



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, March 5, 2020 at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

- I. Call to Order/Roll Call
- II. Minutes of the November 7, 2019 Development Review Board Meeting
- III. Public Hearing – Application #20-01: Application for a Planned Development to Construct a 19-unit Townhome Development at 1101-1111 Bonnie Brae Place
- IV. Discussion/Deliberation & Recommendation – Application #20-01: Application for a Planned Development to Construct a 19-unit Townhome Development at 1101-1111 Bonnie Brae Place
- V. Public Comment
- VI. Adjournment

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
November 7, 2019**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, November 7, 2019 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 Fishman, Dombrowski, O'Brien, Schubkegel, and Chairman Martin

Absent: Members Crosby and Kilbride

Also Present: Assistant Village Administrator Lisa Scheiner, Assistant Village Administrator

II. APPROVAL OF MINUTES OF THE SEPTEMBER 20, 2018 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member O'Brien to approve the minutes of the March 21, 2019 Development Review Board Meeting.

Ayes: Members Fishman, O'Brien, Schubkegel, and Chairman Martin

Nays: None

Abstain: Member Dombrowski (he did not attend the September meeting)

Motion Passed.

III. PRE-FILING MEETING AND CONSIDERATION OF REQUEST FOR APPLICATION REQUIREMENT WAIVERS: Proposed Planned Development – 1101-1111 Bonnie Brae Place

Chairman Martin explained the purpose of the pre-filing conference for the property at 1101-1111 Bonnie Brae Place. He stated that there is no application on file so there is no recommendation to make but that the Development Review Board may be asked to discuss and vote on a request for the waiver of certain application requirements.

John Schiess, JSA Architects at 7706 Central, River Forest, introduced the proposed multi-family townhome development at 1101-1111 Bonnie Brae Place. He stated the owner and petitioner is Art Gurevich, Bonnie Brae LLC. Mariano Mollo, Avenue One, is their marketing and sales consultant.

Mr. Schiess presented information regarding the conditions of the development site which currently includes a parking lot at the corner of Bonnie Brae and Thomas with a driveway

along Thomas. There is a three-story six-unit apartment building and detached garages on the adjacent lot to the north.

Mr. Schiess presented the proposed site plan, which includes 19 three-level townhomes in four buildings that run perpendicular to Thomas and parallel to Bonnie Brae. Each townhome has a two-car garage underneath. He stated that each townhome is generally 37 feet long by 20 feet wide and approximately 2,000 square feet of living space.

Mr. Schiess pointed out the building arrangement and the two buildings along the eastern elevation with a gap between them to mimic the existing street rhythm. He noted that the garages on the western elevation are accessible from the alley. He noted how guests would access the units and identified the location of two guest parking spaces on the northwest corner of the site as well as two guest spaces along the east elevation. He noted that the curb cut along Thomas would be moved west.

Mr. Schiess stated that the townhomes are each three levels with a bedroom on the lower level that could be used as a guest room or office since they come with a full bathroom in the basement. The garage space is in the back of each townhome. The second floor open floor plan includes a kitchen, dining room, great room, bathroom, and cantilevered balcony. The third floor plan includes two bedrooms and two bathrooms. Each unit has a top floor with access to a roof deck. All the decks face the back and would be hidden from view from someone walking down the sidewalk along Bonnie Brae. He noted the washer/dryer is on the third floor for each unit.

Mr. Schiess displayed the west elevation demonstrating that the gray elements are cast stone building material and they are proposing the use of two colors of masonry brick. He pointed to areas where bay elements will protrude from the building facade. He then displayed the south elevation showing the roof access and noted that the roof decks are visible from the street, but only from a distance. He noted the location of the cantilevered balconies, driveway, and undulating courtyard.

Mr. Schiess displayed a preliminary landscape plan and noted that they plan to mimic the rhythm of the street and plant parkway trees in addition to the existing trees. They have recommended plant species but they are open to the suggestions from the Village.

Mr. Schiess stated that the lot area for the development site is 27,681 square feet. They are proposing 19 townhomes in four buildings. The parking for the townhomes is two spaces per unit for a total of 38 spaces plus four guest parking spaces.

Mr. Schiess presented the zoning analysis which indicates the zoning relief that would be needed for this project. He stated that permitted lot coverage is 70% and they are requesting 75% lot coverage. He stated that the required front yard setback is 20 feet and they are requesting a 15-foot setback. The required side yard/south setback is 25 feet and they are requesting a 5-foot setback. The required rear yard setback is 27 feet 8 inches and they are requesting a 2-foot setback.

Mr. Schiess noted that the property previously had an approved planned development that has expired with certain site development allowances. He said compared to that development, the building height that is now proposed is lower. The petitioner is seeking the Development Review Board's feedback on what they're proposing tonight.

Mr. Schiess said the petitioner is requesting only one waiver from the planned development requirements, which is a professional traffic study.

Art Gurevich, manager of Bonnie Brae Construction, LLC, petitioner, and also the general contractor for the project stated that the reason for their request is because the traffic pattern for this proposed development is less intensive than what was proposed in the previously approved project for which a traffic study was conducted. He stated that the impact of the project is de minimis and they are requesting a waiver to have to conduct a new traffic study. Mr. Schiess further explained the traffic study that was conducted for the previously approved planned development.

Mr. Schiess stated that a lack of market support for the previously approved condominium project resulted in it not being built. Based on the analysis conducted by Mr. Mollo of Avenue One, the petitioner believes there is market demand for this project. Mr. Schiess also discussed the financing requirements for the previously approved condominium project compared to the financing and construction phasing requirements for a townhome development that create advantages for a townhome development.

Mr. Schiess stated that there are compensating benefits for this proposed planned development including sustainable development, smart growth, supportive housing types specific for River Forest, and that this type development will support property values.

Member Fishman asked why the petitioner believes a townhome project is more marketable than a condominium project as well their target buyers. Mariano Mollo, Avenue One, stated that they are finding that their target buyers have roots in River Forest or in surrounding areas that are looking to downsize but still entertain family. They have empty nesters looking for townhome products as well as young couples and professionals. They're also looking for new construction and low maintenance, avoiding high homeowners' association fees. The previous sale price of the condominium project of \$600,000 to \$800,000 per unit lacks a market. He noted that the price point of the townhomes will be marketed from \$599,000 to \$615,000, which in his experience is a sweet spot for buyers.

Member Fishman stated that she is not sure that empty nesters would be drawn to multiple levels. She asked if this would be sold to families starting out with more children impacting school system. Mr. Mollo replied that their buyer would likely be couples planning on having a family but once they start their family they start moving on to single family homes. He noted that the townhomes are starter homes.

Chairman Martin stated that, when this was last before the Development Review Board, the petitioner had a similar presentation from the sales staff at that time that their product was what the Village wanted and needed. They had done studies and focus groups and people

were interested in their product. Two years later the petitioner is presented a different economic analysis and they need to be prepared to defend it. The Development Review Board has to make sure the project will succeed and they will not waste their time like they did a few years ago by getting a project approved that they could not build. The petitioner will have to convince him it is economically justified.

Mr. Gurevich stated that he still believes there is a buyer for the previous project, however, before they sold it they needed to build it and finance their very expensive project without pre-sales. The average age of the buyer for that project was around 70 and those buyers were not willing to make a four to five commitment for the project. The townhomes are different because there are no presale requirements making it easier to finance, sell, market and build in a shorter timeframe. He still believes the previous project would work but the financial commitment was beyond what anyone would make.

Member Dombrowski noted that there is a townhome project on Madison with units that have not been sold and have been listed for two years. He asked how this development is different and why that project still has unsold townhomes. Mr. Mollo stated that his company worked on the townhome project across the street that sold out in a year's time. The townhomes on Madison Street were built with an outdated design that doesn't appeal to buyers. There are more than four townhomes left in that development. He noted success he has had with another project across the street.

Chairman Martin stated that they will have to explain what the difference is between the two types of townhomes. Mr. Mollo stated that it has a lot to do with the elevations, there is nothing different about any of the elevations, and it's a prairie style. Today's buyers are looking for large windows and units that don't look identical to each other.

Mr. Schiess discussed the history of the transition from the previous project to the current project. Mr. Mollo's team came in to analyze the previous development and determined that it could not be salvaged. The team advised the petitioner what needed to be done to develop a marketable product. Mr. Schiess acknowledged that he was a part of the previous development team as well, but not as the architect.

Chairman Martin asked if there's anything else they want to present at this point. Hearing none he invited members of the public to speak. He stated that this is a helpful meeting and that there is no concrete proposal for the Development Review Board to vote on.

Edmond Burke, 1809 Bonnie Brae Place, stated that he lives in Valencia House. He noted that traffic is tight on Bonnie Brae and discussed his wife's driving behavior to avoid this area. He stated that Dominican University runs a shuttle six times per day six days per week. These shuttles are wide vehicles and it's hard for cars to come down the block north/south, plus there are college students and Grace Lutheran students in the area. He and others have concerns about traffic. He noted that it always busy on Augusta and Division. There are older residents in the Valencia building who still drive. His principal concern is the traffic impact of the proposed development.

Collen Dunnigan, 1009 Bonnie Brae, asked whether parking is located underground or at grade. Mr. Schiess replied that it is at grade and drivers will pull in off the entrance.

Ms. Dunnigan asked where HVAC units will be located for each unit and whether they would be inside or outside. Mr. Schiess stated that these units are attached single family homes so all the HVAC units, plumbing systems, water heaters, etc. are individual and all that is shared is a wall and some of the driveways.

Ms. Dunnigan stated that each unit will have 3.5 baths and asked whether they would access sewer on Bonnie Brae or Harlem and whether the sewers would be adequate for the development. Mr. Schiess replied that the civil engineering team will look at that and submit their calculations to the Village. The Village will review that data and determine the impact of the development.

Ms. Dunnigan asked whether other residents hop on to other utilities such as telecommunications. There was a brief discussion regarding telecommunication and electric utilities. Mr. Schiess stated that they have to work with the utilities.

Ms. Scheiner explained the Village's role in examining the impact of the proposed development on Village services, including public utilities such as water and sewer infrastructure.

Chairman Martin explained the role in the Development Review Board in examining appearance, architecture, safety, and details of the application that will be provided.

Ms. Dunnigan asked if there would be three floors of stairs and whether any of the units would have elevators. Mr. Schiess confirmed the presence of stairs and stated that no elevators will be provided. Ms. Dunnigan asked how people will move in and how older residents will handle those stairs. Mr. Schiess replied that this townhome prototype is not new to the area. He stated that there are buyers his age that are mobile and find these units desirable. He stated that young buyers will use these units with one child who is not yet in school and will move to a single family home once the second child comes. The maintenance of these units are low and the association will take care of snow removal and landscaping, which also makes the units desirable.

Chairman Martin stated that the developer has to show the market viability and the applicant will have to present information that these units can be sold.

Ms. Dunnigan asked about presale requirements and how many units would be rented. Chairman Martin replied that they have to give the Development Review Board a letter from a bank stating presale requirements in order to obtain financing. Mr. Schiess stated that the letter they submitted indicates that there are no presale requirements.

Gene Sullivan, 1009 Bonnie Brae, stated the he and his wife have lived there for 10 years. There is limited parking on Bonnie Brae. The parking lot at the school only allows students to park there. He's concerned that there is insufficient guest parking. He's very interested in

the traffic concerns and traffic impact of the development particularly given the narrow road and proximity to other schools and the new assisted living facility. He discussed traffic patterns in the area and that he doesn't think the previous traffic study is a valid way to examine this.

Chairman Martin stated that the Zoning Ordinance dictates the number of parking spaces that are required per unit and how the developer may or may not need relief from those requirements. He stated that they requested that the traffic study requirement be waived but the Development Review Board has not ruled on that yet.

Mr. Sullivan asked when the Zoning Ordinance was written and whether it is appropriate for today. Chairman Martin stated that since the Zoning Ordinance was adopted it has been modified several times and the Development Review Board is bound by those requirements. If a traffic study is required, then that it will deal with traffic flow, parking, turning maneuvers and other matters.

Ms. Scheiner replied that the last time the multi-family parking requirements were modified was 1995. Anecdotally, the Village hears from developers that the Zoning Ordinance requires more parking than what is needed, meaning the code is too restrictive and requires too much parking. Ms. Scheiner stated that she is not an expert and cannot say whether that is true or not. For a three-bedroom unit, developers are required to provide 2.5 spaces per unit plus guest parking. The petitioner is requesting something less than what the Zoning Ordinance requires and the Development Review Board will have to take that into consideration when they review the formal application.

Mary Sullivan, 1009 Bonnie Brae, stated she agrees with the statements of the previous speaker.

Member Dombrowski asked whether the apartment building and garage would be demolished. Mr. Schiess confirmed that they would and noted that the petitioner owns both properties.

