



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, April 19, 2018 at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

- I. Call to Order/Roll Call
- II. Approval of Minutes of the February 15, 2018 Development Review Board Meeting
- III. PRE-FILING MEETING & CONSIDERATION OF REQUEST FOR APPLICATION REQUIREMENT WAIVER(S) - PLANNED DEVELOPMENT APPLICATION - ASSISTED LIVING FACILITY AT CHICAGO AVENUE AND HARLEM AVENUE
- IV. PRE-FILING MEETING & CONSIDERATION OF REQUEST FOR APPLICATION REQUIREMENT WAIVER(S) - PLANNED DEVELOPMENT MAJOR AMENDMENT - 400 ASHLAND AVENUE
- V. Discussion Regarding Upcoming Applications and Development Review Board Meeting Schedule
- VI. Public Comment
- VII. Adjournment

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
February 15, 2018**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, February 15, 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 7:30 p.m. Upon roll call, the following persons were:

Present: Members O'Brien, Crosby, Ruehle, Ryan, Dombrowski (arrived at 7:45 p.m.), Fishman (arrived at 8:00 p.m.), and Chairman Martin

Absent: None

Also Present: Assistant Village Administrator Lisa Scheiner, Building Official Clifford Radatz, Village Attorney Gregory Smith, Planning Consultant John Houseal

II. APPROVAL OF MINUTES OF THE NOVEMBER 16, 2017 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member O'Brien and SECONDED by Member Ruehle to approve the minutes of the November 16, 2017 Development Review Board Meeting as amended.

Ayes: Members O'Brien, Crosby, Ruehle, Ryan, and Chairman Martin

Nays: None

Motion Passes.

III. PRE-FILING MEETING AND CONSIDERATION OF REQUEST FOR WAIVER - Proposed Planned Development Amendment - Concordia University Chicago Cellular Tower

Chairman Martin explained that Concordia University had appeared before the Development Review Board for a pre-filing conference regarding a major amendment to an existing planned development. During that meeting the Development Review Board granted a request to waive the application requirement that a traffic study be conducted. He stated that his understanding of the purpose of the meeting is to review changes to the project and confirm that the traffic study waiver is still good.

Dennis Witte, Concordia University Chicago, stated that since the pre-filing conference in April, 2017, there have been changes to the location of the stealth enclosure. He stated that the original proposal called for the Verizon antenna to be located on top of the T-Mobile antenna on the southwest corner of the parking garage which would result in a ten foot increase in the height of the building. Since that time Verizon has determined that it cannot locate its antenna in that location and now proposes to install it and a stealth enclosure on

the southeast corner of the parking garage. He explained that it would increase the height of the building in that area from 45 feet to approximately 55 feet. Mr. Witte explained that Verizon also proposed to place a pod of antennae behind a stealth enclosure on the west face of the stair tower in order to provide western-facing coverage. He stated that the changes would result in a loss of up to two parking spaces in the parking garage but that Concordia would commit to creating two parking spaces elsewhere on campus. As a result, he asks that the waiver of the traffic study be granted.

A MOTION was made by Member Ruehle and SECONDED by Member Ryan to again waive the traffic study application requirement.

Ayes: Members O'Brien, Crosby, Ruehle, Ryan, and Chairman Martin

Nays: None

Motion Passes.

IV. PUBLIC HEARING - APPLICATION #18-01 - Amendment to the Planned Development granted by Ordinance 3628 regarding the encroachment of the four story, 15 unit condominium building at 1101-1107 Bonnie Brae Place.

Chairman Martin explained the purpose of the hearing, the history of the Planned Development and amendments at this site, and the process that would be followed during the hearing.

Mr. Radatz swore in all parties wishing to speak.

Art Gurevich, Bonnie Brae Construction LLC, reviewed the requested amendments to the front setback, side (north) setback, and corner front (south) setback as a result of canopies and architectural elements on the new building that will be constructed at 1101-1107 Bonnie Brae Place. He also noted that the corner front (south) setback was noted on the original site plan as having a setback of both 6'4" and 6'8" but it was mislabeled and the actual setback is 6'4".

In response to a question from Member Ruehle, Mr. Gurevich and Mr. Houseal clarified on the site plan where the setback encroachments would occur.

In response to a question from Chairman Martin, Mr. Gurevich confirmed that everything else in the application is unchanged.

Member Crosby and Mr. Gurevich discussed whether there were any other elements, such as lighting, of the building that would encroach into the setback. Village Attorney Smith stated that the Ordinance approving the Planned Development that is in effect currently allows for architectural elements above the first floor to encroach into the setback up to 12". If there are de minimis encroachments they would be included in that permitted encroachment. There was a brief discussion regarding elements that appeared on the renderings. In response to a question from Chairman Martin, Mr. Gurevich confirmed that the items in question were all above the first floor.

Chairman Martin asked the Development Review Board to consider whether or not this information would have made any difference in their approval had it been accurately portrayed on the original plans. Mr. Gurevich said the items were portrayed in the plan but not discussed the rendering provided to them has not changed from the rendering they were previously provided.

In response to a question from Chairman Martin, Mr. Gurevich stated that financing for the project has not expired but is subject to certain pre-sale requirements. In response to a follow-up questions, Mr. Gurevich said that pre-sales have not been as strong they would have liked because it is hard to sell to their target customer from a floor plan. He said that he has hired a new marketing firm and they promise to be more aggressive in going after the sales. In response to a question from Member Ryan, Mr. Gurevich said that the price point is approximately \$400 per square foot.

Chairman Martin stated that the Village Code has a timeframe for planned developments following approval. He said that the timeframe for this project to commence construction lapsed but had been extended by the Village Board of Trustees. He asked if the passage of an amendment will reset those timeframes. Village Attorney Smith said that unless there is a modified schedule in the amendment application then the timeline would remain as approved by the Village Board of Trustees. Assistant Village Administrator Scheiner reviewed the timeline for a planned development that is included in the Zoning Ordinance and noted that the Village Board of Trustees extended the construction commencement date for this project from February, 2018 to July, 2018. Chairman Martin asked if a new construction timeline would be set if the Village Board takes action on this amendment in March. Village Attorney Smith replied that the code includes language regarding construction phasing plans. He stated that he has not had an opportunity to review it prior to the meeting but based on his review of the Ordinance during the meeting he does not believe that it would reset the clock on the planned development permit.

In response to a question from Member Ruehle, Mr. Gurevich stated that the exhaust wells would be located along Bonnie Brae Place at ground level and their purpose is to vent the garage.

John Houseal, Houseal Lavigne Associates, stated that although the code identifies the amendments as major amendments, there is virtually no impact planning and zoning or the perceived bulk of the building, and that the footprint of the building does not change. The features for which this grants relief actually enhance the building and to take them away would diminish the appearance of the structure. He said he does not see a downside to these amendments. Member Crosby stated that he agrees that these elements are needed for building design.

In response to a question from Member Ryan regarding the height of the first floor, Mr. Gurevich stated that the first floor is 12 feet high and each floor above that is 11 feet 8 inches.

In response to a question from Chairman Martin, Mr. Houseal stated that these features do not create any safety issues and that the canopies will help identify the entrances to the building.

Chairman Martin confirmed that all these changes apply to the new building that will be built.

V. DISCUSSION/DELIBERATION & RECOMMENDATION - APPLICATION #18-01 - Amendment to the Planned Development granted by Ordinance 3628 regarding the encroachment of the four story, 15 unit condominium building at 1101-1107 Bonnie Brae Place.

A MOTION was made by Member Ruehle and SECONDED by Member Dombrowski to recommend approval of the application for a major amendment to the Planned Development Permit.

Member Crosby confirmed that there is no canopy on the alley side for the entrance next to the garage door.

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

Nays: None

Motion Passes.

VI. APPROVAL OF FINDINGS OF FACT - APPLICATION #18-01 - Amendment to the Planned Development granted by Ordinance 3628 regarding the encroachment of the four story, 15 unit condominium building at 1101-1107 Bonnie Brae Place.

In response to a question from Chairman Martin, Assistant Village Administrator Scheiner noted that staff reviewed the major amendments and there is no impact on Village services as a result of these amendments.

A MOTION was made by Member O'Brien and SECONDED by Member Crosby to approve the Findings of Fact subject to the changes noted by the Development Review Board.

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

Nays: None

Motion Passes.

VII. PUBLIC COMMENT

None.

VIII. ADJOURNMENT

A MOTION was made by Member Ruehle and SECONDED by Chairman Martin to adjourn the meeting of the Development Review Board at 8:13 p.m.

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

Nays: None

Motion Passes.

Respectfully Submitted:

Lisa Scheiner
Secretary

Frank R. Martin
Chairman, Development Review Board

Date



Shaw Fishman Glantz & Towbin LLC

Writer:

David L. Shaw
224.235-4165
dshaw@shawfishman.com

April 5, 2018

VIA E-MAIL

Ms. Lisa Scheiner
Assistant Village Administrator
Village of River Forest
400 Park Avenue
River Forest, IL 60305

Re: NWC Harlem and Chicago Avenues
Senior Care Community; Proposed Planned Development

Dear Lisa:

This letter will serve as our formal request to make a pre-filing presentation to the Development Review Board at its meeting to be held on April 19, 2018. In that regard, I am transmitting with this letter electronic copies of the material we intend to introduce, as follows:

1. Site/ground floor/parking plan;
2. Floor plans (levels 2, 3, 4 and roof);
3. Elevations;
4. Site section (Bonnie Brae to Harlem);
5. 3D view (corner of Harlem and Chicago);
6. Materials exhibit;
7. Landscape plan;
8. Truck turn exhibit.

