



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, May 6, 2021 at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

Physical attendance at this public meeting is limited to 36 individuals, with Development Review Board officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Lisa Scheiner at lscheiner@vrf.us. You may view or listen to the meeting by participating online or via telephone. Join the meeting at <https://us02web.zoom.us/j/89045176032>, or call (312) 626-6799 and use meeting ID 890 4517 6032. If you would like to participate online or over the phone, please email lscheiner@vrf.us by 4:00 PM on the date of the meeting, 2020 with your name and the last four digits of the phone number you will be using to call in.

- I. Call to Order/Roll Call
- II. Minutes of the March 4, 2021 Development Review Board Meeting
- III. CONSIDERATION OF REQUEST FOR PLANNED DEVELOPMENT APPLICATION REQUIREMENT WAIVER(S):
 - a. 400 Ashland Avenue
- IV. Public Comment
- V. Adjournment

VILLAGE OF RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING MINUTES

March 4, 2021

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, March 4, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

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

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

Absent: None.

Also Present: Acting Village Administrator Lisa Scheiner, Secretary Clifford Radatz, Assistant to the Village Administrator Jon Pape

II. APPROVAL OF MINUTES OF THE FEBRUARY 18, 2021 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member Dombrowski to approve the minutes of the February 18, 2021 Development Review Board Meeting as amended.

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

Nays: None

Motion Passed.

III. PRE-FILING MEETING AND CONSIDERATION OF REQUEST FOR APPLICATION REQUIREMENT WAIVERS – Proposed Amendment to Existing Planned Development (Trinity High School, 7574 Division Street)

Chairman Martin stated that there was no application on file and explained the purpose of the meeting. He invited the applicant to make a presentation.

Laura Curley, President of Trinity High School, stated that the school has been contemplating this project for a number of years. The project includes a three-story addition to the building to join to areas together to enhance student safety and security, to improve accessibility to the oldest part of the building by adding an elevator, and improvements to the exterior of the building that include an outdoor courtyard and driveway area. She stated that all of these improvements are in the parking lot area of the school, not on the streets.

Leanne Meyer-Smith and Shawn Benson, Wight and Company, are the architects and engineers on the project. Ms. Meyer-Smith presented a preliminary site plan, elevations, and floor plans outlining the scope of the project. She stated that the outdoor area would result

in the movement and reuse of picnic benches and the purchase of new furniture for an outdoor classroom that would be screened for safety and security purposes. She stated the circle drive will be improved but would not the work will not result in any changes to traffic or occur outside the boundaries of the rear parking area. Ms. Meyer-Smith stated that the addition will include a green roof to assist with stormwater on the site as well as some outdoor space.

In response to questions and suggestion from Member Crosby, Ms. Meyer-Smith demonstrated how people will get from the parking lot to the small gym and described how they will use directional signage in the facility. She explained the purpose of the outdoor screening wall to provide safety and security for the students using the space and others who are using the other spaces. She also described the proposed exterior building materials. Member Crosby asked that the applicant provide building samples at the public hearing.

In response to a question from Member Kilbride regarding access to the small gym, Ms. Meyer-Smith clarified that access to the small gym will be through the main gym to create one source of entry.

Chairman Martin stated that, the last time the Development Review Board was asked to consider a link between buildings, the Village Board of Trustees raised concerns about accessibility in the addition including what is required by the ADA and beyond what is required by the ADA. He said the applicant should consider that when they prepare their application.

Ms. Kilbride and Mr. Crosby complimented the project.

In response to a question from Member Fishman, the applicant stated that the athletic facility was opened in 2003.

In response to a question from Member Kilbride, Ms. Cullen stated that they would like to begin construction this summer and take advantage of the economic climate.

Chairman Martin stated that Trinity has requested a waiver of application requirement 10-19-6(B)(12) for a traffic study and 10-19-6(B)(14) for an environmental impact study. He asked the applicant to explain the purpose of the request.

Mr. Benson stated that the proposed project will not impact the circulation of the parking lot, nor will it increase the student population. He stated that he does not think the requirement applies to the scope of the project. In response to questions from Chairman Martin, the applicant stated that the proposed project will not reduce the number of parking spaces on site nor will it change the traffic patterns on or around the site.

A MOTION was made by Member Fishman and SECONDED by Member Dombrowski to waive Zoning Ordinance application requirement 10-19-6(B)(12) - traffic study.

Ayes: Members Crosby, Dombrowski, Fishman, Kilbride, McCole, Schubkegel, and

Chairman Martin
Nays: None
Motion Passed.

With regard to the request for a waiver of the application requirement for an environmental impact study, Chairman Martin asked if such a study was required. The applicant replied that it is not. Chairman Martin suggested that, in lieu of waiving the requirement, the applicant indicate in the application that the study is not required. The applicant agreed and withdrew the request for waiver of the requirement.

In response to a question from Member Kilbride, the applicant clarified that they were not seeking a waiver of requirement 10-19-6(B)(13).

IV. ADJOURNMENT

A MOTION was made by Member Fishman and SECONDED by Member Dombrowski to adjourn the meeting of the Development Review Board at 7:59 p.m.

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

Nays: None
Motion Passed.

Respectfully Submitted:

Clifford Radatz, Secretary

Frank R. Martin
Chairman, Development Review Board



Village of River Forest Development Review Board Pre-Filing Conference Application

The purpose of a pre-filing conference with the Development Review Board (DRB) is to introduce the project and present initial plans to the appointed Village officials that will later conduct a public hearing and make a recommendation to the Village Board of Trustees regarding approval or denial of a planned development permit. At the pre-filing conference, the applicant may receive feedback regarding the proposed development. The applicant may also request a waiver of any application requirement listed in Section 10-19-6 of the River Forest Zoning Ordinance. The DRB will review the request(s) and vote to grant or deny the application requirement waiver. No other official action will be taken on the application at this meeting. These meetings are open to the public, audio recorded, and a matter of public record.

