



St. Regis Condominiums is a 90-unit residential community located in Lombard, Illinois, which was constructed in 1974. The building is a 7-story structure with cast-in-place concrete floor slabs and columns. A basement-level parking garage extends beyond the perimeter of the building. The roof of the building is low slope with single-ply membrane roofing. BTC had performed several evaluations and restoration projects for the Association in the past.

The Village of Lombard had recently passed an ordinance which requires property owners of buildings constructed of 4 stories or more above grade, and built prior to 1997, to have the building's structural frame visually inspected. As such, BTC was requested to perform a structural evaluation to fulfill this requirement.

BTC reviewed available project documents pertaining to the building. Then, a visual review was performed. The review consisted of exposed facade surfaces, perimeter of the building from roof level, interior of select units including their balconies, and exposed interior surfaces at common areas.

Some items were identified during the review. These included need for replacing cracked bricks, repairing some concrete cracks and small portions of deteriorated concrete, and monitoring some interior and exterior cracks. The structural condition of the building was deemed to be safe with minor repairs. The next required structural inspection will be needed 10 years later, in accordance with the village ordinance. These periodic building evaluations are important to ensure that buildings are properly maintained and remain safe.

**Project Name:**  
*St. Regis Condominiums  
Structural Evaluation*

**Project Location:**  
*St. Regis Condominiums  
2000 St. Regis Drive  
Lombard, Illinois*

**Client:**  
*St. Regis Condominium Association  
2000 St. Regis Drive  
Lombard, Illinois*

**Approximate Construction Cost:**  
*Not Applicable*

**Year Completed:**  
*2022*

**Nature of Services:**  
*Structural Building Evaluation*