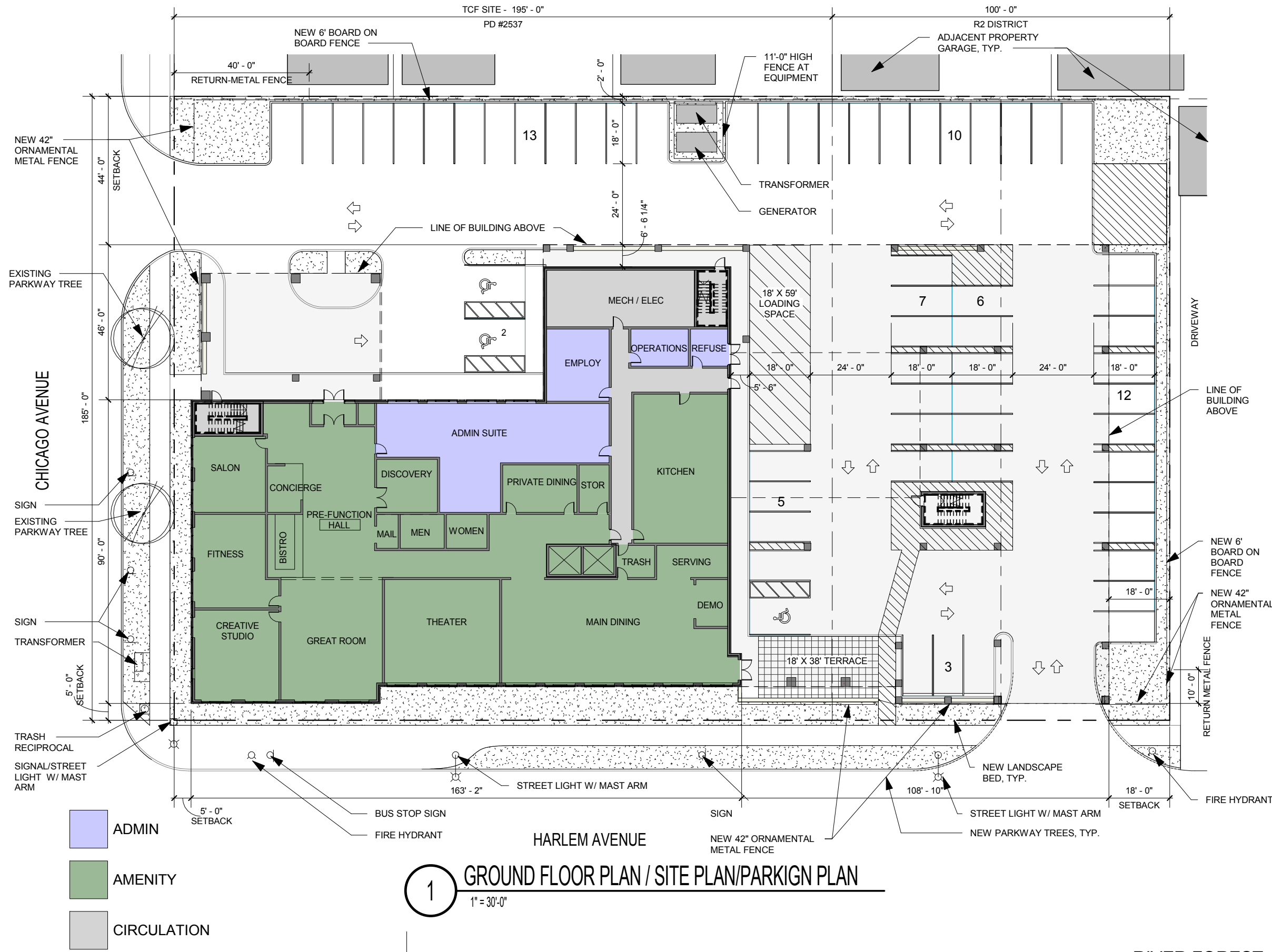
Thank you for your consideration, and please let me know if you have any questions or need additional information.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'D. L. Shaw', with a long horizontal flourish extending to the right.

David L. Shaw

cc: Eric Palm
Lee Winter



ZONING SUMMARY:

ZONING DISTRICT: PD# 2537 + R-2 (sf Dwellings)
ADJACENT ZONING: R-2
ALLOWED USE (exist): COMMERCIAL
ALLOWED USE: see COMP. PLAN
REQ'D PARKING: (ASSISTED LIVING) NOT SPECIFIED
REQ'D LOADING (ASSISTED LIVING) 1 - 10x25 SPACE

BULK REGULATIONS

MAXIMUM F.A.R. 2.75 x LOT AREA
MAXIMUM HEIGHT: 50'
REQUIRED SETBACKS: AVG. (along block) (confirm)

LOT AREA (185' x 295') = 54,575 SQ. FT.
ALLOWABLE F.A.R. = 150,081 SQ. FT.

DEVELOPMENT SUMMARY:

SETBACKS PROVIDED:
NORTH SIDE: 18'-0"
WEST SIDE: 44'-0"
HARLEM: 5'-0"
CHICAGO: 5'-0"

PARKING: 0.56 PER UNIT (OPERATOR STDS) REQ'D 60

PARKING PROVIDED: 60

EXISTING LANDSCAPE AREA: 9,700SF@ R2 + 2,230SF@ TFC=11,930 SF
PROPOSED LANDSCAPE AREA: 5,000SF@ GRADE + 1,200 SF @ MEMORY COURT + 5,800SF@ ROOF =12,000 SF

PROJECT AREAS:

FLOOR 1 (ENTRY / AMENITY): 16,050 GSF
FLOOR 2 (MS/AL): 31,050 GSF
FLOOR 3 (ASSISTED LIVING): 29,700 GSF
FLOOR 4 (ASSISTED LIVING): 24,085 GSF

TOTAL SQ.FT.: 100,885 GSF

TOTAL UNITS: UNITS BEDS

MEMORY SUPPORT: 28 32

STUDIO: 24 UNITS, 24 BEDS
SHARED: 4 UNITS, 8 BEDS

ASSISTED LIVING: 78 86

STUDIO: 15 UNITS, 15 BEDS
1BED: 55 UNITS, 55 BEDS
2 BED: 8 UNITS, 16 BEDS

TOTAL: 106 118

951.74 GSF/UNIT



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



SCALE: 1" = 30'
0 7.5' 15' 30'








