

FILED  
10/7/2024 9:30 AM  
IRIS Y. MARTINEZ  
CIRCUIT CLERK  
COOK COUNTY, IL  
20244006290  
Courtroom, 0111  
29666499

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
MUNICIPAL DEPARTMENT, FOURTH DISTRICT**

THE VILLAGE OF RIVER FOREST, )  
an Illinois municipal corporation, )  
 )  
Plaintiff, )

v. )

Case No. 20244006290

LAKE LATHROP PARTNERS, LLC, an Illinois )  
Limited Liability Company, BEVERLY BANK )  
& TRUST COMPANY, N.A., PLATINUM )  
STEEL, LLC, an Illinois Limited Liability )  
Company, ALPHA CONSTRUCTION SERVICES )  
LLC, a Delaware Limited Liability Company, SILO )  
MIX, Inc., an Illinois Corporation, PREMIUM )  
CONCRETE, INC., an Illinois Corporation, D & P )  
CONSTRUCTION CO., INC., an Illinois )  
Corporation, WIGBOLDY EXCAVATING INC., )  
an Illinois Corporation, DIGANGI PLUMBING )  
COMPANY, an Illinois Corporation, PEPPER )  
CONSTRUCTION CO., a Delaware Corporation, )  
LOCAL CONTRACTING SERVICES )  
CONSTRUCTION LLP, an Illinois Limited )  
Liability Partnership, NORTHFIELD BLOCK )  
COMPANY, an Illinois Corporation, CREST )  
METAL CRAFT, INC., an Illinois Corporation, )  
SEDGWICK PROPERTIES DEVELOPMENT )  
CORPORATION, an Illinois Corporation, )  
KEYSTONE VENTURES, LLC, and Illinois )  
Limited Liability Company, JAMES SUQRUE, )  
Individually and d/b/a ERECT ONE, LLC, an )  
Illinois Limited Liability Company, EDWARD )  
GARVEY, JR., individually, ERIE & LASALLE )  
VENTURE LLC, a Delaware Limited Liability )  
Company, PIONEER ENGINEERING & )  
ENVIRONMENTAL SERVICES, LLC, an )  
Illinois Limited Liability Company, )  
UNKNOWN OWNERS AND OCCUPANTS, )  
NON-RECORD CLAIMANTS, and ALL )  
PERSONS IN POSSESSION OF THE LAND, )

Defendants. )

**VERIFIED COMPLAINT FOR DEMOLITION,**

FILED DATE: 10/7/2024 9:30 AM 20244006290

**INJUNCTIVE AND OTHER RELIEF**

NOW COMES the Plaintiff, VILLAGE OF RIVER FOREST, by and through its attorneys, KLEIN, THORPE AND JENKINS, LTD., and as its VERIFIED COMPLAINT FOR DEMOLITION, INJUNCTIVE AND OTHER RELIEF against Defendants, states as follows:

**FACTUAL BACKGROUND**

1. Plaintiff, the VILLAGE OF RIVER FOREST (“Village”), is an Illinois non-home rule municipal corporation, incorporated under the laws of the State of Illinois, and located in Cook County, Illinois.

2. There currently exists entirely within the legal boundaries of the Village, parcels of real property legally described as follows:

LOT 14 IN BLOCK 3 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

**FOR THE PORTION OF THE ABOVE-DESCRIBED PROPERTY THAT IS COMMONLY KNOWN AS:**

**423 ASHLAND AVENUE  
RIVER FOREST, ILLINOIS 60305  
PINS: 15-12-117-003.**

LOTS 1, 2 AND 3 TAKEN AS A TRACT, (EXCEPT THE WEST 66.50 FEET THEREOF) IN BLOCK 33, IN SUBURBAN HOME MUTUAL LAND ASSOCIATION SUBDIVISION IN RIVER FOREST, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE WEST 66.50 FEET OF LOTS 1, 2, AND 3 TAKEN AS A TRACT, IN BLOCK 3, IN SUBURBAN HOME MUTUAL LAND ASSOCIATION SUBDIVISION IN RIVER FOREST BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**FOR THE PORTION OF THE ABOVE-DESCRIBED PROPERTY THAT IS COMMONLY KNOWN AS:**

**7601-7613 WEST LAKE STREET  
RIVER FOREST, ILLINOIS  
PINS: 15-12-117-017, 15-12-117-018, AND 15-12-117-019.**

THE EAST 50 FEET OF LOT 15 AND THE EAST 50 FEET OF LOT 16 IN BLOCK 13 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION, ACCORDING TO THE PLAT OF SAID SUBDIVISION, RECORDED JUNE 23, 1890, IN BOOK 43 OF PLATS, PAGE 20 AS DOCUMENT NUMBER 1291334.

**FOR THE PORTION OF THE ABOVE-DESCRIBED PROPERTY THAT IS COMMONLY KNOWN AS:**

**7617-7621 WEST LAKE STREET  
RIVER FOREST, ILLINOIS 60305  
PIN: 15-12-117-002.**

These properties, together hereinafter referred to as “Lake Lathrop Properties” or “Subject Property”.

3. On March 16, 2016, following a call from the Village for proposals for a redevelopment project within the Village and the subsequent approval of Counter-Defendant Lake Lathrop Partners LLC’s proposal by the Village of River Forest Board of Trustees, Lake Lathrop Partners entered in a redevelopment agreement (“Original RDA”) with the Village for the redevelopment of the Subject Property.

4. Under the Original RDA, Lake Lathrop Partners was to redevelop the Subject Property, and the Village provided TIF funding for certain project costs, including environmental remediation and purchase of the parcels included in the Subject Property.