Applicant/Owner Information

Applicant Name *(if different than property owner)* John C. Schiess
Address 905 Home Avenue Unit B
City/State/Zip Oak Park, Illinois 60304
Phone 708-366-1500 Email john@jcsarchitect.com
Relationship of Applicant to Property Owner
(contract purchaser, agent, legal counsel, etc.) Owner Representative

Owner Name* *(if different than applicant)* 400 Ashland, LLC
Address 1237 W Madison
City/State/Zip Chicago, Illinois 60607
Phone 708-267-4255 Email viktor@vivifyconstruction.com
(If there are multiple properties and multiple property owners, please attach a complete list of property owner names, addresses, phone numbers and emails for each property owner)

Proposed Development Description

Address(es) of Proposed Development Site(s) 40 Ashland Avenue River Forest, Illinois 60305

Zoning District(s) of Proposed Development Site(s)

☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ C1 ☐ C2 ☒ C3 ☐ ORIC ☐ PRI

Description of Proposed Use/Development Convert an office space and a portion of an adjacent office space into a studio apartment.

Application Requirements

Please attach the following items related to the proposed development to demonstrate the development concept and how the proposed development will relate to the Village's zoning regulations (e.g. proposed use, building height, setback, unit count, floor area, on site (off street) parking, etc.):

- Site plan(s)
- Floor plan(s)
- Parking plan(s)
- Elevations
- Project rendering(s)
- Cover Letter from Applicant re: Development proposal and, if applicable, request(s) for waiver of application requirement (see below)

Request for Waiver of Application Requirement

*An applicant (or owner) may submit a written request for waiver of any application requirement. Application requirements are identified in Section 10-19-B of the Zoning Ordinance and are listed below. The decision of the DRB is final regarding the approval or denial of the request. However, the DRB's decision regarding the request for a waiver of an application requirement does not preclude the Village Board of Trustees from requesting that same information or any additional information it deems applicable for its review of the planned development application. Unless an application requirement is waived by the DRB it must be included in the planned development application in order for the application to be deemed complete and for a public hearing to be scheduled. **Applicants should attach a written explanation of the reason for the application waiver request.***

Waiver Request	Application Requirement	Reason for Request
<input type="checkbox"/>	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.	
<input type="checkbox"/>	2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.	
<input type="checkbox"/>	3. A survey, legal description and street address of the subject property.	
<input type="checkbox"/>	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.	
<input type="checkbox"/>	5. A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities.	
<input type="checkbox"/>	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.	
<input type="checkbox"/>	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.	
<input type="checkbox"/>	8. A landscaping plan showing the location, size, character and composition of vegetation and other material.	
<input type="checkbox"/>	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.	
<input type="checkbox"/>	10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of development.	
<input type="checkbox"/>	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.	
<input checked="" type="checkbox"/>	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.	The developer requests a waiver for this requirement since any change in traffic (traffic impact) will be negligible and diminimus.
<input type="checkbox"/>	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.	
<input type="checkbox"/>	14. Copies of all environmental impact studies as required by law.	
<input type="checkbox"/>	15. An analysis reporting the anticipated demand on all village services.	
<input type="checkbox"/>	16. A plan showing off site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.	
<input type="checkbox"/>	17. A site drainage plan for the developed tract.	
<input type="checkbox"/>	18. A list of the site development allowances sought.	
<input type="checkbox"/>	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.	

SIGNATURES:

The undersigned hereby represent for the purpose of inducing the Village of River Forest to take the action herein requested, that all statements herein and on all related attachments are true.

Applicant (if other than property owner)

John C Schiess, owner rep.

4.28.21

Printed Name

Signature

Date

Property Owner (if other than applicant; attach additional signatures if necessary)

Viktor Jakovljevic

Viktor Jakovljevic by JCS

4.28.21

Printed Name

Signature

Date

Printed Name

Signature

Date

Printed Name

Signature

Date

Printed Name

Signature

Date

November 3, 2020

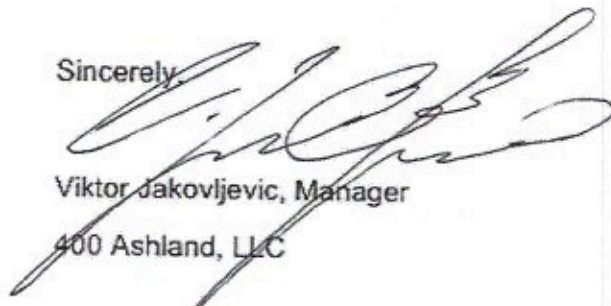
River Forest
Building and Zoning Department
400 Park Avenue
River Forest, IL 60305

To Whom It May Concern:

I, Victor Jakovljevic, owner/owner's representative of the property located at 400 Ashland Avenue River Forest, Illinois have contracted John Schiess, Architect to act as agent authorized to submit, obtain permits, and conduct additional business activities related to the Department of Buildings and Zoning permit process of said property.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Jakovljevic', is written over the typed name and address.