KAUFMAN JACOBS /
SENIOR LIFESTYLE

RIVER FOREST ASSISTED LIVING FACILITY
CHICAGO AVE & N HARLEM AVE

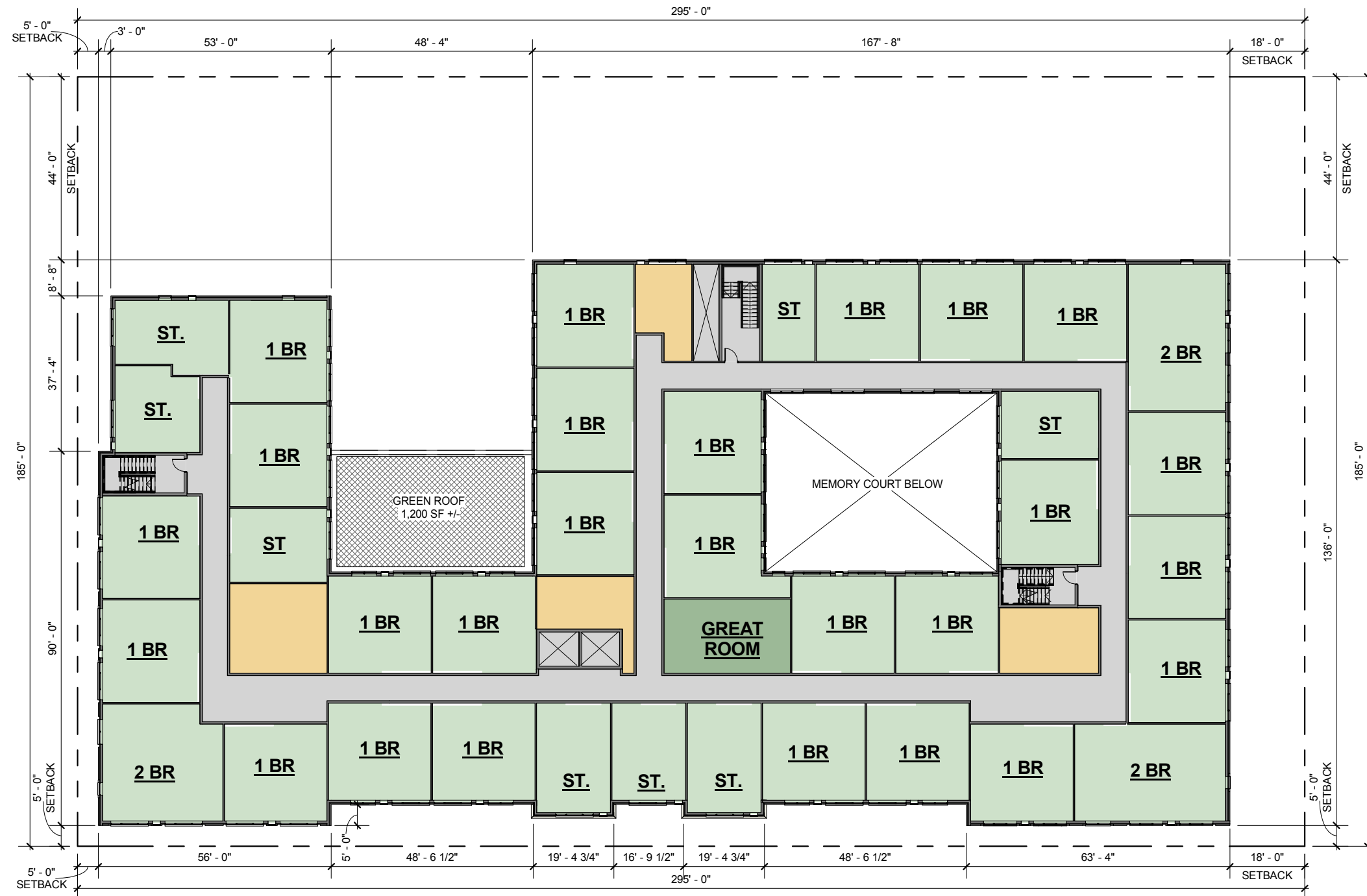
DRB-1

April 5, 2018 Project #: 17094M



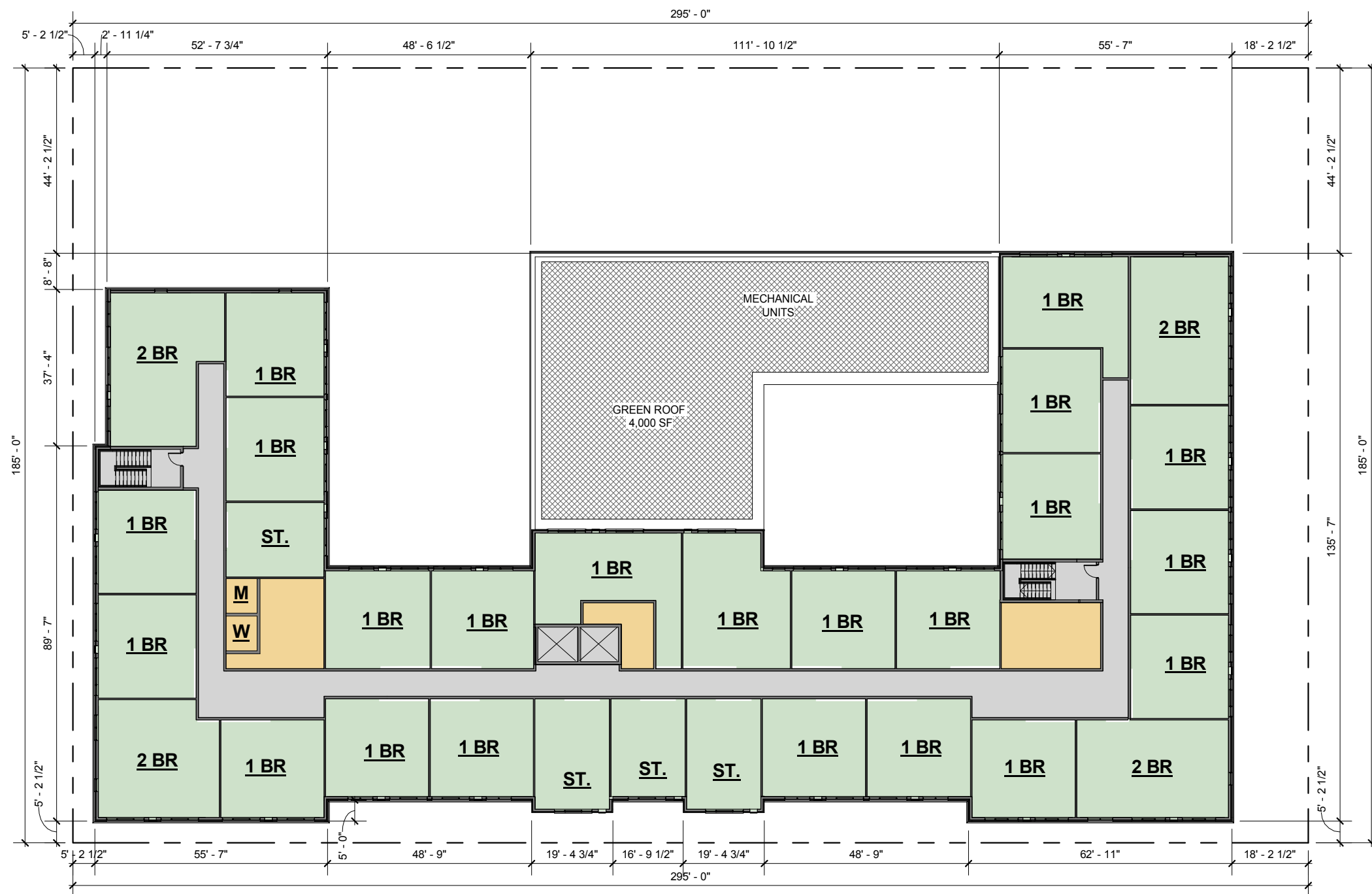
KEY	
	ADMIN
	AMENITY
	ASSISTED LIVING
	CIRCULATION
	MEMORY SUPPORT
	SUPPORT
	Calculating...
31,050 GSF	
TOTALS: (2ND FLOOR) MEMORY SUPPORT: STUDIO: 24 UNITS, 24 BEDS SHARED: 4 UNITS, 8 BEDS ASSISTED LIVING: STUDIO: 3 UNIT, 3 BED 1BED: 7 UNITS, 7 BEDS 2 BED: 1 UNITS, 2 BEDS	





1 2ND FLOOR- MEMORY SUPPORT & ASSISTED LIVING
1" = 30'-0"



KEY	
	AMENITY
	ASSISTED LIVING
	CIRCULATION
	SUPPORT
	Calculating...
29,700 GSF	
TOTALS: (3RD FLOOR) ASSISTED LIVING: STUDIO: 8 UNITS, 8 BEDS 1BED: 26 UNITS, 26 BEDS 2 BED: 3 UNITS, 6 BEDS	

1 3RD FLOOR - ASSISTED LIVING
1" = 30'-0"

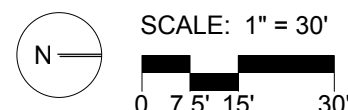


KEY	
	ASSISTED LIVING
	CIRCULATION
	SUPPORT
	Calculating...
24,085 GSF	
<u>TOTALS: (4TH FLOOR)</u>	
ASSISTED LIVING:	
STUDIO: 4 UNITS, 4 BEDS	
1BED: 22 UNITS, 22 BEDS	
2 BED: 4 UNITS, 8 BEDS	

1 4TH FLOOR - ASSISTED LIVING



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

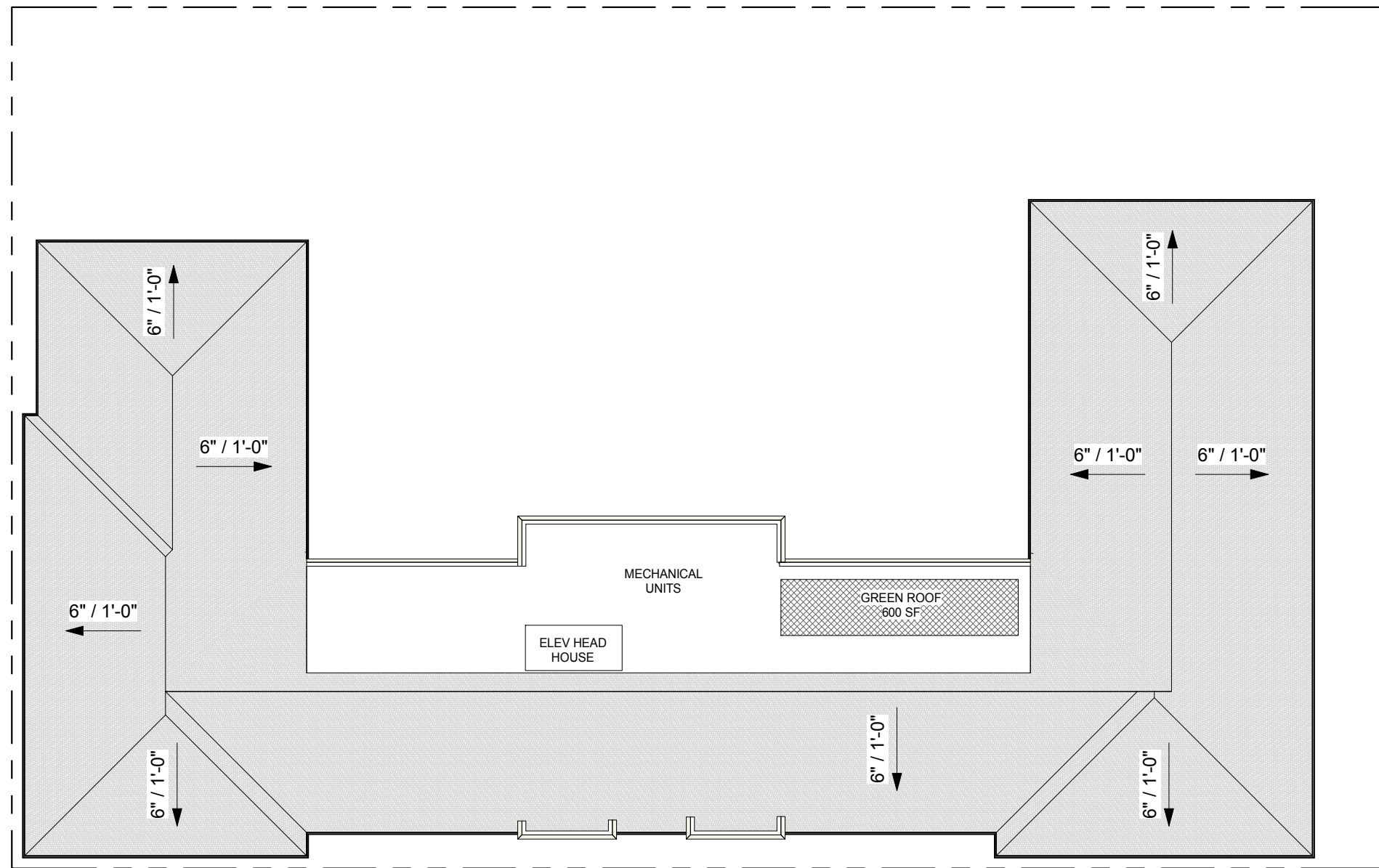


KAUFMAN JACOBS /
SENIOR LIFESTYLE

RIVER FOREST ASSISTED LIVING FACILITY
CHICAGO AVE & N HARLEM AVE

April 5, 2018 Project #: 17094M

DRB-4



1 ROOF LEVEL
1" = 30'-0"



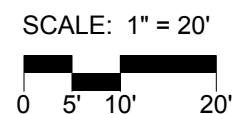
2 SOUTH ELEVATION
1" = 20'-0"



