



PUBLIC NOTICE

A special meeting of the Historic Preservation Commission is set for March 14, 2019 at 7:00 p.m. in in Room 10 of the Koehneke Community Center on the Concordia University Chicago campus, 7400 Augusta Avenue, River Forest, Illinois.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. PUBLIC HEARING – Application #19-01: Certificate of Appropriateness application for the DEMOLITION of the single family residence located at 1123 Franklin Avenue, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.
- IV. DISCUSSION AND DELIBERATION - Application #19-01: Certificate of Appropriateness application for the DEMOLITION of the single family residence located at 1123 Franklin Avenue, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.
- V. DECISION REGARDING CERTIFICATE OF APPROPRIATENESS - Application #19-01: Certificate of Appropriateness application for the DEMOLITION of the single family residence located at 1123 Franklin Avenue, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.
- VI. Other Business
- VII. Adjournment

LEGAL NOTICE
HISTORIC PRESERVATION COMMISSION
RIVER FOREST, ILLINOIS

APPLICATION FOR DEMOLITION PERMIT

Public notice is hereby given that a Public Hearing will be held by the Historic Preservation Commission of the Village of River Forest, County of Cook, State of Illinois on Thursday, March 14, 2019 at 7 p.m. in Room 10 of the Koehneke Community Center on the Concordia University Chicago campus, 7400 Augusta Avenue, River Forest, Illinois on the following matter:

Application #19-01: Certificate of Appropriateness application for the DEMOLITION of the single family residence located at 1123 Franklin Avenue, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.

The applicant is: Mark & Sara Wienkes
 1123 Franklin LLC

Residents are welcome to attend the March 14, 2019, Historic Preservation Commission meeting and will be provided an opportunity to address the Historic Preservation Commission regarding the proposed project. All interested persons will be given the opportunity to be heard at the Public Hearing. A copy of the application and meeting agenda can be found at Village Hall and on the Village website at www.vrf.us. If you cannot attend the Historic Preservation Commission meeting but would like to provide comments to the Historic Preservation Commission, you may submit comments in writing, via letter or email. Comments must be received no later than Friday, March 8, 2019 and can be sent to jpape@vrf.us or 400 Park Avenue, River Forest, Illinois 60305. Please call 708-366-8500 with questions.

Jonathan Pape
Staff Liaison
Historic Preservation Commission



EXISTING FRONT ELEVATION

1123 Franklin Avenue - River Forest
Application for Certification of Appropriateness
Application for Demolition

Application for Certificate of Appropriateness

Application for Demolition

1. Applicant's Name: Mark + Sara Wienkes
2. Owner's Name: 1123 Franklin LLC
3. Street Address and legal description of the site: 1123 Franklin Ave, River Forest, Illinois 60305.
Lot 9 in Block 2 in the subdivision of part of Northwoods, being a subdivision of the North half of the East half of the southwest quarter of section 1, Township 39 north, Range 12 East of the third principal meridian, in Cook County, Illinois.

Application for Certificate of Appropriateness
Application for Demolition

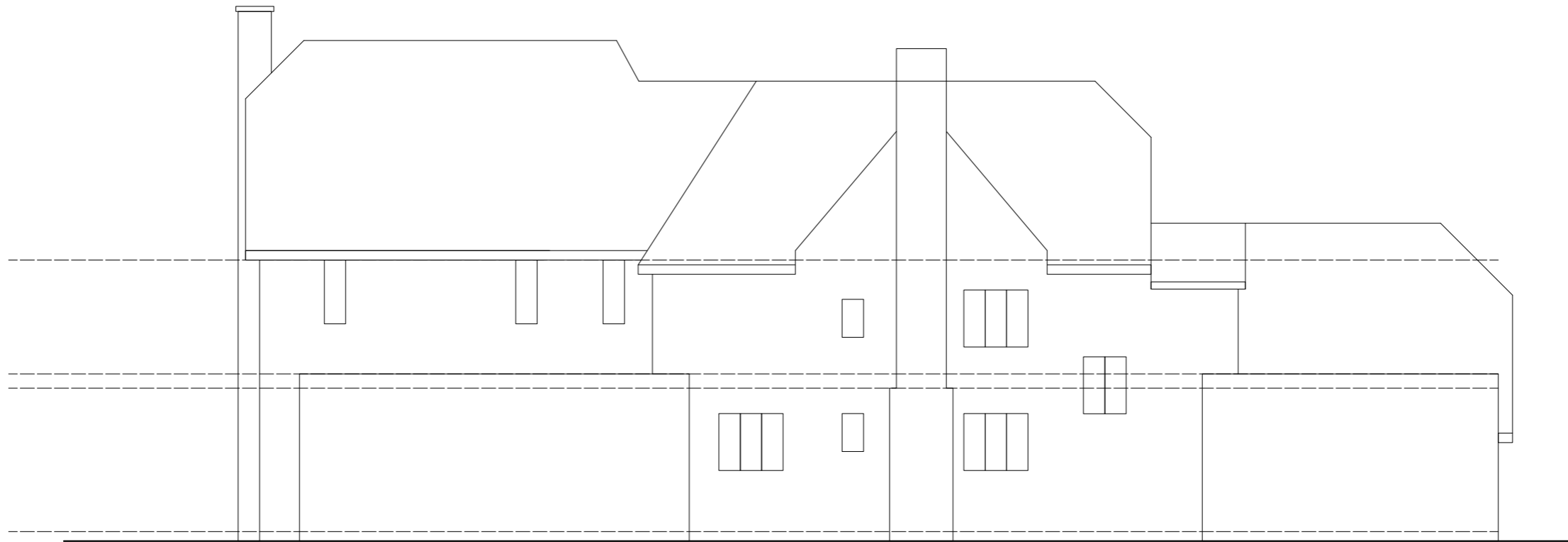
4. Front Elevation:



EXISTING FRONT ELEVATION

Application for Certificate of Appropriateness
Application for Demolition

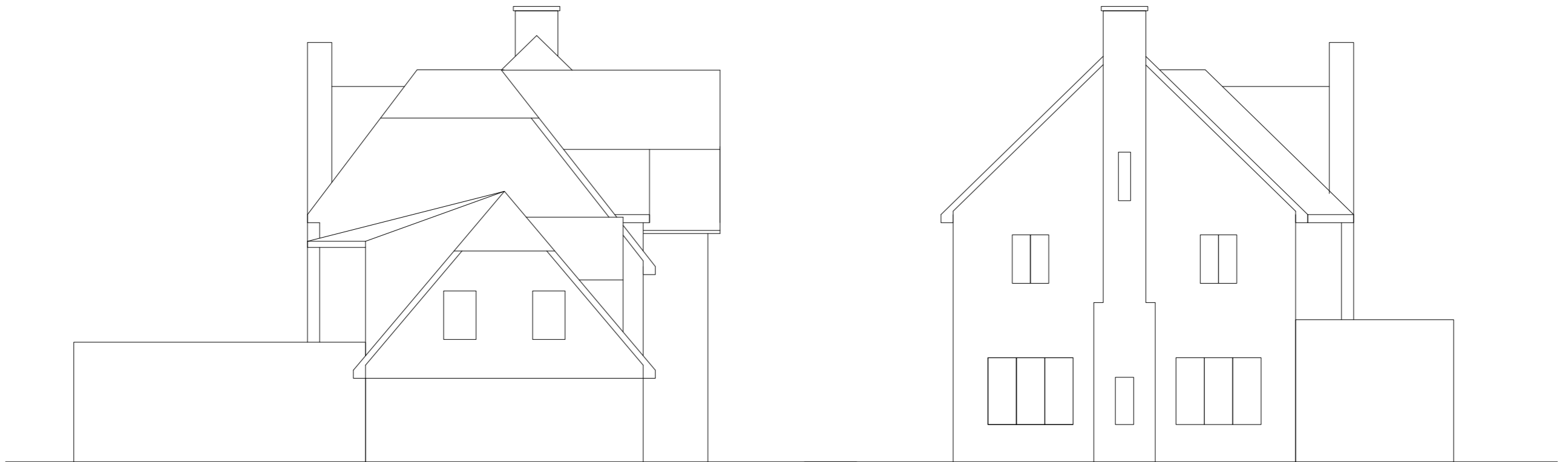
4. Rear Elevation:



EXISTING REAR ELEVATION

Application for Certificate of Appropriateness
Application for Demolition

4. Side Elevations:



EXISTING SIDE ELEVATIONS

Application for Certificate of Appropriateness Application for Demolition

5. Brief Description: The existing home at 1123 Franklin is a Tudor style single family residence built in 1925. Per the 2013 River Forest Village Wide Architectural and Historical Survey, the home was listed as a significant property. Unfortunately, the home has been vacant since January 2006 when a previous Owner took possession and began demolition for a proposed remodel. That development company unfortunately went out of business in 2008 without finishing the proposed renovation and thus leaving the home vacant and unfinished for over a decade. The renovation work left the home without any interior walls, finishes or mechanical systems. With no care or maintenance the home has suffered and now shows serious signs of loss of structural integrity. The Village of River Forest has issued in excess of \$30,000 in fines and tickets against the property for neglect and code violations. Gutters without attention were clogged and overflowing, which contributed to water damage at the foundation and basement. The home is without several windows, which were attempted to be boarded up, but still allowed access for small animals and rodents, as well as some unlawful human inhabitants. The roof sheathing and shingles are visibly sagging from the exterior. Our hope is to be approved for the application for Demolition.

Application for Certificate of Appropriateness Application for Demolition

5. Existing photographs:



Application for Certificate of Appropriateness Application for Demolition

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Application for Certificate of Appropriateness Application for Demolition

6. Detailed Description of Demolition: Our request is for Approval of the Certificate of Appropriateness for Demolition of the existing single family residence at 1123 Franklin. The homeowners will be filing for a building permit for a new single family residence.

