



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, June 17, 2021 at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

To the extent that attendance may still be limited due to COVID-19 guidelines, Development Review Board officials, staff and consultants will have priority over members of the public. To the extent that the Village is still permitted to allow remote participation, 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/87015218533>, or call (312) 626-6799 and use meeting ID 870 1521 8533. If you would like to participate online or over the phone, please email lscheiner@vrf.us by 4:00 PM on Thursday, June 17, 2021 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 June 3, 2021 Development Review Board Meeting
- III. Continued Public Hearing – Application #22-003: Application for a Major Amendment to an Existing Planned Development to construct a Building Addition and Enclosed Walkway at 7574 Division Street (Trinity High School)
- IV. Discussion, Deliberation and Recommendation – Application #22-003: Application for a Major Amendment to an Existing Planned Development to construct a Building Addition and Enclosed Walkway at 7574 Division Street (Trinity High School)
- V. Approval of Findings of Fact and Recommendation of the Development Review Board - Application #22-003: Application for a Major Amendment to an Existing Planned Development to construct a Building Addition and Enclosed Walkway at 7574 Division Street (Trinity High School)
- VI. Public Comment
- VII. Adjournment

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
June 3, 2021**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, June 3, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois and via Zoom.

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, McCole and Chairman Martin

Absent: Members Kilbride and Schubkegel

Also Present: Acting Village Administrator Lisa Scheiner, Village Attorney Gregory Smith and Village Planning Consultant John Houseal

II. MINUTES OF THE MAY 6, 2021 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member McCole to approve the meeting minutes of the Development Review Board of May 6, 2021.

Chairman Martin asked if there was any discussion. Receiving no response, he asked Acting Village Administrator Scheiner to take the roll call.

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

Nays: None

Motion Passed.

III. PRE-FILING MEETING AND CONSIDERATION OF REQUEST FOR WAIVER OF PLANNED DEVELOPMENT APPLICATION REQUIREMENT - 735 LATHROP (RIVER FOREST PUBLIC LIBRARY)

Chairman Martin started by saying there is no planned development permit application on file and therefore there is nothing to vote on tonight, except for a waiver of an application requirement. He went on to say that the proposed applicant should make a brief presentation to the Village about the application and what they are intending to do and what they would like to do. Then the Board will give input on matters that must be dealt with in the application, which makes the process the quickest.

Acting Village Administrator Lisa Scheiner read the admonition and swore in all parties wishing to speak on all the matters on the agenda that evening, including the Trinity High School application.

Emily Compton-Dzak introduced herself as the Library Director for the River Forest Public Library. She talked about how the Library's project would better serve the community by exceeding the demand of working and activity space. The Library currently has one meeting room that is in constant use for Library use and public meetings.

Ms. Compton-Dzak mentioned in 2019 the Library had to deny 150 meeting room requests from the public because the room was in use, and public space is a scarce resource in River Forest. She went on to say that the Library's air handler unit is located in a mechanical room adjacent to the children's room and is due for a replacement. She purposed that it would be feasible to install a unit on the exterior and reclaim 400 square feet of community space inside the Library's building.

The new plan she proposed consists of a new unit that is 8 feet by 13 feet, enclosed, and further requires 400 square feet of the northeast side of Library building (on the Centennial Park side). The noise is set to be between 49-80 decibels but the double enclosure of the unit would muffle that noise.

Ms. Compton-Dzak said the start date the Library proposes is mid-September because it is the ideal time to turn the air handler off. The project will likely take six to eight weeks to be completed and the River Forest Park District expressed support. Additionally, she stated that on April 28, 2021, they held a neighbors' meeting but no attendees came. She noted that the packet includes a waiver request for a traffic study and she continued that they do not believe it will affect traffic flow of area. She then asked if anyone had any questions.

Member Fishman who asked why starting they chose to start at the end of the summer. Ms. Compton-Dzak answered that they need to turn off air handler off for a couple of days so they need weather to be mild.