1 EAST ELEVATION
1" = 20'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

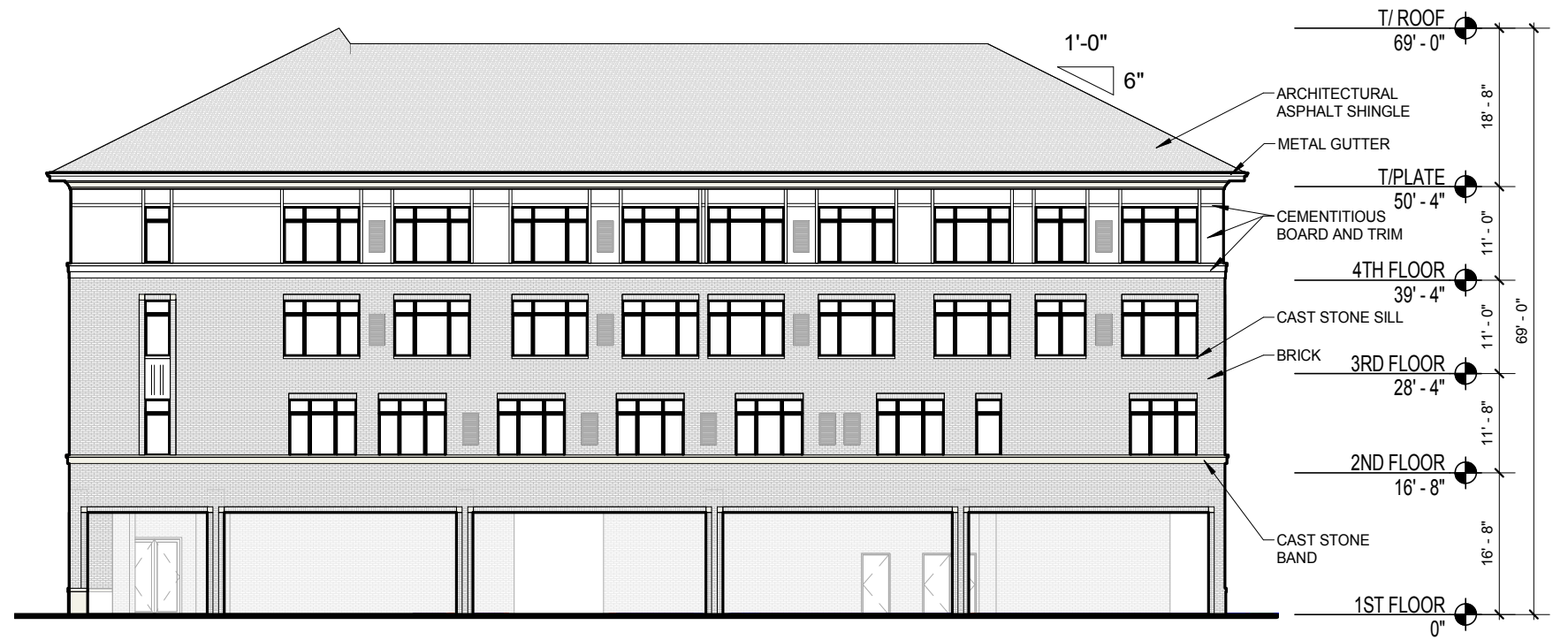


**KAUFMAN JACOBS /
SENIOR LIFESTYLE**

**RIVER FOREST ASSISTED LIVING FACILITY
CHICAGO AVE & N HARLEM AVE**

April 5, 2018 Project #: 17094M

DRB-6



2 NORTH ELEVATION
1" = 20'-0"



1 WEST ELEVATION
1" = 20'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

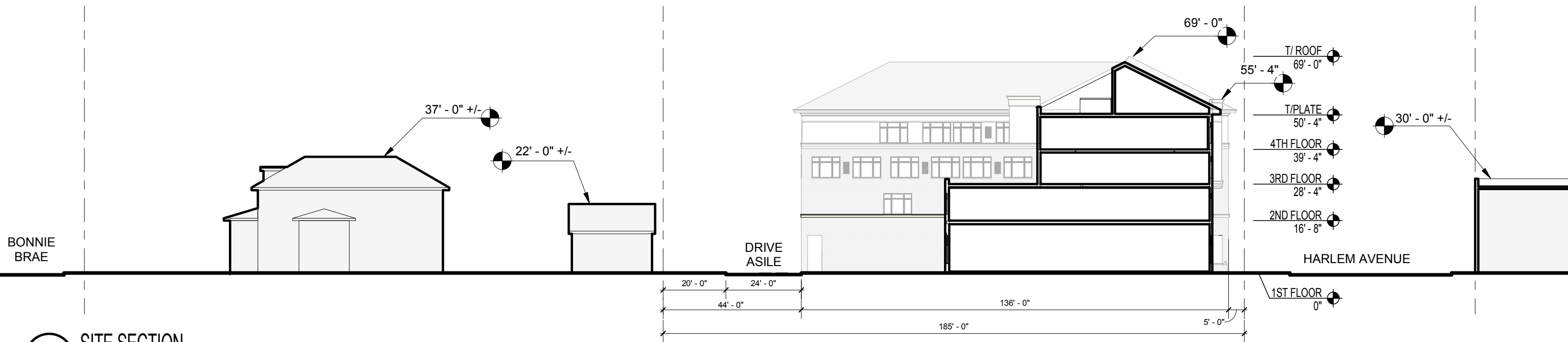
SCALE: 1" = 20'
0 5' 10' 20'

**KAUFMAN JACOBS /
SENIOR LIFESTYLE**

**RIVER FOREST ASSISTED LIVING FACILITY
CHICAGO AVE & N HARLEM AVE**

April 5, 2018 Project #: 17094M

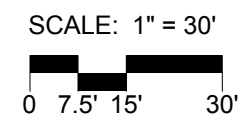
DRB-7



1 SITE SECTION
1" = 30'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



**KAUFMAN JACOBS /
SENIOR LIFESTYLE**

**RIVER FOREST ASSISTED LIVING FACILITY
CHICAGO AVE & N HARLEM AVE**

April 5, 2018 Project #: 17094M

DRB-8



1 STREET VIEW



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

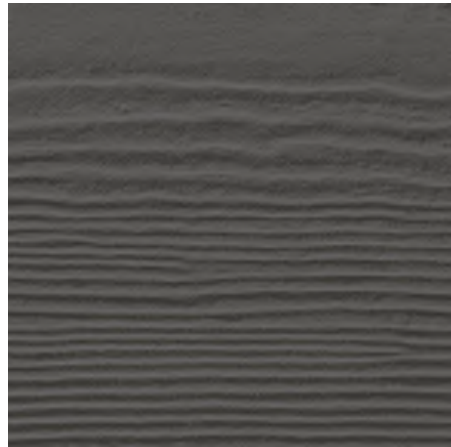
**KAUFMAN JACOBS /
SENIOR LIFESTYLE**

RIVER FOREST ASSISTED LIVING FACILITY

CHICAGO AVE & N HARLEM AVE

April 5, 2018 Project #: 17094M

DRB-9



**RICH ESPRESSO SMOOTH
CEMENTITIOUS BOARD AND
TRIM AT 4TH FLOOR**



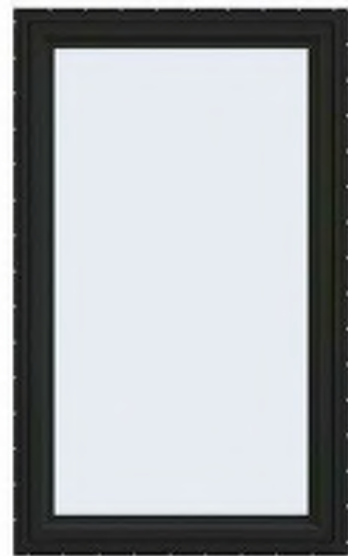
**PEARL GRAY SMOOTH
CEMENTITIOUS BOARD AND TRIM
AT BAY PROJECTION & PANELS**



**WEATHERED WOOD ARCHITECTURAL
ASPHALT SHINGLE**



**FLASHED SALMON VELOUR GLEN-GERY
BRICK AT 1ST-3RD FLOORS**



**DARK BRONZE WINDOWS
DOORS AND STOREFRONT**



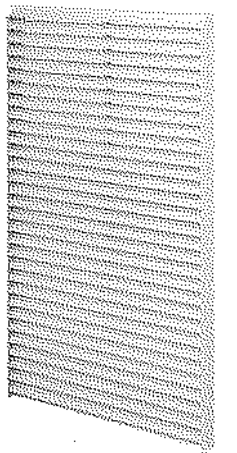
**CAST STONE SILL, BANDING &
MEDALLION**