Mr. Schiess concluded his comments.

Chairman Martin stated that since this is a pre-filing conference the Development Review Board is not recommending anything to the Village Board of Trustees. If anyone on the Development Review Board wishes to ask the petitioner to address anything now is the time to give them suggestions.

Member O'Brien stated that there are 29 townhome units on Madison with similar floorplans and approximately 16 have sold. She said she is anxious that 19 of the same thing could be difficult. With three-story living and all stairs, some people are looking for ranch style and master bedrooms on the first floor. A revised floor plan may result in fewer units, but she believes 19 identical units is a tough sale. Member Fishman asked about the sale price of the units along Madison Street. Member O'Brien replied that the range is \$479,000 to \$549,000.

Chairman Martin summarized for the petitioner that they have heard that they will be questioned about parking, pedestrian safety, appearance, and feasibility of the project. The petitioner is required to bring in material samples.

Chairman Martin stated that the petition has presented one request to waive the traffic study requirement. Member O'Brien stated that she does not think the Development Review Board can waive it and noted other projects in the area including the new Concordia dormitory. Member Dombrowski noted that the Fenwick field may have been under construction at the time and that there is more activity now than three years ago. Chairman Martin noted that three years ago there wasn't the project at Chicago and Harlem and that there are a number of different conditions. He does not favor using a study from one application in another application.

Chairman Martin asked the petitioner whether they will withdraw the request or if a Development Review Board vote is requested. Mr. Gurevich replied that, in their previous request/proposal there were 49 to 50 parking spaces and it was a more intensive use. That study said there is no significant traffic impact as a result of that proposed development. The new proposed project is less intense. Mr. Schiess stated on behalf of the petitioner that the request for a waiver of the traffic study has been withdrawn.

Chairman Martin stated that there is nothing more for the Development Review Board to do now. When the application is complete then a public hearing will be scheduled.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

A MOTION was made by Member Fishman and SECONDED by Member Dombrowski to adjourn the meeting of the Development Review Board at 8:40 p.m.

Ayes: Members Fishman, Dombrowski, O'Brien, Schubkegel, and Chairman Martin

Nays: None

Motion Passed.

Respectfully Submitted:

Lisa Scheiner Secretary

Frank R. Martin
Chairman, Development Review Board

Date



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: February 28, 2020

To: Development Review Board

From: Lisa Scheiner, Assistant Village Administrator

Subj: Planned Development Application #20-01 – Townhome Development (Bonnie Brae & Thomas)

The Development Review Board (DRB) is scheduled to hold a public hearing on Thursday, March 5, 2020 at 7:30 p.m. on the planned development application for a new 19-unit townhome development. The location of the proposed development is the northeast corner of Bonnie Brae Place and Thomas Street. The applicant and property owner is Art Gurevich, Bonnie Brae Construction LLC.

In accordance with the Planned Development process articulated in the Zoning Ordinance, the following have occurred:

<u>Task</u>	<u>Date</u>
Introduction to Village Board of Trustees	7/22/19
Pre-Filing Conference with the DRB	11/7/19
Notice of Neighbor Meetings Mailed	9/17/19
Neighbor Meetings Held	10/9/19
Technical Review Meeting with Staff	1/22/20
Notice of Public Hearing Mailed	2/19/20
Public Hearing Signage Posted at Site	2/19/20
Legal Notice in Wednesday Journal	2/19/20
Public Hearing	3/5/20

Consultant & Village Staff Reviews

The Village's Police, Public Works and Fire Departments have reviewed the Planned Development application. A memorandum from each department is attached. The Public Works memo includes a report from the Village's consultant, Strand and Associates, regarding the capacity of the Village's water system relative to this development. Also attached is a review

by the Village's Planning Consultant, John Houseal of Houseal Lavigne. A copy of the traffic consultant's study is included in the application.

Among the staff and consultant reports that are two items that Staff wishes to point out regarding the proposed site plan:

- The Fire Department notes that the driveway aisle width between the westernmost and middle buildings was increased to better meet emergency vehicle access requirements. The Village's Planning Consultant notes that this reduces the setback from the building to the rear property line and results in a request for greater relief from the zoning requirements.
- The Village's Planning Consultant also notes the need for landscaping or architectural improvements to address site aesthetics. The Public Works/Engineering Staff are concerned that the location of landscaping may be limited because of the location of utility lines throughout the site and the final landscape plan may be dependent upon the final engineering/utility layout. To the extent that a landscape plan must remain somewhat fluid, Staff suggests that the developer be asked to provide a final plan for review and approval by the Village's planning consultant prior to issuance of a building permit. Also, to the extent that aesthetic improvements are requested by the Development Review Board, consideration might be given to architectural enhancements over landscaping enhancements.

After the Development Review Board concludes its deliberations, should a recommendation be made to the Village Board of Trustees that the project be approved, Staff requests consideration of the following conditions in addition to those that may be included or result from the individual Village Department memos:

- A requirement that the Petitioner provide a final landscape plan for approval by the Village's Planning Consultant prior to issuance of a building permit;
- A requirement that the Petitioner post a letter of credit or cash deposit with the Village equal to 125% of the Engineer's estimate for any public improvements that are required, such as public sidewalks, and that the letter of credit or cash deposit be held for a period of time after the issuance of the final certificate of occupancy;
- A requirement that the Petitioner provide the land donation, or payment in lieu of land donation as required by Section 10-23-4 of the Zoning Ordinance, in a manner and amount as determined during this public hearing and planned development permit review process;
- A requirement that the Petitioner provide and the Condominium Declarations reflect an easement to the Village for all Common Areas, including the stormwater detention facility, for the purpose of inspecting these areas to determine if they have been maintained in conformity with the Village's requirements. If they have not been maintained in conformity with Village requirements, the Village will have the ability to compel the correction of any problem(s). If any problem is not corrected, the Village will have the right correct the problem and charge the appropriate party for its costs, including reasonable attorney's fees and court costs, and the Petitioner must consent to the creation of a special service area by the Village to ensure payment of fees.

- A requirement that the Condominium Declarations include a prohibition on the outdoor parking and storage of recreational vehicles, boats, and/or trailers unless a truck and/or commercial vehicle is temporarily parked for the purpose of delivery or service.

Standards of Review

There are 15 standards of review for the DRB to consider in reviewing the proposed project. The standards are listed in Section 10-9-3 of the Planned Development Ordinance, which is attached for reference. Please note that Standard K was amended in 2019. Please also note that the Comprehensive Plan that was adopted in 2019 is available online at www.vrf.us/comprehensive-plan.

Next Steps

Following the conclusion of the public hearing and discussion/deliberation by the DRB regarding this application, the DRB shall make specific written findings of fact addressing each of the planned development standards of review. The Village Board of Trustees will consider the DRB's recommendation to approve or deny the application within 60 days after the recommendation is made.

Documents Attached

1. Planned Development Ordinance
2. Memorandum from Police Chief James O'Shea
3. Memoranda from Fire Marshal Kevin Wiley
4. Memorandum from Public Works Director John Anderson with Strand and Associates Report attached
5. Memorandum from Planning Consultant John Houseal, Houseal Lavigne Associates
6. Planned Development Application

Chapter 19 - PLANNED DEVELOPMENTS

10-19-1: INTENT AND PURPOSE:

10-19-2: GENERAL PROVISIONS:

10-19-3: STANDARDS FOR REVIEW:

10-19-4: SITE DEVELOPMENT ALLOWANCES:

10-19-5: PROCEDURES:

10-19-6: APPLICATION REQUIREMENTS:

10-19-7: EFFECT OF APPROVAL OR DENIAL:

10-19-8: AMENDMENTS AND ALTERATIONS TO APPROVED PLANNED DEVELOPMENT PERMITS:

10-19-1: INTENT AND PURPOSE:

- A. One of the principal objectives of this zoning title is to provide for a compatible arrangement of uses of land and buildings which is consistent with the requirements and welfare of the village. To accomplish this objective most uses are classified as permitted or special uses in one or more of the districts established by this zoning title. It is recognized, however, that there are certain uses, whether or not designated as permitted or special, which because of their scope, location or specific characteristics give rise to a need for a more comprehensive consideration of their impact both with regard to the neighboring land and the village in general. Such uses as fall within the provisions of this section shall only be permitted if authorized as a planned development.
- B. The board of trustees, in accordance with the procedures and standards set forth in this section, may grant planned development permits authorizing the establishment of planned developments.
- C. Planned developments may include uses or combinations of uses currently permitted in the underlying zoning district and those uses which are currently prohibited or special uses provided for elsewhere in this zoning title. However, an applicant may petition for consideration of a use or combination of uses not specifically allowed in the underlying zoning district provided that the village board finds that the conditions, procedures and standards of this section are met and provided further that such use or combination of uses is clearly shown to be beneficial to the village and surrounding neighborhood.
- D. It is the purpose of planned developments to enable the granting of certain allowances or modifications from the basic provisions of this zoning title to achieve attractive and timely development in furtherance of the village's objectives and proposed land uses as stated in the comprehensive plan and policy resolutions of the village board.
- E. Through the flexibility of the planned development process, the village seeks to achieve the following specific objectives:
 - 1. Creation of a more desirable environment than would be possible through strict application of other village land use regulations.

2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
 3. Combination and coordination of the character, the form, and the relationship of structures to one another.
 4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features.
 5. Provision for the preservation and beneficial use of open space, or an increase in the amount of open space over that which would result from the application of conventional zoning regulations.
 6. Encouragement of land uses or combination of uses that maintain the existing character and property values of the village, and promote the public health, safety, comfort, and general welfare of its residents.
 7. Promotion of long term planning pursuant to a master plan which will allow harmonious and compatible land uses or combination of uses with surrounding areas.
- F. The development of village owned buildings or property shall be exempt from the requirements of this section. (Ord. 3587, 2-29-2016)

10-19-2: GENERAL PROVISIONS:

- A. No development of twenty thousand square feet or more of land area or gross floor area and no multi-family housing of any size shall be permitted unless approved as a planned development in accordance with this chapter. Provided, however, that: 1) this chapter shall not apply to the construction, reconstruction or remodeling of one single-family detached dwelling unless the proposed project is submitted pursuant to subsection B of this section, and 2) this chapter shall not apply to the reconstruction or restoration of any existing structure which is damaged to the extent of less than fifty percent of its value unless the proposed project is submitted pursuant to subsection B of this section.

The reconstruction or restoration of any existing multi-family housing which is damaged to the extent of fifty percent or more of its value shall be governed by this chapter and not subsection 10-5-7A2 of this title.

- B. The development of any parcel or tract of land in any zoning district, irrespective of size, may be submitted to the village for consideration as a planned development.
- C. Approval of a planned development permit must be obtained in accordance with the provisions of this section if both of the following conditions exist:

1. The proposed development involves a parcel of land held in common ownership with a contiguous parcel which obtained approval as a planned development within three years prior to the date of this application; and
 2. The parcel proposed for development, when combined with the contiguous parcel that is held in common ownership with the subject parcel, equals or exceeds the general provisions contained in subsection A or B of this section.
- D. Each planned development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a development upon an already existing planned development except to the extent such development has been approved as part of a master plan.
- E. The burden of providing evidence and persuasion that any planned development permit is necessary and desirable shall in every case rest with the applicant.
- F. Buildings and uses or combination of uses within a planned development shall be limited solely to those approved as part of the zoning ordinance granting a planned development permit provided, however, that any buildings and uses or combination of uses in compliance with the master plan approved as part of the zoning ordinance granting a planned development permit may be approved by the development review board and the village board of trustees.
- G. G. Any applicant shall be subject to a penalty of up to seven hundred fifty dollars per day to be assessed against the applicant and recorded as a lien against the applicant's property in the village for failure to comply with any condition, contingency or master plan submitted by the applicant or imposed by the village to comply with this chapter. (Ord. 3587, 2-29-2016)

10-19-3: STANDARDS FOR REVIEW:

An application for approval as a planned development shall be granted by the board of trustees only if it finds that the applicant has demonstrated that at a minimum the proposed use or combination of uses complies with the following standards:

- A. The proposed use or combination of uses is consistent with the goals and policies of the comprehensive plan;
- B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the village;
- C. The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this zoning title;

- D. The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district;
- E. The proposed use or combination of uses will not diminish property values in the vicinity;
- F. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses;
- G. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets;
- H. The proposed use or combination of uses will be consistent with the character of the village;
- I. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource;
- J. The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property;
- K. The design of the proposed use or combination of uses promotes a safe and comfortable environment for pedestrians and individuals with disabilities; (Ord. 3741, 4-22-2019)
- L. The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses;
- M. The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the village, except to the extent that such burden is balanced by the benefit derived by the village from the proposed use; and
- N. The proposed use or combination of uses will meet the objectives and other requirements set forth in this chapter.
- O. Except as provided in subsection 10-19-4B of this chapter, no planned development containing multi-family housing shall be approved unless the following standards are met:
 - 1. At least 2.5 parking spaces per dwelling unit are provided for. This requirement may be met by a contract, easement or other device providing permanent rights to off-site parking; and

2. No less than two thousand eight hundred square feet of land area shall be provided for each residential unit. A parking area which meets the requirements of subsection O1 of this section may be used in meeting this requirement; and
3. One of the following criteria is met:
 - a. If the underlying zoning district is C1, C2 or C3, the proposed development provides for space devoted exclusively to retail sales;
 - b. The total number of parking spaces on the site is increased from that existing at the time of the application.
4. The requirements of this subsection O may be met using more than one site within the village and as part of a master plan submitted by the applicant with the application. (Ord. 3587, 2-29-2016)

10-19-4: SITE DEVELOPMENT ALLOWANCES:

- A. Site development allowances, i.e., alterations or variations from the underlying zoning provisions set forth outside this chapter may be approved provided the applicant specifically identifies each such site development allowance and demonstrates how each such site development allowance would be compatible with surrounding development and is in furtherance of the stated objectives of this section.
- B. A waiver may be granted for any of the requirements set forth in subsection 10-19-30 of this chapter for any planned development containing multi-family housing which replaces an existing structure on the same site containing multi-family housing or submitted by the applicant as part of a master plan. (Ord. 3587, 2-29-2016)

10-19-5: PROCEDURES:

The following steps are provided to assure the orderly review of every planned development application in a timely and equitable manner:

A. Prefiling Review and Transmittal of Application:

1. Conference:
 - a. A prospective applicant, prior to submitting a formal application for a planned development, shall meet for a prefiling conference(s) with the zoning administrator and any other village official designated by the village administrator. The purpose of the conference(s) is to help the applicant understand the planned development process, comprehensive plan, the zoning title, the site development allowances, the standards by which the application will be evaluated, and the application requirements.

