



## **RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA**

A meeting of the River Forest Development Review Board will be held on Thursday, February 18, 2020 at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

*Physical attendance at this public meeting is limited to 36 individuals, with Development Review Board officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Lisa Scheiner at [lscheiner@vrf.us](mailto:lscheiner@vrf.us). You may view or listen to the meeting by participating online or via telephone. Join the meeting at <https://us02web.zoom.us/j/84839527605> using meeting ID: 848 3952 7605, or call (312) 626-6799 and use meeting ID 886 6256 1205. If you would like to participate online or over the phone, please email [lscheiner@vrf.us](mailto:lscheiner@vrf.us) by 4:00 PM on Thursday, February 18, 2020 with your name and the last four digits of the phone number you will be using to call in.*

- I. Call to Order/Roll Call
- II. Minutes of the August 20, 2020 Development Review Board Meeting
- III. PRE-FILING PMEETING AND CONSIDERATION OF REQUEST FOR APPLICATION REQUIREMENT WAIVERS: Proposed Amendment to Existing Planned Development – 400 Ashland Avenue
- IV. Public Comment
- V. Adjournment

**VILLAGE OF RIVER FOREST  
DEVELOPMENT REVIEW BOARD MEETING MINUTES  
August 20, 2020**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, August 20, 2020 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

**I. CALL TO ORDER**

The meeting was called to order at 7:30 p.m. Upon roll call, the following persons were:

Present: Members Crosby, Dombrowski, Fishman, Kilbride, Schubkegel, and Chairman Martin

Absent: Member O'Brien

Also Present: Assistant Village Administrator Lisa Scheiner, Village Attorney Carmen Forte

**II. APPROVAL OF MINUTES OF THE JUNE 18, 2020 DEVELOPMENT REVIEW BOARD MEETING**

A MOTION was made by Member Fishman and SECONDED by Member Crosby to approve the minutes of the June 18, 2020 Development Review Board Meeting.

Ayes: Members Crosby, Dombrowski, Fishman, Kilbride and Chairman Martin

Nays: None

Abstain: Member Schubkegel

Motion Passed.

**III. APPROVAL OF MINUTES OF THE JULY 16, 2020 DEVELOPMENT REVIEW BOARD MEETING**

A MOTION was made by Member Kilbride and SECONDED by Member Fishman to approve the minutes of the July 16, 2020 Development Review Board Meeting.

Ayes: Members Crosby, Dombrowski, Fishman, Kilbride, Schubkegel, and Chairman Martin

Nays: None

Motion Passed.

**IV. APPROVAL OF FINDINGS OF FACT AND RECOMMENDATION OF THE DEVELOPMENT REVIEW BOARD (APPLICATION #20-01: APPLICATION FOR A PLANNED DEVELOPMENT TO CONSTRUCT A TOWNHOME DEVELOPMENT AT 1101-1111 BONNIE BRAE PLACE)**

A MOTION was made by Member Kilbride and SECONDED by Member Fishman to approve the Findings of Fact and Recommendation of the Development Review Board regarding

Planned Development Application #20-01 to construct a townhome development at 1101-1111 Bonnie Brae Place.

Chairman Martin stated that he asked Member O'Brien to review the findings of fact to ensure that they were consistent with her vote and he indicated that she had.

Ayes: Members Crosby, Dombrowski, Fishman, Kilbride, Schubkegel, and Chairman Martin

Nays: None

Motion Passed.

## **V. ADJOURNMENT**

A MOTION was made by Member Dombrowski and SECONDED by Member Fishman to adjourn the meeting of the Development Review Board at 7:35 p.m.

Ayes: Members Crosby, Dombrowski, Fishman, Kilbride, Schubkegel, and Chairman Martin

Nays: None

Motion Passed.

Respectfully Submitted:

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Lisa Scheiner, Secretary

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Frank R. Martin  
Chairman, Development Review Board

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Date

November 3, 2020

Village of River Forest  
400 Park Avenue  
River Forest, Illinois 60305

To Whom It May Concern:

I, Viktor Jakovljevic, beneficiary of the Viktor Jakovljevic revocable trust as manager of 400 Ashland, LLC owner of the property located at 400 Ashland Avenue River Forest, Illinois 60305. Please accept this letter certifying the number of employees for the following commercial spaces:

Tenant #1 (Famous Victory): 2 employees

Tenant #3 (JCSA): 2 employees

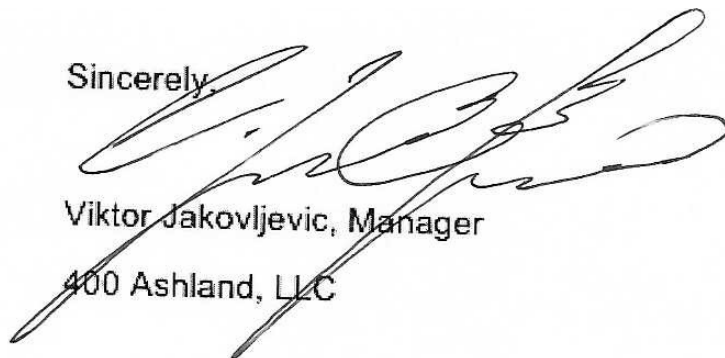
Tenant #4 (United Survey): 4 employees

Total of 8 employees.