5. The development schedule provided by Lake Lathrop Partners and its affiliates set forth that the redevelopment of the Subject Property would begin in August 2018, with site

demolition to be completed by November 2018, and the redevelopment of the Subject Property would be completed in January 2021.

6. The Original RDA required Lake Lathrop Partners to file a planned development permit application (“Proposed PD”) with the Village by June 14, 2016, which it failed to do.

7. On June 29, 2016, the Village sent a Notice of Default in regard to the Original RDA due to Lake Lathrop Partners’ failure to satisfy its obligations under Section 4.01 and 4.02 of the Original RDA, by failing to submit a completed application to the Village for the Proposed PD by the June 14, 2016 deadline and failing to satisfy other obligations under Section 4.02.C.

8. Due to this failure to meet the deadline, Lake Lathrop requested an extension of the Proposed PD deadline, which the Village agreed to in the First Amendment to the Original RDA on July 12, 2016, extending the Proposed PD deadline to October 14, 2016. Lake Lathrop again failed to meet this extended deadline and requested another extension.

9. On October 10, 2016, the Village approved the Second Amendment to the Original RDA, extending the Proposed PD deadline to November 15, 2016, and extending other deadlines related to property acquisition and due diligence on those properties to November 15, 2016 as well. Lake Lathrop again failed to meet the November 15, 2016 deadline for property acquisition and due diligence. Accordingly, a second Notice of Default was sent on December 2, 2016.

10. Lake Lathrop requested another extension, and the Village agreed to extend the Proposed PD deadline to March 10, 2017 and to extend the property acquisition and due diligence deadlines to January 30, 2017 in the Third Amendment to the Original RDA which was approved on January 9, 2017. Lake Lathrop again failed to meet these extended deadlines and asked for yet another extension.

11. On September 18, 2017, the Village and Lake Lathrop entered into an Amended and Restated Redevelopment Agreement for Lake Street and Lathrop Avenue in the Village of River Forest, Cook County, Illinois (“First Restated RDA”). This First Restated RDA set forth new project deadlines.

12. Lake Lathrop again failed to meet a number of the new deadlines set forth in the First Restated RDA.

13. On March 19, 2019, Lake Lathrop Partners and the Village entered into the Second Amended and Restated Redevelopment Agreement for Lake Street and Lathrop Avenue in the Village of River Forest, Cook County, Illinois (“Second Restated RDA”). It has been amended four times, the First Amendment on October 14, 2019, the Second Amendment on October 28, 2019, the Third Amendment on October 25, 2021, and the Fourth Amendment on August 28, 2023.

14. The Second Restated RDA, before any amendments, set a Project Completion Deadline of June 17, 2021.

15. On October 14, 2019, the Village approved the First Amendment to the Second Restated RDA extending the June 17, 2021 Project Completion Deadline to November 1, 2021.

16. On October 25, 2021, the Village and Lake Lathrop adopted the Third Amendment to the Second Restated RDA extending the Project Completion Deadline from November 1, 2021 to June 2023.

17. On May 2, 2023, the Village sent a letter to Lake Lathrop’s attorney addressing their request for an additional twenty-four month extension to August 2025 on the redevelopment of the Subject Property. In the letter, the Village indicated that such an extension was not possible and that the Village had serious doubts about Lake Lathrop’s ability to complete the project given their failure to adhere to previous construction schedules and to secure funding. The Village also

voiced the need for mandatory construction benchmarks and for the Village having the right to terminate the agreement upon Lake Lathrop's failure to meet any such benchmarks.

18. On August 28, 2023, Lake Lathrop Partners and the Village executed the Fourth Amendment to the Second Amended and Restated Redevelopment Agreement for Lake Street and Lathrop Avenue in the Village of River Forest, Cook County, Illinois ("Fourth Amendment"). In the Fourth Amendment, Section 4.04 of the Second Restated RDA was amended to adopt a final revised construction schedule which Lake Lathrop was required to comply with. Additionally, due to the project not being completed and Lake Lathrop's building permit for the Construction Project set to expire on August 2, 2023, Section 6.05 of the Second Restated RDA was amended to extend that building permit to August 30, 2024, such extension being conditioned on Lake Lathrop satisfying certain requirements by September 15, 2023. Further, Section 7.04 of the Second Restated RDA ("Defaults by Developer") was amended to add that should Lake Lathrop fail to meet all conditions necessary to receive an extension of its building permit under the amended Section 6.05 of the Fourth Amendment, it constitutes an event of default.

19. Lake Lathrop yet again failed to satisfy all conditions under Section 6.05 of the Fourth Amendment to the Second Restated RDA, constituting default by Lake Lathrop. As such, the Second Restated RDA has expired and a notice of default was sent to Lake Lathrop on September 15, 2023.

20. As a result of Lake Lathrop Partners' most recent default, the Village terminated the Redevelopment Agreement, and Lake Lathrop Partners no longer has a valid permit or authority to complete the redevelopment of the Subject Property. Additionally, Lake Lathrop Partners' lender has instituted foreclosure proceedings against them as a result of Lake Lathrop

Partners coming into default on their loan. As part of these foreclosure proceedings, a receiver has been appointed who is marketing the Subject Property to developers and investors.

21. Since the Village and Lake Lathrop Partners first entered the Original RDA, some partial construction has been completed at an extremely slow pace and remains incomplete and vacant today.

22. In November and December 2022, the first vertical structures – concrete support poles for the parking garage – were completed on the Subject Property. *See* photo attached hereto as **Exhibit A**. The Subject Property remained in this condition until July 2023.

