



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

A meeting of the River Forest Development Review Board will be held on Thursday, March 21, 2019 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 September 20, 2018 Development Review Board Meeting
- III. PRE-FILING MEETING AND CONSIDERATION OF REQUEST FOR APPLICATION REQUIREMENT WAIVERS: Proposed Planned Development - 344 Lathrop Avenue (River Forest Dental Studio)
- IV. Public Comment
- V. Adjournment

**VILLAGE OF RIVER FOREST**  
**DEVELOPMENT REVIEW BOARD MEETING MINUTES**  
September 20, 2018

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, September 20, 2018 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 7:36 p.m. Upon roll call, the following persons were present:

Present: Members Crosby, Dombrowski, O'Brien, Fishman, and Chairman Martin

Absent: Member Ryan

Also Present: Assistant Village Administrator Lisa Scheiner, Building Official Clifford Radatz

**II. MINUTES OF THE JUNE 21, 2018 DEVELOPMENT REVIEW BOARD MEETING**

A MOTION was made by Member Fishman and SECONDED by Member Dombrowski to approve the minutes of the June 21, 2018 Development Review Board Meeting as amended.

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

Nays: None

Motion Passed.

**III. MINUTES OF THE JUNE 28, 2018 DEVELOPMENT REVIEW BOARD MEETING**

A MOTION was made by Member O'Brien and SECONDED by Member Crosby to approve the minutes of the June 28, 2018 Development Review Board Meeting as amended.

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

Nays: None

Motion Passed.

**IV. MINUTES OF THE JULY 26, 2018 DEVELOPMENT REVIEW BOARD MEETING**

A MOTION was made by Member Crosby and SECONDED by Member Fishman to approve the minutes of the July 26, 2018 Development Review Board Meeting as amended.

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

Nays: None

Motion Passed.

**V. MINUTES OF THE AUGUST 23, 2018 DEVELOPMENT REVIEW BOARD MEETING**

A MOTION was made by Member Fishman and SECONDED by Member Dombrowski to approve the minutes of the August 23, 2018 Development Review Board Meeting as amended.

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

Nays: None

Motion Passed.

**VI. APPROVAL OF FINDINGS OF FACT - APPLICATION #18-05 - Application for Planned Development to Construct a Senior Care Community at 800-814, 818, 822 and 826 North Harlem Avenue**

Daniel Roche, 815 Bonnie Brae Place, stated that the economic analysis report provided by Teska and Associates was based upon data provided by the applicant.

A MOTION was made by Member Fishman and SECONDED by Member Crosby to approve the findings of fact regarding a Planned Development application to construct a senior care community at 800-814, 818, 822 and 826 North Harlem Avenue including the access easement agreement as outlined in "Option 2".

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

Nays: None

Motion Passed.

**VII. PUBLIC COMMENT**

None.

**VIII. ADJOURNMENT**

A MOTION was made by Member Dombrowski and SECONDED by Member Fishman to adjourn the September 20, 2018 meeting of the Development Review Board at 7:44 p.m.

\_\_\_\_\_  
Lisa Scheiner  
Secretary

\_\_\_\_\_  
Frank R. Martin  
Chairman, Development Review Board

\_\_\_\_\_  
Date

Plan Development Application  
for  
Renovation and Conversion of Existing  
Commercial Building at  
344 Lathrop River Forest Illinois



Applicant:

Carmella Properties, LLC  
344 Lathrop Avenue  
River Forest, Illinois 60305

Submitted: February 11, 2019

Section 10-19-6: Application Requirements:

B.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 (code section 10-19-6 Application Requirements, item B.1)

Whereas the Applicant has provided the following Ownership and Applicant information, therefore the Applicant has complied with Item B.1

**Owner of Record:**

Carmella Properties, LLC

Address: 344 Lathrop Avenue, River Forest, IL 60305

Managing Member: Gina Piccioni

**Applicant:**

Carmella Properties, LLC

344 Lathrop Avenue, River Forest, IL 60305

Contact: John Conrad Schiess Architect, Ltd  
as Consultant for the Applicant  
7706 Central Avenue  
River Forest, IL 60305

708-366-1500

[john@jcsarchitect.com](mailto:john@jcsarchitect.com)

See owner's Authorization letter dated 2.4.19

B.3 A survey, legal description and street address of the subject property.  
(code section 10-19-6 Application Requirements, item B.3)

Whereas the Applicant has provided the following survey, legal description and street address for the subject property, therefore the Applicant has complied with Item B.3

Address: 344 Lathrop Avenue, River Forest, IL 60305

Legal Description: **LOT 2 in Block 2 in Field's Subdivision of the East quarter of the Southwest quarter of Section 12, Township 39 North, Range 12 of the Third Principal Meridian, in Cook County, Illinois.**

Plat of Survey: See Plat of Survey dated October 2, 2017 as performed by Kabal Surveying, 2411 Hawthorne Ave, Westchester, IL 60154 in the appendix of this Application.

B.4 A statement indicating compliance for 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. (code section 10-19-6 Application Requirements, item B.4)

Section 10-19-3: Standards for Review

A. The Proposed use or combination of uses is consistent with the goals and policies of the Comprehensive Plan

Response: Whereas this application proposes a combination of uses: Residential and Commercial in one building and whereas a similar combination of uses currently exists at several locations within the same zone district, specifically 400 Ashland and other nearby locations, and whereas the Comprehensive Plan allows for this process so as to consider that combination of uses such as the one proposed within this zone district, therefore the proposed combination of uses is consistent with 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 or comfort, morals, or general welfare of the residents of the Village

Response: Whereas the proposed plan proposes a residential use within a building that currently has commercial use only, and whereas the existing building elements, will remain in place with no revisions, additions or modifications to the exterior of the building, and whereas no other building elements are planned to be added onto or adhered to the existing building envelope and, the interior addition modifications proposed in this Application shall be compliant with all Village of River Forest Codes and Ordinances, now therefore the proposed plan will not be detrimental to or endanger the public health, safety or comfort, morals, or general welfare of the residents of the Village.