I am attaching a copy of the Tenant unit layouts.

Should there be any questions or concerns, please feel free to contact me at (708) 268-4255.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Jakovljevic', is written over the typed name and address. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Viktor Jakovljevic, Manager

400 Ashland, LLC





400 Ashland Avenue  
Mixed Use Building  
Major Amendment to a Standing Plan Development Ordinance  
River Forest, Illinois

Property Owner: 400 Ashland, LLC River Forest, IL

Architect: JCSA Oak Park, IL

Builder: Vivify Construction Chicago, IL

# **Application for Amendment to Standing Plan Development Ordinance**

## **Item 1**

### **NARRATIVE**

#### **Project Narrative**

The amendment proposed in this Application is to convert an office space and a portion of an adjacent office space into a studio apartment. The proposed conversion scope of work is limited to interior work with the exception of replacing windows on the east elevation and adding a window on the north elevation. Specifically, the building envelope will not change from its current size. The size of the newly converted space will be 328 SF. Pedestrian entrance to the studio apartment will remain on Central Avenue. The studio apartment tenants will not have access to any of the office spaces currently in the 400 Ashland building.

It should be noted that the stranding Plan Development Ordinance for the 400 Ashland Building was approved in May 2013. That Ordinance granted approval of the conversion of a space on the west end of the building from a commercial use to a residential use. Other building features were approved under that Ordinance such as the elimination of vehicular driveways along Central Avenue and the installation of new storefront systems to serve newly upgraded office spaces along central Avenue.

Given that the building's current use is that of a mixed use building and that the tax records provided show that the County currently considers the building as a mixed use property, there would be no negative impact on the taxes collected for this property after the proposed amendment is approved.

The Applicant and the Property Owner believe that the proposed amendment is consistent with the standing Plan Development Ordinance and will be an asset to the corridor by stabilizing the rentability of the property.

## **Application for Amendment to Standing Plan Development Ordinance**

### **Item 2** **ZONING**

#### **zoning relief requested**

amendment to a standing Plan Development ordinance

#### **compensating benefits**

By assistance to the Property Owner in stabilizing the building's financial position, the Village helps to maintain investment in a key property in the area.

# **Application for Amendment to Standing Plan Development Ordinance**

## **Item 3**

### **PROPERTY INFORMATION**

#### **Plat of Survey**

See Plat of Survey as prepared by United Survey Systems February 1, 2018.

## **Application for Amendment to Standing Plan Development Ordinance**

### **Item 4** **Drawings**

Floor Plans

Building Elevations

Streetscape Elevations – *to be included on the Final Submittal*

Shadow Study – *to be included on the Final Submittal*

Sign Elevations – *to be included on the Final Submittal*

## Application for Amendment to Standing Plan Development Ordinance

### Item 5

#### SCHEDULE OF DEVELOPMENT

After the approval by the Village Board, the process of developing the project will be according to the following schedule after receipt of a Building Permit:

Plan and schedule of construction

	Months				
	1	2	3	4	5
Demolition	X				
Drawings and permits		X			
Rough Framing + windows			X		
Mechanical rough			X		
Drywall				X	
Trim and paint					X
Cleaning					X

## **Application for Amendment to Standing Plan Development Ordinance**

### **Item 5**

#### **Neighborhood and Stakeholder Meeting Notes**

As part of the Applicant's approval process, a meeting will be scheduled in accordance with the Village's PD process.

**END**










# SITE

400 ASHLAND AVENUE  
Zone District: C3 Central Commercial



## Village of River Forest Zoning Map

-  R1: Wide Lot Single-Family Residential
-  R2: Single-Family Residential
-  R3: Single-Family Residential
-  R4: Multi-Family Residential
-  Historic District
-  C1: Commercial
-  C2: Commercial
-  C3: Central Commercial
-  ORIC: Office/Research/Industrial/Commercial
-  PRI: Public/Recreational/Institutional
-  Perimeter of Planned Development

## LOCATION AND ZONING MAP



John Conrad Schiess

Architect + LEED AP

905 Home Avenue  
Oak Park, Illinois 60305  
tel. 708.366.1500  
[john@jcsarchitect.com](mailto:john@jcsarchitect.com)

architecture +

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OWNER:  
**400 ASHLAND, LLC**  
1237 W. Madison  
Chicago, Illinois 60607  
(708) 267 - 4255 phone