23. In June and July 2023, some masonry work was completed on the Subject Property, including the laying of a concrete platform on the support poles, a partially complete concrete elevator shaft, and a partially complete foundation wall. *See* photo attached hereto as **Exhibit B**. The Subject Property currently remains in the same condition as depicted in Exhibit B as of the filing of this complaint and remains vacant.

### **PARTIES**

1. Defendant, LAKE LATHROP PARTNERS, LLC is and at all times relevant was the record owner of the Subject Property.

2. To fund the redevelopment of the Subject Property, Lake Lathrop Partners entered a loan agreement with Defendant BEVERLY BANK & TRUST COMPANY, who holds a lien over the Subject Property pursuant to said loan agreement and has instituted foreclosure proceedings against Lake Lathrop Partners with regard to the Subject Property.

3. Defendants Alpha Construction, Inc., LCSC, Silo Mix, Inc., Wigboldy Excavating Inc., Platinum Steel, LLC, Premium Concrete, Inc., D & P Construction Co. Inc., Digangi Plumbing Company, Pepper Construction Co., Northfield Block Company, Crest Metal Craft Inc.,

Sedgwick Properties Development Corporation, Keystone Ventures LLC, James Suqrue, Erie & Lasalle Venture LLC, and Pioneer Engineering & Environmental Services, LLC, have all filed mechanics liens against the Subject Property or are otherwise have an interest of record in the Subject Property and are named as defendants pursuant to 65 ILCS 11-31-1.

4. Non-record Claimants, Unknown Owners and Occupants, and All Persons in Possession of the Land have been added as Defendants whose interests are not of record.

**COUNT I**

**ACTION FOR DEMOLITION OR REPAIR UNDER SECTION 11-31-1 OF THE ILLINOIS MUNICIPAL CODE (65 ILCS 5/11-31-1)**

5. Section 11-31-1 of the Illinois Municipal Code allows the corporate authorities of a municipality to apply to the circuit court following 15-days written notice for an order requiring the owner or owners of record of a property to demolish, repair, or enclose a dangerous and unsafe building, or allowing the Village to enter the property to take such action upon failure of the owner(s) to do so. 65 ILCS 5/11-31-1.

6. The Subject Property is currently a vacant and incomplete construction site for a mixed use multi-unit residential and commercial building that has been under construction since Fall of 2022 and is unlikely to be completed, and is located entirely in the corporate boundaries of the Village of River Forest.

7. Since entering the Redevelopment Agreement with Lake Lathrop Partners in 2016, the Village has been in continuous communication Lake Lathrop Partners regarding construction progress and construction site maintenance.

8. Since 2021, the Defendant Lake Lathrop Partners has been issued a number of citations relating to the conditions of the Subject Property for nuisance conditions and failing to



maintain vacant structures and land in a safe and secure manner for which it was found liable at administrative adjudication, including citations CE22-0052, CE23-0046, and CE23-0076.

9. The current state of the Subject Property, with incomplete and vacant structures and land, is in a dangerous and unsafe condition and presents a nuisance to the public.

10. On September 18, 2024, a 15-Day Notice to Demolish to Repair was sent to the property owner and all interested parties, which included a Notice of Violations outlining the nature of the violations on the Subject Property indicating that the Subject Property, as a result of the incomplete structures thereon, is a dangerous building under Section 4-10-1 of the Village of River Forest Code of Ordinances (“Village Code”) and is a nuisance under Section 4-10-2 of the Village Code and is a public nuisance under Section 6-8-2(I) of the Village Code. Additionally, the Notice of Violations identifies that the Subject Property is in violation of the International Property Maintenance Code, 2018 Edition (“IPMC”), adopted by the Village under Section 4-1-4 of the Village Code. *See* copy of 15-day Notice to Demolish or Repair attached hereto as **Exhibit C**.

11. The violations of the IPMC identified in the 15-day notice include Sections 304.1 and 301.3 of the IPMC, which was adopted as the Property Maintenance Code of the Village of River Forest at Section 4-1-4 of the Village Code. *See* River Forest Code of Ordinances § 4-1-4 (adopting the 2018 IPMC).

12. The relevant Sections of the IPMC state as follows:

**IPMC Section 304.1.**

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

**IPMC Section 301.3.**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

§§ 304.1, 301.3, *International Property Maintenance Code, 2018 Ed.*

13. In this case, the vacant, incomplete buildings and concrete structures and the vacant structures on the Subject Property have been and continue to be in a dangerous and unsafe condition and poses a threat to health and safety, is a dangerous building under the Village Code, is a nuisance to the public under the Village Code, and constitutes a blight on the community.

14. As of the date of the filing of this Complaint, the vacant and incomplete structures on the Subject Property remain in a dangerous and unsafe state and in violation of the Village Code and IPMC and continues .

15. As a result of the continuing violations and the Defendants' failure to bring the Subject Property into compliance with the Village Code of Ordinances, the current condition of the Subject Property is dangerous, unsafe, vacant, unfit for occupancy, and is a blight on the community as of the filing of this Complaint and poses a safety danger to the surrounding residents, and neighbors.

16. Upon information and belief, the cost of repairing and/or rehabilitating the incomplete structure located on the Subject Property will exceed 50% of its value.

17. Matthew Walsh is the Village Administrator of the Village of River Forest, and as such, has knowledge of the facts stated in this Verified Complaint.

18. 19. This action is brought pursuant to Section 11-31-1 of the Illinois Municipal Code (65 ILCS 5/11-31-1).

**WHEREFORE**, Plaintiff, Village of River Forest, prays for an Order as follows:

- A. Requiring the Defendant, LAKE LATHROP PARTNERS, to immediately repair or demolish the incomplete, vacant and dangerous structures and building on the Subject Property and abate any and all code violations on

the Subject property.