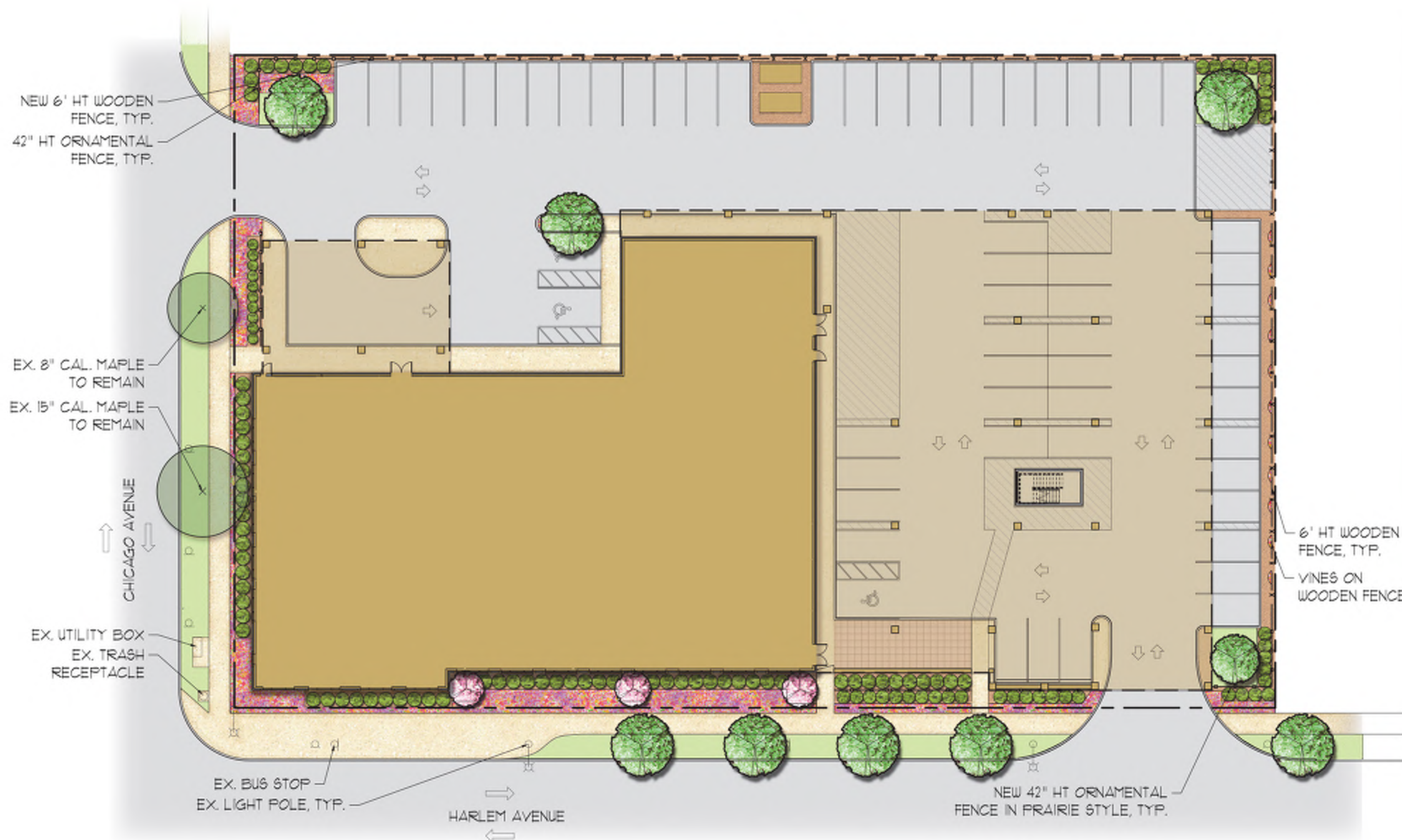
**DARK BRONZE
GUTTERS AND
DOWNSPOUTS**



DECORATIVE LIGHTING



**VTAC LOUVERS FINISH
TO MATCH ADJACENT
WALL COLOR**



LANDSCAPE KEY

-  EXISTING TREE
-  NEW SHADE TREE
-  SMALL ORNAMENTAL TREE
-  SHRUBS
-  PERENNIALS & GROUNDCOVER
-  SODDED LAWN
-  SHREDDED BARK MULCH

1 LANDSCAPE PLAN

SCALE: 1" = 30'

DANIEL WEINBACH & PARTNERS, LTD.
LANDSCAPE ARCHITECTS

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



SCALE: 1" = 30'
0 7.5' 15' 30'

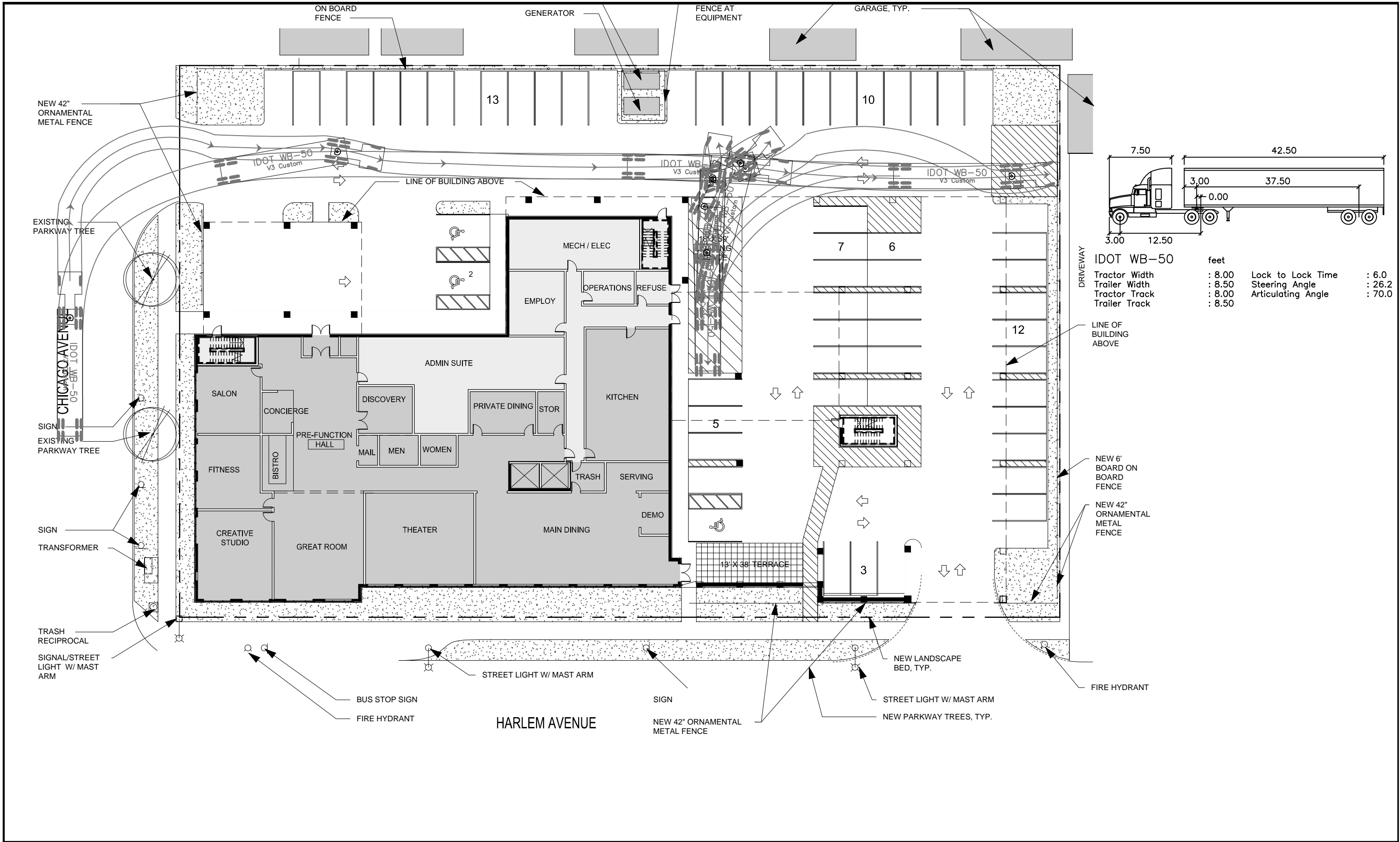
KAUFMAN JACOBS / SENIOR LIFESTYLE

RIVER FOREST ASSISTED LIVING FACILITY
CHICAGO AVE & N HARLEM AVE

APRIL 5, 2018 Project #: 17094M

LANDSCAPE
PLAN

L-1



john conrad schiess architect, ltd

400 Ashland River Forest, IL 60305

Tel 708.383.5822

john@jcsarchitect.com

March 14, 2016

Ms. Lisa Scheiner,
Assistant Village Administrator
Village of River Forest
River Forest, Illinois 60305

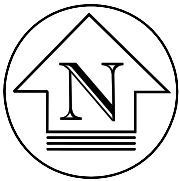
RE: The Oasis Smoke Shop Relocation
400 Ashland Avenue, River Forest, IL

As agent for the VIKTOR JAKOVJEVIC REVOKABLE TRUST
DATED JULY 12, 2006 AND THE MIRODRAG STANOJEVIC
REVOCABLE TRUST DATED FEBRUARY 2, 2016, I hereby request
a waiver for Item #12, Traffic Study for the above referenced Major
Plan Development Application.

Please let me know if this is acceptable.

Regards,

John Schiess,
John Conrad Schiess Architect, Ltd
708-205-7259 mobile



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS

7710 CENTRAL AVENUE, RIVER FOREST, IL 60305

TEL.: (847) 299 - 1010

FAX: (847) 299 - 5887

FAX: (224) 633 - 5048

E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY OF

PARCEL 1:

LOT 8 (EXCEPT THE NORTH 3 FEET AND ALSO EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 8;
THENCE NORTH 89 DEGREES 30 MINUTES 53 SECONDS WEST, A DISTANCE OF 72.88 FEET;
THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 41.11 FEET;
THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST, A DISTANCE OF 4.75 FEET;
THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 3.70 FEET;
THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 9.12 FEET;
THENCE SOUTH 89 DEGREES 52 MINUTES 47 SECONDS EAST, A DISTANCE OF 82.50 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 54.40 FEET TO THE POINT OF BEGINNING) IN
BLOCK 4 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF
THIRD PRINCIPAL MERIDIAN, SURVEYED FOR SUBURBAN HOME MUTUAL ASSOCIATION ACCORDING TO THE PLAT THEREOF
RECORDED JUNE 23, 1890 AS DOCUMENT NUMBER 1291334, IN COOK COUNTY, ILLINOIS.