Viktor Jakovljevic, Manager

400 Ashland, LLC



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

Property Owner: 400 Ashland, LLC River Forest, IL

Architect: JCSA Oak Park, IL

Builder: Vivify Construction Chicago , IL

Application for Amendment to Standing Plan Development Ordinance

Item 1

NARRATIVE

Project Narrative

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

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

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

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

Application for Amendment to Standing Plan Development Ordinance

Item 2 **ZONING**

zoning relief requested

amendment to a standing Plan Development ordinance

compensating benefits

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

Application for Amendment to Standing Plan Development Ordinance

Item 3

PROPERTY INFORMATION

Plat of Survey

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

Application for Amendment to Standing Plan Development Ordinance

Item 4 **Drawings**

Floor Plans

Building Elevations

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

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

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

Application for Amendment to Standing Plan Development Ordinance

Item 5

SCHEDULE OF DEVELOPMENT

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

Plan and schedule of construction

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

Application for Amendment to Standing Plan Development Ordinance

Item 5

Neighborhood and Stakeholder Meeting Notes

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












END

SITE

400 ASHLAND AVENUE
Zone District: C3 Central Commercial



Village of River Forest Zoning Map

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

LOCATION AND ZONING MAP



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Architect + LEED AP

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

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

**MAJOR AMENDED TO
PLAN DEVELOPMENT**

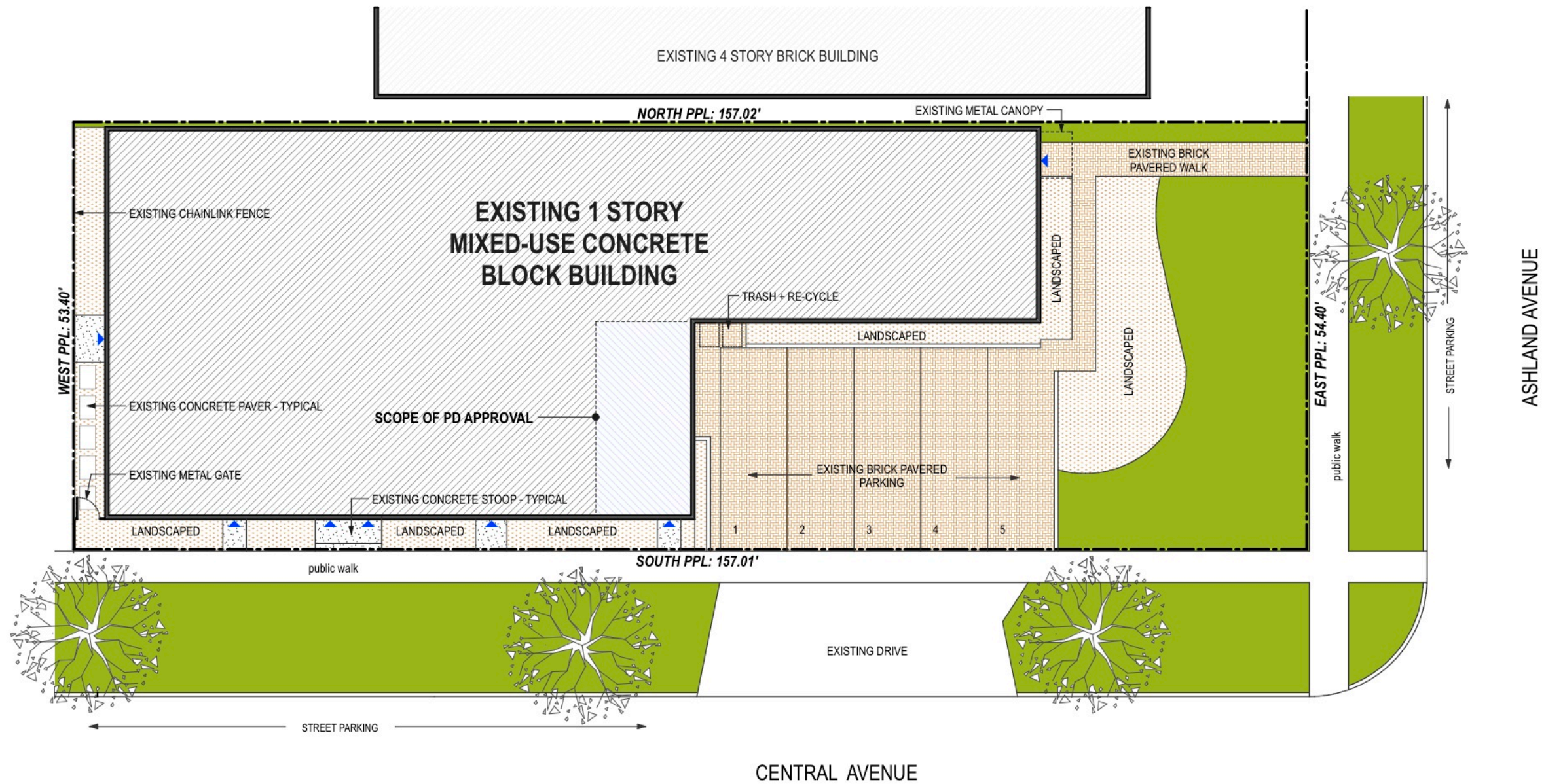
**ADDITION OF
RESIDENTIAL STUDIO**

400 Ashland Avenue
River Forest, Illinois

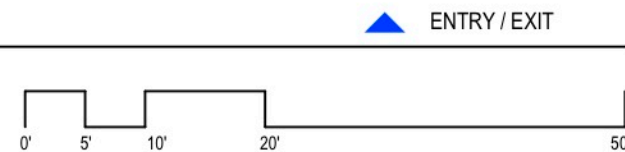
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LOCATION AND ZONING
MAP

SK1.0

Sheet No.



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



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

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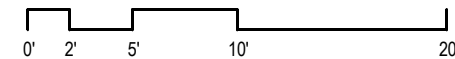
Sheet Title
SITE PLAN

SK1.1

Sheet No.



