



REVISED 6/25/18

RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, June 28, 2018 at 7:30 P.M. in **the Oak Park River Forest Room of the Koehneke Community Center on the Concordia University Chicago campus, 7400 Augusta Avenue**, River Forest, Illinois.

- I. Call to Order/Roll Call
- II. Approval of Findings of Fact - Application #18-03 – Amendment to the Planned Development granted by Ordinance 3602 to add cellular antennas behind stealth enclosures on the parking garage - Concordia University (7400 Augusta)
- III. Approval of Findings of Fact - Application #18-04 – Amendment to the Planned Development granted by Ordinance 3602 to construct a one-story enclosed walkway between the Christopher Center and West Annex building - Concordia University (7400 Augusta)
- IV. Public Hearing – Application #18-02 – Application for Planned Development to Construct a Five-Story Mixed Use Building with Residential and Commercial Uses at 7601-7613 Lake Street, 7617-7621 Lake Street, and 423 Ashland Avenue.
- V. Discussion/Deliberation & Recommendation - Application #18-02 – Application for Planned Development to Construct a Five-Story Mixed Use Building with Residential and Commercial Uses at 7601-7613 Lake Street, 7617-7621 Lake Street, and 423 Ashland Avenue.
- VI. Approval of Findings of Fact - Application #18-02 – Application for Planned Development to Construct a Five-Story Mixed Use Building with Residential and Commercial Uses at 7601-7613 Lake Street, 7617-7621 Lake Street, and 423 Ashland Avenue.
- VII. Public Comment
- VIII. Adjournment

**FINDINGS OF FACT AND RECOMMENDATION OF THE
DEVELOPMENT REVIEW BOARD
VILLAGE OF RIVER FOREST**

June 21, 2018

RE: **Application # 18-03, an Amendment to a Planned Development –
Concordia University Chicago – 7400 Augusta Street, River Forest,
Illinois**

PETITIONER: **Concordia University Chicago**

APPLICATION: **For amendments to a previously approved Planned Development to
construct new cellular antennae sites on the parking garage on the
east side of the Petitioner's campus (7400 Augusta Street, River
Forest, Illinois) ("Subject Property")**

SUMMARY OF RECOMMENDATION: On April 9, 2018, the Petitioner submitted an application to the Village of River Forest for an amendment to the previously approved Planned Development for the Subject Property, which application was amended during the public hearing process (together the "Application"). The Application requests permission to construct new cellular antennae sites for Verizon Wireless on the parking garage on the east side of the Subject Property. The Application was received and processed by Village staff in accordance with the Village of River Forest Village Code.

BACKGROUND: Petitioner is a university providing post-secondary education to students residing both on and off campus. The Subject Property is Petitioner's River Forest campus, which consists of a series of buildings, parking areas, open spaces, recreation areas, and associated improvements. Petitioner has operated as a university on the Subject Property for many years, and has improved the Subject Property with, among other structures, dormitories for students who reside on campus and a parking garage.

The Subject Property is located within the PRI Public/Recreational/Institutional Zoning District. Development and use of the Subject Property is regulated by a Planned Development issued by the Village in Ordinance 2837, as amended by Ordinances 2874, 2888 and 3335A. The Subject Property is generally surrounded by residential uses on the west, south, and east sides, and with a mix of residential and institutional uses on the north side.

Petitioner proposes in the Application to build new cellular antennae sites for Verizon Wireless on the parking garage on the east side of the Subject Property ("New Cellular Antennae Sites"). The New Cellular Antennae Sites are proposed to be added to the top of the parking garage in an enclosure in the southeast corner of level five (5) along Bonnie Brae Place and in an enclosure to be added to the top of the parking garage on the west side of the stairway on the southwest corner. The New Cellular Antennae Sites are proposed to be built at a height of approximately ten feet (10') above the parking garage, to accommodate a stealth enclosure of the cellular antennae arrays. The New Cellular Antennae Sites would also include accessory equipment located on a pad at ground level, cable trays, a screen wall, and so on, as depicted in the Application. The New Cellular Antennae Sites, if approved, would result in the relocation of one (1) parking stall from the parking garage to another location on the Subject Property. The

Application does not propose the reduction in the total number of off street parking spaces on the Subject Property.