A Member asked for clarification of where the unit is proposed to be located. Ms. Compton-Dzak explained the direction of where the unit would be and how it was understood on the layout. It was further noted they plan to match the material of that side of the Library.

Chairman Martin suggested that the Library present the Board with a lease for the property on which the air handler is proposed to be located. He also said that the application take into account the safety of this installation to children, and to provide further information on noise and how it will impact patrons in Library or park users.

A MOTION was made by Member Fishman and SECONDED by Member Crosby to grant a waiver of the professional traffic study planned development permit application requirement.

Chairman Martin asked if there was any discussion. Receiving no response, he asked Acting Village Administrator Scheiner to take the roll call.

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

Nays: None

Motion Passed.

IV. PUBLIC HEARING – APPLICATION #22-003: APPLICATION FOR A MAJOR AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT TO CONSTRUCT A BUILDING ADDITION AND ENCLOSED WALKWAY AT 7574 DIVISION STREET (TRINITY HIGH SCHOOL)

Acting Village Administrator Scheiner gave the admonition and made clear that those who will testify at public hearing, must abide by the River Forest Village Code as it makes it unlawful for any person to knowingly make a false statement of material fact to the Village and violations are a petty offense that are subject to a fine.

Laura Curly, the President of Trinity High School, and Jill Watts the High School's CFO, were introduced. Ms. Watts explained they would like to install a new elevator, build a link from the new academic building to gym, and create an enclosed courtyard.

Ms. Watts mentioned that the architect team is also there to answer any questions and the current proposal has no deviation from the pre-filing meeting presentation. Chairman Martin asked for the presentation to be made as the presentation that was made at the pre-filing conference is not part of the public hearing record.

The High School's architect team began their presentation and started with the planned view that showed the link from the existing building to the gym. It was explained that the outside space will be created for social use or classroom space and there will be a ramp for ADA accessibility.

Next the presenter displayed drawings showing the parking lot, along with the fence and stone elements. The High School's architect stated that the new design shows a modern look but is also respectful of what is currently there, and it was noted that the High School has a precarious set of stairs and this addition will help the entry point of people trying to get in and will also have sufficient signage to direct using the campus.

Member Crosby asked the High School to explain what material the addition to the gymnasium would have on its exterior and if it was the same material as the gymnasium itself. The High School's architect noted it was not proposed to be precast concrete, which is on the exterior of the gymnasium, but is proposed to be an Exterior Insulation Finishing System ("EIFS") and is currently being priced.

Member Crosby then asked if the goal for the project was to match the look of the gym, with color, and style. The High School's architect said yes, but noted they needed a color correction because to match it better with the color on the exterior of the gymnasium.

Acting Village Administrator Scheiner summarized comments from Village staff and the Village Planner, John Houseal.

The report from the Village's operating departments noted there is no need to purchase additional equipment or additional staff and the department can support the proposed

addition without additional costs. Additionally, the Fire Department noted that the sprinkler system will be installed, making the Department comfortable with the additions.

Furthermore, the Village Engineer received the drawing for the proposal and had no comments.

Acting Village Administrator Scheiner then explained that the applicant is planning on removing trees for this project. Trees must be replaced on a caliper-inch-by-caliper-inch basis if removed. If there is insufficient land on which to replace the trees, the applicant must pay a fee-in-lieu. Ms. Scheiner stated that the applicant proposes to remove three trees. The Public Works Department determined that based on the proposed removal, the applicant would be required to plant 14 new trees or pay a fee in lieu of planting in the amount of \$4,447.57. The applicant proposes to plant two trees and has asked that they be permitted to plant those trees and that the fee-in-lieu of planting be reduced accordingly by the value of the trees being planted. The Village find this to be acceptable and would request that the applicant plant trees and pay a fee in the amount of \$3,447.57.