Amended PD	12/29/2020
Plan Development	05/29/2020
Issued for:	Date

**MAJOR AMENDED TO  
PLAN DEVELOPMENT**

**ADDITION OF  
RESIDENTIAL STUDIO**

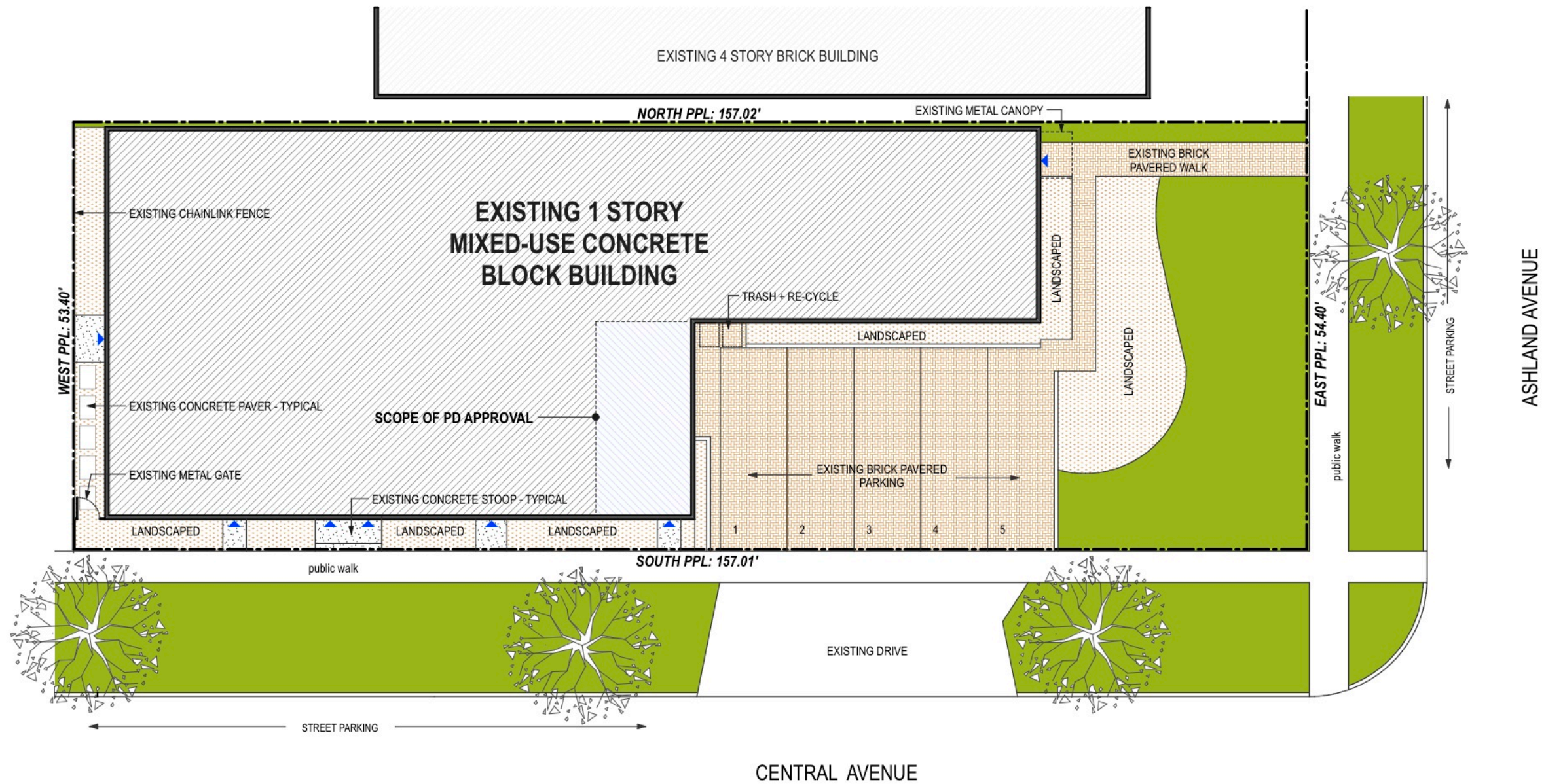
400 Ashland Avenue  
River Forest, Illinois

Sheet Title  
LOCATION AND ZONING  
MAP

**SK1.0**

Sheet No.