APPLICATION: The Application seeks the following site development allowance, as permitted by the Village of River Forest Zoning Ordinance (“Zoning Ordinance”):

Building Height: _____ feet (____’) increase in building height above the maximum building height, for a total building height of _____ feet (____’) (per Zoning Ordinance Section 10-16-7, maximum height permitted as of right of _____ feet (____’))

PUBLIC HEARING: At the public hearing before the Development Review Board (“DRB”) held on June 21, 2018, representatives of Petitioner presented the Application. Following a presentation by Petitioner and its contractors, reports by various Village staff, and public comment from all who wished to speak, Petitioner engaged the DRB in discussion concerning several issues related to the proposed Application.

On June 21, 2018, following the conclusion of a public hearing held on June 21, 2018 (“Hearing”), the Development Review Board (“DRB”), by a vote of __ to __, approved these Findings of Fact and Recommendation for approval of the Application.

At the duly and properly noticed Hearing, testimony was taken and heard by the DRB on the Application. All persons testifying during the Hearing were sworn prior to giving testimony. All persons wishing to be heard were allowed to engage in cross-examination of the witnesses and provide testimony on their own behalf.

FINDINGS: The DRB, based upon the evidence presented at the Hearing, and pursuant to Section 10-19-3 of the Village Code, makes the following Findings regarding the Application:

A. The proposed use or combination of uses is consistent with the goals and policies of the comprehensive plan.

The Subject Property is located in the PRI: Public/Recreational/Institutional Zoning District. Overall, the New Cellular Antennae Sites are consistent with the goals and objectives of the Comprehensive Plan. Specifically, the DRB finds that the presence of the New Cellular Antennae Sites will help to preserve the existing quality of life, character and heritage of the area, while anticipating change and progress in the future, by strengthening the telecommunications capacity of a part of the Village that is in need of additional telecommunications investment and upgrades (Comprehensive Plan Goal 1), that the proposed New Cellular Antennae Sites are a compatible and economically sustainable use of the Subject Property (Comprehensive Plan Goal 2), that the New Cellular Antennae Sites will help to protect and enhance an institutional facility that contributes to the overall character and quality of life in the Village (Comprehensive Plan Goal 3), that upgrading the Petitioner’s campus with the New Cellular Antennae Sites are consistent with the goal of forging and maintaining strong public and private partnerships to capitalize upon and coordinate all resources and assets of the Village (Comprehensive Plan Goal 4), and that the New Cellular Antennae Sites will continue to enhance and improve the quality of life for Village residents through the provision of quality community facilities and services (Comprehensive Plan Goal 5). The DRB finds that this standard is met.

- B. **The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village.**

Testimony at the Hearing from the Petitioner and Village's staff demonstrated that the New Cellular Antennae Sites would not result in any condition that would be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of residents in the Village.

- C. **The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this zoning title.**

The testimony showed that the New Cellular Antennae Sites will not diminish the use or enjoyment of properties in its vicinity, as the New Cellular Antennae Sites will be housed in modestly sized vertical additions to the parking garage, and will be set back from the Bonnie Brae Place right of way. Moreover, the architecture and style of the New Cellular Antennae Sites are consistent with the character of the parking garage, and compliments the character of the Subject Property and that of the Village. No evidence was presented to the contrary. For these reasons, the DRB finds that this standard has been met.

- D. **The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district.**

The proposed uses in the Application are consistent with other uses in the PRI Public/Recreational/Institutional Zoning, including an existing cellular antennae site on the Subject Property. The addition of the New Cellular Antennae Sites would not impede the adjacent residential uses, and would provide a strengthened telecommunications network for residents. The surrounding neighborhood has been fully developed for a number of years. Based on this evidence, the DRB finds that this standard has been met.

- E. **The proposed use or combination of uses will not diminish property values in the vicinity.**

Evidence presented by the Petitioner suggested that there would be no diminishment of property values in the vicinity of the New Cellular Antennae Sites, and no testimony or evidence to the contrary was presented to the DRB. For this reason, and for the additional reasons stated above in Standard C., the DRB finds that this standard has been met.

- F. **Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses.**

There are adequate utilities, road access, drainage, police and fire services, and other Village services, to serve the improvements set forth in the Application. No evidence was presented suggesting or establishing that the New Cellular Antennae Sites would be implausible or hampered by a lack of utilities, road access, drainage, police or fire services. The DRB finds that this standard has been met.

- G. **Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets.**

Given the nature of the proposed use, no traffic impacts are expected due to the New Cellular Antennae Sites, except infrequent service vehicle trips that would be handled in parking spaces available in the parking garage on the Subject Property. The DRB finds that this standard has been met.