7. Builder for the New single family residence: Oakley Home Builders

Application for Certificate of Appropriateness
Application for Demolition

8. Supplemental Information:



WOOD ROT
STRUCTURAL DISREPAIR



EXTERIOR BEARING WALL
DISREPAIR

Application for Certificate of Appropriateness Application for Demolition

8. Supplemental Information:



STRUCTURAL DAMAGE
TO FLOOR JOISTS



FECES IN NUMEROUS
LOCATIONS

Application for Certificate of Appropriateness Application for Demolition

8. Supplemental Information:



FLOOR SAGGING
AND DISPLACEMENT



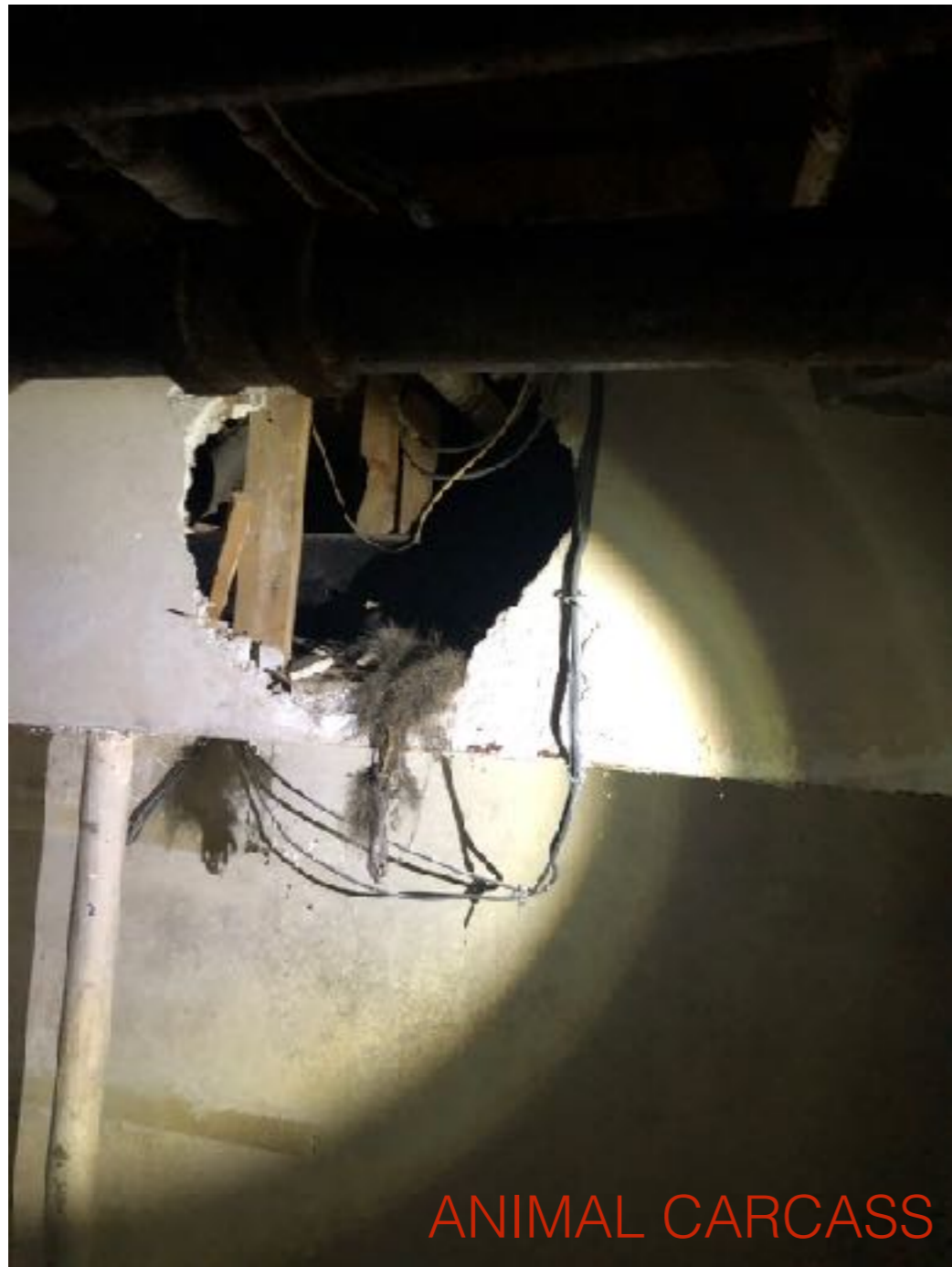
Application for Certificate of Appropriateness
Application for Demolition

8. Supplemental Information:



Application for Certificate of Appropriateness
Application for Demolition

8. Supplemental Information:



Application for Certificate of Appropriateness
Application for Demolition

8. Supplemental Information:



SLAB MISSING
WOOD ROT AT BEARING WALL

Application for Certificate of Appropriateness
Application for Demolition

8. Supplemental Information:



SLAB MISSING
WOOD ROT AT BEARING WALL

Application for Certificate of Appropriateness
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