EXISTING FLOOR PLAN
SCALE: NTS



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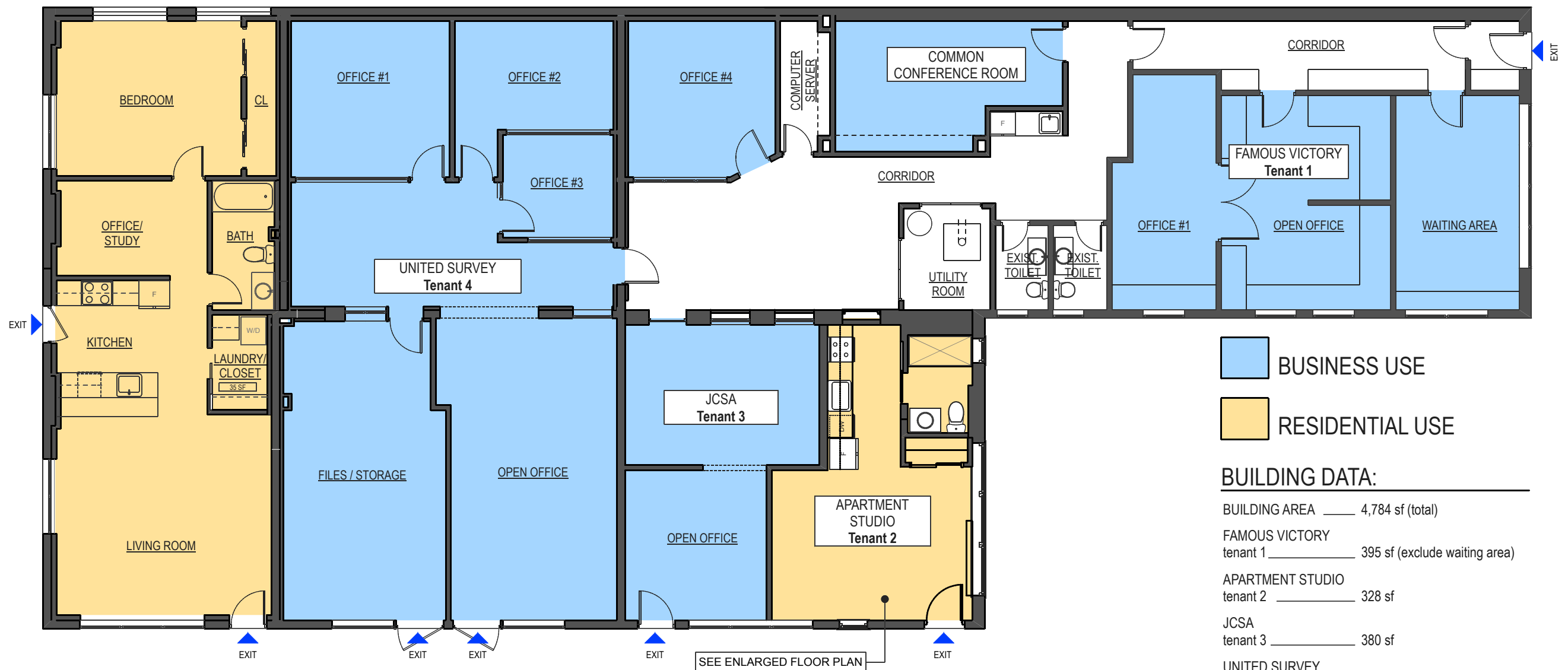
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**400 Ashland Avenue
River Forest, Illinois**

Sheet Title
FLOOR PLAN

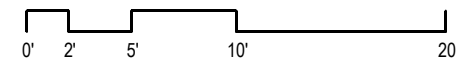
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Sheet No.