Village Planner John Houseal talked about the property, which is approximately five acres, around the size of an entire village block. He mentioned the property is surrounded on all four sides by properties in the R-2 Zoning District with single family homes. He talked about how the application hits on several notes of the comprehensive plan because it is on the edge of residential but zoned Public/Recreational/Institutional (PRI). Mr. Houseal went on to say that the proposal prioritizes reinvestment into quality educational institutions. He said that maintaining schools is a key priority and this project would not have negative impact on the residential area.

Mr. Houseal discussed the green roof element. He mentioned the zoning perspective and how it has to be approved as a planned development because of the size of property and that it is in the PRI Zoning District. It was mentioned that the use is consistent and all uses of the property are compliant such as the height for the elevator. The path to the gym is a one-story addition, and the elevator is a three-story addition. However, it exactly matches the roof of academic building and it is not adding or reducing. Traffic was also mentioned and it was noted that parking nor construction will affect traffic because the pickup circle is not affected and the access to that is still provided.

Mr. Houseal mentioned architecture and design and how it is appropriate. However, he brought up the issue of EIFS that Member Crosby mentioned earlier. Mr. Houseal stated that materials should be consistent throughout and match one another and that what is proposed now is not durable enough. Mr. Houseal recommended it should match gymnasium material to something closer than EIFS.

The applicant then addressed why they chose that building material over concrete, explaining that because of timeline and costs they proposed EIFS. Board Members suggested the applicant look into a more durable material given the high traffic areas.

Mr. Houseal concluded the proposal would be a great addition to the High School, has a very thoughtful design and provides sustainable elements. Mr. Houseal noted that the only issue raised from his perspective is the proposed use of EIFS. Mr. Houseal said that the proposal is consistent with the Village's Comprehensive Plan and is well-designed.

Chairman Martin asked if there were any further questions. No one on Zoom had questions and presenters had nothing more to add. Hearing no further public comment, Chairman Martin closed the public hearing.

V. DISCUSSION, DELIBERATION AND RECOMMENDATION - APPLICATION #22-003: APPLICATION FOR A MAJOR AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT TO CONSTRUCT A BUILDING ADDITION AND ENCLOSED WALKWAY AT 7574 DIVISION STREET (TRINITY HIGH SCHOOL)

Chairman Martin asked about the cost of the project and the applicant stated it would cost \$2.8 million and that they have the funds on hand. Chairman Martin also asked when they intend to begin construction. The applicant said they wanted to start construction at the end of June if possible, and it will take about four and a half months to complete construction. School begins end of August. The applicant also explained that additional parking will be available for construction workers and they are working out parking logistics for when school is in session. Chairman Martin asked the applicant to be aware of construction for neighbors.

Chairman Martin also stated that the green roof sounds good but expressed concerns about safety of the patio. The applicant said that railing will protect the patio area and there is a paved area that students can access. Chairman Martin also expressed his concerns about the EIFS material being proposed and he explained that it does not sound satisfactory because of longevity issues.

Finally, Chairman Martin mentioned that he had enough concern with the materials, and he asked the applicant to look over them again and come present the findings and alternatives at the next Development Review Board meeting. The applicant expressed concern that the cost for different material could materially increase the costs of materials by changing material from EIFS to go to precast to match the gymnasium.

Chairman Martin concluded he wanted the applicant to come back before the Board on June 17 with information of building materials and the parking plans for the period of construction on the project.

A MOTION was made by Member Fishman and SECONDED by Member Crosby to continue the public hearing to June 17, 2021.

ROLL CALL:

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

Nays: None

Motion Passed.

VI. APPROVAL OF FINDINGS OF FACT AND RECOMMENDATION OF THE DEVELOPMENT REVIEW BOARD - APPLICATION #22-003: APPLICATION FOR A MAJOR AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT TO CONSTRUCT A BUILDING ADDITION AND ENCLOSED WALKWAY AT 7574 DIVISION STREET (TRINITY HIGH SCHOOL)

No action taken.