- H. **The proposed use or combination of uses will be consistent with the character of the Village.**

The New Cellular Antennae Sites are consistent with the character of the Village and the Petitioner's long term use of the Subject Property. Based on the evidence presented, the DRB finds that this standard has been met.

- I. **Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource.**

There are no historic or cultural resources affected by the New Cellular Antennae Sites. Based on the evidence presented, the DRB finds that this standard has been met.

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

The New Cellular Antennae Sites are a use that is compatible with that uses in surrounding area, including the existing cellular antenna site on the parking garage on the Subject Property. The design of the New Cellular Antennae Sites is complimentary to the parking garage and the surrounding area. There was no evidence or testimony presented that adverse effects would result if the New Cellular Antennae Sites were built and put into use. Based on the evidence presented, the DRB finds that this standard has been met.

- K. **The design of the proposed use or combination of uses promotes a safe and comfortable pedestrian environment.**

There are no expected pedestrian impacts resulting from the New Cellular Antennae Sites. No testimony was presented at the Hearing demonstrating that there was any risk to pedestrians based upon the improvements requested for approval in the Application. Based on the evidence presented, the DRB finds that this standard has been met.

- L. **The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses.**

Evidence presented at the Hearing and in the Application demonstrates Petitioner's financial and technical feasibility to complete the New Cellular Antennae Sites. There are minimal impacts on buffers, landscaping, public open space, and other improvements associated with the Application,

and any impacts will be addressed to the satisfaction of the DRB. Based on the evidence presented, the DRB finds that this standard has been met.

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

Petitioner has produced evidence that the construction and operation of the New Cellular Antennae Sites are economically viable. The DRB finds that there is no evidence the proposed use will increase the burden on Village services, the Village's tax base, or other economic factors that affect the financial operations of the Village. Based on the evidence presented, the DRB finds that this standard has been met.

SUMMARY OF RECOMMENDATION: Based upon the foregoing Findings, the DRB, by a vote of _ to _, recommends to the President and Board of Trustees that the Board approve the Application, including a site development allowance for height up to _____ feet (____') which is _____ feet (____') above the maximum allowed height of _____ feet (____').

Signed: _____

Frank Martin, Chairman
Development Review Board
Village of River Forest

Dated: _____

**FINDINGS OF FACT AND RECOMMENDATION OF THE
DEVELOPMENT REVIEW BOARD
VILLAGE OF RIVER FOREST**

June 21, 2018

RE: **Application # 18-04, an Amendment to a Planned Development –
Concordia University Chicago – 7400 Augusta Street, River Forest,
Illinois**

PETITIONER: **Concordia University Chicago**

APPLICATION: **For amendments to a previously approved Planned Development to
construct a pedestrian walkway between the West Annex and the
Christopher Center on the west side of the Petitioner's campus (7400
Augusta Street, River Forest, Illinois) ("Subject Property")**

SUMMARY OF RECOMMENDATION: On April 16, 2018, the Petitioner submitted an application to the Village of River Forest for an amendment to the previously approved Planned Development for the Subject Property, which application was amended during the public hearing process (together the "Application"). The Application requests permission to construct a one (1) story pedestrian walkway between the West Annex building and the Christopher Center on the west side of the Subject Property. The Application was received and processed by Village staff in accordance with the Village of River Forest Village Code.

BACKGROUND: Petitioner is a university providing post-secondary education to students residing both on and off campus. The Subject Property is Petitioner's River Forest campus, which consists of a series of buildings, parking areas, open spaces, recreation areas, and associated improvements. Petitioner has operated as a university on the Subject Property for many years, and has improved the Subject Property with, among other structures, dormitories for students who reside on campus and a parking garage.

The Subject Property is located within the PRI Public/Recreational/Institutional Zoning District. Development and use of the Subject Property is regulated by a Planned Development issued by the Village in Ordinance 2837, as amended by Ordinances 2874, 2888 and 3335A. The Subject Property is generally surrounded by residential uses on the west, south, and east sides, and with a mix of residential and institutional uses on the north side.

Petitioner proposes in the Application to build an enclosed one (1) story pedestrian walkway between the West Annex and the Christopher Center on the west side of the Subject Property ("Pedestrian Walkway"). The Pedestrian Walkway is proposed to be approximately fourteen feet and one and a half inches (14' 1/2") in height at grade, and on the east end, rise to a height of approximately eighteen feet and five inches (18' 5") to accommodate a staircase connecting it with the West Annex. The Pedestrian Walkway is proposed to have an exterior clad with glass windows. The Pedestrian Walkway is proposed in a location that is approximately three hundred fifteen feet (315') north of the closest adjacent property line.