C. The proposed use 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.

Response: Whereas the proposed plan proposes a residential use within a building that currently has a commercial use only, and whereas the existing building elements, will remain in place, and whereas no building elements are planned to be added onto or adhered to the existing building envelope and, the addition and any modifications proposed in this Application shall be compliant with all Village of River Forest Codes and Ordinances, and the Applicant shall provide testimony from a Real Estate professional that the design and inclusion of the residential use will not have a negative impact on the neighborhood, therefore testimony and evidence will support the finding that the proposed plan 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 will not impede the normal and orderly development and improvement of surrounding properties for use or combination of uses otherwise permitted in the zoning district,

Response: Whereas the existing building is situated mid block with two adjacent properties to the North and South of similar size and scale and in the same zone district as demonstrated on the Plat of Survey, site photographs and the Zoning Map SK 1.0 as included in the Application, and whereas the proposed plan proposes a residential use within a building that currently has commercial use only, and whereas the existing building elements, will remain in place, and whereas no other building elements are planned to be added onto or adhered to the existing building envelope therefore the proposed plan will not impede the normal and orderly development and improvement of surrounding properties for use or combination of uses otherwise permitted in the zoning district.

E. The proposed use will not diminish property values in the vicinity

Response: Where as the condition of the existing building and improvements have and approximate current property value is in the range of \$650,000 and whereas the Applicant has plans to invest approximately \$100,000 on further improvements to the building with the proposed Renovation as outlined in the attached drawings SK 2.1 AND SK 2.2, therefore proposed use will not diminish property values in the vicinity. Additionally, a local Realtor with expertise in Commercial and Residential property values in the Village of River Forest will provide evidence and testimony to support the Applicant's position that the proposed development will not diminish property values in the vicinity.



F. Adequate utilities, road access, drainage, police and fire services already exist or will be taken to provide ingress and egress to the proposed to serve the proposed use or combination of uses,

Response: Whereas the configuration of the building envelope, building entrances as demonstrated in drawing SK 1.2 dated 1.30.19 and whereas the use of the building is consistent with properties in the vicinity see photograph file as part of the Application, and whereas to the best knowledge of the applicant, there exists no current traffic congestion in public streets or problems with any other public service to this property, therefore adequate utilities, road access, drainage, police and fire services already exist or will be taken to provide ingress and egress to the proposed 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 way that minimizes traffic congestion in the public streets,

Response: Whereas the configuration of the building envelope, building entrances as demonstrated in drawing SK 1.2 dated 1.30.19 and whereas the use of the building is consistent with properties in the vicinity see zoning map SK 1.0, and whereas to the best knowledge of the applicant, there exists no current traffic congestion in public streets or problems with any other public service to this property, therefore adequate utilities, road access, drainage, police and fire services already exist or will be taken to provide ingress and egress to the proposed to serve the proposed use or combination of uses.

H. The proposed use will be consistent with the character of the Village,

Response: Whereas the proposed plan proposes a residential use within a building that currently has commercial use only, and whereas the existing building elements, will remain in place, and whereas no other building elements are planned to be added onto or adhered to the existing building envelope and, the addition and any modifications proposed in this Application shall be compliant with all Village of River Forest Codes and Ordinances, and whereas the proposed addition as shown on drawings SK 1.0, SK 1.2 SK 2.1 and SK 2.2 and since the current property is currently consistent with the character of the Village, therefore the proposed use will be consistent with the character of the Village.

I. The proposed use will not materially affect a known historical or cultural resource,

Response: Whereas the proposed plan proposes a residential use within a building that currently has commercial use only, and whereas the existing building elements, will remain in place, and whereas no other building elements are planned to be added onto or adhered to the existing building envelope and, the addition and any modifications proposed in this Application shall be compliant with all Village of River Forest Codes and Ordinances, and whereas the proposed design as shown on drawings SK 1.0, SK 1.2 SK 2.1 and SK 2.2, and whereas the existing property does not currently materially affect a known historical or cultural resource, therefore the proposed use will not materially affect a known historical or cultural resource.

J. The design of the proposed use considers its relationship to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use on adjacent property,

Response: Whereas the proposed plan proposes a residential use within a building that currently has commercial use only, and whereas the existing building elements, will remain in place, and whereas no other building elements are planned to be added onto or adhered to the existing building envelope and, the interior renovations and any modifications proposed in this Application shall be compliant with all Village of River Forest Codes and Ordinances, and whereas the design as shown on drawings SK 1.0, SK 1.2 SK 2.1 and SK 2.2, the current property considers its relationship to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use on adjacent property through the use of set backs of the addition and landscaping buffers as shown on the attached Site Plan SK 1.2 therefore the design of the proposed use considers its relationship to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use on adjacent property.

K. The design of the proposed use promotes a safe and comfortable pedestrian environment,

Response: Whereas the proposed plan proposes a commercial use within a building that currently has commercial use only, and whereas the existing building elements, will remain in place, and whereas no building elements are planned to be added onto or adhered to the existing building envelope and, the design and any modifications proposed in this Application shall be compliant with all Village of River Forest Codes and Ordinances, and whereas the proposed design as shown on drawings SK 1.1, SK 1.2 SK 3.1 and SK 3.2 does not alter the existing pedestrian environment, therefore the design of the proposed use promotes a safe and comfortable pedestrian environment since it remains unchanged.

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 has included adequate consideration consistent with standards for buffers, fencing, landscaping, lighting, building materials, public open space, and other improvements associated with the proposed use,

Response: The Applicant as owner of the property will use private funds to perform the work as outlined in this Application and will hire a licensed General Contractor with the necessary technical knowledge to successfully perform the work outlined herein.

And, whereas the proposed plan proposes a residential use within a building that currently has commercial use only, and whereas the existing building elements, will remain in place, and whereas no other building elements are planned to be added onto or adhered to the existing building envelope and, the design any modifications proposed in this Application shall be compliant with all Village of River Forest Codes and Ordinances, and whereas the proposed addition as shown on drawings SK 1.1, SK 1.2 SK 2.1 and SK 2.2, and whereas current buffers, fencing, landscaping, lighting, building materials, open space and other improvements already exist and are to remain and, therefore the proposed use has included adequate consideration consistent with standards for buffers, fencing, landscaping, lighting, building materials, public open space, and other improvements associated with the proposed use, and whereas the existing landscaping to the east of the east end of the current parking lot will be relocated in a manner that is consistent with the guidelines of the Comprehensive Plan.

