. Notice to SSHC shall also be sent via e-mail to SSHC's attorney. Notice to Seven Pines shall also be sent via e-mail to its attorney. Each notice shall be effective upon being so deposited with the courier service and the time period in which a response to any notice must be given or any action taken with respect thereto shall commence to run from the date of deposit with the courier service, as evidenced by the courier service's receipt. Rejection or other refusal by the addressee to accept or the inability to deliver because of a changed address of which no notice was given, shall be deemed to be the receipt of the notice sent. Any Party shall have the right from time to time to change the address or individual's attention to which notices to it shall be sent by giving to the other Party at least ten (10) days prior notice thereof.
21. The Parties' addresses for providing notices hereunder shall be as follows:
 - i. If to SSHC, by first-class mail addressed to:

John Petruszak, Executive Director
South Suburban Housing Center
18220 Harwood Ave
Homewood, IL 60430
708 957-4674
 - ii. by e-mail to the undersigned attorneys representing SSHC:

Jeffrey L. Taren, Esq.
JeffreyT@Tarenlaw.com
 - iii. If to Seven Pines, by first-class mail addressed to:

Alana Friedman <alana@thewcos.com>
1133 West Van Buren Street
Chicago, IL 60607

iv. by e-mail to the undersigned attorneys representing Seven Pines:

Animesh K. Ravani, Esq.
1133 West Van Buren Street
Chicago, IL 60607

T: +1 (312) 361-3449
F: +1 (312) 276-4309
E: ani@northstone.law
www.northstone.law

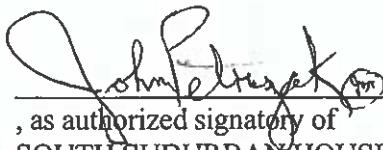
M. MISCELLANEOUS TERMS

22. This Agreement is for settlement purposes only and does not constitute an admission by Seven Pines of any of SSHC's allegations in the complaint or any other allegation made by SSHC. Seven Pines is settling this matter solely to avoid the cost of protracted litigation.
23. That the parties hereto agree that this Agreement shall become a public document. However, IDHR will hold confidential all information of a personal or financial nature concerning the parties to this Agreement that is not contained in the body of this Agreement, unless that information is subject to disclosure pursuant to a subpoena, legal court order, or a Freedom of Information Act request.
24. Except as otherwise specifically provided for herein, SSHC shall bear its own costs and attorneys' fees arising out of or relating to this above captioned matter and the negotiation and performance of the Agreement.
25. SSHC and Seven Pines understand and agree that this Agreement contains the entire agreement between them, and that statements, representations, promises, agreements, or negotiation, oral or otherwise, between the Parties or their counsel not included herein shall be of no force or effect.
26. That Respondent will fully comply with all provisions of relief to Complainant, and agree that if they do not comply with all terms of this Agreement, IDHR may commence an enforcement action pursuant to Sections 7B-103(C), 8-105(B), and 8-111(B) of the Illinois Human Rights Act. That Respondent agrees that if an enforcement action is necessary, Respondent will pay attorney's fees, if any, that may be incurred by Complainant as a result of Respondent's failure to comply with the terms of this Agreement.
27. Each person executing this Agreement on each Party's behalf represents and warrants that he or she has the authority to sign on behalf of the respective Party for which he or

she is signing and to bind each such Party to the terms of this Agreement.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK; SIGNATURE PAGE
IMMEDIATELY FOLLOWS]

N. SIGNATURES



, as authorized signatory of

SOUTH SUBURBAN HOUSING CENTER
Complainant

Dated: 10/29/2025



, as authorized signatory of

1833 SEVEN PINES ROAD LLC

Dated: 10/29/2025

I recommend approval of these Terms of Settlement and Agreement.



Illinois Department of Human Rights
Investigation Supervisor

Dated: 11/4/25