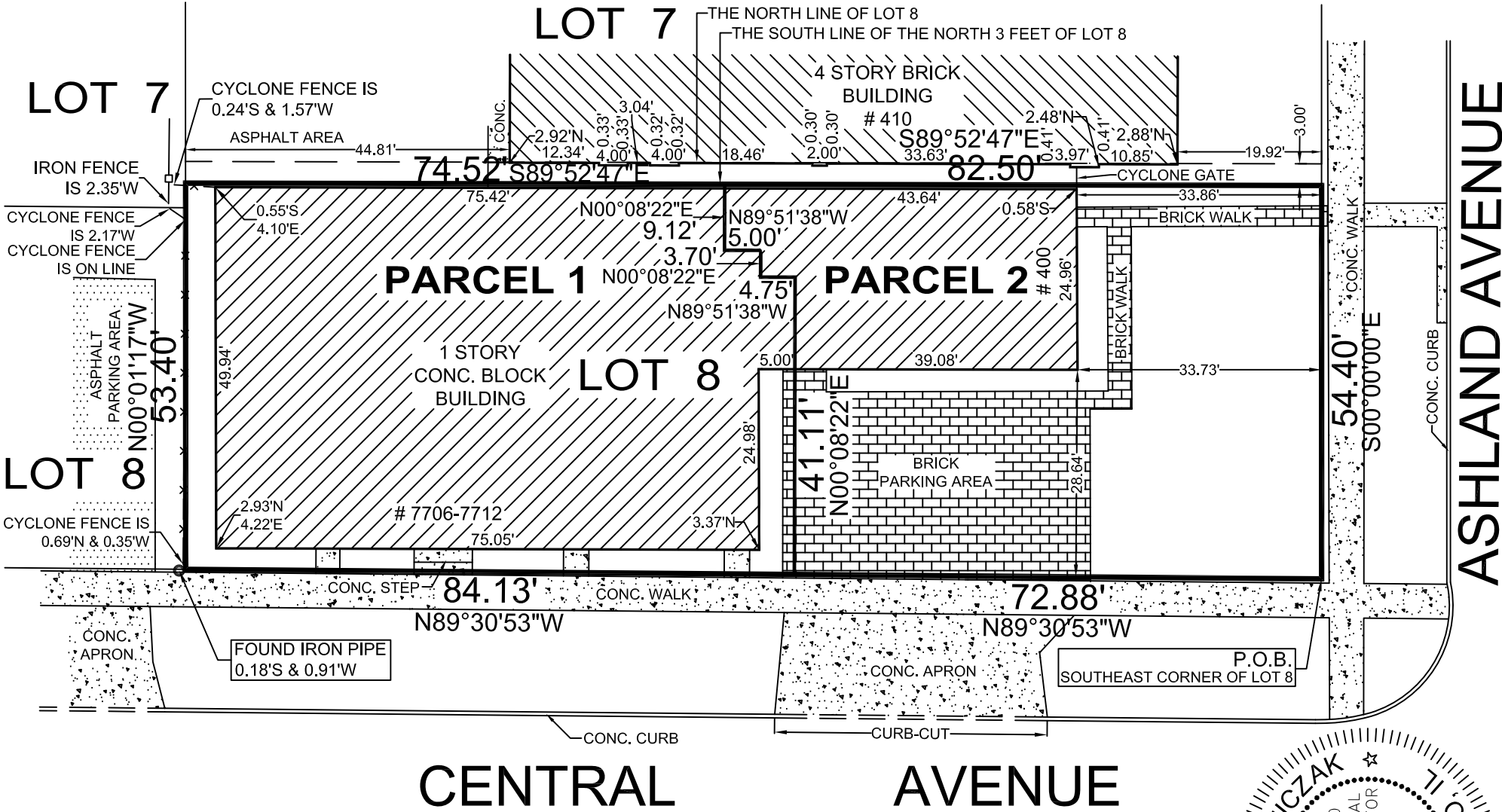
PARCEL 2:

THAT PART OF LOT 8 (EXCEPT THE NORTH 3 FEET THEREOF) DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 8;
THENCE NORTH 89 DEGREES 30 MINUTES 53 SECONDS WEST, A DISTANCE OF 72.88 FEET;
THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 41.11 FEET;
THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST, A DISTANCE OF 4.75 FEET;
THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 3.70 FEET;
THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 9.12 FEET;
THENCE SOUTH 89 DEGREES 52 MINUTES 47 SECONDS EAST, A DISTANCE OF 82.50 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 54.40 FEET TO THE POINT OF BEGINNING IN
BLOCK 4 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF
THIRD PRINCIPAL MERIDIAN, SURVEYED FOR SUBURBAN HOME MUTUAL ASSOCIATION ACCORDING TO THE PLAT THEREOF
RECORDED JUNE 23, 1890 AS DOCUMENT NUMBER 1291334, IN COOK COUNTY, ILLINOIS.

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

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

PARCEL 1 AREA = 4,412 SQ. FT. OR 0.101 ACRE
PARCEL 2 AREA = 4,051 SQ. FT. OR 0.093 ACRE
TOTAL AREA = 8,463 SQ. FT. OR 0.194 ACRE



REVISED: APRIL 6, 2018

NOTE:
LEGAL DESCRIPTION PREPARED BY
UNITED SURVEY SERVICE, LLC

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

ORDERED BY:
VIKTOR JAKOVLJEVIC

DATE : FEBRUARY 1, 2018

SCALE : 1" = 20'

ORDER No.: 2017-25305-1

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS

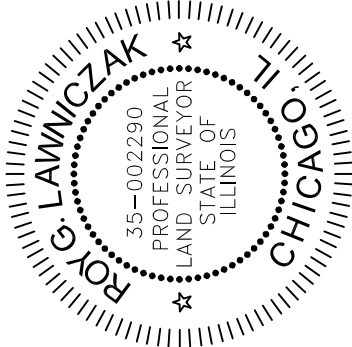
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE
LOCATED THE BUILDING ON THE ABOVE PROPERTY.

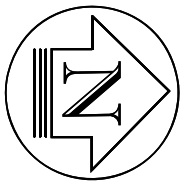
Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004576





UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS

7710 CENTRAL AVENUE, RIVER FOREST, IL 60305

TEL.: (847) 299 - 1010

FAX: (847) 299 - 5887

FAX: (224) 633 - 5048

E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

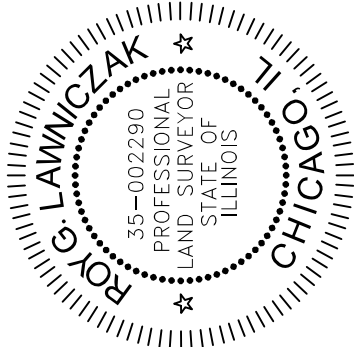
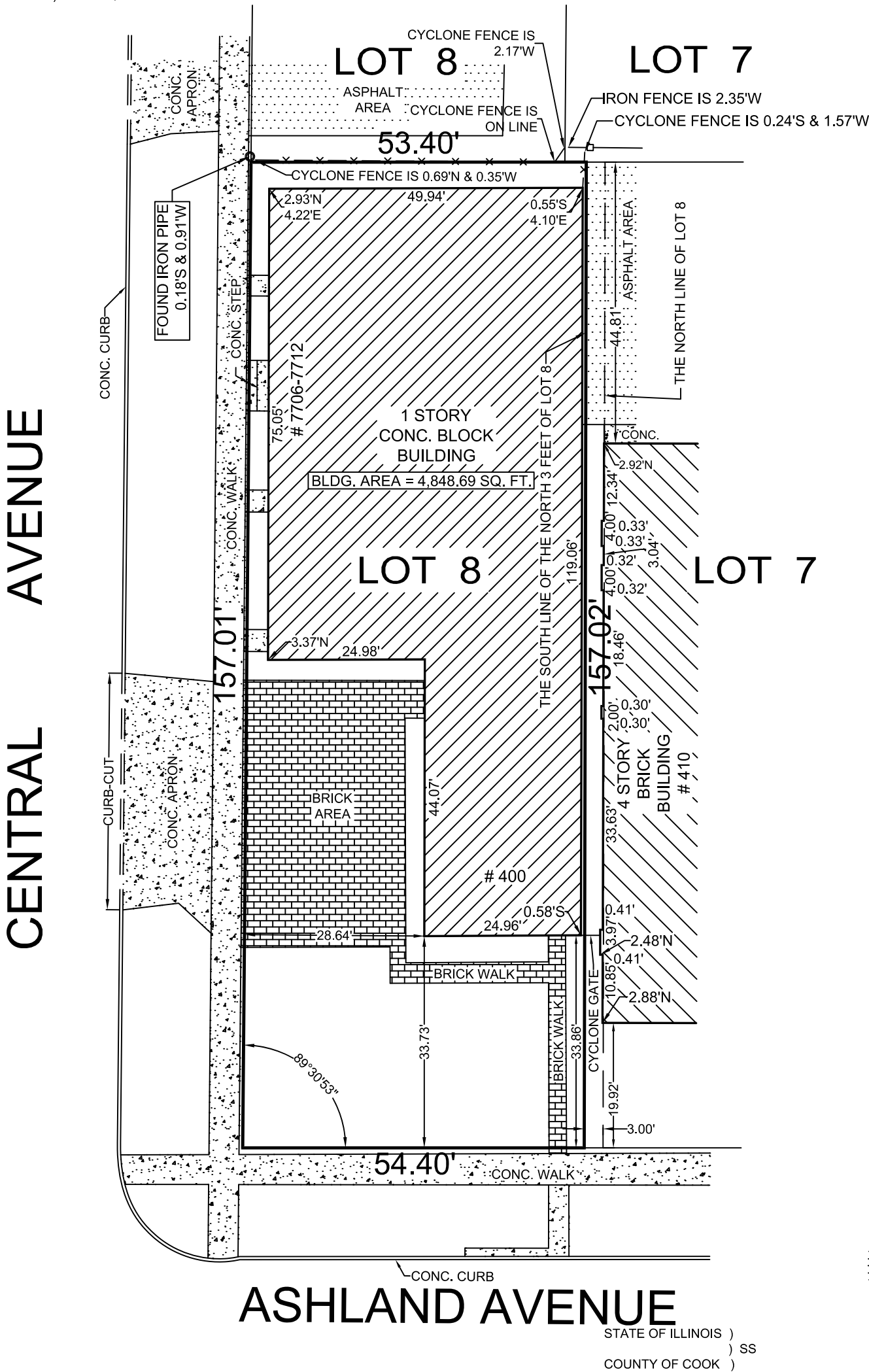
OF