- b. After the initial prefilling conference, the prospective applicant shall introduce their project to the village board of trustees. The village board may provide feedback to the applicant and shall refer the application to the village's economic development commission in accordance with the village's policy of economic development commission duties pertaining to development.
 - c. After reviewing the planned development process, the applicant may request a meeting with the village staff and the development review board to discuss a request for waiver of any application requirement which in the applicant's judgment should not apply to the proposed development. Such request shall be made in writing prior to the submission of the formal application documents.
 - d. All requests for waiver shall be reviewed and acted upon by the development review board. A final determination regarding the waiver shall be given to the prospective applicant within five working days following the completion of the development review board's deliberation and decision.
 - e. The applicant, prior to submitting a formal application for a planned development, may be required to schedule a meeting to discuss the proposed development and its impact on area residents. If such a meeting is required, the applicant shall send a written notice of the meeting to all property owners within five hundred feet of the proposed development. Such notice shall be mailed not less than fifteen days prior to the date of the meeting. A copy of the notice and mailing list shall be provided to the zoning administrator. A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.
2. Development Review Board: The zoning administrator shall confer with the chairman of the development review board on all applications. Upon the determination of both the zoning administrator and the chairman, the development review board may conduct its own prefilling conference(s).
3. Filing Of Application: Following the completion of the prefilling conference(s), the applicant shall file an application for a planned development in accordance with section 10-19-6 of this chapter. The zoning administrator may deliver copies of the application to other appropriate village departments for review and comment.
4. Deficiencies: The zoning administrator shall determine whether the application is complete. If the zoning administrator determines that the application is not complete, he shall notify the applicant in writing of any deficiencies and shall take no further steps to process the application until the deficiencies are remedied.
5. Report On Compliance: A copy of the complete application and a written report incorporating the comments of village staff and other agencies regarding the compliance of the proposed development with the requirements and standards of this section shall be delivered to the development review board prior to the public hearing.

6. Determination Not Binding: Neither the zoning administrator's determination that an application is complete nor any comment made by the zoning administrator, staff or the development review board at a prefilling conference or as part of the review process shall be intended or construed as a formal or informal recommendation for the approval of a planned development permit for the proposed development, or component part thereof, nor shall be intended or construed as a binding decision of the village, the development review board or any staff member.

B. Review and Action by the Development Review Board:

1. Upon receiving the report from the zoning administrator, the development review board shall hold at least one public hearing on the proposed planned development. Notice of the public hearing shall be provided and the public hearing shall be conducted in accordance with the provisions of this section, state law and rules of procedure adopted by the development review board, which rules shall not be inconsistent with this section and state law.
2. Notice of the required public hearing shall be published by the village fifteen to thirty days before the scheduled hearing in a newspaper published in the village or if there is none, then in a newspaper of general circulation in the village and shall contain the following information:
 - a. The identification number designation of the application;
 - b. The date and time of the public hearing;
 - c. The location of the public hearing; and
 - d. The general location of the property, the legal description of the property and its street address, if applicable, and a short description of the proposed development and purpose of the public hearing.
3. Notice of the required public hearing shall also be provided by the village by posting a sign or signs on the property no less than fifteen days before the public hearing. The sign shall be weatherproof and contain the following information:
 - a. The date and time of the public hearing;
 - b. The location of the public hearing;
 - c. The general location of the property including street address, if applicable; and
 - d. A short description of the proposed development and purpose of the public hearing.

The removal or knocking down (by the village or others) of the sign after posting but

before the hearing shall not invalidate, impair, or otherwise affect any planned development permit subsequently granted following such public hearing.

4. Notice of the public hearing and the application shall be posted to the village's website at least fifteen days before the public hearing.

The removal or unavailability of such notice on the village's website prior to the start of the public hearing, shall not invalidate, impair, or otherwise affect any planned development permit subsequently granted following such public hearing.

5. Notice of the required public hearing shall also be provided by the applicant by regular mail to the owners of record of the property which is the subject of the application (if different than the applicant), and the owners of all property within five hundred feet of the subject property as shown on the written list provided by the applicant pursuant to the requirements of 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code (such notice should be sent to the owners as recorded in the office of the recorder of deeds or the registrar of zoning ordinances of Cook County and as they appear from the authentic tax records of Cook County, as shown on the list prepared by the applicant as required in 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code). The applicant shall be required to submit to the village a search by a reputable zoning ordinance company or other evidence satisfactory to the village indicating the identity of all such owners required to receive notice, and an affidavit certifying that the applicant has complied with the requirements of 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code. Such notice shall contain the information as is required in subsection B2 of this section and shall be mailed not more than thirty nor less than fifteen days prior to the date of the public hearing. The notice shall also include the name and address of the applicant for the planned development. The applicant shall provide the zoning administrator with proof of mailing of the mailed notice required herein before the public hearing starts.
6. The development review board shall review the application, the standards and requirements established by this section, the report of the zoning administrator, and any oral and written comments received by the development review board before or at the public hearing. Within forty five days following the close of the public hearing, the development review board shall make specific written findings addressing each of the standards set forth in section 10-19-3 of this chapter and transmit such findings, together with a recommendation of approval, approval with conditions, or disapproval to the board of trustees.

C. Review and Action by the Board of Trustees:

1. The applicant shall, at its own cost, give advance written notice of the first meeting of the village board where the planned development application will be considered by regular mail to the owners of record of the property which is the subject of the application (if different from the applicant), and the owners of all property within five hundred feet of

the subject property, not less than seven days prior to the date of the first village board meeting. This requirement is enacted to assure the most complete public notice possible for the proposed application for a planned development, it is not required by state law. Accordingly, any failure to comply with this subsection shall not invalidate, impair or otherwise affect any planned development permit subsequently granted following such meetings. The applicant shall provide the zoning administrator with proof of mailing of the mailed notice required herein, which proof shall be provided prior to the start of the first meeting of the village board where the planned development application will be considered.

2. Within seven to sixty days after receiving the receipt of the report and recommendation of the development review board, and without further public hearing, the board of trustees may deny the application, may refer the application to the development review board for further review, may postpone further consideration pending the submittal of additional information including any application requirement previously waived by the development review board or may adopt a zoning ordinance approving the planned development permit.
3. Any action taken by the board of trustees pursuant to subsection C2 of this section shall require the concurrence of a majority of all the trustees of the village then holding office, including the village president; however, if the planned development fails to receive the approval of the development review board, the ordinance shall not be approved except by a favorable majority vote of all trustees then holding office.
4. In approving a planned development permit, the board of trustees may attach such conditions to the approval as it deems necessary, or modify conditions imposed by the development review board, to have the proposed use or combination of uses meet the standards set forth in section 10-19-3 of this chapter and to prevent or minimize adverse effects on other property in the immediate vicinity. Such conditions may include, but are not limited to: limitations on size, bulk and location; requirements for landscaping, stormwater management, signage, outdoor lighting, provisions for adequate ingress and egress; hours of operation; and such other conditions as the village board may deem to be in furtherance of the objectives of this section. (Ord. 3587, 2-29-2016)

10-19-6: APPLICATION REQUIREMENTS:

- A. An application for a planned development may only be filed by one who has an ownership interest, or the agents thereof; or any contract purchaser or anyone holding an option to purchase the parcel of land on which the use or combination of uses is to be located; or any unit of government which either owns the parcel or which is not the owner of the parcel but proposes to acquire the parcel by purchase, gift, or condemnation; or any developer or development team which has entered into a redevelopment agreement with the unit of local government seeking to acquire the parcel.

- B. Applications for a planned development shall be filed with the zoning administrator in such form and accompanied by such information, with sufficient copies, as shall be established from time to time by the village. Every application shall contain at a minimum the following information and related data:
1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed development.
 2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.
 3. A survey, legal description and street address of the subject property.
 4. A statement indicating compliance of the proposed development to the comprehensive plan; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this section.
 5. A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities.
 6. A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.
 7. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combination of uses, and the floor area of the entire development.
 8. A landscaping plan showing the location, size, character and composition of vegetation and other material.
 9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.
 10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of development.
 11. A statement acknowledging the responsibility of the applicant to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County recorder of deeds' office and to provide evidence of said recording to the village within thirty days of passage in the event the proposed planned development is approved by the village board.

12. A professional traffic study acceptable to the village showing the proposed traffic circulation pattern within and in the vicinity of the area of the development, including the location and description of public improvements to be installed, including any streets and access easements.
 13. A professional economic analysis acceptable to the village, including the following:
 - a. The financial capability of the applicant to complete the proposed development;
 - b. Evidence of the project's economic viability; and
 - c. An analysis summarizing the economic impact the proposed development will have upon the village.
 14. Copies of all environmental impact studies as required by law.
 15. An analysis reporting the anticipated demand on all village services.
 16. A plan showing off site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.
 17. A site drainage plan for the developed tract.
 18. A list of the site development allowances sought.
 19. A written summary of residents' comments pertaining to the proposed application. This summary shall serve as the official record of the meeting that the applicant shall be required to hold with all property owners within five hundred feet of the proposed development. This meeting shall be held prior to the submission of the application for a planned development. The applicant is further required to provide evidence that a notice of this meeting was sent by regular mail to all affected property owners at least fifteen days before the required meeting date.
- C. The applicant may submit a written request for waiver of any application requirement in accordance with subsections 10-19-5A1c and A1d of this chapter. The decision of the development review board shall be final regarding the approval or denial of the request. However, the development review board's decision regarding the request for a waiver of an application requirement does not preclude the village board from requesting that same information or any additional information it deems applicable for its review of the planned development application.
- D. Every application must be accompanied by a fee in such amount as established from time to time by the village board to defray the costs of providing notice and contracting with independent professionals to review applications as required. Such professional costs may include, but are not limited to, engineering, legal fees, traffic analyses, environmental impact studies, land use design or other similarly related professional studies. Additional materials

may be required during the review of a proposed planned development if determined necessary by the development review board or the village board. (Ord. 3587, 2-29-2016)

10-19-7: EFFECT OF APPROVAL OR DENIAL:

- A. Approval of the planned development permit by the board of trustees authorizes the applicant to proceed with any necessary applications for building permits, certificates of occupancy, and other permits which the village may require for the proposed development. The zoning administrator shall review applications for these permits for compliance with the terms of the planned development permit granted by the board of trustees. No permit shall be issued for development which does not comply with the terms of the planned development permit.
- B. The village board shall direct the zoning administrator to revise the official zoning map to reflect the existence and boundaries of each planned development permit granted.
- C. An approval of a planned development permit by the board of trustees shall be null and void if the recipient does not file an application for a building permit for the proposed development within nine months after the date of adoption of the zoning ordinance approving the development permit.
- D. An approval of a planned development permit by the board of trustees shall be null and void if construction has not commenced within fifteen months and is not completed within thirty-three months after the date of adoption of the zoning ordinance approving the planned development permit.
- E. An approval of a planned development permit with a phasing plan shall be null and void if construction has not commenced or is not completed in accordance with the terms of that phasing plan.
- F. An approval of a planned development permit with a master plan shall be null and void if construction has not commenced or is not completed in accordance with the terms and conditions contained in the master plan.
- G. An extension of the time requirements stated in subsections C, D, and E of this section may be granted by the board of trustees for good cause shown by the applicant, provided a written request is filed with the village at least four weeks prior to the respective deadline.
- H. A planned development permit shall be null and void if the use or combination of uses for which the approval was granted ceases for a period of one year.
- I. No application for a planned development which was previously denied by the board of trustees shall be considered by the development review board or the board of trustees if it is resubmitted in substantially the same form and/or content within two years of the date of such prior denial.