APPLICATION: The Application does not seek any site development allowances under the Village of River Forest Zoning Ordinance ("Zoning Ordinance").

PUBLIC HEARING: At the public hearing before the Development Review Board (“DRB”) held on June 21, 2018, representatives of Petitioner presented the Application. Following a presentation by Petitioner and its contractors, reports by various Village staff, and public comment from all who wished to speak, Petitioner engaged the DRB in discussion concerning several issues related to the proposed Application.

On June 21, 2018, following the conclusion of a public hearing held on June 21, 2018 (“Hearing”), the Development Review Board (“DRB”), by a vote of ___ to ___, approved these Findings of Fact and Recommendation for approval of the Application.

At the duly and properly noticed Hearing, testimony was taken and heard by the DRB on the Application. All persons testifying during the Hearing were sworn prior to giving testimony. All persons wishing to be heard were allowed to engage in cross-examination of the witnesses and provide testimony on their own behalf.

FINDINGS: The DRB, based upon the evidence presented at the Hearing, and pursuant to Section 10-19-3 of the Village Code, makes the following Findings regarding the Application:

A. The proposed use or combination of uses is consistent with the goals and policies of the comprehensive plan.

The Subject Property is located in the PRI Public/Recreational/Institutional Zoning District. Overall, the Pedestrian Walkway is consistent with the goals and objectives of the Comprehensive Plan. Specifically, the DRB finds that the presence of the Pedestrian Walkway will help to preserve the existing quality of life, character and heritage of the area, while anticipating change and progress in the future, by providing an enclosed pedestrian link between two parts of the Subject Property that are currently not connected by an enclosure (Comprehensive Plan Goal 1), that the proposed Pedestrian Walkway is a compatible and economically sustainable use of the Subject Property (Comprehensive Plan Goal 2), that the Pedestrian Walkway will help to protect and enhance an institutional facility that contributes to the overall character and quality of life in the Village (Comprehensive Plan Goal 3), and that upgrading the Petitioner’s campus with the Pedestrian Walkway is consistent with the goal of forging and maintaining strong public and private partnerships to capitalize upon and coordinate all resources and assets of the Village (Comprehensive Plan Goal 4). The DRB finds that this standard has been met.

B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the Village.

Testimony at the Hearing from the Petitioner and Village’s staff demonstrated that the Pedestrian Walkway would not result in any condition that would be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of residents in the Village. The DRB finds that this standard has been met.

C. The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this zoning title.

The testimony showed that the Pedestrian Walkway will not diminish the use or enjoyment of properties in its vicinity, as the Pedestrian Walkway is set back approximately three hundred fifteen feet (315') to the north of the closest property line, and will be mostly screened from view by landscaping. Moreover, the architecture and style of the Pedestrian Walkway is consistent with and compliments the character of the Subject. No evidence was presented to the contrary. For these reasons, the DRB finds that this standard has been met.

D. The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district.

The proposed uses in the Application are consistent with other uses in the PRI Public/Recreational/Institutional Zoning, including the campus use on the Subject Property. The addition of the Pedestrian Walkway would not impede the adjacent residential uses. The surrounding neighborhood has been fully developed for a number of years. Based on this evidence, the DRB finds that this standard has been met.

E. The proposed use or combination of uses will not diminish property values in the vicinity.

Evidence presented by the Petitioner suggested that there would be no diminishment of property values in the vicinity of the Pedestrian Walkway, and no testimony or evidence to the contrary was presented to the DRB. For this reason, and for the additional reasons stated above in Standard C., the DRB finds that this standard has been met.

F. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses.

There are adequate utilities, road access, drainage, police and fire services, and other Village services, to serve the improvements set forth in the Application. No evidence was presented suggesting or establishing that the Pedestrian Walkway would be implausible or hampered by a lack of utilities, road access, drainage, police or fire services. The DRB finds that this standard has been met.

G. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets.

Given the nature of the proposed use, no traffic impacts are expected due to the Pedestrian Walkway. The DRB finds that this standard has been met.

H. The proposed use or combination of uses will be consistent with the character of the Village.

The Pedestrian Walkway is consistent with the character of the Village and the Petitioner's long term use of the Subject Property. Based on the evidence presented, the DRB finds that this standard has been met.