M. The proposed use or combination of uses is economically viable and does not pose a current or potential burden on the services, tax base or other economic factors that affect the financial operations of the Village, except to the extent that such a burden is balanced by the benefit derived by the Village from the proposed use,

Response: Whereas the current use for all spaces within the existing building are commercial, and whereas the proposed plans show an conversion of part of the rear spaces into a two bedroom apartment, and whereas the commercial use of the exiting building have established traffic, noise, hours of operation, etc. that have been shown to be compatible with the surrounding area and whereas the proposed combination of uses currently exists in the nearby vicinity (specifically at 400 Ashland, and whereas it is advantageous to convert an under used commercial space to a residential use which has inherent low impact to Village services now therefore the proposed use or combination of uses proposed can be viewed as economically viable and does not pose a current or potential burden on the services, tax base or other economic factors that affect the financial operations of the Village, except to the extent that such a burden is balanced by the benefit derived by the Village from the proposed use.

N. The proposed use or combination of uses will meet the objectives and other requirements set forth in section ( Ord. 2640, 5-23 1995 )

Response: Whereas this application proposes a combination of uses: Residential and Commercial in one building and whereas a similar combination of uses currently exists at several locations within the same zone district, specifically 400 Ashland and other nearby locations, and whereas the Comprehensive Plan allows for this process so as to consider that combination of uses such as the one proposed within this zone district, therefore the proposed combination of uses is consistent with the Comprehensive Plan.

O. No Planned Development containing multi-family housing shall be approved unless the following standards are met:

Response: Whereas the Applicant has demonstrated that this proposed development does NOT contain multi-family housing, as shown on drawings SK 1.0, SK 1.2 SK 2.1 and SK 2.2, therefore this Standard does not apply to this application.

B.5 Scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities. (code section 10-19-6 Application Requirements, item B.5)

See Plans SK 1.0 Zoning Map as prepared by John Conrad Schiess Architect, Ltd dated 1.30.19

B.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. (code section 10-19-6 Application Requirements, item B.6)

See Plans SK 1.2 as prepared by John Conrad Schiess Architect, Ltd as prepared by John Conrad Schiess Architect, Ltd dated 1.30.19

B.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. (code section 10-19-6 Application Requirements, item B.7)

See Plans SK 2.1, SK2.2 as prepared by John Conrad Schiess Architect, Ltd as prepared by John Conrad Schiess Architect, Ltd dated 1.30.19

Additionally, see site photographs for the condition, materials and scale of the existing building façade along with neighboring buildings.

B.8 A landscaping plan showing the location, size, character and composition of vegetation and other material. (code section 10-19-6 Application Requirements, item B.8)

**Waiver:** The Applicant hereby requests a waiver from this requirement since the proposed plans do not call for any modifications to the exterior elements of the existing building and hard and soft landscaping.



B.9 The substance of covenants, easement and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures. (code section 10-19-6 Application Requirements, item B.9)

Whereas the current title commitment shows no covenants, easement or restrictions currently existing on the subject property, and whereas the use of the entire building will be either owner occupied or leased directly by the owner, and whereas the ownership of the building will be held by a single entity, therefore there will be no need for covenants, easements or other restrictions on the subject property and the applicant has complied with item B.9.

B.10 A schedule of development showing the approximate date for beginning and completion of each stage of construction and development. (code section 10-19-6 Application Requirement, item B.10)

Whereas the Applicant has included the development schedule, (See schedule below) therefore Applicant has complied with item B.10

Proposed Schedule for development

Permit Acquisition	4 weeks (after PD approval)
Interior demolition	3 weeks
Construction	14 weeks
Project Close Out	3 weeks
Total Project	24 weeks total

B.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 Deed's 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. (code section 10-19-6 Application Requirements, item B.11)

Whereas Applicant acknowledges the responsibility via the attached letter ( see appendix ) to record a certified copy of the zoning ordinance, granting the planned development permit with the Cook County Recorder of Deed's Office and to provide evidence of said recording to the Village within thirty days of passage, therefore Applicant has complied with item B.11.

B.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. (code section 10-19-6 Application Requirements, item B.12)

**Waiver:** Given the scale of modifications as proposed in this Application, the Applicant hereby requests from the DRB a waiver for the requirement for a professional traffic study, therefore Applicant has complied with item B.12.

B.13 Professional Economic Analysis acceptable to the Village, including the following: a) the financial capacity 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. (code section 10-19-6 Application Requirements, item B.13).

**Waiver:** Given the scale of modifications as proposed in this Application, the Applicant hereby requests from the DRB a waiver for the requirement for a Professional Economic Analysis.

B.14 Copies of all Environmental Impact Studies as required by law. (code section 10-19-6 Application Requirements, item B.14):

The Applicant shall submit a Phase One Environmental Report acceptable to the Village prior to the scheduled Public Hearing.

B.15 Statement of the Demand on Village Services (code section 10-19-6 Application requirements, item B.15)

Whereas the proposed plan of this application proposes only a net increase of seven plumbing fixtures from the existing plumbing fixtures, and whereas this level of change is commonly considered as a nominal change that will have a minimal impact on Village services such as, but not limited to water and sewer services, traffic control, police and fire services, schools, parks, public library systems and other municipal services, therefore we believe that the proposed combination of uses will not have a significant demand on Village services.

B.16 Statement of the Off-site utility improvements (code section 10-19-6 Application requirements, item B.16)

Whereas the proposed plan does not consider the alteration of the building envelope beyond its current size and configuration, and whereas the existing building elements, will remain in place, and whereas no other building elements are planned to be added onto or adhered to the existing building envelope, therefore See Plans SK 1.2, SK 2.1 and as prepared by John Conrad Schiess Architect, Ltd as prepared by John Conrad Schiess Architect, Ltd dated 1.30.19 the Applicant does not anticipate any Off-Site improvements.

Now therefore, the Applicant has complied with item B16.



B.17 Statement of the Site Drainage Plan (code section 10-19-6 Application requirements, item B.17)

**Waiver:** Whereas the proposed plan does not consider the alteration of the building envelope beyond its current size and configuration, and whereas the existing building elements, will remain in place, and whereas no other building elements are planned to be added onto or adhered to the existing building envelope, therefore See Plans SK 1.2, SK 2.1 and as prepared by John Conrad Schiess Architect, Ltd as prepared by John Conrad Schiess Architect, Ltd dated 1.30.19 the Applicant does not anticipate any modifications to the existing drainage patterns.