VII. ADJOURNMENT

A MOTION was made by Member Fishman and SECONDED by Member Dombrowski to adjourn the meeting of the Development Review Board at 8:33 p.m.

ROLL CALL:

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

Nays: None

Motion Passed.

Respectfully Submitted:

Lisa Scheiner, Secretary

Frank R. Martin
Chairman, Development Review Board

Date



On June 3, Trinity High School presented their application for an addition to the Village of River Forest Development Review Board (DRB). The following addresses two concerns regarding the exterior of the addition and the logistics plan for construction materials/crew parking that were raised by the DRB.



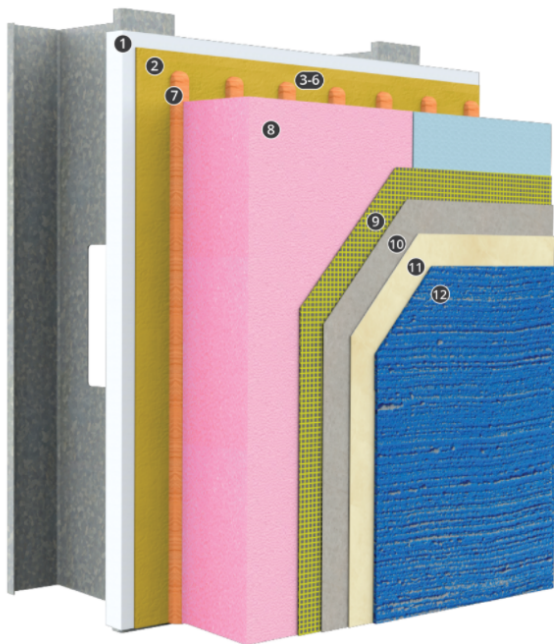
Link Addition Exterior

The proposed Link addition at Trinity High School will provide an ADA-compliant route for students, faculty and staff that connects the main multi-story masonry school building with the precast concrete gymnasium building. The Link is comprised of a single-story space and an elevator tower.

The envelope of the addition is primarily comprised mainly of a glazing system (glass and aluminum) and Exterior Insulation and Finish System (EIFS). At the last DRB meeting on June 3rd, concerns of the EIFS's long-term integrity were raised by the Board – especially as it relates to damage in vulnerable areas. At the June 17th DRB meeting Wight will present the current EIFS basis of design so the Board has a benchmark. Wight will also present their proposed option that addresses the Board's concerns of durability. The proposed Basis of Design and masonry knee wall option are as follows:

Basis of Design EIFS:

- StoTherm ci Wall XPS
- Finish Type: Lotusan
- Finish Texture: Fine
- Enhanced durability from 0'-0" – 6'-0" – Sto Armor Mat



StoTherm® ci XPS Lotusan

StoTherm® ci XPS Lotusan is a fully-tested EIFS system providing superior air and weather tightness, excellent long-lasting thermal performance and durability. StoTherm® ci XPS Lotusan combines StoGuard® liquid-applied air and moisture barrier with Owens Corning Foamular CI-C or Dow STYROFOAM™ Panel Core 20 insulation, and Stolit® Lotusan, a unique textured finish with self-cleaning properties. This sustainable, high-performance wall system helps lower energy costs and reduces the carbon footprint of buildings.

Downloads

System Bulletin

[StoTherm ci XPS Lotusan \(L100X\)](#) PDF

Specifications

[StoTherm ci XPS Lotusan \(L100X\)](#) PDF

[StoTherm ci XPS Lotusan \(L100X\)](#) DOC

Code & Test Reports

Masonry Knee Wall Option

To address the Board's concern regarding the durability of the EIFS Wight will show their proposal of a stone knee wall from grade to approximately +/- 4'-0" for the length of the addition. This will provide ultimate and thorough protection from damage at the low elevation where abuse is likely to occur. We propose to use a masonry veneer that will likely match the stone on the existing gymnasium. Please refer to image 1, below, for a masonry knee wall example. The stone on Trinity's gymnasium is depicted in Image 2.