 **EXISTING SITE PLAN**  
SCALE: 1/16" = 1'-0"

 ENTRY / EXIT

SITE DATA:			
EXISTING LOT AREA:	8,463 SQ FT		
PROPOSED LOT AREA:	8,463 SQ FT		
SETBACKS:		PROPOSED SET BACK:	
EAST	33'-11 1/8"	EXISTING	
WEST	4'-0"	EXISTING	
NORTH	0'-5"	EXISTING	
SOUTH	3'-0"	EXISTING	
LOT COVERAGE:	4,848.69 SQ FT		
PROPOSED LOT COVERAGE:	4,848.69 SQ FT		
BUILDING HEIGHT:	13'-6"		
PROPOSED BUILDING HEIGHT:	13'-6"		
CONTOUR LINES:	ALL SITE CONTOUR		
	LINES EXISTING TO REMAIN		
REQUIRED OFF STREET PARKING:	6		
PROPOSED OFF STREET PARKING:	5 (EXISTING)		
REQUIRED OFF STREET LOADING:	NONE		
PROPOSED OFF STREET LOADING:	NONE		
EXISTING TYPE OF CONSTRUCTION:	III-B		
PROPOSED TYPE OF CONSTRUCTION:	III-B		



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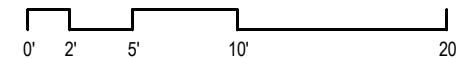
Sheet Title  
SITE PLAN

**SK1.1**

Sheet No.



**EXISTING FLOOR PLAN**  
SCALE: NTS



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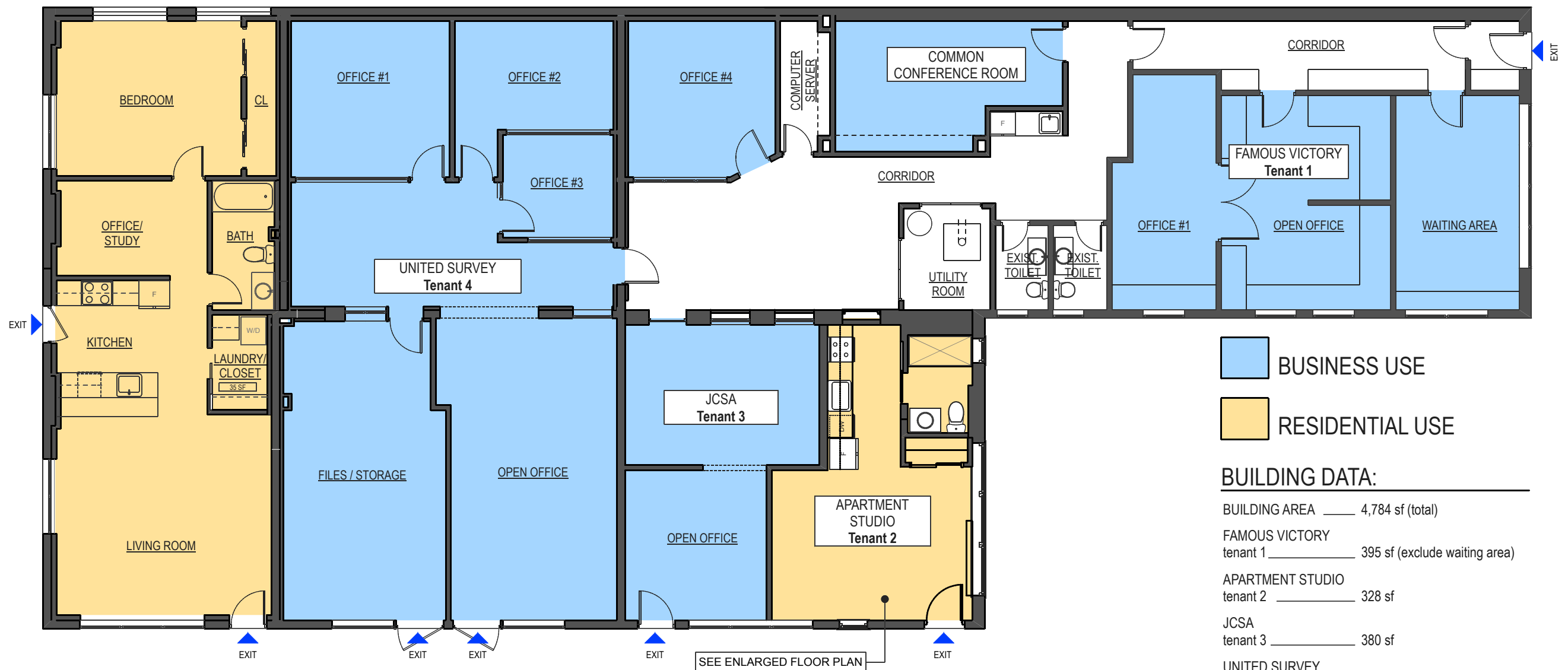
**400 Ashland Avenue  
River Forest, Illinois**

Sheet Title  
FLOOR PLAN

**SK1.2**

Sheet No.