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

KNOWN AS: 400 ASHLAND AVENUE, RIVER FOREST, ILLINOIS

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

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



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

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

ORDERED BY:
VIKTOR JAKOVLJEVIC

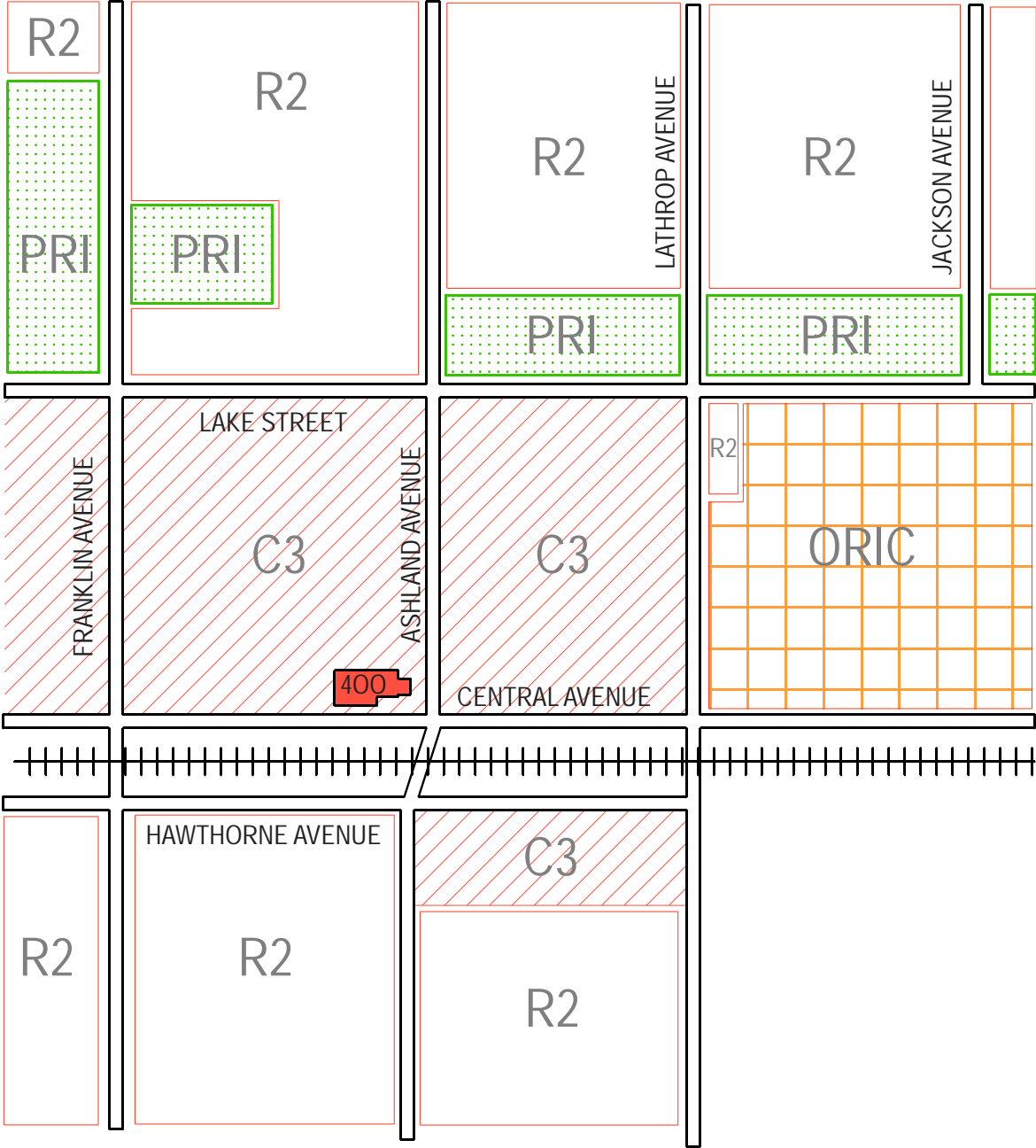
DATE : FEBRUARY 1, 2018

SCALE : 1" = 20'

ORDER No.: 2017 - 25305

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

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004576



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

 **ZONING MAP**
SCALE: NTS

John Conrad Schiess Architect, Ltd.

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

COPYRIGHT: John C. Schiess
expressly reserves his common law
copyright and other copyrights in these
drawings and documents. These contain
original material and ideas. These
drawings and documents are not to be
reproduced changed or copied in any
form or manner whatsoever, nor are they
to be assigned to any third party, without
first obtaining the express written
permission and consent of John C.
Schiess.

PROPERTY OWNER:
400 Ashland, LLC
1400 Park Avenue
River forest, Illinois 60305
phone: 708-268-4255

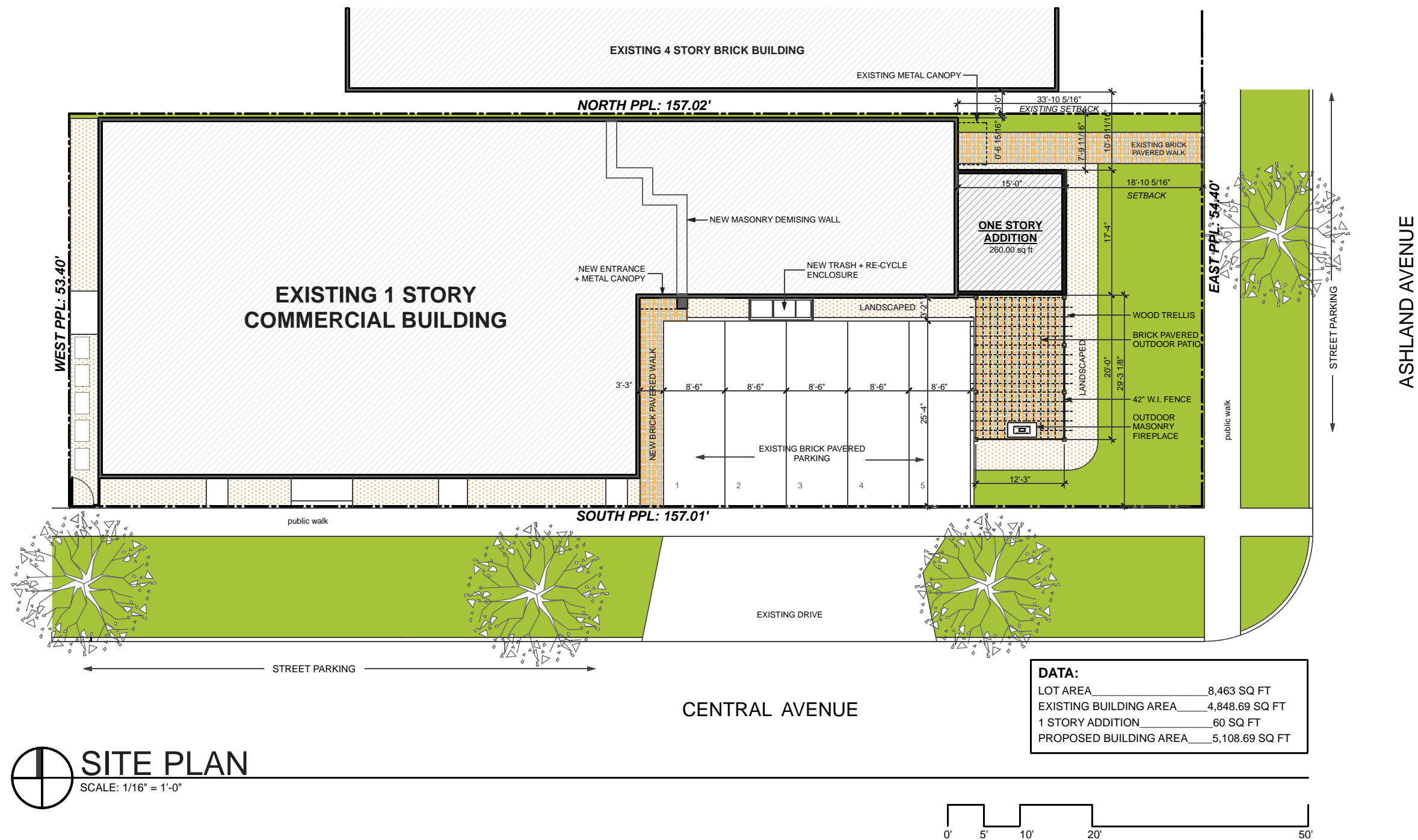
Issued for Village
review | 04.05.18
Date

OASIS
400 Ashland Ave.
River Forest, Illinois 60305

Sheet Title
ZONING MAP

SK1.0

Sheet No.



John Conrad Schiess Architect, Ltd.