Item A.1.d Neighbor's Meeting (code section 10-19-5 Procedures, item A.1.d)

The required meeting between the Applicant and the Neighbors \_\_\_\_\_ at the

Community Room at Village Hall, River Forest, Illinois from 7PM to 8PM.

The mailing list and written notice of this meeting was submitted to \_\_\_\_\_, the

Zoning Officer for the Village of River Forest on \_\_\_\_\_

John Conrad Schiess, Architect represented the Applicant in a presentation of the proposed floor plans and site plan as are being submitted as part of this application.

The neighbor's meeting shall be scheduled and conducted prior to the DRB public hearing scheduled for \_\_\_\_\_ 2019

## Appendix:

Plat of Survey dated 10.2.17 by Kabal Surveying Company

SK1.0 dated 1.30.19      Zoning Map with Adjacent Properties

SK1.1 dated 1.30.19      Site Plan

SK1.2 dated 1.30.19      Site Plan showing Interior Work

SK2.1 dated 1.30.19      Floor Plan - existing

SK2.2 dated 1.30.19      Floor Plan – proposed

Letter of Authorization

Letter acknowledging Recordation

344 Lathrop Avenue River Forest, Illinois  
Photo File



344 Lathrop Ave (front)

Photo #1



344 Lathrop Ave (rear)

Photo #2



340 Lathrop Ave (front)

Photo #3



340 Lathrop Ave (rear)

Photo #4



348 Lathrop Ave (front)

Photo #5



348 Lathrop Ave (rear)

Photo #6



338 Lathrop Ave (front)

Photo #7



334 Lathrop Ave (front)

Photo #8





342 Lathrop Ave (front)

Photo #9



320,324,328 Lathrop Ave (front)

Photo #10



Alley view looking south

Photo #11



Alley view looking south

Photo #12



Alley view looking north

Photo #13

February 4, 2019

River Forest  
Building and Zoning Department  
400 Park Avenue  
River Forest, IL 60305



To Whom It May Concern:

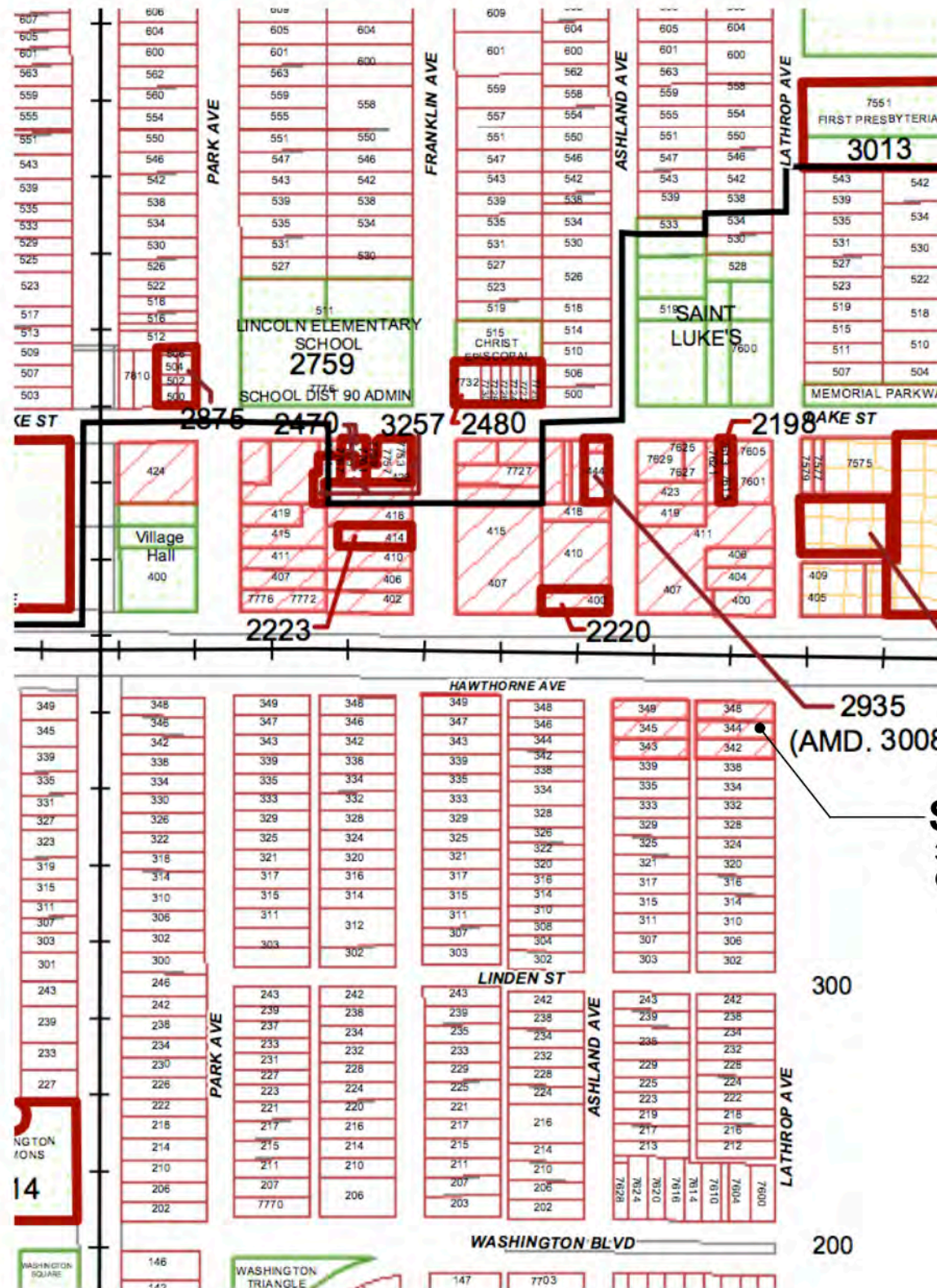
I, Gina Piccioni, owner / owner's representative of the property located at 344 Lathrop Avenue have contracted John Schiess, Architect Ltd. to act as agent authorized to submit, obtain permits, and conduct additional business activities related to the Department of Buildings and Zoning permit and Planned Development process of the property at 344 Lathrop, River Forest, IL.