PROPOSED FLOOR PLAN

SCALE: NTS



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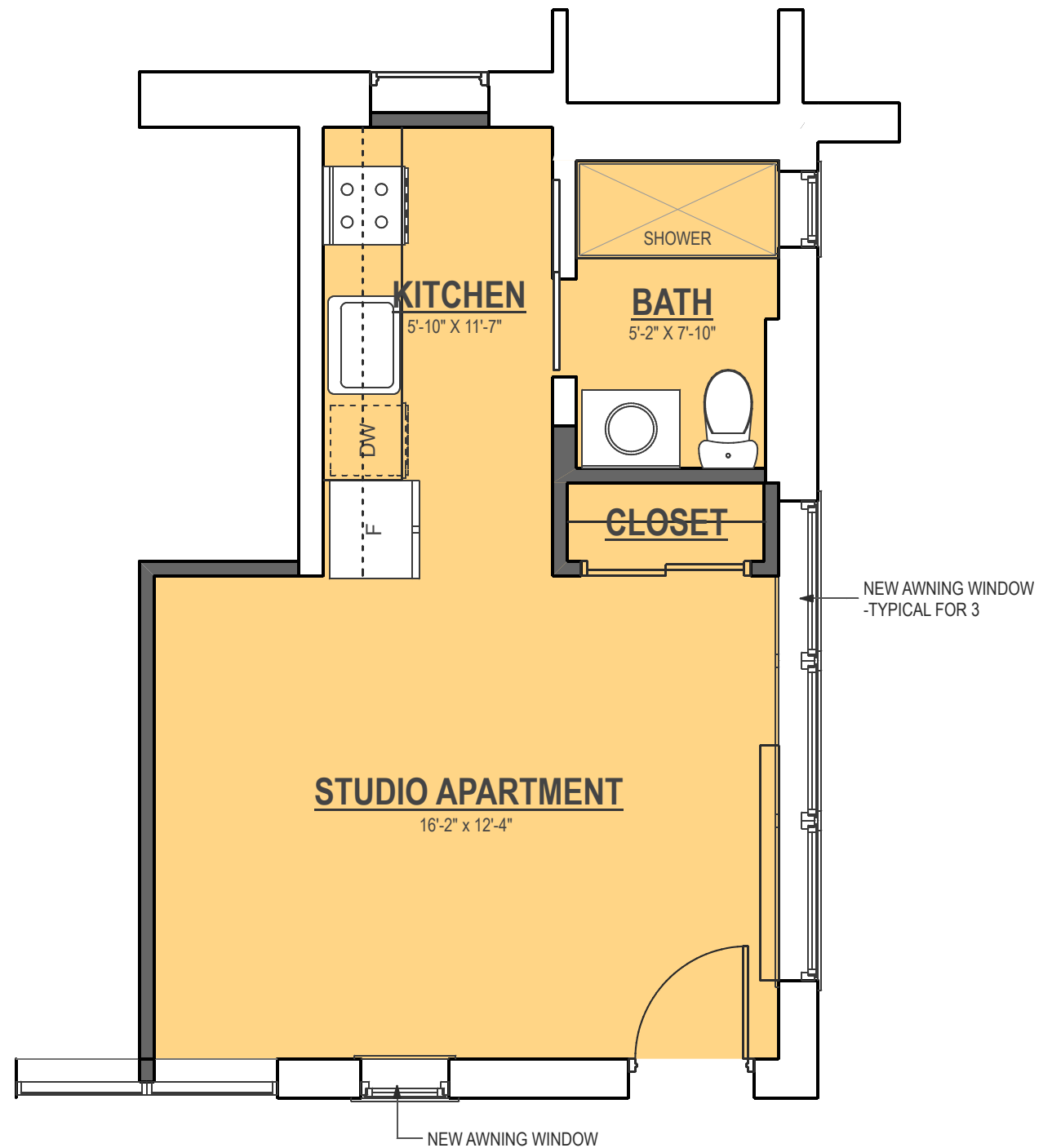
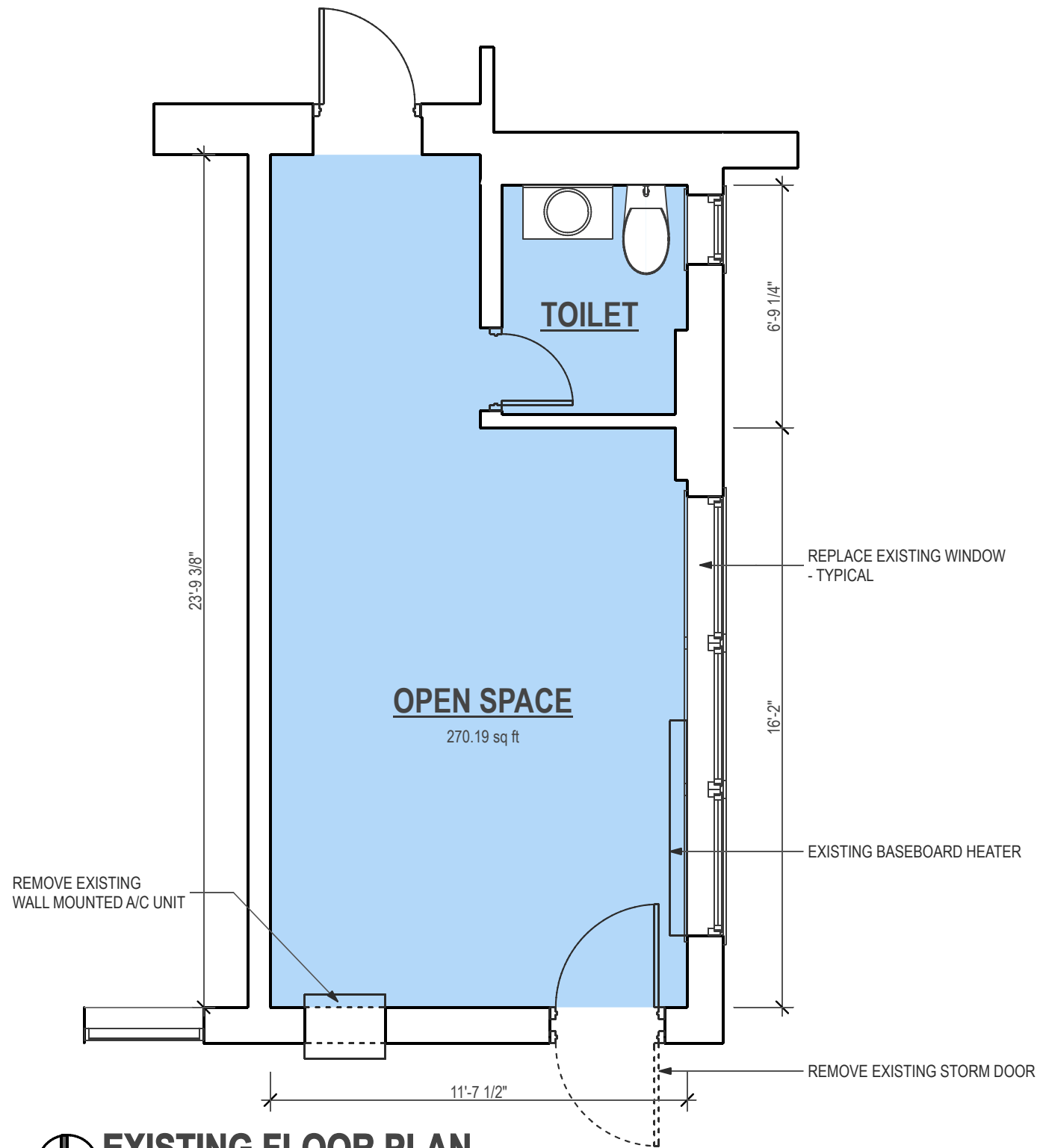
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400 Ashland Avenue
River Forest, Illinois

Sheet Title
FLOOR PLAN

SK1.3

Sheet No.