1. The zoning administrator shall review the application for a planned development and determine if the application is or is not substantially the same. An applicant has the right to request a hearing before the village board to appeal the determination of the zoning administrator, provided a petition for appeal is filed in writing to the zoning administrator within ten days of the decision.
2. The board shall affirm or reverse the determination of the administrator regarding whether the new application is in substantially the same form within thirty days of receipt of a petition for appeal.
3. If it is determined that the new application is not substantially in the same form, then the applicant is entitled to submit an application and have it reviewed in accordance with the provisions of section 10-19-5 of this chapter. (Ord. 3587, 2-29-2016)

10-19-8: AMENDMENTS AND ALTERATIONS TO APPROVED PLANNED DEVELOPMENT PERMITS:

- A. Except as provided in subsection B of this section, any modifications to a project operating under an approved planned development permit or any addition to or expansion of a project operating under an existing planned development permit shall require separate review and approval under the provisions of this section.
- B. A minor change is any change in the site plan or design details of a project operating under an approved planned development permit which is consistent with the standards and conditions applying to the project and which does not alter the concept or intent of the project.

A change is not minor if it, with regard to the approvals granted in the planned development permit:

1. Increases the density;
2. Increases the height of buildings, unless the proposed height change is less than or equal to the lesser of: a) the height permitted in the property's zoning district regulations in effect as of the date the planned development permit is approved, or b) the height permitted in the property's zoning district regulations in effect as of the date the minor amendment is requested;
3. Increases the footprint of a building;
4. Modifies the proportion of housing types;
5. Reduces the number of parking spaces;
6. Creates a greater demand or burden on village services or alters the alignment of roads;

7. Increases the amount of stormwater conveyed to the village's stormwater sewer system;
or
8. Amends final governing agreements, provisions or covenants, or provides any other change inconsistent with any standard or condition imposed by the board of trustees in approving the planned development permit.

A minor change may be approved by the zoning administrator without obtaining separate approval by the board of trustees. In addition, the village board may, after reviewing the request for a minor change made by the village staff or the applicant, direct the village administrator to process the minor change administratively. A minor change that would constitute a variation under the zoning title may only be approved at the direction of the village board. Any minor change approved by the zoning administrator shall be reported to the village board. (Ord. 3587, 2-29-2016)

Village of River Forest

POLICE DEPARTMENT MEMORANDUM



TO: Lisa Scheiner – Asst. Village Administrator

FROM: James O'Shea - Chief of Police

DATE: February 21, 2020

SUBJECT: Development Application – Bonnie Brae and Thomas

I have reviewed the Bonnie Brae and Thomas planned development application, and do not foresee any concerns from a law enforcement/public safety perspective. During the technical review of the application/plans, we discussed emergency vehicle access, plus parking and traffic flow ideas as part of a public safety best practices approach.



RIVER FOREST FIRE DEPARTMENT

400 Park Avenue - River Forest, IL 60305
Fire Chief – Kurt Bohlmann 708-714-3560

MEMORANDUM

TO: Lisa Scheiner, Assistant Village Administrator

FROM: Kevin Wiley, Fire Marshal

DATE: February 27, 2020

SUBJECT: Fire Department issues for the Bonnie Brae- Thomas development

Chief Bohlmann and I have reviewed and discussed the revised Site Plan, which changed the location of the buildings to provide better access and clearance down the driveway for emergency vehicles. However, we have a few other concerns regarding the proposed development and its impact on the Fire Department's ability to provide emergency services

Site Plan issues:

1. The Fire Department requests written verification regarding the strength of the driveway to ensure that it will support the Aerial Ladder at a weight of 80,000 pounds.
2. The Fire Department requests that drawings be provided with all of the utilities in place prior to issuance of a building permit so Staff can ensure that a situation does not result where all the utilities (phone, cable, water and electric) end up coming into the unit very close to each other. The utility plan should also have the gas mains identified as well. This is needed to ensure that utilities as installed are not in conflict with each other and do not encroach upon one another, nor are they in close proximity to downspouts that will erode the ground and may be in proximity to wiring or other electrical components.
3. According to the site plan, the easternmost units along the alley are in close proximity to utility poles and related wiring. The applicant should address how the proximity of the balconies to utility poles and wires will be resolved or shown to be a safe distance away from the structure.

Construction issues:

1. The Fire Dept. would recommend that the drains for each of the 13D residential sprinkler systems be piped directly to a floor drain or piped to the exterior of the unit (not into the garage). This is needed to ensure that appropriate tests and inspections can be conducted and are not impeded by materials stored in a garage, nor will personal belongings be damaged by water flowing along the garage floor.
2. The Fire Department asks that the applicant supply a list of addresses they intend to use prior to building permit approval. On the concept drawing, they do not have the unit numbers running south to north in a sequential order. Staff suggests having the units identified so that units 1, 4, 7 and 14 are at the south ends of the buildings so the addresses are always going South to North. This is consistent with the addressing system in other areas of the Village and will assist the first responders in providing emergency response to the building.



MEMORANDUM

DATE: February 21, 2020

TO: Lisa Scheiner, Assistant Village Administrator

FROM: John Anderson, Director of Public Works

SUBJECT: 1101 Bonnie Brae Planned Development

After reviewing the "Preliminary Engineering" plan sheet (dated 11-26-19) submitted as part of the application packet, the Department of Public Works would like to offer the following comments regarding the 1101 Bonnie Brae planned development project:

1. Given the site constraints, consideration should be given to construction equipment and material staging. Open-space within the site is somewhat limited and, as such, storing and loading/unloading material and equipment within the site may become difficult. A plan should be provided, showing areas of equipment and material staging/storage within the limits of the property. Any anticipated usage of (or impacts to) the public right-of-way shall be indicated at this time.
2. Staff has reviewed the site within the context of snow removal and there are concerns regarding snow removal operations – specifically, where the snow will be stockpiled. It is recommended that an agreement be established that requires any snow accumulation to be physically removed from the site.
3. It should be noted that a hydraulic analysis was performed to analyze impacts to the Village's water system and it has been determined that there are no off-site improvements required to accommodate the proposed improvements. Additionally, the surrounding sewer infrastructure has been reviewed and Staff does not believe that off-site sewer improvements will be necessary. Assumptions were made during the water supply infrastructure review based on what Staff believes the final utility layout will be, not what is currently proposed on the "Preliminary Engineering" plan sheet. Ultimately, the water main will need to be "looped" through the site, resulting in another run of piping from the site out to Bonnie Brae.
4. Currently, the proposed water service is located along the north side of the site. Though Staff believes the final layout of the water service piping will need to be modified, it is generally assumed that *some* portion of water service will need to remain along the north side of the site. The concern is based on the proposed building setback along the north property line only being 5' in width. While installation of this pipe may be feasible as the surrounding infrastructure won't yet be completed, there is substantial concern

regarding the feasibility of addressing a potential water main break in this area. A 5' area is not sufficient access for the typical excavation activity that is required to address a main break (e.g. excavator, trench box, dump truck for spoils removal, etc.). It is recommended that the site/utility layout be modified so that all sewer/water utilities are located within an easement no less than 10' in width and that these utilities be placed no less than 5' from any other water/sewer/gas/electric/communication utility line.

5. It is recommended that *all* utility service locations be approximated throughout the site as part of the utility layout planning, including gas/electric/communications. Given the site constraints, this will be necessary in order to establish feasible areas for water and sewer utilities.
6. Additional consideration should be provided to the site landscaping. Trees/bushes are shown inconsistently. Specific placement (or future changes) may have substantial impacts to underground utility or stormwater detention placement.
7. Due to the close proximity of the east side of the development site to the recently installed permeable paver alley there is a need to ensure any damage to the alley due to construction will be restored properly. The Village and Applicant will need to determine a form of security in an amount (to be determined at a later date) and with conditions that are agreeable to both the Village and Applicant that will be utilized to cover the cost of public infrastructure damaged as a result of the planned development construction activities.



Strand Associates, Inc.®

1170 South Houbolt Road

Joliet, IL 60431

(P) 815-744-4200

(F) 815-744-4215

February 11, 2020

Mr. Jeff Loster, P.E., CFM, C.P.E.S.C.

Village Engineer

Village of River Forest

400 Park Avenue

River Forest, IL 60305

Re: Hydraulic Modeling Review–1101 Bonne Brae Townhouse Development
Bonnie Brae Place and Thomas Street
Village of River Forest, Illinois (Village)

Dear Mr. Loster:

Thank you for the opportunity to work with you and to provide assistance with review of the proposed 1101 Bonne Brae Townhouse Development (Bonnie Brae Place and Thomas Street) residential development. Strand Associates, Inc.® (Strand) has reviewed the Village-provided drawings prepared by John Conrad Schiess, AP (JCSA), of Oak Park, Illinois, and Greengard, Inc. of Lincolnshire, Illinois. The Village also provided an e-mail describing the scope of the project that revises the acceptable water main route and size and provides direction for review of the water proposed water main. The referenced drawings and e-mail are enclosed with this letter for reference.

The drawings show that the development is located at the northeast corner of the intersection of Bonnie Brae Place and Thomas Street and shows the proposed buildings, site access, parking facilities, the size and location of site utilities, and other miscellaneous details. The water service line as shown in the drawings is proposed to be ductile iron, 6 inches in diameter, and connects to the existing 8-inch-diameter water main located in the southbound lane on Bonnie Brae Place. The water service line is proposed to be a combined domestic and fire service line.

The JCSA drawings indicate the development is zoned R-4 (multifamily residential) and will consist of four residential buildings (each consisting of three, three, seven, and six townhouses, respectively) for a total of 19 townhouse units. Each proposed building will be three stories with a combined gross floor area of 37,715 square feet. The finished floor elevated for the building will be approximately 628.25 feet above mean sea level (amsl). Water main elevations are not provided in the drawings but are anticipated to be approximately 6 feet belowgrade following industry standards (approximately 623.1 feet amsl).

Comments provided by the Village indicate that each building will have a fire riser, and each associated residential unit will have sprinkling. There were no hydraulic sprinkler demands or calculations available for the development at the time of writing, but as previously noted the Village-provided e-mails indicate that a fire demand should be assumed. Strand's assumptions on the fire demand are covered under the model assumptions section of the letter.

Mr. Jeff Loster, P.E., CFM, C.P.E.S.C.
 Village of River Forest
 Page 2
 February 11, 2020

Model Assumptions

1. Water Demand at Development

a. Domestic Demand

The JCSA drawings indicate that the development will consist of 19 townhouses consisting of between two to three bedrooms each. It is assumed that a per capital load per unit is 2.75 persons. Per capita domestic demand in the Village was determined to be 109 gallons per capita per day. Correspondingly, each unit has an assumed domestic demand of 299.75 gallons per day (gpd) [0.208 gallons per minute (gpm)], meaning each building has an assumed domestic demand of 1,798 gpd (1.249 gpm), with a diurnal demand curve typical of that experienced by the rest of the Village. This typical diurnal demand curve is shown in Figure 1.