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

COPYRIGHT: John C. Schiess expressly reserves his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

PROPERTY OWNER:

400 Ashland, LLC
1400 Park Avenue
River forest, Illinois 60305
phone: 708-268-4255

Issued for Village review | 04.05.18
Date

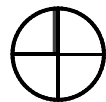
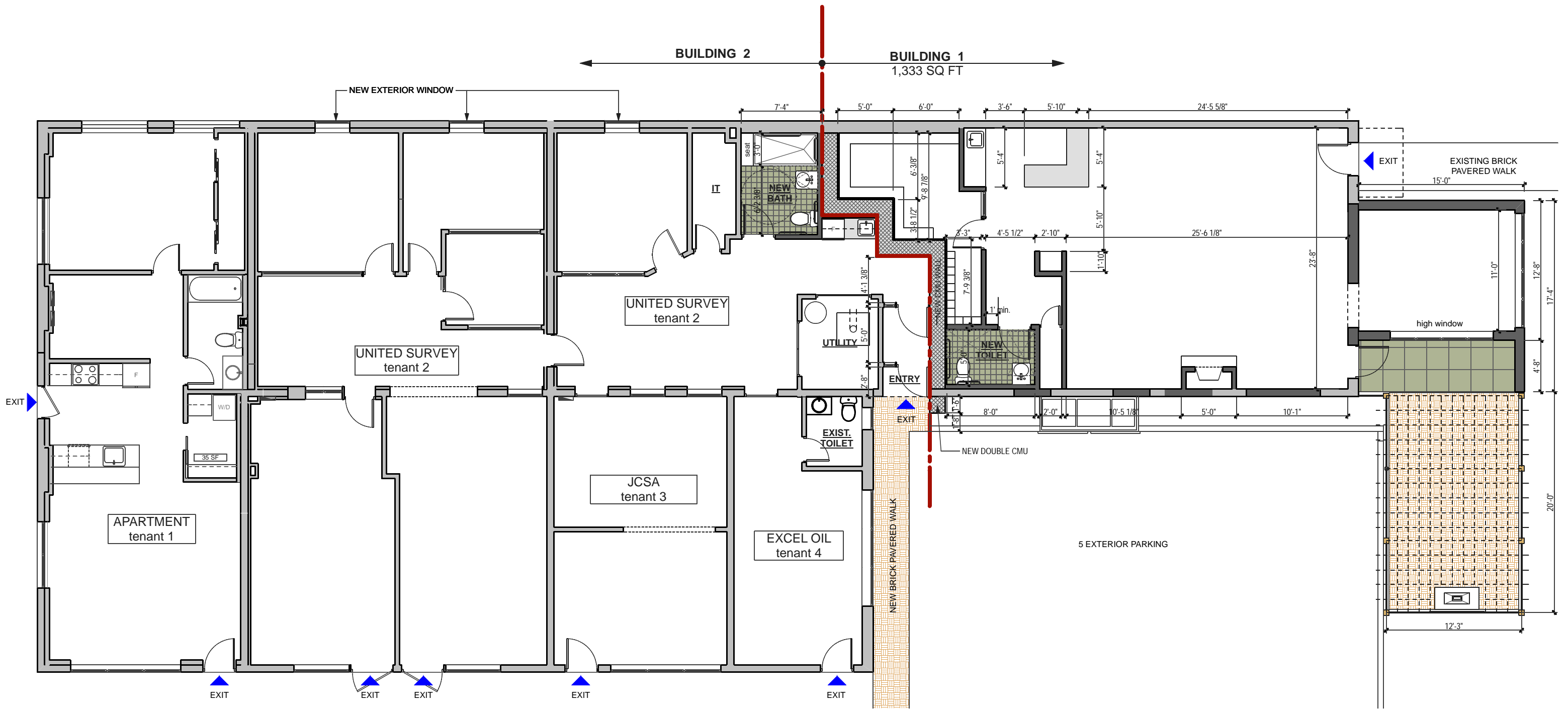
OASIS

400 Ashland Ave.
River Forest, Illinois 60305

Sheet Title

SK1.1

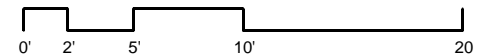
Sheet No.



PROPOSED FLOOR PLAN

SCALE: NTS

LEGEND: EXISTING WALLS NEW WALL



John Conrad Schiess Architect, Ltd.

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

COPYRIGHT: John C. Schiess expressly reserves his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

PROPERTY OWNER:

400 Ashland, LLC
1400 Park Avenue
River forest, Illinois 60305
phone: 708-268-4255

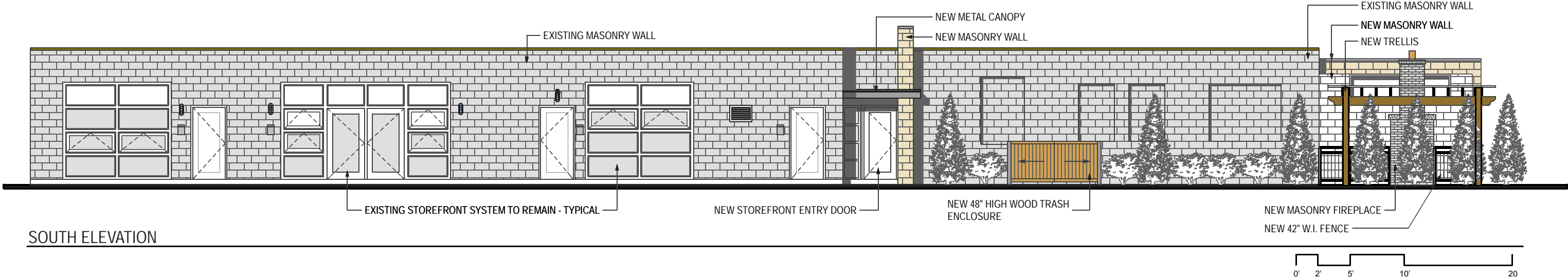
Issued for Village review	04.05.18 Date

OASIS
400 Ashland Ave.
River Forest, Illinois 60305

Sheet Title
PROPOSED PLAN

SK2.1

Sheet No.



John Conrad Schiess Architect, Ltd.

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

COPYRIGHT: John C. Schiess expressly reserves his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

PROPERTY OWNER:

400 Ashland, LLC
1400 Park Avenue
River forest, Illinois 60305
phone: 708-268-4255

Issued for Village review | 04.05.18
Date

OASIS
400 Ashland Ave.
River Forest, Illinois 60305

Sheet Title
elevation

SK3.2

Sheet No.



John Conrad Schiess Architect, Ltd.

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

COPYRIGHT: John C. Schiess expressly reserves his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

PROPERTY OWNER:

400 Ashland, LLC
1400 Park Avenue
River forest, Illinois 60305
phone: 708-268-4255

Issued for Village review	04.05.18 Date

OASIS
400 Ashland Ave.
River Forest, Illinois 60305

Sheet Title
renderings

SK3.3

Sheet No.



John Conrad Schiess Architect, Ltd.

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

COPYRIGHT: John C. Schiess
expressly reserves his common law
copyright and other copyrights in these
drawings and documents. These contain
original material and ideas. These
drawings and documents are not to be
reproduced changed or copied in any
form or manner whatsoever, nor are they
to be assigned to any third party, without
first obtaining the express written
permission and consent of John C.
Schiess.

PROPERTY OWNER:
400 Ashland, LLC
1400 Park Avenue
River forest, Illinois 60305
phone: 708-268-4255

Issued for Village review	04.05.18 Date

OASIS
400 Ashland Ave.
River Forest, Illinois 60305

Sheet Title
renderings

SK3.4

Sheet No.



John Conrad Schiess Architect, Ltd.

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

COPYRIGHT: John C. Schiess expressly reserves his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

PROPERTY OWNER:
400 Ashland, LLC
1400 Park Avenue
River forest, Illinois 60305
phone: 708-268-4255

Issued for Village review	04.05.18 Date

OASIS
400 Ashland Ave.
River Forest, Illinois 60305

Sheet Title
renderings

SK3.5

Sheet No.



John Conrad Schiess Architect, Ltd.

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

COPYRIGHT: John C. Schiess expressly reserves his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

PROPERTY OWNER:
400 Ashland, LLC
1400 Park Avenue
River forest, Illinois 60305
phone: 708-268-4255

Issued for Village review	04.05.18
	Date

OASIS
400 Ashland Ave.
River Forest, Illinois 60305

Sheet Title
renderings

SK3.6

Sheet No.



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

MEMORANDUM

Date: April 11, 2018

To: Chairman Frank Martin and Development Review Board Members

From: Lisa Scheiner, Assistant Village Administrator

Subj: Planned Development Applications and Development Review Board Meeting Schedule

The purpose of this memo is to apprise the Development Review Board of the planned development applications that will require public hearings in the coming weeks and months.

Mixed-Use Development (Lake & Lathrop) - A complete application has been submitted and will proceed to technical review in late April. Once the technical review process is complete a public hearing will be scheduled.

Cellular Antenna - Concordia University Parking Garage (Bonnie & Thomas) - The applicant wishes to increase the height of the southeast corner of the parking garage to install a stealth enclosure and cellular antenna. A complete application has been submitted and will proceed to technical review in later April. Once the technical review process is complete a public hearing will be scheduled.

Assisted Living Facility (Chicago & Harlem) - The applicant wishes to construct an assisted living facility at this site. The applicant will appear before the Development Review Board on April 19th and is scheduled to conduct a resident meeting on April 26th. Following these meetings it is anticipated that a completed application will be submitted.

Cigar Oasis (400 Ashland) - The owner of Cigar Oasis wishes to relocate his existing store on Lake Street to a portion of the existing building at 400 Ashland. The applicant will appear before the Development Review Board on April 19th and will conduct a resident meeting shortly thereafter. Following these meetings it is anticipated that a completed application will be submitted.

West Annex Renovation - Concordia University - The applicant wishes to construct a covered walkway between two existing buildings known as the West Annex and the Christopher Center.

The Development Review Board's regularly scheduled meetings are as follows:

May 3
May 17
June 7
June 14
July 5
July 19
August 2
August 16
September 6
September 20

Development Review Board Members are asked to email lscheiner@vrf.us of any regularly scheduled meeting dates that they may be unable to attend so that staff may advise applicants accordingly or seek alternative meeting dates.

Thank you.