## PROPOSED FLOOR PLAN

SCALE: NTS



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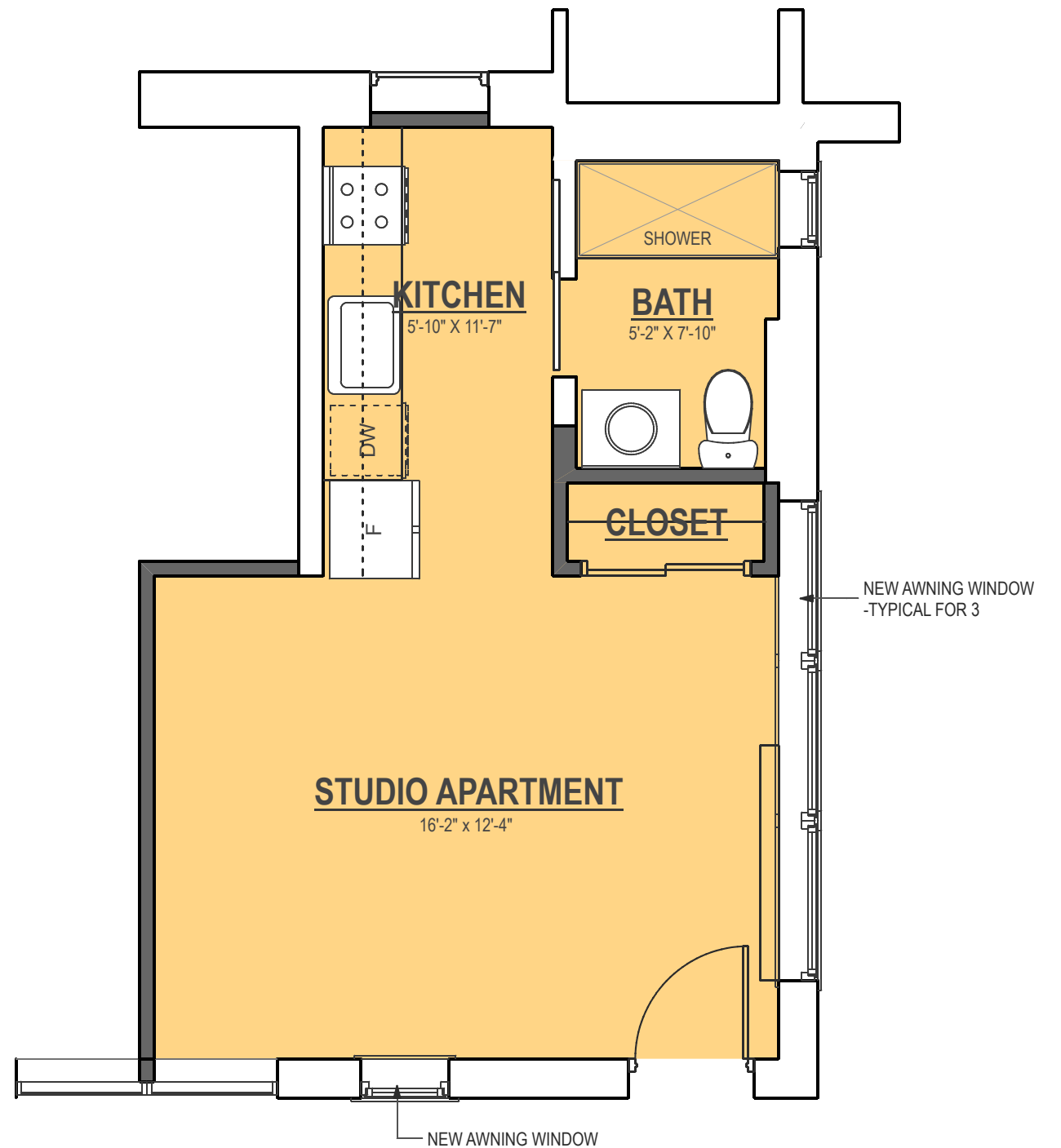
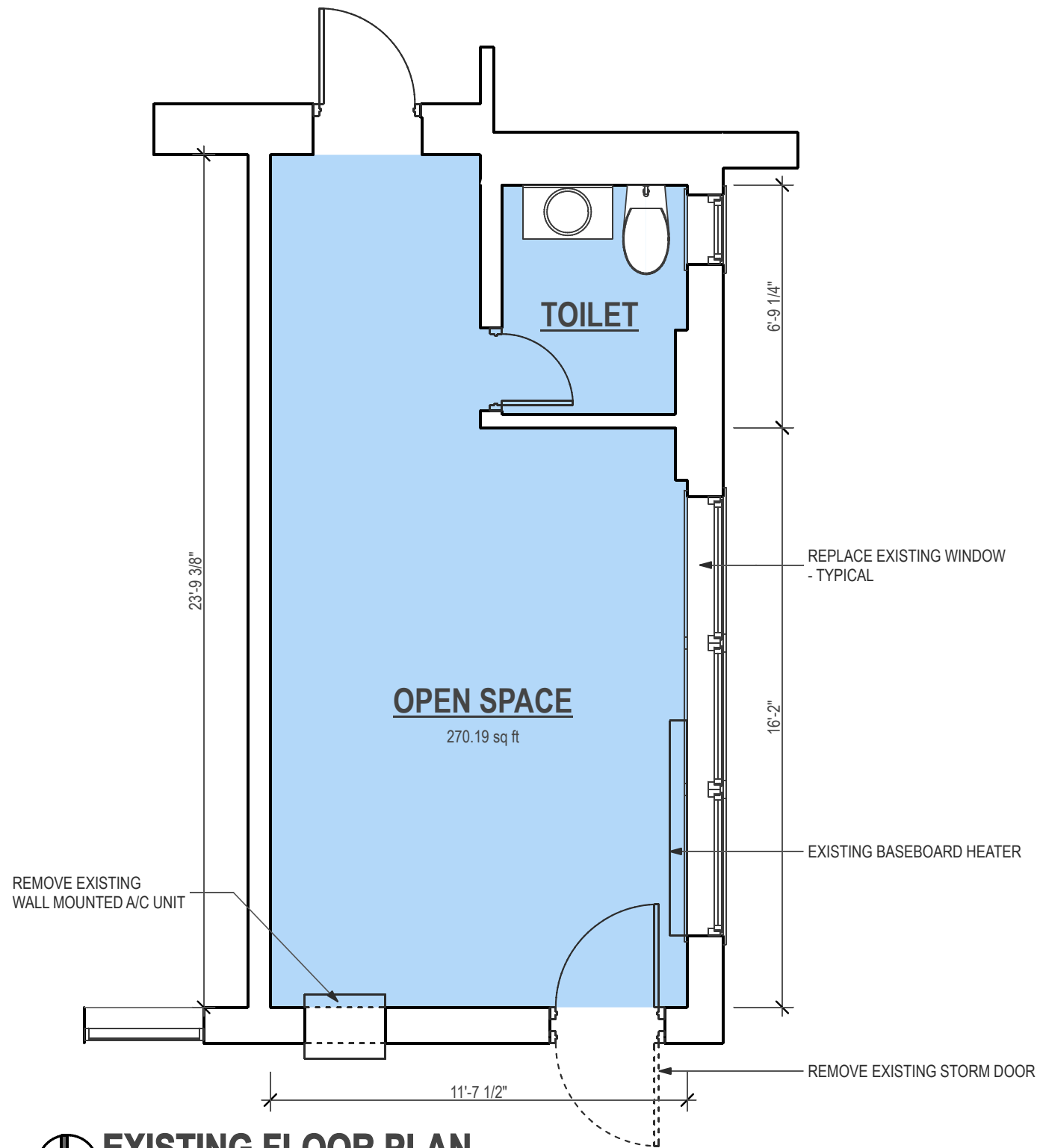
**ADDITION OF  
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400 Ashland Avenue  
River Forest, Illinois