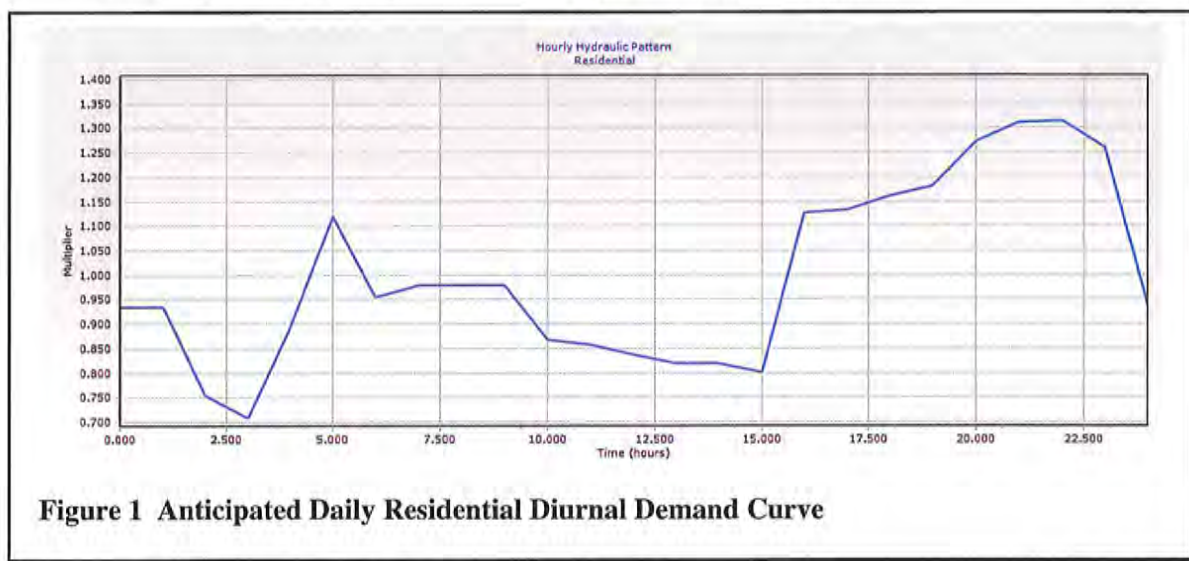


Figure 1 Anticipated Daily Residential Diurnal Demand Curve

b. Fire Demand

According to information provided by the Village via its e-mail correspondence, the developer is providing sprinkling to meet code requirements; however, no hydraulic information for these needs has been provided by the fire protection system engineer. The facility fire protection engineer may identify the specific required hydraulic profile for the proposed facility sprinkler systems, and request confirmation of the ability of the system to provide this flow. If requested, Strand can provide a follow-up letter answering specific questions.

Instead of developer-provided data, Strand used the American Water Works Associated Manual M-31 (*Distribution System requirements for Fire Protection*) (AWWA M-31) to compute a Needed Fire Flow (NFF) for the development and the required duration of flow. As defined by the AWWA M-31, an NFF is the rate of flow considered necessary to control a major fire in a specific building. It is intended to assess the adequacy of a water system as one element of an insurance rating schedule. It is not intended to be a design criterion. However, it has been

Mr. Jeff Loster, P.E., CFM, C.P.E.S.C.
 Village of River Forest
 Page 3
 February 11, 2020

demonstrated that the NFF reasonably coincides with the actual flow required to suppress a fire in a real-life situation.

The method of calculation of the NFF is defined in the AWWA M-31. Using this method, it was determined that the NFF was determined to be 1,071 gpm per building (178 gpm per unit). According to Table 1-1 of AWWA M-31, a flow of less than 2,500 gpm requires a required available duration of two hours. This flow is an amount determined to be needed at a fire hydrant and is not indicative of sprinkler needs.

It is assumed the domestic demand riser, the fire sprinkler riser, and associated piping will connect to the water service line within the building, therefore, the domestic and fire service demands were modeled to occur at the centroid of each building. Sprinklers typically require a pressure of around 60 pounds per square inch (psi). The fire demand of the development has not been calculated by a fire engineer, but an assumed sprinkler water demand of 1,071 gpm at 60 minutes will be used in the absence of other available information. Table 1 displays the sprinkler water demand assumptions.

Demand Type	Flow Required (gpm)	Pressure Required (psi)	Note
Fire	1,071	50	1) Demand and direction is assumed for whole building (not individual units) 2) Assume no fire pump will be installed within buildings

*Source: E-mail from Jeff Loster to Timothy Scholz Dated January 28, 2020 12:01pm

Table 1 Assumed Sprinkler Water Demands*

2. Water Service Line Size and Layout to Development

As previously noted, the drawing indicates that the water services line is a 6-inch-diameter ductile iron line connecting to the existing 6-inch-diameter main and having two trunk lines extending between the townhouses. However, the e-mail from Jeff Loster from the Village to Timothy Scholz from Strand, dated January 23, 2020, 11:41 P.M., states the development team will *“need to loop a water main through their site, with two connections back out to Bonnie Brae. I would imagine the final main layout to be generally reflected in the red lines I put on the “Preliminary Engineering” sheet. With that said, I think it makes the most sense to analyze that layout rather than what they show since neither we, nor the IEPA would allow it. Right now they’re looking at installing a 6” main.”*

Therefore, Strand conducted a review of the water main using the looped water main layout provided by the Village. A review on the level of service provided by a 6-inch and 8-inch water service line was conducted.

Mr. Jeff Loster, P.E., CFM, C.P.E.S.C.
 Village of River Forest
 Page 4
 February 11, 2020

3. Water System

The assumptions that were used in the computerized water model are discussed as follows:

a. Water Model

The water main sizing and topology and the water system facilities in the water model were used as created in the 2018 Hydraulic Water Model and System Analysis project.

b. System Demands

- (1) Maximum Day Demands were maintained from the 2018 Hydraulic Water Model and System Analysis. This amounted to 2.40 million gallons per day (MGD).
- (2) Average Day Demands were maintained from the 2018 Hydraulic Water Model and System Analysis. This amounted to 1.22 MGD.

c. Elevated Tanks

The Village's elevated tank was simulated to be in service and had the characteristics shown in Table 2:

Tank	Ground Elevation	Low Water Level	High Water Level	Water Level in Scenario
500,000-gallon spheroid	629 amsl	726 amsl	762 amsl	747 amsl (21 feet operating level)

Table 2 Simulated Hydraulic Characteristics–Elevated Tank

d. Pumping Station

Rate Control Station Controls for the instantaneous scenarios were set as shown in Table 3:

Pumping Station	Pump Status	Output (gpm)
Pump 1	OFF	0
Pump 2	ON	2,600
Pump 3	OFF	0

Table 3 Simulated Hydraulic Characteristics–Pumping Station

For the purposes of the extended period simulations, given the maximum day application of demand, the summer operations control scheme was applied. This scheme is as detailed in Table 4.

Mr. Jeff Loster, P.E., CFM, C.P.E.S.C.
 Village of River Forest
 Page 5
 February 11, 2020

SUMMER OPERATIONS				
Control Level	Operating Range (ft)	Pump 1	Pump 2	Pump 3
L1	21.5 to 32.5			O
L2	20.5 to 32.5		O	
L3	19.5 to 29.5	O		
L4	18.5 to 28.5	O	O	
L5	17.5 to 27.5		O	
L6	16.5 to 26.5	O	O	O
L7	15.5 to 25.5	O	O	O

Notes:
 1. "O" indicates pump turned ON.
 2. When tank water level reaches high end of level range, then the Control Level is stepped to the lower priority level.
 3. An additional control is also present which states that whatever control level is running, if the tank water level does not increase by 0.5 feet after 60 minutes then the Control Level is stepped up by one priority.

Table 4 Extended Period Simulations–Pumping Station Controls

Hydraulic Simulations Performed

The following hydraulic scenarios were modeled using the computerized water model scenarios:

- Scenario 1: Maximum Day Demand Hydraulics to determine pressure and flow behavior at the proposed development.
 Subscenario 1a–Using a 6-inch-Diameter Water Service Line
 Subscenario 1b–Using an 8-inch-Diameter Water Service Line
- Scenario 2: Maximum Day Demand Available Fire Flow to determine the fire flows available at the proposed development site while maintaining a minimum 20 psi residual system pressure.
 Subscenario 2a–Using a 6-inch-Diameter Water Service Line
 Subscenario 2b–Using an 8-inch-Diameter Water Service Line
- Scenario 3: Maximum Day Extended Period Simulation to pressure and flow behavior at the proposed development over the expected period of time a fire may occur.

Results

- Subscenario 1a: Maximum Day Demand Hydraulics to determine pressure and flow behavior at the proposed development using a 6-inch water service line.

A simulation was run at 7 P.M. on the Maximum Demand day to simulate the hydraulic behavior of the system when under its most stressed typical condition. This is done to provide a conservative picture of the capacity of the system at the point of interest.

Static pressures at the proposed development site at the 3.95 gpm domestic demand were approximately 57.5 psi. A static pressure of 57.5 psi is within a standard pressure range usually seen within municipal water systems and is considered generally acceptable. The enclosed Figure 2 indicates pressure at the development site under typical domestic demands.

Mr. Jeff Loster, P.E., CFM, C.P.E.S.C.
 Village of River Forest
 Page 6
 February 11, 2020

To provide data to the development's hydraulic designers and to provide a detailed understanding of the hydraulic system curve at the buildings, simulated fire events on the site at varying assumed building demands were conducted to determine the range of pressure and flows available. The middle building was selected as a representative structure. Table 5 displays the residual pressures available at the development site at the various flow rates.

Building Demand (gpm)	Residual Pressure at Building (psi)	Residual Pressure at Main in Street (psi)	Flow Velocity in Service Line (ft/sec)
200	55.4	56.8	1.19
400	53.5	55.1	2.38
600	50.7	52.8	3.57
800	47.1	49.8	4.76
1,000	42.8	46.1	5.95
1,200*	37.7	41.8	7.14
1,400	31.9	37.0	8.33
1,600	25.4	31.5	9.52
1,800	18.2	25.5	10.71

Note:

*NFF is 1,071 gpm for an individual building.

ft/sec=feet per second

Table 5 Maximum Day Demand Plus Fire Hydraulics at Site with 6-inch Service Line

Because the sprinkler hydraulic requirements, as specified by a fire protection engineer, are not available at the time of this writing, Strand cannot definitively confirm the building can meet a desired flow rate. However, the flow rates shown in Table 6 show rates and residual pressures at the building that decline in a linear as flow demand increases, only decreasing precipitously as flow rates approach 1,800 gpm, which are above the calculated NFF. This appears to be primarily because of the looped nature of the water main, thus head loss within the 6-inch water service line are reasonable. Buried pipes are considered to have a high boundary flow velocity of 6 ft/sec under standard conditions, and emergency flow velocities below 20 ft/sec are desired. These upper flow velocity limits are desired in order to decrease head loss through pipes, and to limit the potential for water hammer. Flow velocities in the distribution system itself reached a local maximum of 10.71 ft/sec under maximum tested 1,800 gpm demand, which are considered acceptable.

The enclosed Figure 3 displays the pressure contours seen at the development site, and its vicinity when the 1,200 gpm demand is applied.

- 1b. Subscenario 1b: Maximum Day Demand Hydraulics to determine pressure and flow behavior at the proposed development using an 8-inch water service line.

The system-wide residual and static pressures are consistent with Subscenario 1a. There were minor residual pressure differences at the proposed development site itself at the higher flow rates. Table 7 displays the residual pressures available at the development site at the various flow rates with an 8-inch water service line.

Mr. Jeff Loster, P.E., CFM, C.P.E.S.C.
 Village of River Forest
 Page 7
 February 11, 2020

Building Demand (gpm)	Residual Pressure at Building (psi)	Residual Pressure at Main in Street (psi)	Flow Velocity in Service Line (ft/sec)
200	55.4	56.8	0.67
400	53.7	55.1	1.34
600	51.1	52.8	2.0
800	47.9	49.8	2.67
1,000	43.9	46.1	3.34
1,200*	39.3	41.8	4.01
1,400	34.0	37.0	4.68
1,600	28.0	31.5	5.35
1,800	21.4	25.5	6.01

* Calculated NFF is 1,071 gpm.

Table 7 Maximum Day Demand Plus Fire Hydraulics at Site with 8-inch Service Line

The flow rates in Table 7 show rates and residual pressures that have been typically seen as acceptable. Flow velocities in the service line also appear to meet the generally desired high boundary flow velocity of 6 ft/sec under standard conditions, and emergency flow velocities below 20 ft/sec.

Flow velocities in the distribution system itself were comparable to those seen in Subscenario 1a, reaching local maxima of 6.01 ft/sec under the 1,800 gpm demand. This emergency condition flow velocity is considered acceptable. Since these flows are substantially similar to Subscenario 1a, no additional figure has been created for flows at 1,200 gpm with an 8-inch service main.

Because the sprinkler hydraulic requirements, as specified by a fire protection engineer, are not available at the time of this writing, Strand cannot definitively confirm the building can meet a desired flow rate. Strand recommends the building designer retain a sprinkler design engineer to confirm the suitability of these flows for the particular development in question.

- 2a. Scenario 2a: Maximum Day Demand Available Fire Flow to determine the fire flows available at the proposed development site with 6-inch water main while maintaining a minimum 20 psi residual system pressure.

A fire flow simulation provides an instantaneous snapshot of the amount of water available at points within the distribution system while still maintaining a minimum 20 psi residual pressure at all points within the distribution system. The 20-psi minimum threshold is selected according to the Illinois Administrative Code Title 77 Part 900.40 and the Recommended Standard for Water Works (Ten States Standards). This is the lower boundary beyond which a municipality is legally required to issue a boil-order advisory. The model simulates a separate fire event at each hydrant in the system and increases the flow at that hydrant until either the hydrant itself or a point in the distribution system reaches the 20-psi residual pressure threshold. The flow at the hydrant at the 20-psi limit is defined as the Q₂₀ Available Fire Flow (AFF).