- B. In the event the Defendants fail to correct the aforementioned code violations and dangerous structures on the Subject Property within fourteen (14) days of this order, authorizing the Village to enter the Subject Property and make any necessary repairs, abate any and all code violations and/or demolish the Subject Property.
- C. Granting the Village any and all costs relating to or associated with abatement and enforcement of the Illinois Municipal Code and Village of River Forest Code of Ordinances against Defendants and repair or demolition of the unsafe and dangerous structures on the Subject Property, including attorney’s fees, court costs, and other costs related to and authorized by Section 11-31-1 of the Illinois Municipal Code, 65 ILCS 5/11-31-1, and granting the Village a lien against the Subject Property for the full amount of such costs and expenses in accordance with Section 11-31-1. .
- D. For such other and further relief as the Court deems just and equitable in the circumstances.

**COUNT II**

**STATUTORY INJUNCTION**

1-18. The Village re-alleges paragraphs 1 through 18 of Count I as paragraphs 1 through 18 of this Count II.

19. The Village Code violations previously set forth above constitute continuing violations of the Village of River Forest Code of Ordinances.

20. 11-31-2 of the Municipal Code provides this Court with the jurisdiction and power to issue a statutory injunction, including a temporary restraining order, a preliminary injunction, as well as a permanent injunction, upon such terms and under such conditions as will do justice, in order to repair or demolish any building or structure therein which fails to conform to the minimum standards of health and safety set by the municipality. 65 ILCS 5/11-31-2.

21. The substandard safety conditions currently existing at or on the Subject Property, as identified in *Exhibit C* constitute an immediate and irreparable threat to the health and safety of nearby residents and property owners, and the community-at-large.

22. The continuing violation of the Village Code and IPMC dating back constitutes a continued violation of the minimum standards of health and safety required of Village residents by the Village Code and constitutes an unsafe and dangerous condition and a nuisance to the public.

23. The Village lacks an adequate remedy at law to abate or otherwise remedy said Code violations.

24. The levy of a fine is not an adequate remedy for the abatement of the nuisance and safety hazard created by the Defendants' violations of the Village Code, and it is necessary that a permanent injunction be issued so as to ensure that the unsafe and incomplete structures are removed/demolished to abate the dangerous condition on the Subject Property and correct the aforementioned Code violations.

25. There is a strong likelihood that the Village will prevail on the merits of this issue.

**WHEREFORE**, Plaintiff, the VILLAGE OF RIVER FOREST, respectfully requests that this Court:

- A. Issue a permanent injunction commanding the Defendant, LAKE LATHROP PARTNERS, LLC, to remove/demolish the incomplete structures on the Subject Property and to conform and maintain the Subject Property to the minimum standards of health, sanitation and safety as set forth in the aforementioned Code provisions.
- B. For such other and further relief as the Court deems just and equitable in the circumstances.

**COUNT III**

**NUISANCE - FINES AND PENALTIES**

**(AGAINST DEFENDANT LAKE LATHROP PARTNERS)**

1-18. The Village re-alleges paragraphs 1 through 18 of Count I as paragraphs 1 through 18 of this Count III.

19-25. The Village realleges paragraphs 19 through 24 of Count II as Paragraphs 19 through 25 of this Count III.

26. Defendant LAKE LATHROP PARTNERS are the owners of record of the Subject Property, and are responsible for maintaining the Subject Property in conformity with the Village Code.

27. The aforementioned violations constitute a continued disregard for the Village Code and the safety standards set forth in the 2018 International Property Maintenance Code, as adopted by Section 4-1-4 of the Village Code. While the unfinished structures on the Subject Property were originally part of the larger redevelopment project, the project has stalled since July 2023 and the Redevelopment Agreement was terminated on September 15, 2023 due to Lake Lathrop Partner's default.

28. The continued violations of Sections 304.1 and 301.3 of the IPMC and the continued maintenance of the dangerous structure on the Subject Property as defined by 4-10-1 of the Village Code constitutes a public nuisance and is a violation under Sections 4-10-2 and 6-8-2(I) of the Village Code.

29. Violations of any provision of the Village of River Forest Code of Ordinances shall be fined not more than \$500.00 for each and every violation thereof pursuant to Section 1-4-1 of

the Village Code, with every day a violation exists constituting a separate offense. *See River Forest Code of Ordinances § 1-4-1.*

30. Accordingly, Defendant LAKE LATHROP PARTNERS, LLC, is liable to the Village for daily fines for violations of Sections 4-10-2 and 6-8-2(I) of the Village Code and Section 304.1 and 301.3 of the IPMC as adopted by the Village Code from September 15, 2023 to the present pursuant to Section 1-4-1 of the Village Code.

**WHEREFORE**, Plaintiff, the VILLAGE OF RIVER FOREST, respectfully requests that this Court enter an Order as follows:

- A. Awarding the Village fines against Defendant, LAKE LATHROP PARTNERS, LLC, for each violation of the Village of River Forest Code of Ordinances for each day such violations have continued to exist on the Subject Property since September 15, 2023.
- B. Granting the Village such other and further relief as the Court deems just and equitable in the circumstance.