Sheet Title  
FLOOR PLAN

**SK1.3**

Sheet No.



EXISTING WALL

NEW PARTITION WALL



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**ADDITION OF  
RESIDENTIAL STUDIO**

400 Ashland Avenue  
River Forest, Illinois

Sheet Title  
ENLARGED FLOOR PLAN

**SK1.4**

Sheet No.



EXISTING PARKING DATA			PROPOSED PARKING DATA		
	NUMBER OF EMPLOYEE / BEDROOM	REQUIRED OFF STREET PARKING		NUMBER OF EMPLOYEE / BEDROOM	REQUIRED OFF STREET PARKING
FAMOUS VICTORY tenant 1 _____	2	1	FAMOUS VICTORY tenant 1 _____	2	1
EXCELL OIL tenant 2 _____	1	0	APARTMENT STUDIO tenant 2 _____	Studio	0
JCSA tenant 3 _____	2	1	JCSA tenant 3 _____	2	1
UNITED SURVEY tenant 4 _____	4	2	UNITED SURVEY tenant 4 _____	4	2
APARTMENT tenant 5 _____	1 BEDROOM	2	APARTMENT tenant 5 _____	1 BEDROOM	2
TOTAL _____		6	TOTAL _____		6
PROVIDED OFF STREET PARKING _____		5	PROPOSED OFF STREET PARKING _____		5

 **PROPOSED FLOOR PLAN - parking data**  
SCALE: NTS



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400 Ashland Avenue  
River Forest, Illinois

Sheet Title  
FLOOR PLAN

**SK1.5**

Sheet No.