Very high AFFs (over 4,000 gpm) are not considered realistic in terms of flow output from a single individual hydrant, flows physically capable at an individual hydrant will be limited by the diameter of the hydrant outlet, physical access to the hydrant, and the firefighting equipment used. High AFFs are indicative of very strong hydraulic connectivity, which could support numerous simultaneous uses of numerous hydrants by a fire company to achieve flows proximate to the Q₂₀ AFF. It should be noted that

Mr. Jeff Loster, P.E., CFM, C.P.E.S.C.
Village of River Forest
Page 8
February 11, 2020

the size of the water service line (whether a 4-inch, 6-inch, or 8-inch line) will not affect the Q_{20} AFF because the Q_{20} AFF is a measure of the ability of the distribution system to supply water to the area of the fire.

The facility fire protection engineer may identify the required hydraulic profile for the proposed facility sprinkler systems, and request confirmation of the ability of the system to provide a specifically identified flow at a specifically identified pressure. If requested, Strand can provide a follow-up letter answering specific questions.

An AFF simulation was run at 7 P.M. on the Maximum Demand day to simulate the hydraulic behavior of the system when under its most stressed typical condition (maximum hour during the maximum day demand). The anticipated domestic demand of 3.95 gpm was applied to the development structure. Q_{20} AFF at the hydrants near development site and its surrounds ranged from a low of 1,795 gpm to a high of 1,803 gpm. These flows are above those flow limits indicated by the NFF required flow per building calculation. The enclosed Figure 4 displays the available fire flow contours seen at the development site, and its vicinity.

- 2b. Subscenario 2b: Maximum Day Demand Available Fire Flow to determine the fire flows available at the proposed development site with 8-inch water main while maintaining a minimum 20 psi residual system pressure.

The system-wide residual and static pressures are consistent with Subscenario 2a. AFFs were slightly higher, with a low 1,912 gpm and a high of 1,925 gpm, (an average increase in flow of approximately 5 percent). These flows are above those flow limits indicated by the NFF required flow per building calculation. The available fire flow contours seen at the development site are substantially similar to that of Subscenario 2a, thus no separate figure has been developed for Subscenario 2a.

3. Scenario 3: Maximum Day Demand Extended Period Simulation of Fire at the proposed development site with 8-inch water main at determined Available Fire Flow.

A 144-hour Extended Period Simulation was run with 8-inch main at the site to determine the hydraulic behavior over time. On the second day of the simulation, a 1,900 gpm fire demand was applied for two hours, from 7 P.M. to 9 P.M., to simulate a fire occurring during the typical high demand period of the day. Pressures begin at approximately 57 psi, then the towers and pumps cycle from the initial set points to a system balance, achieving an operating pressure range of 55 to 60 psi can be seen as the towers and pumps cycle and the water system displays its anticipated residential diurnal demand curve.

Once the 1,900 gpm fire commences, the residual pressure at the Bonnie Brae Place and Thomas Street development site reduces to 21.9 psi during the fire; however, it quickly recovers to 60 psi with two hours after the fire ends and recovers to a high of 61 psi approximately six hours after the fire demand ends. The recovery pressure ranges of approximately 60 to 71 psi were repeated and maintained throughout the remainder simulation. This steady, repeatable hydraulic behavior can be seen in Figure 5 and is indicative of the ability of the distribution system to recover.

Mr. Jeff Loster, P.E., CFM, C.P.E.S.C.
 Village of River Forest
 Page 9
 February 11, 2020

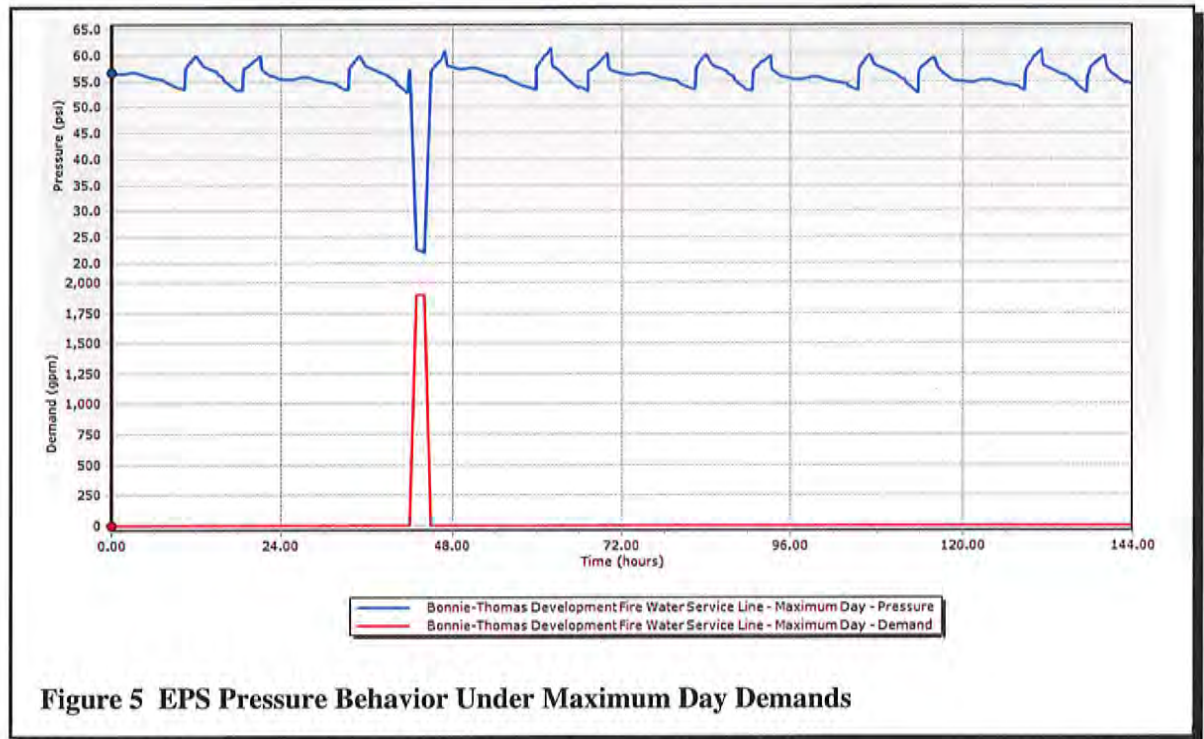


Figure 5 EPS Pressure Behavior Under Maximum Day Demands

Pressures within two blocks of the vicinity of the fire are maintained above 40 psi through the duration of the fire event. The enclosed Figure 6 displays the pressure contour on the Village during lowest residual pressure period of the fire event.

Summary

The hydraulic modeling indicates the pressures in the development will range from 55 to 61 psi, which are within the range typically seen in municipal water systems. The instantaneous hydraulic scenarios, extended period simulations, and the Q_{20} AFF rates shown by hydraulic modeling appear to meet the NFF recommended under the AWWA M-31 and indicate the Village can provide flow to meet the anticipated domestic and anticipated fire demand hydraulic requirements of the development and the system can also satisfactorily recharge itself after a two-hour fire at the water system's available fire flow.

The most pertinent question affecting the development at this point concerns the size of the water service line. Hydraulic modeling further appears to indicate that both a 6-inch water service line and an 8-inch water service line provide adequate flow to the development structure; however, use of an 8-inch main does increase available flows by approximately 5 percent.

Mr. Jeff Loster, P.E., CFM, C.P.E.S.C.
Village of River Forest
Page 10
February 11, 2020

If you have any questions or comments, please call 815-744-4200.