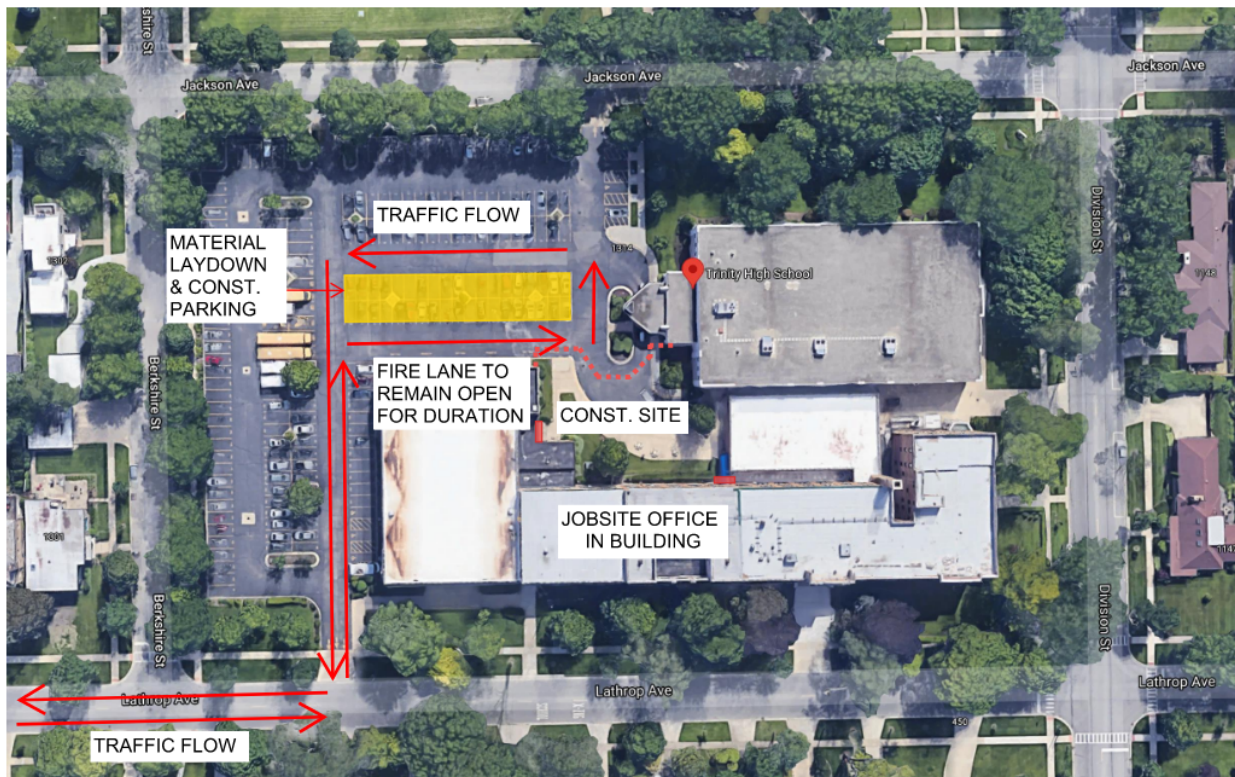
Image 1, Masonry knee wall example



Image 2, Trinity gymnasium stone

Berglund Logistics Parking Plan

The proposed Logistics' plan provided by Berglund construction shows the material laydown, construction parking, and the traffic flow for construction and Trinity's students. Berglund plans on using this plan from day one of construction until substantial completion. Trinity currently has 217 parking spots on their property; Trinity will use 174 for their faculty and students during the school year leaving 43 available spots. Berglund is currently proposing to use only 38 spots for construction use, allowing for five additional guest parking spots during full school days.



TEMP FENCE TO COVER LAYDOWN & CONST. SITE AS SHOWN

EXIST EXIT/ ENTRY WITHIN CONST. SITE CLOSED FOR MEANS OF EGRESS