VIEW LOOKING WEST ALONG ASHLAND AVENUE



VIEW LOOKING EAST ALONG CENTRAL AVENUE



EXTERIOR VIEW OF EXISTING EXCEL OIL OFFICE ALONG CENTRAL AVENUE



EXTERIOR VIEW OF EXISTING APARTMENT ALONG CENTRAL AVENUE



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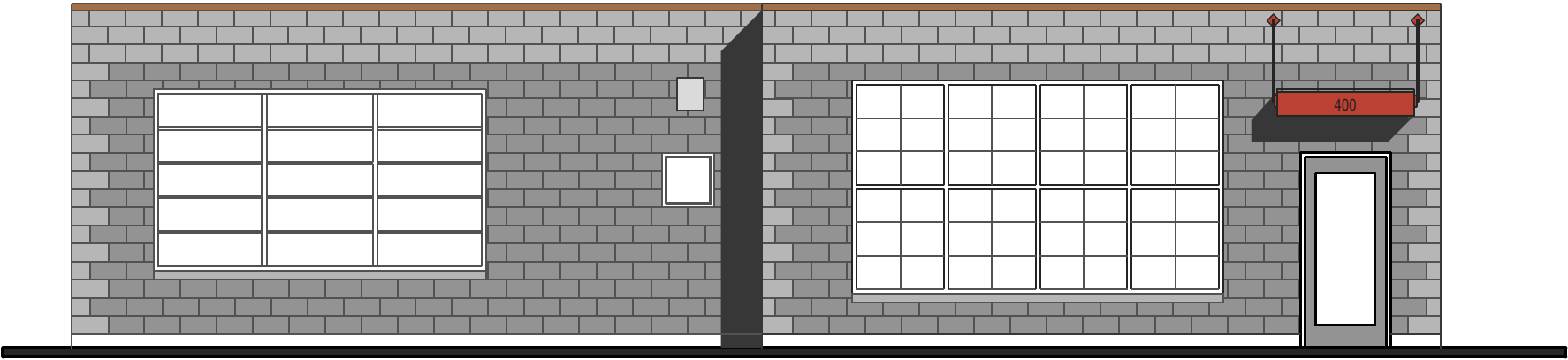
**MAJOR AMENDED TO  
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**ADDITION OF  
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**400 Ashland Avenue  
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Sheet Title  
PHOTOS

**SK1.6**

Sheet No.

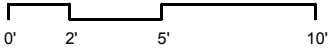




EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



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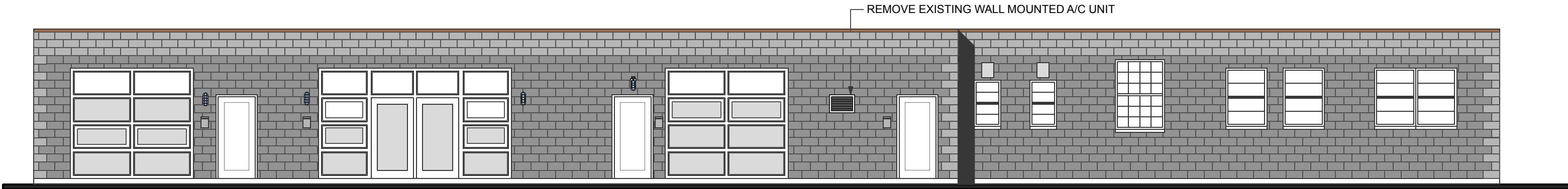
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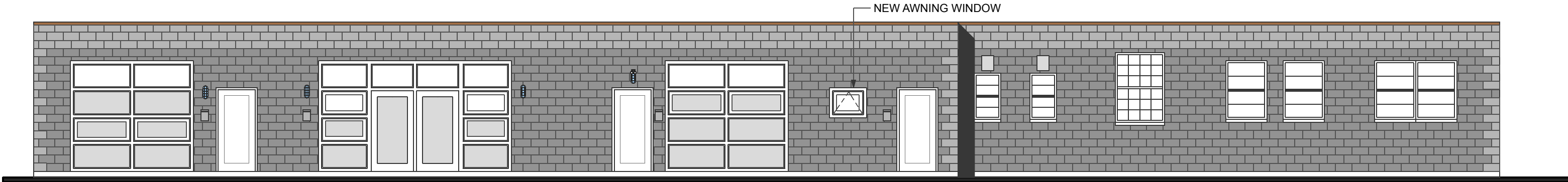
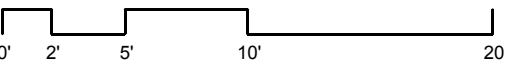
Sheet Title  
ELEVATIONS

SK1.7

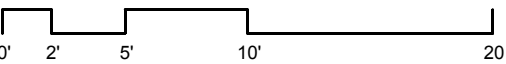
Sheet No.



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



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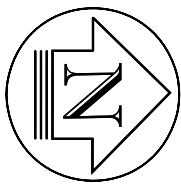
400 Ashland Avenue  
River Forest, Illinois

Sheet Title  
ELEVATIONS

SK1.8

Sheet No.





# UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS

7710 CENTRAL AVENUE, RIVER FOREST, IL 60305

TEL.: (847) 299 - 1010

FAX: (847) 299 - 5887

FAX: (224) 633 - 5048

E-MAIL: USURVEY@USANDCS.COM

## PLAT OF SURVEY

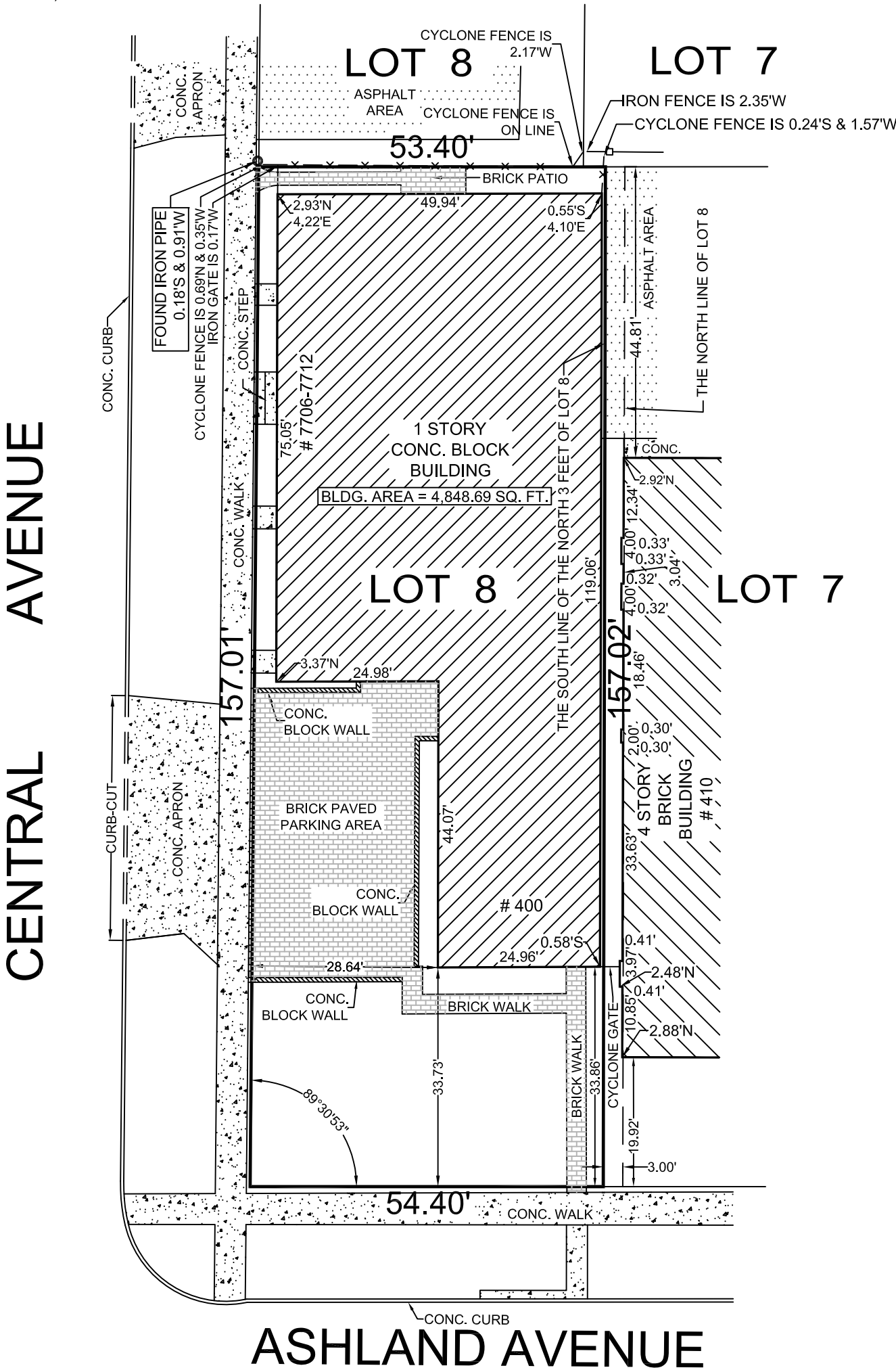
OF

LOT 8 (EXCEPT THE NORTH 3 FEET ) IN BLOCK 4 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, SURVEYED FOR SUBURBAN HOME MUTUAL ASSOCIATION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 AS DOCUMENT NUMBER 1291334, IN COOK COUNTY, ILLINOIS.

KNOWN AS : 7706-7712, CENTRAL AVENUE, 400 ASHLAND AVENUE, RIVER FOREST, ILLINOIS

PERMANENT INDEX NUMBER: 15 - 12 - 116 - 022 - 0000

AREA = 8,463 SQ. FT. OR 0.194 ACRE



UPDATED: MAY 26, 2020

☐ CHECK (✓) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY:  
VIKTOR JAKOVLJEVIC

DATE : FEBRUARY 1, 2018

SCALE : 1" = 20'

ORDER No.: 2017 - 25305

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

*Roy G. Lawniczak*  
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

*Roy G. Lawniczak*  
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290  
LICENSE EXPIRES: NOVEMBER 30, 2020  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2021