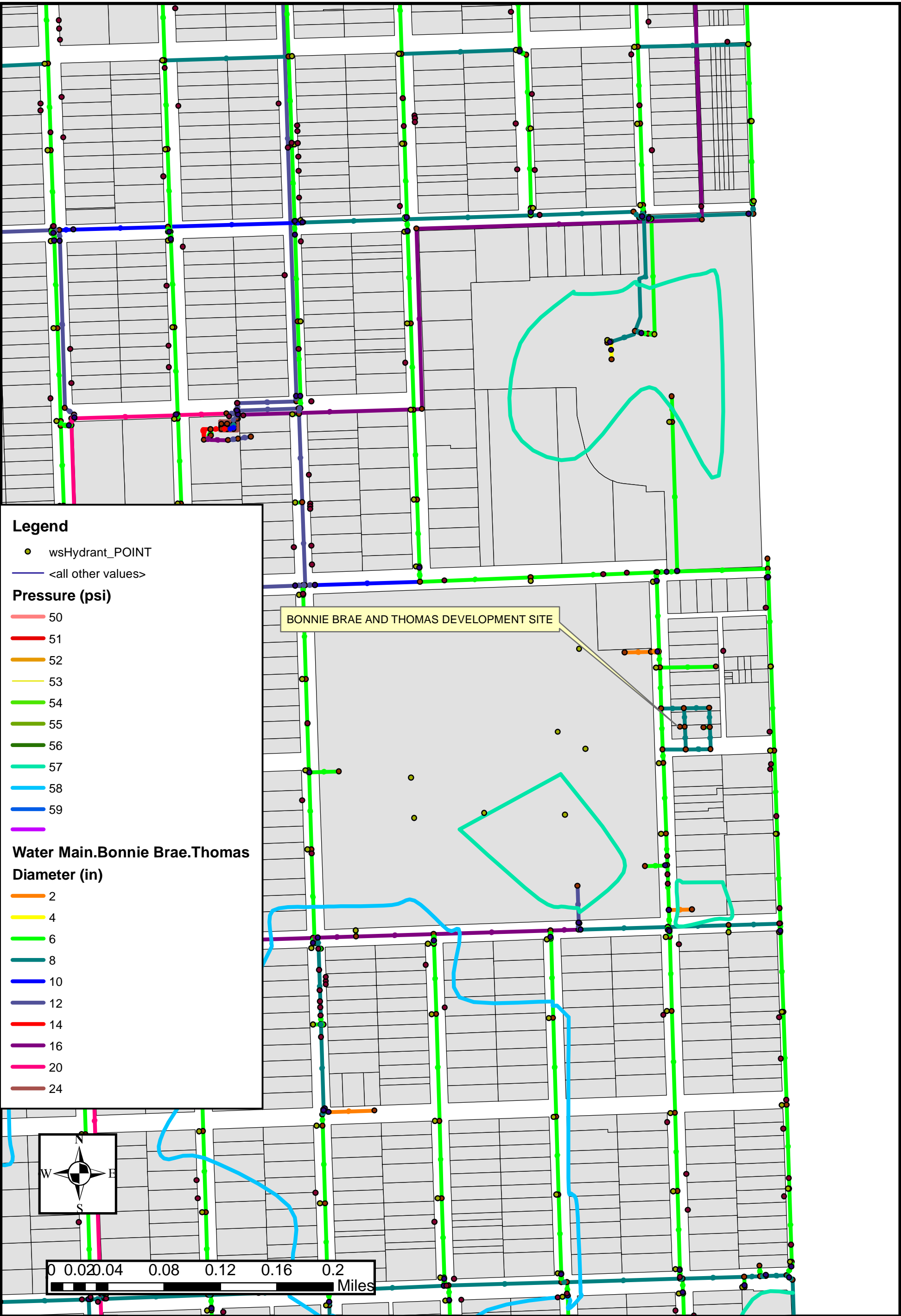
Sincerely,

STRAND ASSOCIATES, INC.®



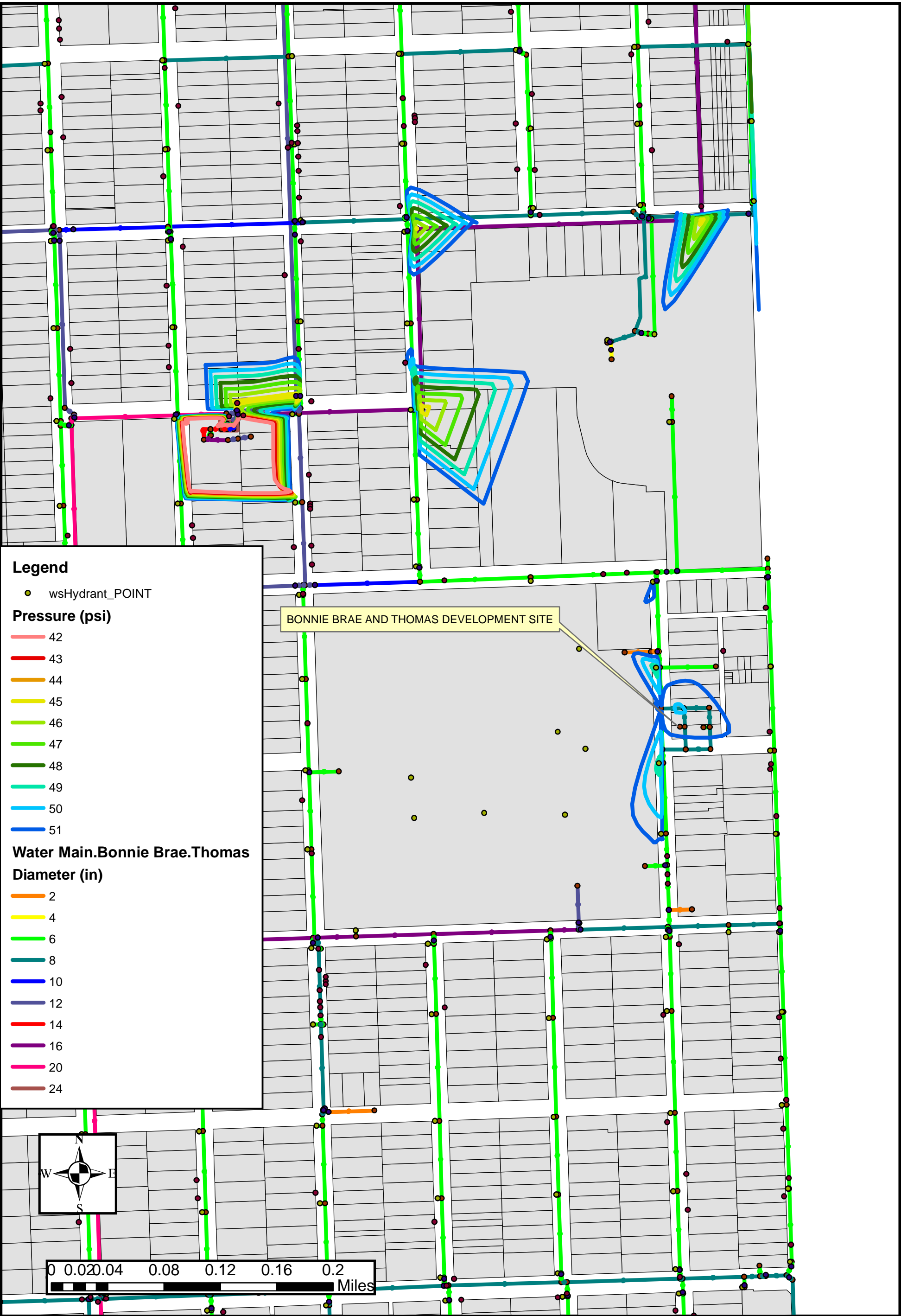
Timothy J. Scholz, P.E.

Enclosures



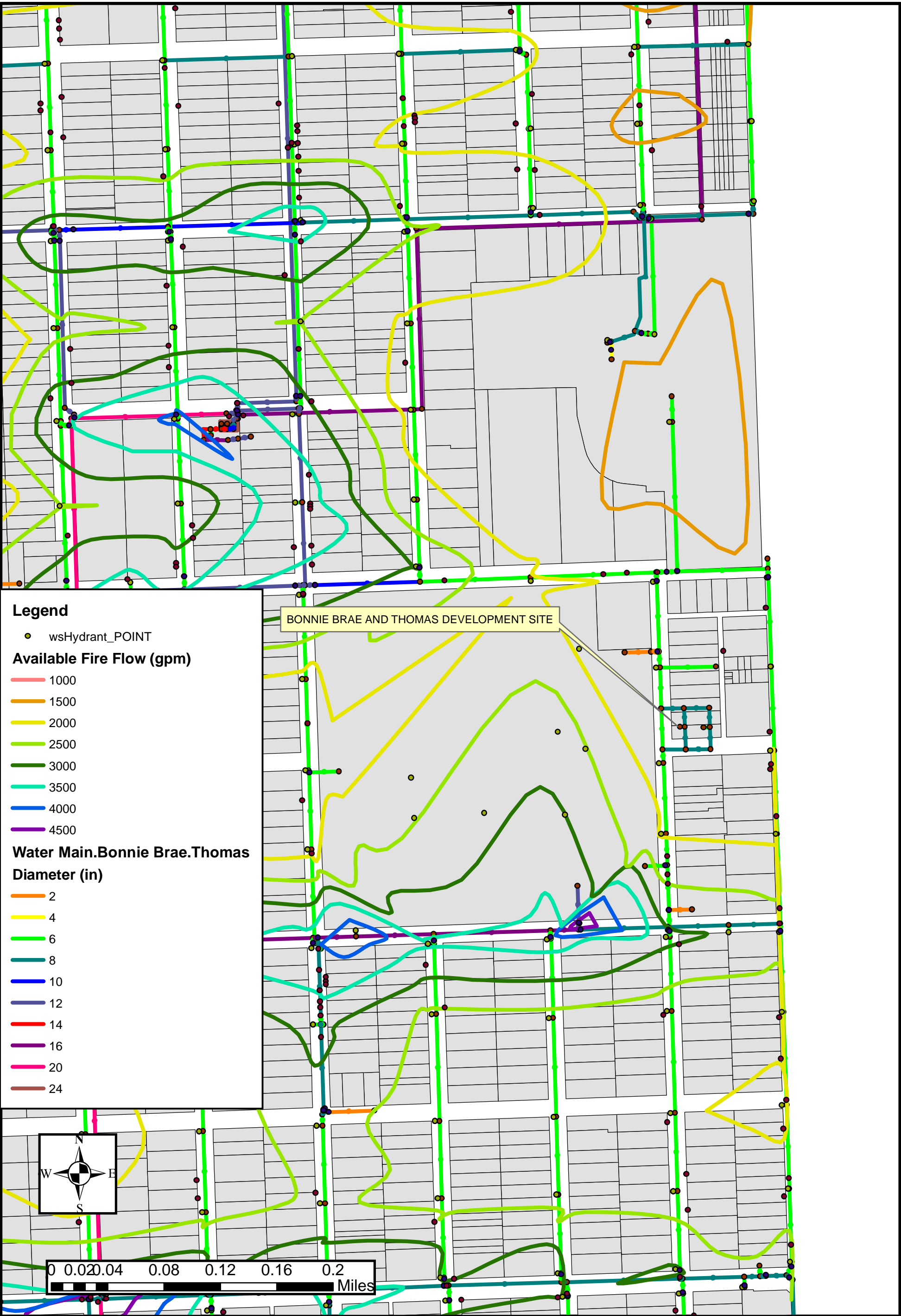
SYSTEM WATER PRESSURE CONTOURS AT DEVELOPMENT SITE AT TYPICAL DOMESTIC DEMAND

BONNIE BRAE AND THOMAS DEVELOPMENT HYDRAULIC REVIEW
VILLAGE OF RIVER FOREST
RIVER FOREST
COOK COUNTY, ILLINOIS



SYSTEM WATER PRESSURE CONTOURS AT DEVELOPMENT SITE AT 1,200 GPM DEMAND
WITH 6-INCH WATER MAIN
BONNIE BRAE AND THOMAS DEVELOPMENT HYDRAULIC REVIEW
VILLAGE OF RIVER FOREST
RIVER FOREST
COOK COUNTY, ILLINOIS

FIGURE 3



AVAILABLE FIRE FLOW CONTOURS AT DEVELOPMENT SITE
WITH 6-INCH WATER MAIN
BONNIE BRAE AND THOMAS DEVELOPMENT HYDRAULIC REVIEW
VILLAGE OF RIVER FOREST
RIVER FOREST
COOK COUNTY, ILLINOIS

FIGURE 4

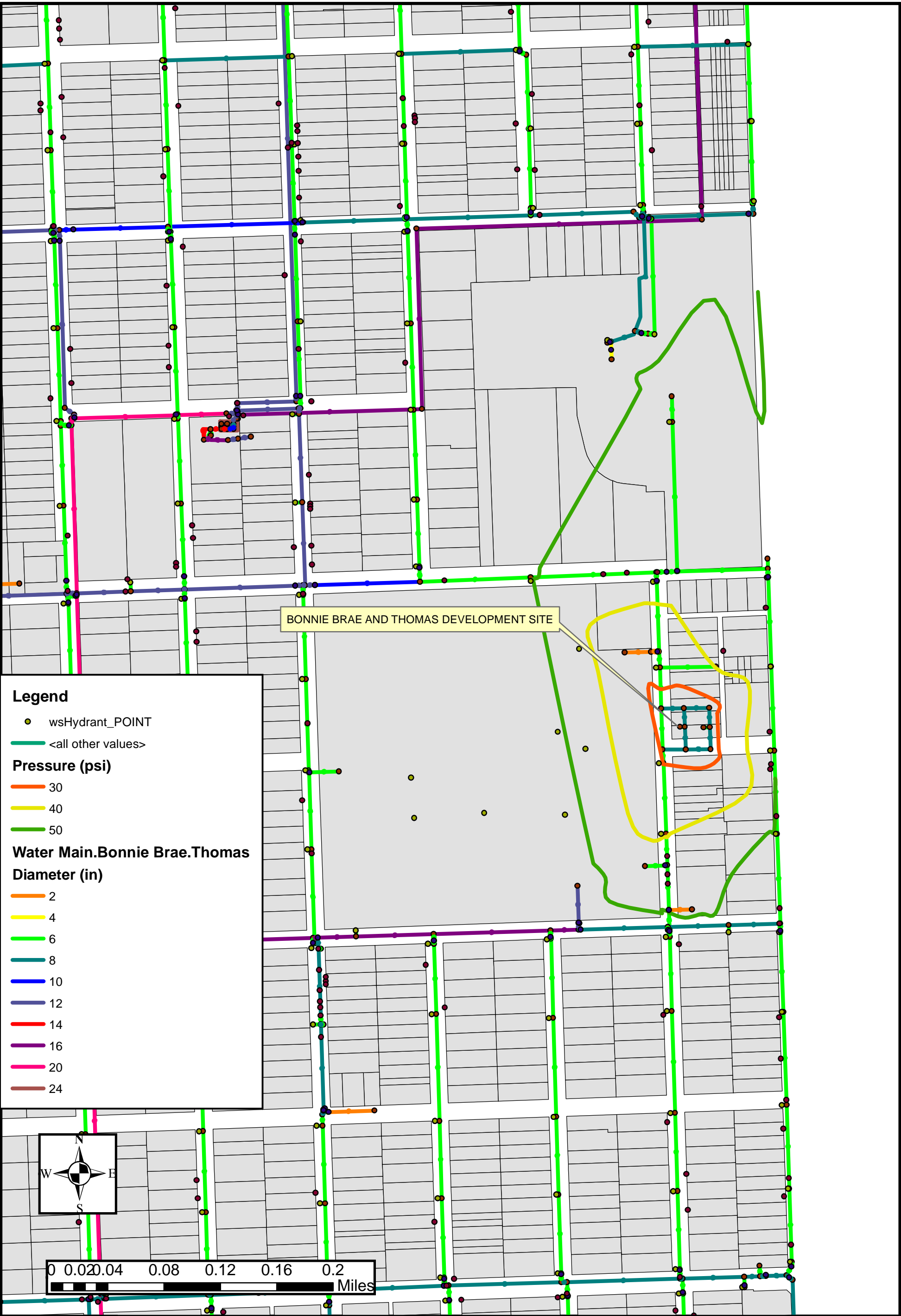


FIGURE 6

SYSTEM WATER PRESSURE CONTOURS AT DEVELOPMENT SITE DURING EPS SCENARIO
WITH 6-INCH WATER MAIN AND 1,900 GPM DEMAND
BONNIE BRAE AND THOMAS DEVELOPMENT HYDRAULIC REVIEW
VILLAGE OF RIVER FOREST
RIVER FOREST
COOK COUNTY, ILLINOIS



Memorandum

To: Lisa Scheiner, Assistant Village Administrator

From: John Houseal, FAICP
Principal

Date: February 21, 2020

Re: Planned Development Review
Bonnie Brae Place – Townhome Development

Houseal Lavigne Associates has conducted a review of the proposed Bonnie Brae Place townhome planned development, located on the northeast corner of Bonnie Brae Place and Thomas Street. The proposed development consists of 19 three-story townhomes arranged in four buildings. Our review focuses on site planning, development, and zoning related aspects of the project. Our report includes the following sections:

1. Site Conditions and Surrounding Land-Use
2. Relationship to the Comprehensive Plan
3. Zoning Analysis
4. Building and Site Design
5. Circulation and Parking
6. Landscaping
7. Lighting
8. Conclusions

1. Site Conditions and Surrounding Land-Use

The Subject Property is approximately 0.635 acres in size (27,681 square feet) with 150' of frontage along Bonnie Brae Place, 184.53' of frontage along Thomas Street, and 150' of frontage along a 20'-wide public alley. The Subject Property is currently improved with a 34-car surface parking lot at the south end along Thomas; a 3-story, 6-unit apartment building on the north end; and two 3-car detached garages located along the public alley. The property is zoned R4, Multi-Family Residential.