Respectfully submitted,

VILLAGE OF RIVER FOREST

By: Daniel W. Bourgault  
One of its Attorneys

Lance C. Malina ([lcmalina@ktjlaw.com](mailto:lcmalina@ktjlaw.com))  
Howard C. Jablecki ([hcjablecki@ktjlaw.com](mailto:hcjablecki@ktjlaw.com))  
Daniel W. Bourgault ([dwbourgault@ktjlaw.com](mailto:dwbourgault@ktjlaw.com))  
Klein, Thorpe and Jenkins, Ltd.  
120 S. LaSalle Street, Suite 1710  
Chicago, IL 60603  
(312) 984-6400  
Attorney No. 90446

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )        SS

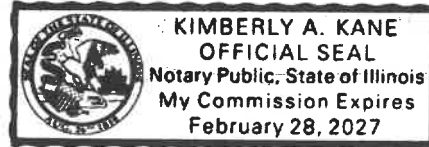
VERIFICATION

I, Matthew Walsh, being first duly sworn on oath, depose and state that I am the duly authorized and acting Village Administrator of the Village of River Forest, and the duly authorized agent of the Village for purposes of making this Affidavit; that I have read the foregoing VERIFIED COMPLAINT FOR DEMOLITION, INJUNCTIVE RELIEF, AND OTHER RELIEF, that I have personal knowledge of the content thereof and that the matters set forth therein are true and correct in substance and in fact to the best of my knowledge.

By: Matthew Walsh

SUBSCRIBED AND SWORN TO  
before me on this 4 day of  
October, 2024.

Kimberly A. Kane  
Notary Public



**EXHIBIT A**  
**Photo of Subject Property**



FILED DATE: 10/7/2024 9:30 AM 20244006290



**EXHIBIT B**  
**Photo of Subject Property**

Google Maps 7615 Lake St

River Forest, Illinois

Google Street View

Aug 2024 See more dates

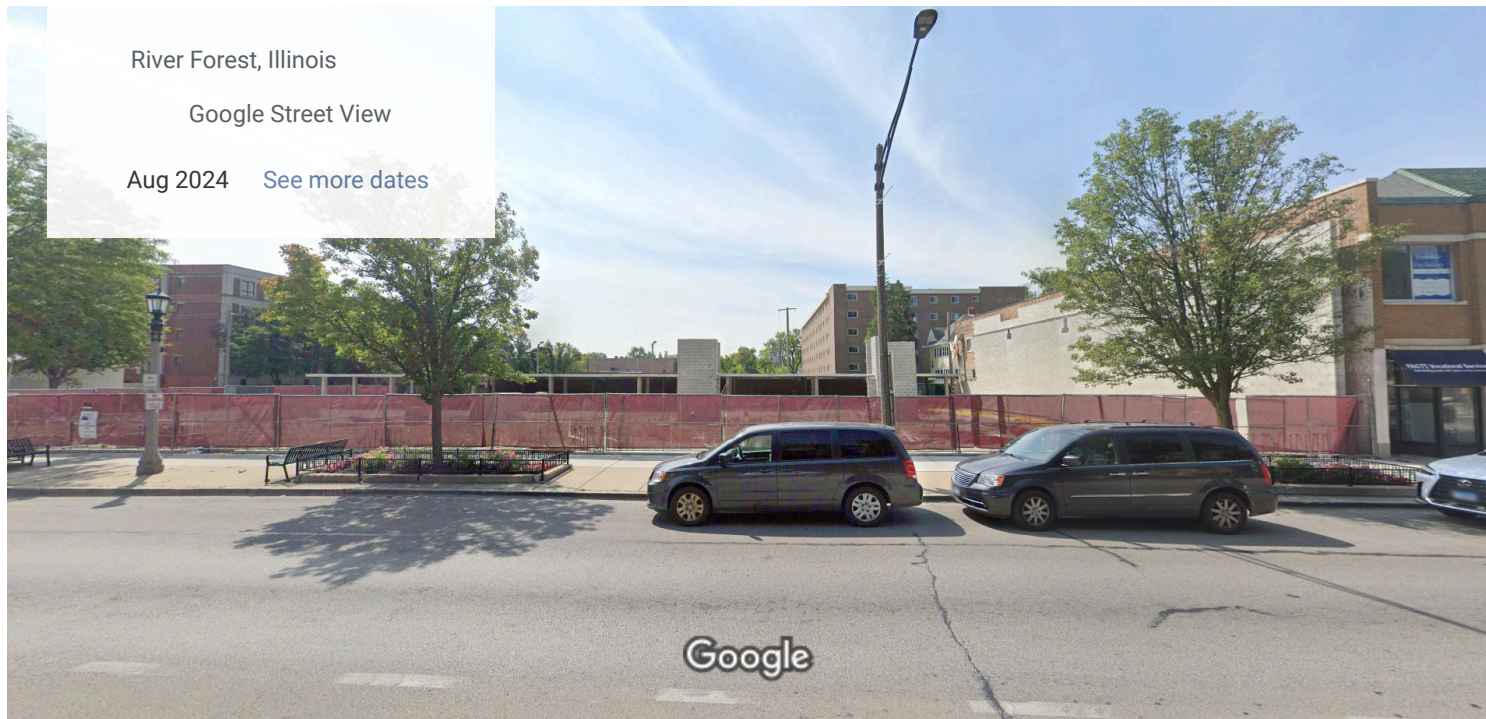
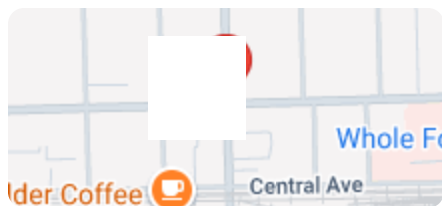


Image capture: Aug 2024 © 2024 Google



FILED DATE: 10/7/2024 9:30 AM 20244006290

**EXHIBIT C**  
**15-Day Notice to Demolish or Repair**

**15-DAY NOTICE TO DEMOLISH OR REPAIR**

DATE: September 18, 2024

TO: OWNER(S)/OCCUPANT(S) AND OTHER INTERESTED PARTIES  
(SEE ATTACHED SERVICE LIST)