EXISTING WALL

NEW PARTITION WALL



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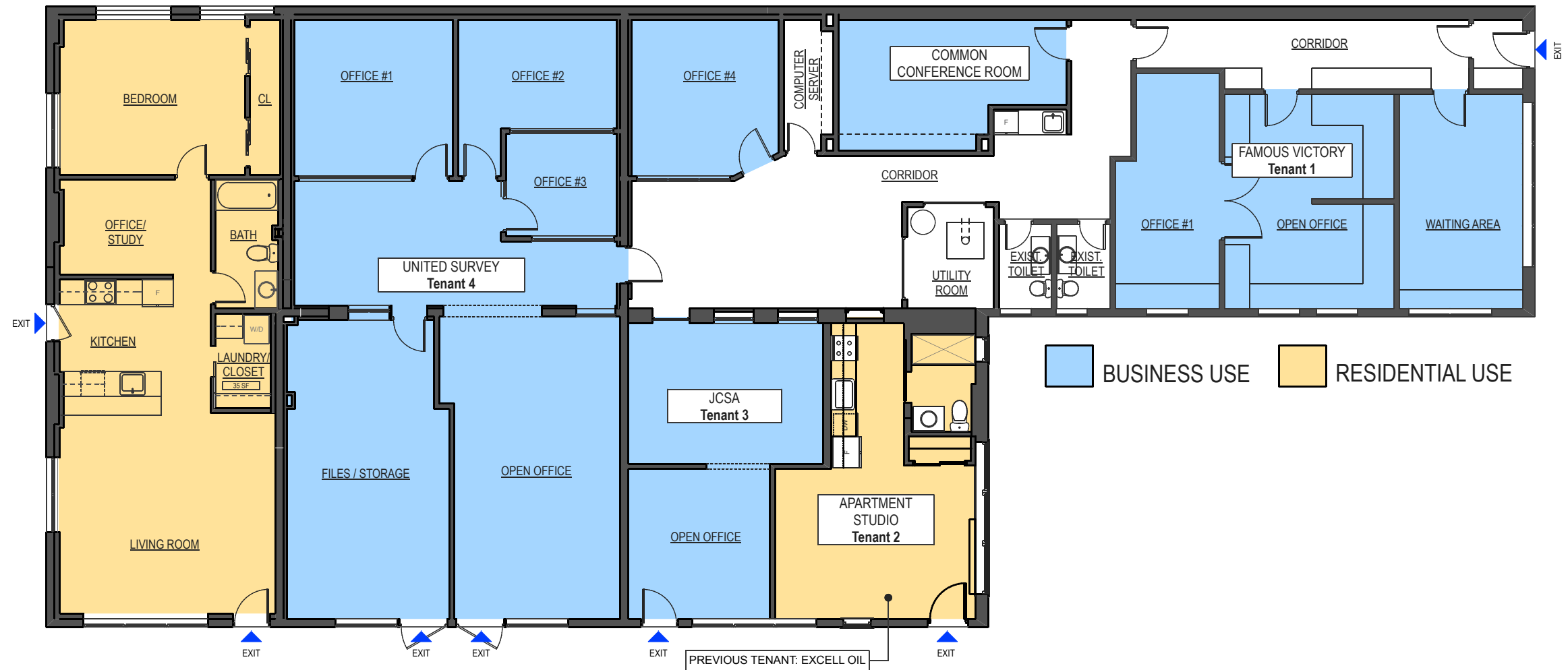
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400 Ashland Avenue
River Forest, Illinois

Sheet Title
ENLARGED FLOOR PLAN

SK1.4

Sheet No.



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

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



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**MAJOR AMENDED TO
PLAN DEVELOPMENT**

**ADDITION OF
RESIDENTIAL STUDIO**

400 Ashland Avenue
River Forest, Illinois

Sheet Title
FLOOR PLAN

SK1.5

Sheet No.



VIEW LOOKING WEST ALONG ASHLAND AVENUE



VIEW LOOKING EAST ALONG CENTRAL AVENUE



EXTERIOR VIEW OF EXISTING EXCEL OIL OFFICE ALONG CENTRAL AVENUE



EXTERIOR VIEW OF EXISTING APARTMENT ALONG CENTRAL AVENUE



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Chicago, Illinois 60607
(708) 267 - 4255 phone

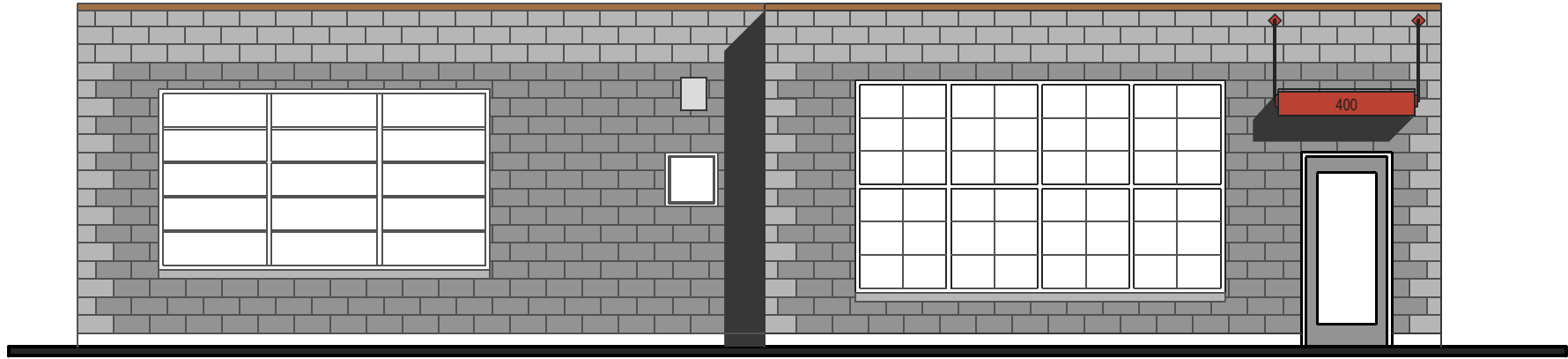
Amended PD	12/29/2020
Plan Development	05/29/2020
Issued for:	Date