The Subject Property is bounded by the following:

North: Adjacent, 2-story single-family residential (R4)

South: Across Tomas Street, 2-story multi-family residential (R3)

East: Across public alley, 4-story multi-family residential (R4)

West: Across Bonnie Brae, Concordia University 4-story/5-level parking structure (PRI)

2. Relationship to the Comprehensive Plan

The proposed Bonnie Brae Place townhome planned development is generally consistent with the Comprehensive Plan.

The Comprehensive Plan Land-Use Plan designates the Subject Property as "multi-family residential". Multi-family residential areas are intended to consist of more than one unit or household per lot, and generally consist of townhomes, rowhomes, condominiums and apartments. The proposed townhome development is consistent with the Comprehensive Plan's land use designation.

The proposed townhome development also generally supports some of the stated core objectives of the Comprehensive Plan as they relate to providing a balance of residential housing types and ensuring new development be compatible with the existing scale and character of the neighborhood. However, the removal of the older existing three-story brick apartment building is generally not supportive of the stated objectives of protecting and enhanced historic or architecturally valued structures.

3. Zoning Analysis (SDA required for building height)

The Subject Property is zoned R4: Multi-Family Residential. The proposed townhome (single-family attached) uses are permitted uses in the R4 District. The proposed new townhome development must be approved as a planned development.

Below is a compliance analysis of the zoning regulations, as applied to the proposed Bonnie Brae Place townhomes.

<u>Regulation</u>	<u>Required</u>	<u>Proposed</u>	<u>SDA</u>
Min Land Area.....	2,800 sf/unit.....	1,456.9 sf/unit	1,343.1 sf/unit SDA required
Lot Area.....	26,136 sf	27,681 sf	none
Lot Width	150'	150'	none
Lot Coverage	70% max.....	74%	4% (990 sf) SDA required
Max FAR	1.5 (41,521 sf) ..	1.36 (37,646 sf)	none
Building Height.....	45'	41'	none
Front Setback (west)	20'	13'	7' front setback SDA required
Corner Front Setback	25'	5'	20' setback SDA required
Rear Setback	27.67'	6	21.67' SDA required
Rear Yard Area	4,152 sf (15%) ..	870 sf (3.1%)	3,282 (11.9%) sf SDA required
Side Setback (north).....	3'	5'	none
Resident Parking	47 (2.5/unit).....	38 (2/unit).....	9 parking spaces SDA required
Guest Parking.....	4	4	none

SDA Summary Assessment

As identified above, the proposed Bonnie Brae Place townhome planned development requires several development allowances. The 19-unit townhome development requires seven (7) site development allowances (SDA) - one (1) SDA is required for overall density, five (5) for bulk standards (setbacks, lot coverage, yard area); and one (1) for parking. While all SDAs deserve careful consideration, some requested SDAs are more significant and reflect a greater departure from the underlying zoning development standards.

The SDAs for minimum land area (density), setbacks, and rear yard area for the 19-unit townhome development are significant and collectively indicate that the proposed “development intensity” may be too much for the site and generally not reflective of the intended development character desired by the Village, as reflected by the zoning standards and established character of surrounding residential, particularly along Bonnie Brae. If the development provided larger setbacks, less density, and a site plan where the garages were less prominent, it may better fit the subject property and the context of the neighborhood.

The SDAs required for resident parking is less of a concern, as providing 2 parking spaces per unit is appropriate provided sufficient guest parking is also provided.

Each requested SDA is discussed in greater detail below.

4. Building and Site Design

The overall design of the townhouse development is attractive when viewed straight on from Bonnie Brae, but prominent views into the garage/auto court area from Thomas Street and when driving northbound on Bonnie Brae are less than ideal. The reduced setbacks along the west, and particularly south and east edges of the site, limit the provision of desired landscaping and together with the orientation of buildings does little to mitigate prominent views of the garage doors and auto court area between buildings 1 and 2 and building 4, and the garages along the alley on the back of building 4.

Overall Site Plan

The proposed site plan and orientation of the buildings creates an attractive view from the front along Bonnie Brae, but less so from Thomas Street. The depth of the townhome buildings relative to the width and location of the driveway off Thomas Street makes the view to the garages one of the more prominent views of the development. This is further reinforced by the fact that other existing buildings on Bonnie Brae are set back approximately 40'-50' and the proposed buildings are only setback 15'. With a proposed townhome building depth of 37', this puts the *rear* of the proposed townhomes only slightly further setback from Bonnie Brae than the *front* of other buildings along the street. This layout enhances views into the garage area because of how close the Thomas Street driveway is to Bonnie Brae, the width of the driveway, the minimal setback from Thomas Street, and the lack of landscaping. Views of the garage doors along the alley are also very prominent and will be the dominant view of the development when heading west on Thomas Street due to minimal setback along Thomas Street and the location of the building to the east of the subject property. The lack of setback along Thomas Street is particularly problematic as is the prominent view of the garage area. The placement of the trash enclosure is appropriate and easily accessible.

Architectural Detail/Facade

The west/front facades along Bonnie Brae (building 1 and 2) are attractive with appropriate levels of architectural detail and interest, as are the courtyard facing facades of building 3 and 4. However, the south façades of building 2, 3, and 4 along the Thomas Street frontage lack sufficient detail and interest. With the minimal Thomas Street setback along the south side of the development, little opportunity exists for landscaping to mitigate the lack of architectural detail, further underscoring the need for architectural enhancement of the south elevation. The applicant should consider enhancing the south facades to appear more like the facades along Bonnie Brae. The Thomas Street frontage should be treated as a second front façade and not like an interior side elevation. The applicant should also consider floor plan modifications if this is required to provide enhanced south façade architectural enhancements, including the addition of more windows.

Because the rear facades of the buildings are also very visually prominent due to the site plan and building layout, additional architectural enhancement should be provided. The rear of most residential buildings do not have prominent views from public rights of way, but the proposed townhome site plan provides very prominent rear faced views from both Bonnie Brae heading northbound, and along the entire length of Thomas.

Building Materials

The buildings materials appear to be of high quality, primarily consisting of face brick (two different colors), cast stone, and pre-finished cement board around some of the windows. The applicant should provide a sample of the building materials to be used, to demonstrate the compatibility and appropriateness of the proposed application and massing intended for the building.

5. Circulation and Parking

Circulation

Access to the proposed on-site parking for buildings 1, 2, and 3 is sufficient, and parking off the alley for building 4 is easily accessed. The 28' building separation between units 3 and 4 and building 3 is as close as can be and still accommodate emergency response vehicles (fire engine) because of the overhang of the balconies overhanging the driving aisle. Ideally, the buildings would be closer together (20'-22') to further limit prominent views of the garages while accommodating movement of vehicles into the individual garages. The width of the driveway may also be wider than is needs to be/should be. The 24' driveway width is not needed to accommodate residential traffic for 13 townhomes (building 1, 2, and 3). Any width reduction of the driveway would mean more landscaping area that could be used to further limit prominent views of the garage area between the buildings.

Pedestrian circulation is adequate but could be improved if building 3 was reduced by a unit and a landscaped area with a sidewalk was provided, similar to the area between buildings 1 and 2, but not blocked by parking spaces. Additionally, placement of a sidewalk should be considered in the area between buildings 1 and 2, connecting the interior of the site directly to the public sidewalk along Bonnie Brae.

Parking

For the proposed 19-townhomes, a total of 47 parking spaces (2.5 per unit) are required for resident parking and 4 spaces (1 per every 5 units) are required for guest parking. The applicant is proposing 38 parking spaces (2 per unit) for resident parking and is providing the 4 guest parking spaces. Although less than required by Village zoning, 2 spaces per unit for resident parking is appropriate. Along with the 4 guest parking spaces, the number of proposed parking spaces is sufficient.

The location of guest parking works as proposed, but in coordination with other changes, could result in better landscaping and appearance along Thomas Street, better pedestrian access through the site, and one less residential unit. If one parking space was provided between buildings 1 and 2 along with a 3' wide sidewalk, and if the building 3 was reduced from 7 units to 6 and replicated the above parking/sidewalk configuration, increase setback and landscaping could be provided along Thomas Street. Building 4 could also be pushed a bit north to pick up a few additional feet of landscaping along Thomas Street.

6. Landscaping

For a development of this size in this neighborhood, high quality and abundant landscaping is essential. The three primary areas for landscaping are along the Bonnie Brae frontage, in the courtyard between buildings 3 and 4, and along the Thomas Street frontage. In general, the proposed landscaping is adequate given the proposed site plan, but additional landscaping should be considered to improve the appearance of the site.

Where possible additional Eastern Redbud and Serviceberry should be placed on the site. Only 3 Redbuds are currently proposed. Additional Yews will likely be needed to provide the coverage indicated on the landscape plan. Where used to screen guest parking, the number of Yews planted should be the number required to effecting screen parked cars, regardless of how many are indicated on the landscape plan. Reed Grass, while adding to the tapestry of a diverse landscape treatment, does little to screen and provide visual volume and increasing the density of other materials may be needed to provide a rich depth of landscaped areas. Generally speaking, sparsely landscaped large mulch areas are not ideal.

Landscaping along Thomas Street is essential, and what is proposed lacks verticality, given the lack of architectural detail and design of the south façade of the buildings. Every effort should be made to increase the setback along Thomas Street, provide additional landscaping, provide landscape material that provides increased height, and plant material in manner to minimize line of sight to the garage area between buildings 1 and 2 and building 4.

7. Lighting

The proposed exterior lighting for the development seems appropriate and will likely conform to the Village code, but a photometric plan was not available for review.

8. Conclusions

The proposed Bonnie Brae Condominiums planned development clearly intends to provide a quality residential product for River Forest, and multi-family residential development is appropriate for this location. The proposed buildings are comprised of quality materials and the front facades are relatively attractive and provide sufficient architectural detail and interest. While the use is generally consistent with the Comprehensive Plan, several Site Development Allowances (SDAs) are required to provide relief from the underlying R4 District zoning standards.

Density, Setbacks, and Site Plan – The applicant is proposing more than double the allowed density for the R4 District. Further, the reduction of required setbacks reduces the ability of the development to properly site buildings in a manner needed to sufficiently screen garages and landscape along Thomas Street. While some increase in standard R4 density is appropriate, the number and significance of requested SDAs may indicate that there may be too much being proposed for the site. A reduction in the overall density would allow for the potential of better overall site plan, building placements, and landscaping/setbacks.

- Density – more than double permitted number of units – 9 permitted; 19 proposed

- Front Setback (Bonnie Brae) – 20' required; 13' proposed
- Corner (Secondary) Front Setback (Thomas Street) – 25' required; only 5' proposed
- Rear Setback (public alley) – 27'8" required; only 6' proposed
- Rear Yard Area (adjacent to public alley) – 4,152 sf required; only 870 proposed
- Lot Coverage – 70% max permitted; 74 % proposed

Architecture – The proposed front elevations facing Bonnie Brae (buildings 1 and 2) and facing the courtyard (building 3 and 4) are attractive and provide sufficient architectural detail and interest. The side elevations along Thomas Street should be enhanced to better reflect the level of detail on the front façade of the buildings. And, if they cannot be screened any better, the appearance of the rear elevations should be improved to compensate for such a prominent line of sight to the rear of the buildings and rows of garage doors.

Parking – The proposed number of parking spaces is adequate for residents and guests. Consideration for the location of the guest parking may need to be reconsidered if the number of units is reduced and the building placement and site plan modified going forward.

Access and Circulation – The proposed access and on-site circulation provide convenient access to designated parking areas. However, because of the width of the driveway off Thomas Street, the relatively short distance between the driveway and Bonnie Brae, and the lack of building setback and landscape area, line of sight to the garages is very prominent and less than ideal. The width of the driveway should be the minimum possible to accommodate additional landscaping and to further narrow the viewshed into the garage area.

Landscaping – In general, the proposed landscaping is adequate given the proposed site plan, but additional landscaping should be considered to improve the appearance of all areas of the site. Along the Thomas Street frontage additional landscaping should be provided, ideally including the addition of some taller/vertical components. A larger setback/landscaped area should be considered along Thomas Street. Landscaping should also be installed to the extent possible to mitigate the views into the garage areas of the development.

Overall – The Subject Property is an ideal location for multi-family/townhome development. The quality material and construction of the proposed development is appropriate. However, the number and severity of the site development allowances (SDAs) indicate that consideration should be given to modifying key components of the development to make it a better fit for the site, possibly including a reduction of the total number of units, increased setbacks, enhanced landscaping, better screening of the garages and rear facades of the buildings, and possibly amendments to the placement of buildings and guest parking as a result of fewer units.



Due to the size of the file, a copy of the application can be found on the Village's website at www.vrf.us/bonnieandthomas.