**PLEASE TAKE NOTICE THAT THE PROPERTIES LEGALLY DESCRIBED AS:**

LOT 14 IN BLOCK 3 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

**FOR THE PORTION OF THE ABOVE-DESCRIBED PROPERTY THAT IS COMMONLY KNOWN AS:**

**423 ASHLAND AVENUE  
RIVER FOREST, ILLINOIS 60305  
PINS: 15-12-117-003.**

LOTS 1, 2 AND 3 TAKEN AS A TRACT, (EXCEPT THE WEST 66.50 FEET THEREOF) IN BLOCK 33, IN SUBURBAN HOME MUTUAL LAND ASSOCIATION SUBDIVISION IN RIVER FOREST, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE WEST 66.50 FEET OF LOTS 1, 2, AND 3 TAKEN AS A TRACT, IN BLOCK 3, IN SUBURBAN HOME MUTUAL LAND ASSOCIATION SUBDIVISION IN RIVER FOREST BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**FOR THE PORTION OF THE ABOVE-DESCRIBED PROPERTY THAT IS COMMONLY KNOWN AS:**

**7601-7613 WEST LAKE STREET  
RIVER FOREST, ILLINOIS  
PINS: 15-12-117-017, 15-12-117-018, AND 15-12-117-019.**

THE EAST 50 FEET OF LOT 15 AND THE EAST 50 FEET OF LOT 16 IN BLOCK 13 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION, ACCORDING TO THE PLAT OF SAID SUBDIVISION, RECORDED JUNE 23, 1890, IN BOOK 43 OF PLATS, PAGE 20 AS DOCUMENT NUMBER 1291334.

**FOR THE PORTION OF THE ABOVE-DESCRIBED PROPERTY THAT IS COMMONLY KNOWN AS:**

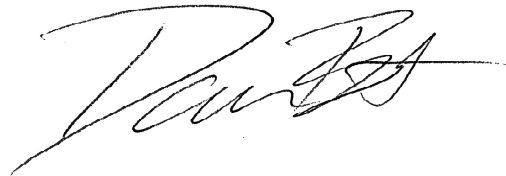
**7617-7621 WEST LAKE STREET  
RIVER FOREST, ILLINOIS 60305  
PIN: 15-12-117-002.**

**THESE PROPERTIES, TOGETHER HERETOFORE REFERED TO AS “LAKE LATHROP PROPERTIES”,**

are found and deemed by the Village of River Forest, pursuant to Section 11-31-1(a) and 11-31-2(a) of the Illinois Municipal Code (65 ILCS 5/11-31-1(a) and 65 ILCS 5/11-31-2(a)), and Sections 4-10-1 and 4-10-2 of the Village of River Forest Code of Ordinances to contain a dangerous and unsafe building within the limits of the Village of River Forest not in conformity with the minimum standards of health and safety set forth in the Village of River Forest Code of Ordinances.

Unless the condition of the dangerous and unsafe building located at or on the above-described Lake Lathrop Properties is resolved within 15-days of the date of this written notice, the Village shall proceed with a legal action to complete the demolition of the dangerous and unsafe building as a necessary means to protect the health and safety of the community as a whole. A Violation Notice detailing various violations on the above-described Lake Lathrop Properties is attached for your reference. Any and all costs and expenses incurred by the Village in relation to legal action and said demolition shall constitute a superior lien against the Lake Lathrop Properties. Please contact the Village’s attorneys at (312) 984-6400 for additional information.

VILLAGE OF RIVER FOREST



By: One of its Attorneys

Lance C. Malina  
Howard C. Jablecki  
Daniel W. Bourgault  
KLEIN, THORPE AND JENKINS, LTD.  
120 S. LaSalle Street, Suite 1710  
Chicago, Illinois 60603  
(312) 984-6400

**SERVICE LISTS VIA CERTIFIED AND REGULAR U.S. MAIL**

**423 Ashland Avenue, River Forest**

1. Lake Lathrop Partners LLC  
c/o PMF Manager Corp, Registered Agent  
1525 W. Homer Street, Suite 401  
Chicago, IL 60642
2. Platinum Steel, LLC  
c/o Michelle Y. Morris, Registered Agent  
13010 Kensington Drive  
Plainfield, IL 60585
3. Alpha Construction Services, LLC  
c/o Elizabeth Cohn, Registered Agent  
1525 West Homer, Suite 401  
Chicago, IL 60642
4. Premium Concrete, Inc.  
c/o David Lahl, Registered Agent  
525 Tyler Road, Suite O  
St. Charles, IL 60174
5. D & P Construction Co., Inc.  
c/o Russell A. Adkins, Registered Agent  
1755 South Naperville Road, Suite 200  
Wheaton, IL 60189
6. Wigboldy Excavating, Inc.  
c/o Paul R. Buikema, Registered Agent  
15 Salt Creek Lane, Suite 103  
  
Hinsdale, IL 60521
7. Digangi Plumbing Company  
c/o Marc Z. Samotny, Registered Agent  
200 Wacker Drive, Suite 2700  
Chicago, IL 60606
8. Pepper Construction Co.  
c/o Timothy F. Sullivan, Registered Agent  
411 Lake Zurich Road  
Barrington, IL 60010