Please contact me with any questions or concerns at 708-366-6760.

Signature    
Gina Piccioni

# Village of River Forest Zoning Map

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



**SITE**  
344 LATHROP AVENUE  
CURRENT ZONING: C3

**john conrad schiess architect**

400 Ashland Avenue River Forest Illinois 60305  
tel. 708.366.1500 john@jcsarchitect.com

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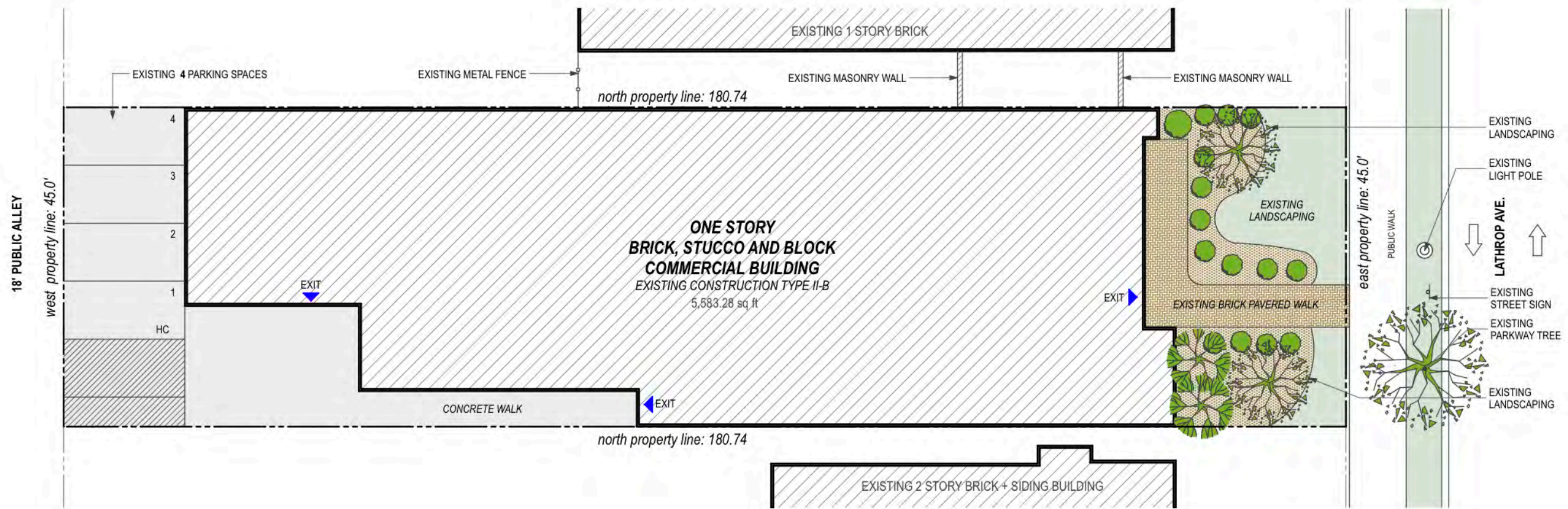
**APPLICANT:**  
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River Forest, Illinois 60305  
john@jcsarchitect.com  
phone: 708.366.1500

**OWNER:**  
Carmelia Properties, LLC.  
Gina Piccioni  
344 Lathrop Ave  
River Forest, Illinois 60305  
email: ginpic00@gmail.com  
phone: 708-388-3806

ISSUED FOR REVIEW:	1.30.19
Date	

**INTERIOR RENOVATION & BUILDING CONVERSION**  
344 LATHROP AVE  
RIVER FOREST, ILLINOIS

Sheet Title  
ZONING MAP  
**SK1.0**  
Sheet No.



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

LOT AREA: 8,133.30 sq ft  
BUILDING LOT COVERAGE: 5,583.28 sq ft (68%)



EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION

**john conrad schiess architect**

400 Ashland Avenue River Forest Illinois 60305  
tel. 708.366.1500 john@jcsarchitect.com

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john@jcsarchitect.com  
phone: 708.366.1500

**OWNER:**  
Carmelia Properties, LLC.  
Gina Piccioni  
344 Lathrop Ave  
River Forest, Illinois 60305  
email: ginpic00@gmail.com  
phone: 708-388-3806