**MAJOR AMENDED TO
PLAN DEVELOPMENT**
**ADDITION OF
RESIDENTIAL STUDIO**
**400 Ashland Avenue
River Forest, Illinois**

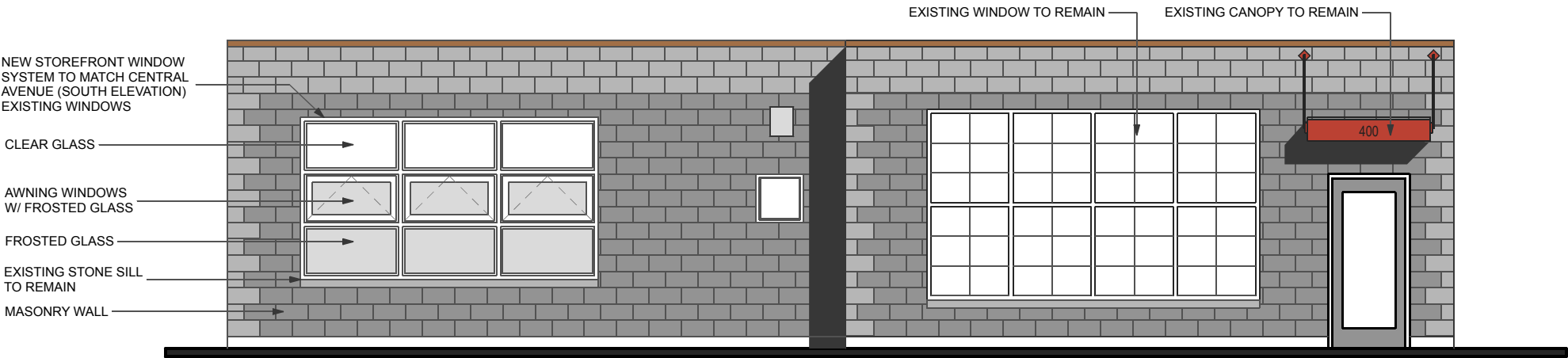
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SK1.6

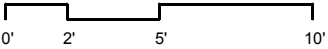
Sheet No.



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



John Conrad Schiess
Architect + LEED AP

905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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

Revised Amended PD	3/12/2021
Amended PD	12/29/2020
Plan Development	05/29/2020
Issued for:	Date

MAJOR AMENDED TO
PLAN DEVELOPMENT

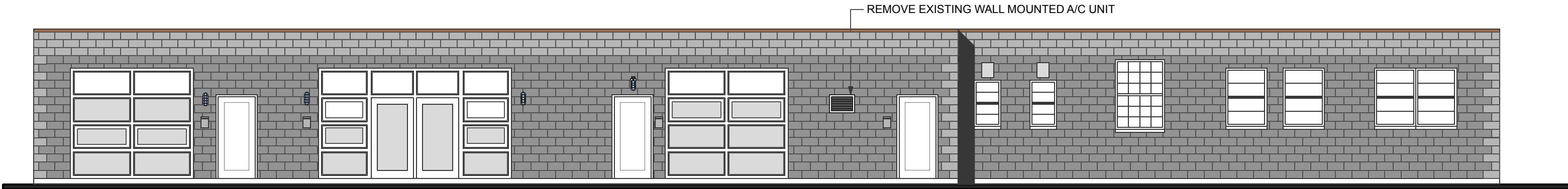
ADDITION OF
RESIDENTIAL STUDIO

400 Ashland Avenue
River Forest, Illinois

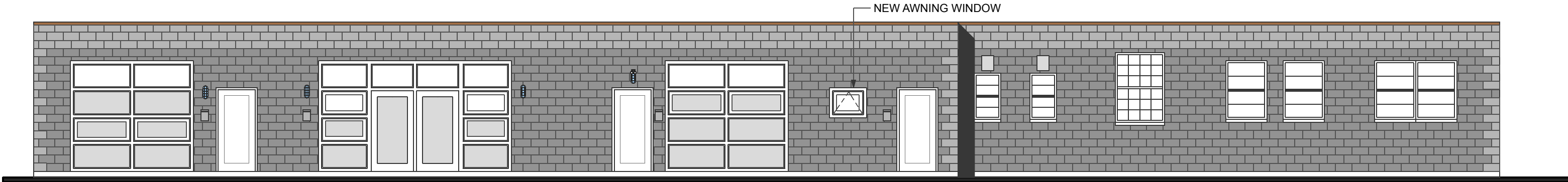
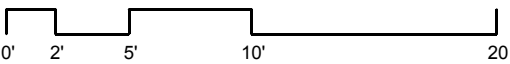
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ELEVATIONS

SK1.7

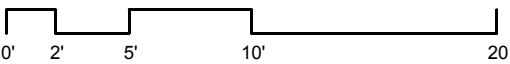
Sheet No.



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



John Conrad Schiess

Architect + LEED AP

905 Home Avenue
Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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

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

**MAJOR AMENDED TO
PLAN DEVELOPMENT**

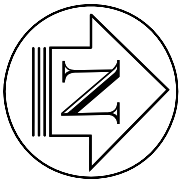
**ADDITION OF
RESIDENTIAL STUDIO**

400 Ashland Avenue
River Forest, Illinois

Sheet Title
ELEVATIONS

SK1.8

Sheet No.