9. Local Contracting Services Construction LLP  
c/o Kenneth W. Littwin, Registered Agent  
690 Timber Ridge Drive  
Bartlett, IL 6010
10. Silo-Mix, Inc.  
c/o Steven M. Ruffalo, Registered Agent  
200 Wacker Drive, Suite 600  
Chicago, IL 60606
11. Northfield Block Company, n/k/a Oldcastle APG South, Inc.  
c/o Illinois Corporation Service Company, Registered Agent  
801 Adlai Stevenson Drive  
Springfield, IL 62703
12. Northfield Block Company  
c/o C T Corporation System  
208 S. LaSalle Street, Suite 814  
Chicago, IL 60604
13. Crest Metal Craft, Inc.  
c/o Scott Kapp, Registered Agent  
444 Lake Street, Suite 900  
Chicago, IL 60606
14. Beverly Bank & Trust Company, N.A.  
10258 S. Western Avenue  
Chicago, IL 60643
15. All Persons acquiring rights in the Land  
423 Ashland Avenue  
River Forest, IL 60305
16. Any Persons to have or claim to have an interest in the land  
423 Ashland Avenue  
River Forest, IL 60305
17. All Persons in Possession of the Land  
423 Ashland Avenue  
River Forest, IL 60305

**7601-7613 West Lake Street, River Forest**

1. Lake Lathrop Partners LLC  
c/o PMF Manager Corp, Registered Agent



- 1525 W. Homer Street, Suite 401  
Chicago, IL 60642
2. Platinum Steel, LLC  
c/o Michelle Y. Morris, Registered Agent  
13010 Kensington Drive  
Plainfield, IL 60585
  3. Alpha Construction Services, LLC  
c/o Elizabeth Cohn, Registered Agent  
1525 West Homer, Suite 401  
Chicago, IL 60642
  4. Premium Concrete, Inc.  
c/o David Lahl, Registered Agent  
525 Tyler Road, Suite O  
St. Charles, IL 60174
  5. D & P Construction Co., Inc.  
c/o Russell A. Adkins, Registered Agent  
1756 South Naperville Road, Suite 200  
Wheaton, IL 60189
  6. Wigboldy Excavating, Inc.  
c/o Paul R. Buikema, Registered Agent  
16 Salt Creek Lane, Suite 103  
  
Hinsdale, IL 60521
  7. Digangi Plumbing Company  
c/o Marc Z. Samotny, Registered Agent  
201 Wacker Drive, Suite 2700  
Chicago, IL 60606
  8. Pepper Construction Co.  
c/o Timothy F. Sullivan, Registered Agent  
411 Lake Zurich Road  
Barrington, IL 60010
  9. Local Contracting Services Construction LLP  
c/o Kenneth W. Littwin, Registered Agent  
690 Timber Ridge Drive  
Bartlett, IL 6010
  10. Silo-Mix, Inc.  
c/o Steven M. Ruffalo, Registered Agent  
201 Wacker Drive, Suite 600

Chicago, IL 60606

11. Northfield Block Company, n/k/a Oldcastle APG South, Inc.  
c/o Illinois Corporation Service Company, Registered Agent  
801 Adlai Stevenson Drive  
Springfield, IL 62703
12. Northfield Block Company  
c/o C T Corporation System  
208 S. LaSalle Street, Suite 814  
Chicago, IL 60604
13. Crest Metal Craft, Inc.  
c/o Scott Kapp, Registered Agent  
445 Lake Street, Suite 900  
Chicago, IL 60606
14. James Suqrue, Individually and d/b/a Erect One, LLC  
c/o C T Corporation System, Registered Agent  
208 S. LaSalle Street, Suite 814  
Chicago, IL 60604
15. Beverly Bank & Trust Company, N.A.  
10258 S. Western Avenue  
Chicago, IL 60643
16. Edward Garvey, Jr.  
931 N. Elmwood Avenue  
Oak Park, IL 60302
16. All Persons acquiring rights in the Land  
423 Ashland Avenue  
River Forest, IL 60305
17. Any Persons to have or claim to have an interest in the land  
423 Ashland Avenue  
River Forest, IL 60305
18. All Persons in Possession of the Land  
423 Ashland Avenue  
River Forest, IL 60305

**7617-7621 West Lake Street, River Forest, IL 60305**

1. Unknown Owners and Occupants

- 7617-7621 West Lake Street, River Forest, IL  
60305
2. Non-Record Claimants
- 7617-7621 West Lake Street, River Forest, IL 60305
3. All Persons in Possession of the Land
- 7617-7621 West Lake Street, River Forest, IL  
60305
4. LAKE LANTHROP PARTNERS, LLC
- C/O AGENT: PMF MANAGER CORP  
1525 W HOMER ST STE 401  
CHICAGO, IL 60642
5. BEVERLY BANK AND TRUST, N.A.
- 5300 WEST 95<sup>th</sup> ST.  
OAK LAWN, IL 60453
6. PREMIUM CONCRETE, INC.
- C/O AGENT: DAVID LAHL  
525 TYLER RD STE O  
SAINT CHARLES ,IL 60174-3363
7. KEYSTONE VENTURES, LLC
- C/O AGENT: TIMOTHY B. HAGUE  
418 CLINTON PL  
RIVER FOREST, IL 60305-2203
8. ALPHA CONSTRUCTION SERVICES, LLC
- C/O AGENT: ELIZABETH COHN  
1525 WEST HOMER STE 401  
CHICAGO, IL 60642
9. PLATINUM STEEL, LLC
- C/O AGENT: MICHELLE Y MORRIS  
13010 KENSINGTON DR  
PLAINFIELD, IL 60585
10. D & P CONSTRUCTION CO., INC.
- C/O AGENT: RUSSELL A. ADKINS  
1755 SOUTH NAPERVILLE ROAD, SUITE  
200, WHEATON ,IL 60189

WIGBOLDY EXCAVATING, INC.