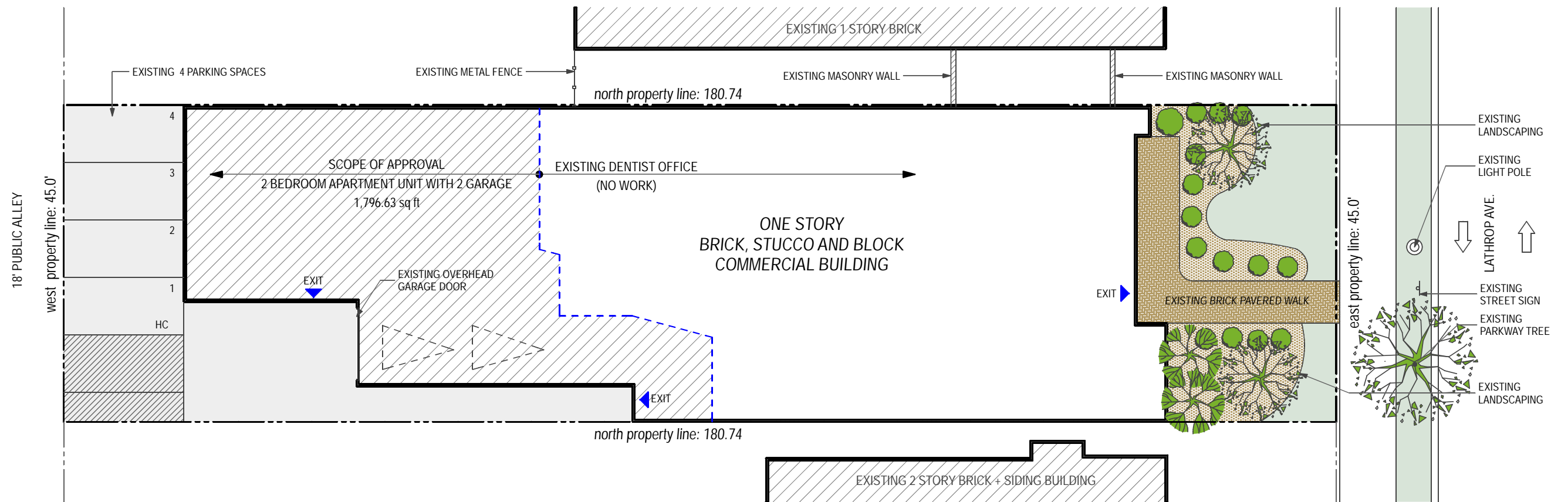
ISSUED FOR REVIEW:	1.30.19
	Date


**INTERIOR RENOVATION & BUILDING CONVERSION**  
344 LATHROP AVE  
RIVER FOREST, ILLINOIS

Sheet Title  
SITE PLAN

**SK1.1**

Sheet No.



 **SITE PLAN - PROPOSED**  
scale: 1/16" = 1'-0"

LOT AREA: 8,133.30 sq ft  
COMMERCIAL AREA: 6,336.67 sq ft  
RESIDENTIAL AREA: 1,796.63 sq ft

**john conrad schiess architect**

400 Ashland Avenue River Forest Illinois 60305  
tel. 708.366.1500 john@jcsarchitect.com

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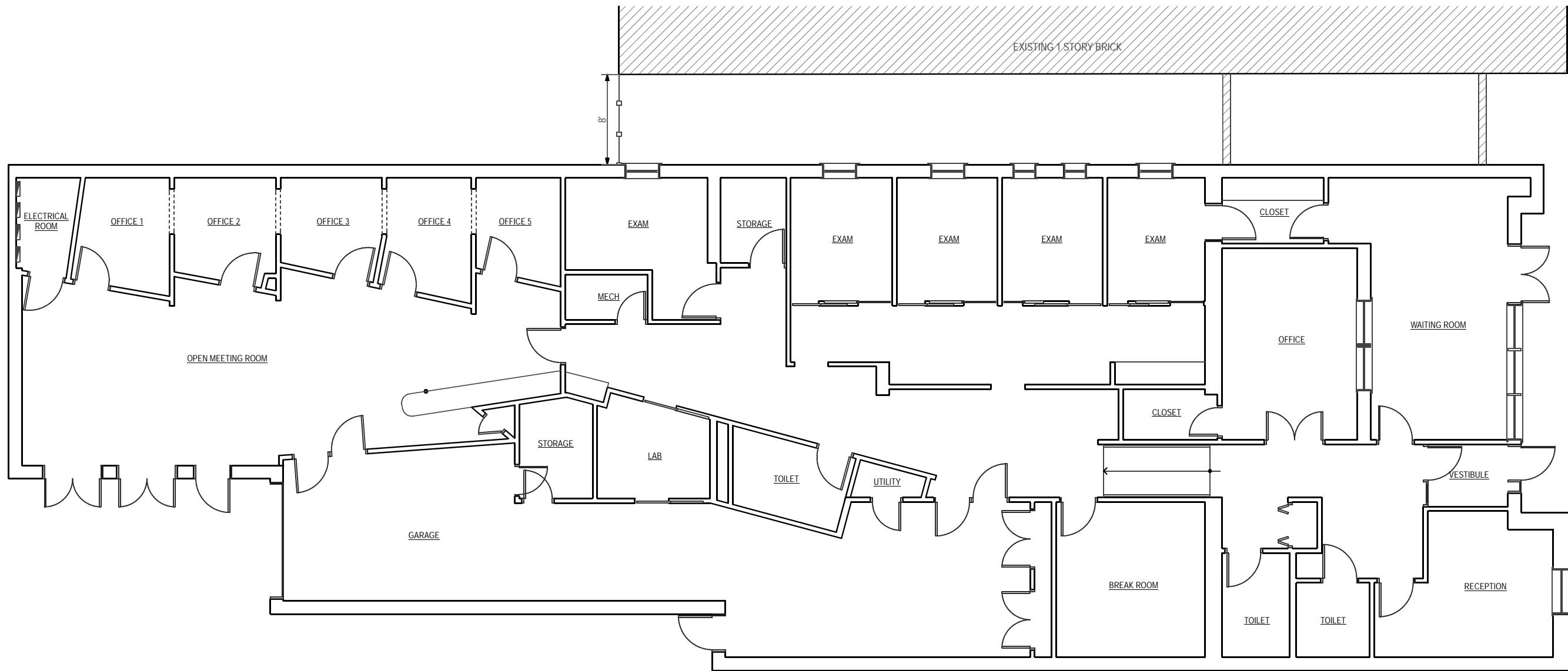
ISSUED FOR VILLAGE REVIEW:	2.11.19
ISSUED FOR REVIEW:	1.30.19
Date	

**INTERIOR RENOVATION & BUILDING CONVERSION**  
344 LATHROP AVE  
RIVER FOREST, ILLINOIS

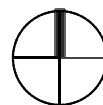
Sheet Title  
SITE PLAN

**SK1.2**

Sheet No.



CURRENT USE: DENTAL OFFICE  
 NUMBER OF EMPLOYEE: 7  
 HOURS: 7:30-4:30 monday  
 9:30-2:00 tuesday  
 9:30-4:30 wednesday  
 10:00-6:00 thursday  
 9:30-2:00 friday  
 9:30-2:30 saturday  
 CLOSED sunday



**EXISTING FLOOR PLAN**

Scale: 1" = 10'-0"

**john conrad schiess architect**

400 Ashland Avenue River Forest Illinois 60305  
 tel. 708.366.1500 john@jcsarchitect.com

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**APPLICANT:**  
 john conrad schiess architect, LTD  
 7706 Central Ave.  
 River Forest, Illinois 60305  
 john@jcsarchitect.com  
 phone: 708.366.1500