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS

7710 CENTRAL AVENUE, RIVER FOREST, IL 60305

TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 FAX: (224) 633 - 5048

E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

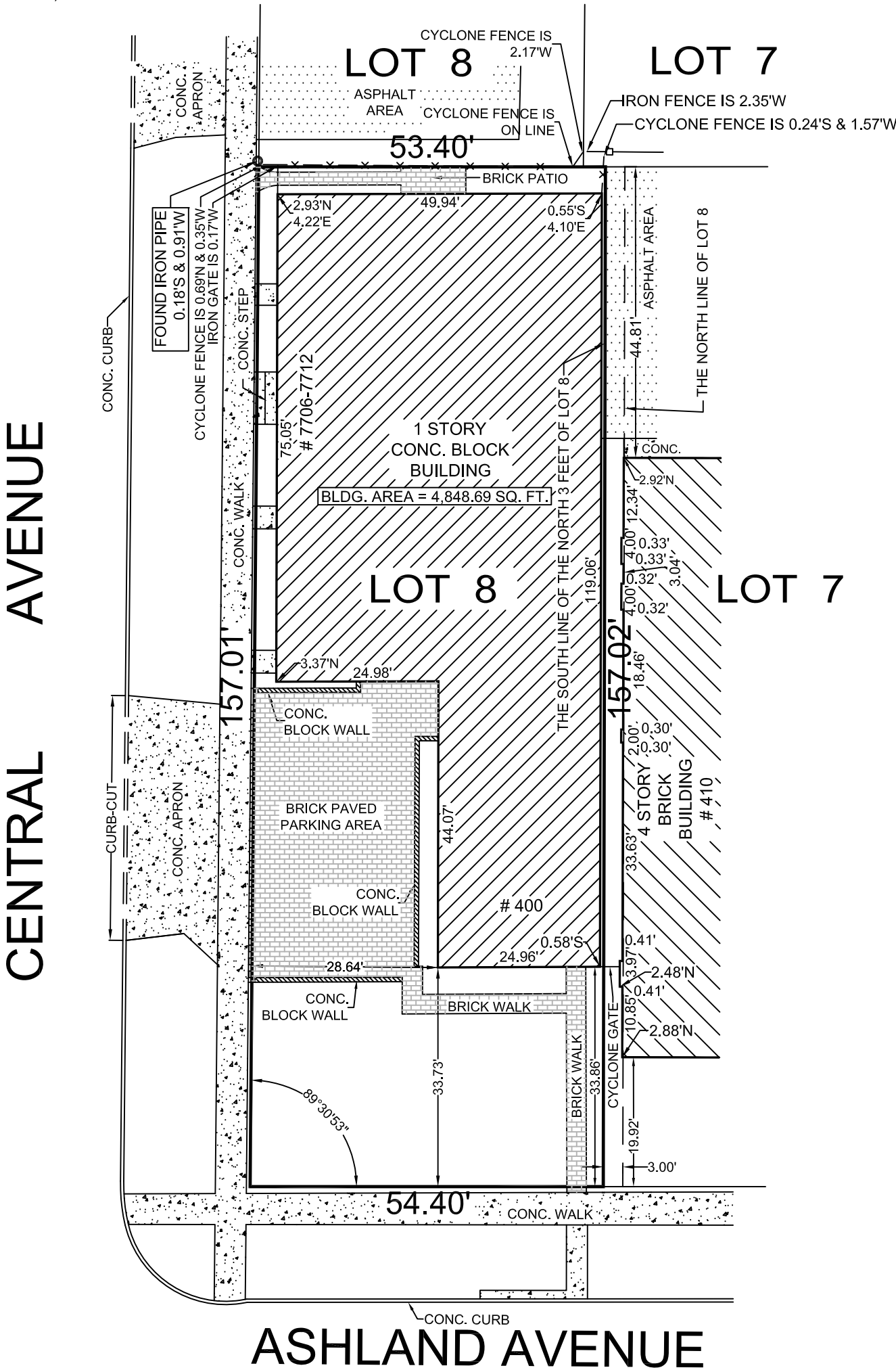
OF

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

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

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

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



CENTRAL AVENUE

ASHLAND AVENUE

UPDATED: MAY 26, 2020

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

ORDERED BY:
VIKTOR JAKOVLJEVIC
DATE : FEBRUARY 1, 2018
SCALE : 1" = 20'
ORDER No.: 2017 - 25305

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS

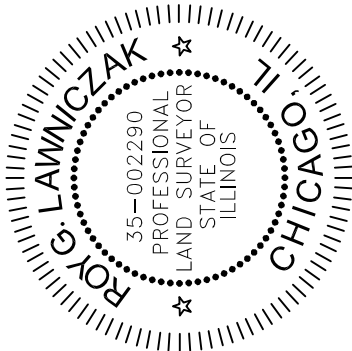
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

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



November 3, 2020

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

To Whom It May Concern:

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

Tenant #1 (Famous Victory): 2 employees

Tenant #3 (JCSEA): 2 employees

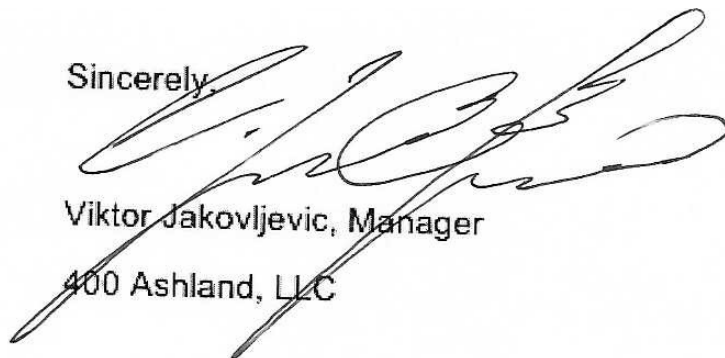
Tenant #4 (United Survey): 4 employees

Total of 8 employees.

I am attaching a copy of the Tenant unit layouts.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Jakovljevic', is written over the typed name and address. The signature is fluid and cursive, with a large loop at the end.

Viktor Jakovljevic, Manager

400 Ashland, LLC