- C/O AGENT: PAUL R BUIKEMA  
15 SALT CREEK LANE STE 103  
11. HINSDALE ,IL 60521
12. DIGANGI PLUMBING SERVICES, INC.  
  
C/O AGENT: MARC Z. SAMOTNY  
200 S WACKER DR STE 2700  
CHICAGO ,IL 60606-5813
13. LOCAL CONTRACTING SERVICES  
CONSTRUCTION LLP  
  
C/O AGENT: KENNETH W. LITWIN  
690 TIMBER RIDGE DR.  
BARTLETT, IL 60103
14. PEPPER CONSTRUCTION COMPANY  
INTERNATIONAL, INC.  
  
C/O AGENT: THOMAS M O'LEARY  
1000 HART RD STE 160  
BARRINGTON ,IL 60010-2655
15. ERIE LASALLE VENTURE LLC  
  
C/O AGENT: MK MANAGER CORP.  
1525 W. HOMER, STE 401  
CHICAGO, IL 60642
16. SEDGWICK PROPERTIES DEVELOPMENT  
CORPORATION  
  
C/O AGENT: BETH PARIS  
1525 W HOMER STE 302  
CHICAGO ,IL 60622
17. SILO-MIX, INC.  
  
C/O AGENT: STEVEN M RUFFALO  
200 S WACKER DR STE 600  
CHICAGO ,IL 60606-5849
18. NORTHFIELD BLOCK COMPANY  
  
801 ADLAI STEVENSON DRIVE  
SPRINGFIELD ,IL 62703-4261
19. CREST METAL CRAFT, INC.  
  
C/O AGENT: SCOTT KAPP

- 444 W LAKE ST STE 900  
CHICAGO ,IL 60606
20. JAMES SUGRUE
- 7900 W 120TH ST,  
PALOS PARK, IL 60464 -1271
21. PIONEER ENGINEERING &  
ENVIRONMENTAL SERVICES, LLC
- C/O AGENT: JEFFREY J. STAHL  
55 W MONROE ST STE 1200  
CHICAGO, IL 60603-5127

# **Violations – Lake Lathrop Properties**

(423 Ashland Avenue, 7601-7613 W. Lake Street, and 7617-7621 W. Lake Street)

## **A. Village of River Forest Municipal Code, Title 4, Chapter 10, Sections 4-10-1 and 4-10-2.**

4-10-1: Dangerous Building Defined:

The term "dangerous building" as used in this Chapter is hereby defined to mean and include:

A. Any building, shed, fence or other man-made structure which is dangerous to the public health because of its construction or condition, or which may cause or aid in the spread of disease or cause injury to the health of the occupants of it or neighboring structures.

B. Any building, shed, fence or other man-made structure which, because of faulty construction, age, lack of proper repair or any other cause, is especially liable to fire and constitutes or creates a fire hazard.

C. Any building, shed, fence or other man-made structure which, by reason of faulty construction, age, lack of proper repair or any other cause, is liable to cause injury or damage by collapsing or by a collapse or fall of any part of such structure.

D. Any building, shed, fence or other man-made structure which, because of lack of doors or windows, is available to and frequented by malefactors or disorderly persons who are not lawful occupants of such structure.

4-10-2: Nuisance Declared:

Any dangerous building or other man-made structure, as defined in section 4-10-1 hereof, is hereby declared to be a nuisance, and it shall be unlawful to maintain or permit the existence of any dangerous building or other man-made structure in the Village. It shall also be unlawful for the owner, occupant or person in custody of any dangerous building or other man-made structure to permit the same to remain in a dangerous condition, or to occupy such building or permit it to be occupied while it is or remains in a dangerous condition.

**Violations:** The uncompleted buildings and concrete structures on the Lake Lathrop Properties have been and continue to be a dangerous building as defined under Section 4-10-1 as a building or man-made structure, which due to its age, lack of proper repair, and perpetual incompleteness is liable to collapse, fall and/or fire, and poses a threat to the health and safety of neighboring structures, and is a nuisance to the public.

## **B. Village of River Forest Municipal Code, Title 6, Chapter 8, Section 6-8-2(I).**

Buildings: To construct or maintain any building or structure in violation of any of the provisions of title 4 of this code, or any building which is in an unsanitary

condition or in an unsafe or dangerous condition, or which in any manner endangers the health or safety of any person. Every building or part thereof which is in an unsanitary condition by reason of the basement or cellar being damp or wet or by reason of the floor of such basement or cellar being covered with stagnant water, or by reason of the building being infected with disease or being unfit for human habitation, or which by reason of any other unsanitary condition is a source of sickness or which endangers the public health, is hereby declared to be a public nuisance.

**Violations:** The uncompleted buildings and concrete structures on the Lake Lathrop Properties have been and continue to be in a dangerous and unsafe condition and poses a threat to health and safety and is a nuisance to the public.

**C. IPMC Section 304.1 [Title 4 (Building Regulation), Section 4-1-4 of the River Forest Municipal Code, which incorporates by reference the 2018 International Property Maintenance Code as the Village’s Property Maintenance Code]**

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

**Violations:**

The uncompleted buildings and concrete structures on the Lake Lathrop Properties have been and continue to be in a dangerous and unsafe condition and poses a threat to health and safety.

**D. IPMC 301.3 [Title 4 (Building Regulation), Section 4-1-4 of the River Forest Municipal Code, which incorporates by reference the 2018 International Property Maintenance Code as the Village’s Property Maintenance Code]**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

**Violations:**

The vacant, uncompleted buildings and concrete structures and the vacant premises on the Lake Lathrop Properties have been and continue to be in a dangerous and unsafe condition and poses a threat to health and safety and is a nuisance to the public, and constitute a blight on the community.