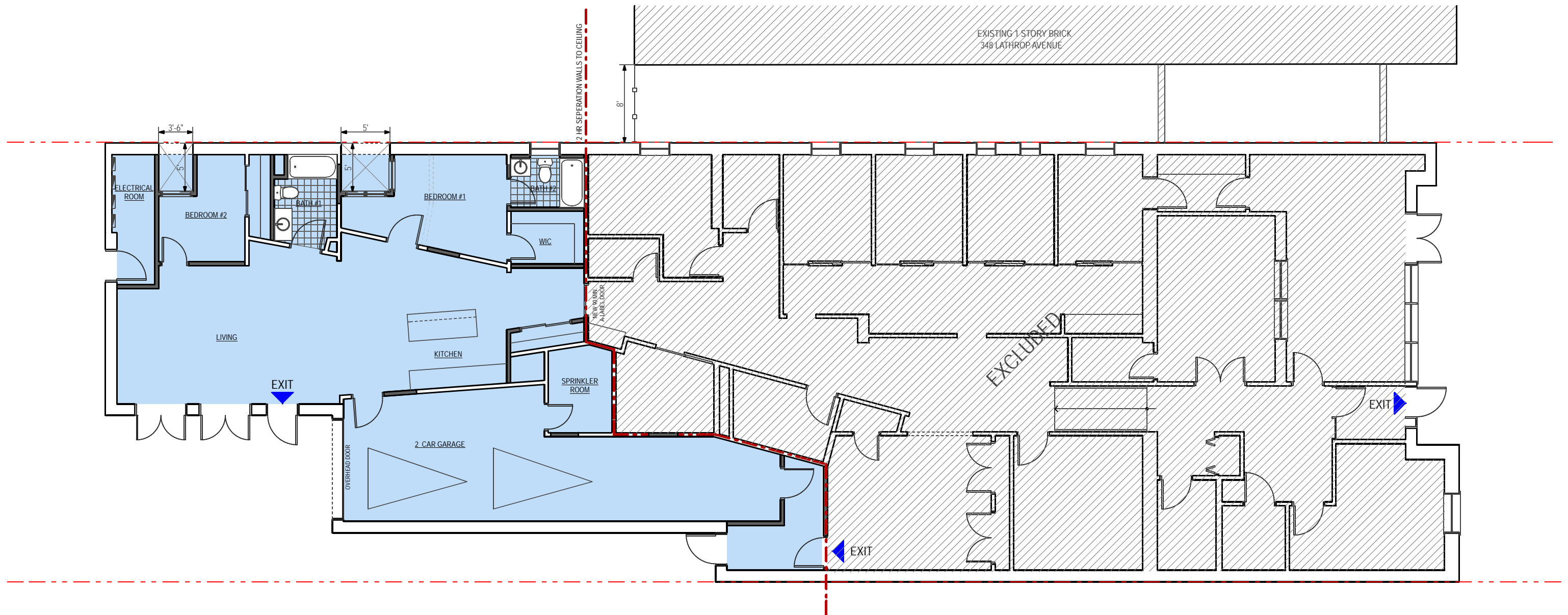
**OWNER:**  
 Carmelia Properties, LLC.  
 Gina Piccioni  
 344 Lathrop Ave  
 River Forest, Illinois 60305  
 email: ginpic00@gmail.com  
 phone: 708-388-3806

ISSUED FOR REVIEW: 1.30.19  
 Date

**INTERIOR RENOVATION & BUILDING CONVERSION**  
 344 LATHROP AVE  
 RIVER FOREST, ILLINOIS

Sheet Title  
**FLOOR PLAN**  
**SK2.1**  
 Sheet No.






**PROPOSED FLOOR PLAN**  
 Scale: 1" = 10'-0"

**john conrad schiess architect**

400 Ashland Avenue River Forest Illinois 60305  
 tel. 708.366.1500 john@jcsarchitect.com

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**INTERIOR RENOVATION & BUILDING CONVERSION**  
 344 LATHROP AVE  
 RIVER FOREST, ILLINOIS

Sheet Title  
 FLOOR PLAN

**SK2.2**

Sheet No.



(resumed)

# KABAL SURVEYING COMPANY

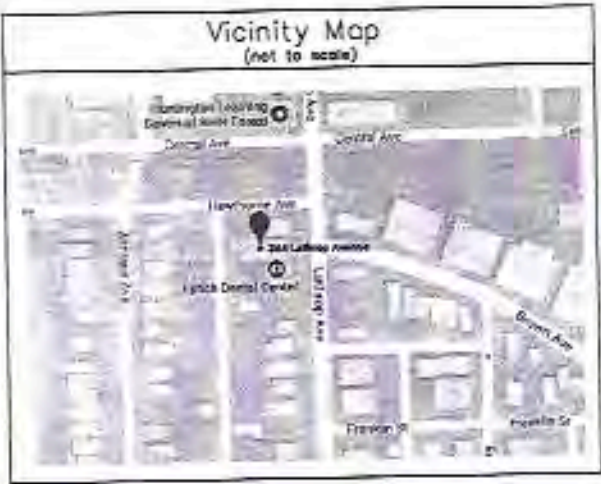
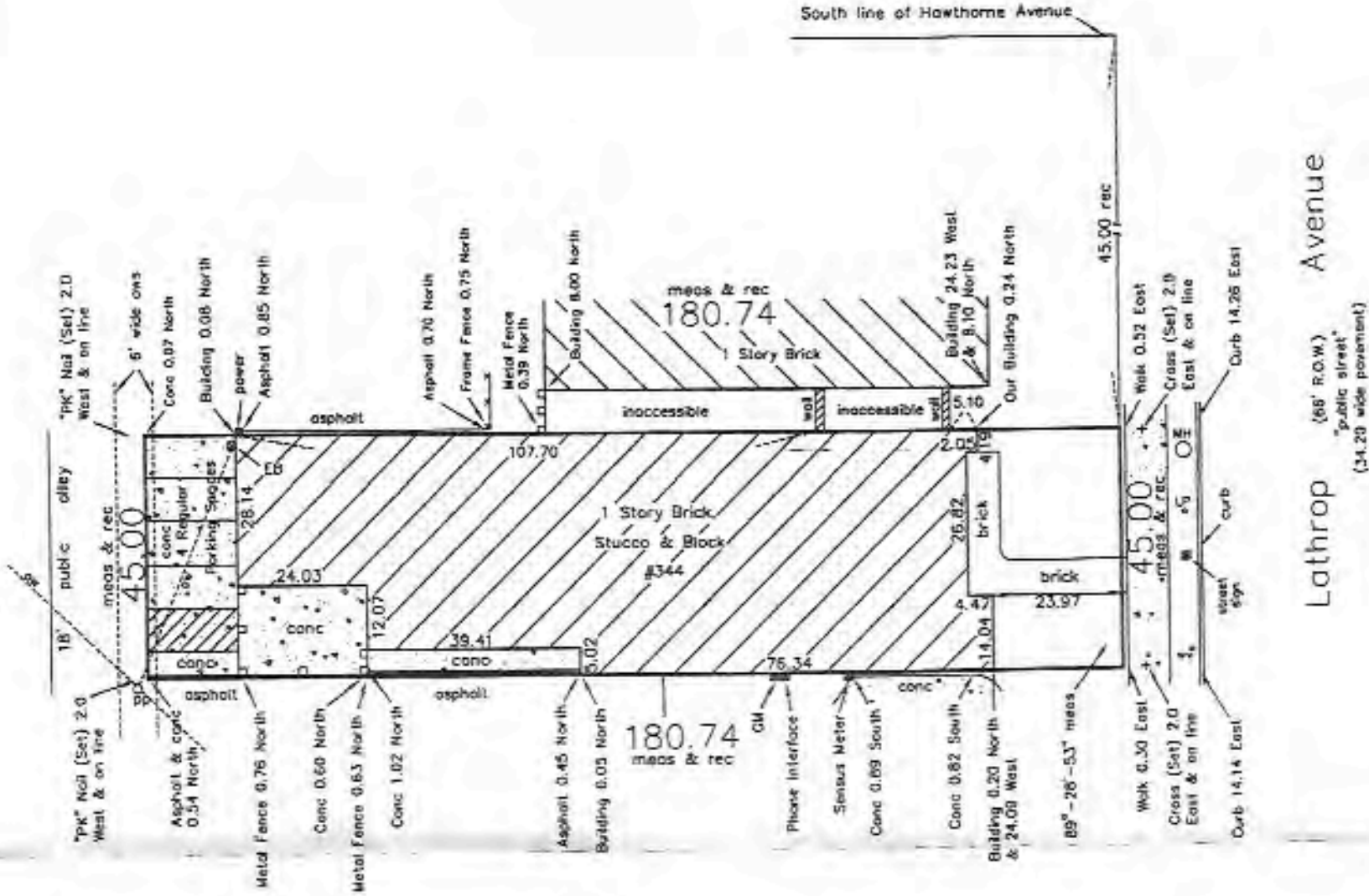
Land Surveying Services

## ALTA/NSPS Land Title Survey

Lot 2 in Block 2 in Field's Subdivision of the East quarter of the Southwest quarter of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 344 Lathrop Avenue, River Forest

2411 Hawthorne Avenue  
Westchester, Illinois 60154  
(708) 562-2652  
Fax (708) 562-7314  
email: kabal-surveying@comcast.net  
website: KabalSurveyingCompany.com  
Registration No. 184-003061



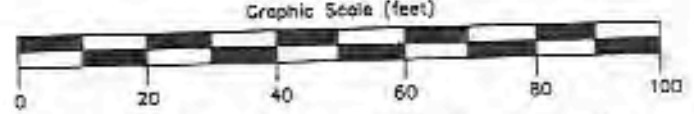
- NOTES:**
- 1) The North side of our building is encroaching onto the neighboring property by 0.24 North and 0.08 North. Shown hereon.
  - 2) Our conc on the North is encroaching onto the neighboring property by 0.07 North. Shown hereon.
  - 3) Neighbor's asphalt on the South is encroaching onto our property by 0.45 North and 0.34 North. Shown hereon.

**CERTIFICATION**  
To Chicago Title Insurance Company and Gina Piccioni:  
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and does not include Table A. The fieldwork was completed on October 2, 2016.

Date of Plot or Map: October 2, 2016  
*Stephen J. Bolek*  
Stephen J. Bolek Registration Number 035-001712

**LEGEND**  
meas = measured, S = South, pp = power pole  
rec = record, E = East, W = West, LP = light pole  
R.O.W. = right-of-way, BS = bumper stop  
conc = concrete, wv = water valve, MH = manhole  
pch = porch, N = North, EM = electric meter  
DP = depressed curb, CM = gas meter  
aw = aerial wire, CB = catch basin  
Area of property is approximately 8,133 square feet

Chicago Title Insurance Company  
File Number: 17PNW016407WC  
Effective Date: August 15, 2017  
Proposed Insured: Gina Piccioni



This professional service conforms to the current Illinois minimum standards for an ALTA/NSPS survey

"X" in box indicates that hereon drawn plot was ordered as a non-monumented survey  
Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed October 2, 2017  
Building Located October 2, 2017

Scale: 1 inch = 30 ft.  
Order No. 171059  
Ordered By: Randall B. Hribal, Attorney

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, STEPHEN J. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plot hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

*Stephen J. Bolek*  
Illinois Professional Land Surveyor No. 035-001712  
My license expires on November 30, 2018

ORIGINAL SEAL IN RED



February 4, 2019

River Forest  
Building and Zoning Department  
400 Park Avenue  
River Forest, IL 60305

To Whom It May Concern:

I, Gina Piccioni, owner / owner's representative of the property located at 344 Lathrop Avenue have contracted John Schiess, Architect Ltd. to act as agent authorized to submit, obtain permits, and conduct additional business activities related to the Department of Buildings and Zoning permit and Planned Development process of the property at 344 Lathrop, River Forest, IL.

Please contact me with any questions or concerns at 708-366-6760.

Signature  

Gina Piccioni

February 8, 2019


River Forest  
Building and Zoning Department  
400 Park Avenue  
River Forest, IL 60305

To Whom It May Concern:

I, Gina Piccioni, Owner / Owner's representative of the property located at 344 Lathrop Avenue hereby acknowledge to record the certified copy of the Zoning Ordinance granting the planned development permit with Cook county Recorders of Deed's Office and to provide evidence of said recording to the Village of River Forest within 30 days of passage in the event the proposed planned development is approved by the Village Board.

Please feel free to contact me at 708-366-6760.

Signature

 2/8/19  
\_\_\_\_\_  
Gina Piccioni