- I. **Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource.**

There are no historic or cultural resources affected by the Pedestrian Walkway. Based on the evidence presented, the DRB finds that this standard has been met.

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

The Pedestrian Walkway is a use that is compatible with that uses in surrounding area, including other enclosed walkways on the Subject Property. The design of the Pedestrian Walkway is complimentary to other structures on the Subject Property and to the surrounding area as a whole. There was no evidence or testimony presented suggesting that adverse effects would result if the Pedestrian Walkway was built and put into use. Based on the evidence presented, the DRB finds that this standard has been met.

- K. **The design of the proposed use or combination of uses promotes a safe and comfortable pedestrian environment.**

The pedestrian environment would be improved by the addition of the Pedestrian Walkway, as an existing outdoor at-grade sidewalk would be replaced with a secured and enclosed walkway between the Christopher Center and the West Annex. No testimony was presented at the Hearing demonstrating that there was any risk to pedestrians based upon the improvements requested for approval in the Application. Based on the evidence presented, the DRB finds that this standard has been met.

- L. **The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses.**

Evidence presented at the Hearing and in the Application demonstrates Petitioner's financial and technical feasibility to complete the Pedestrian Walkway. There are minimal impacts on buffers, landscaping, public open space, and other improvements associated with the Application, and any impacts will be addressed to the satisfaction of the DRB. Based on the evidence presented, the DRB finds that this standard has been met.

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

Petitioner has produced evidence that the construction and operation of the Pedestrian Walkway are economically viable. The DRB finds that there is no evidence the proposed use will increase the burden on Village services, the Village's tax base, or other economic factors that affect the financial operations of the Village. Based on the evidence presented, the DRB finds that this standard has been met.

SUMMARY OF RECOMMENDATION: Based upon the foregoing Findings, the DRB, by a vote of _ to _, recommends to the President and Board of Trustees that the Board approve the Application.

Signed: _____

Frank Martin, Chairman
Development Review Board
Village of River Forest

Dated: _____



Village of River Forest
Village Administrator's Office

400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: June 22, 2018

To: Development Review Board

From: Lisa Scheiner, Assistant Village Administrator

Subj: Lake and Lathrop Planned Development Application

The Development Review Board (DRB) is scheduled to hold a public hearing on Thursday, June 28, 2018 at 7:30 p.m. on the planned development application for a new, five-story mixed use building with residential and commercial uses at 7601-7613 Lake Street, 7617-7621 Lake Street, and 423 Ashland Avenue (the southeast corner of Lake and Lathrop).

In accordance with the Planned Development process articulated in the Municipal Code, the following have occurred:

<u>Task</u>	<u>Date</u>
Pre-Filing Conference with the DRB	11/16/17
Notice of Neighbor Meeting Mailed	1/8/18
Neighbor Meeting Held	1/23/18
Technical Review Meeting with Staff	4/27/17
Notice of Public Hearing Mailed	6/13/18
Public Hearing Signage Posted at Site	6/13/18
Legal Notice in Wednesday Journal	6/13/18
Public Hearing	6/28/18

Village Staff & Consultant Reviews

The Village's Police, Public Works and Fire Departments have reviewed the Planned Development application. A memorandum from each department is attached. Also attached is a review by the Village's Planning Consultant, John Houseal of Houseal Lavigne.

Standards of Review

There are 15 standards of review for the DRB to consider in reviewing the proposed project. The standards are listed in Section 10-9-3 of the Planned Development Ordinance, which is attached for the Board's reference.

Next Steps

The DRB shall make specific written findings of fact addressing each of the planned development standards of review. The Village Board of Trustees will consider the Development Review Board's recommendation to approve or deny the application within 60 days after the recommendation is made.

Documents Attached

1. Planned Development Ordinance
2. Memorandum from Houseal Lavigne
3. Memorandum from Police Chief James O'Shea
4. Memorandum from Public Works Director John Anderson
5. Memoranda from Fire Chief Kurt Bohlmann
6. Planned Development Application

Chapter 19

PLANNED DEVELOPMENTS

10-19-1: INTENT AND PURPOSE:

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

4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features.
5. Provision for the preservation and beneficial use of open space, or an increase in the amount of open space over that which would result from the application of conventional zoning regulations.
6. Encouragement of land uses or combination of uses that maintain the existing character and property values of the village, and promote the public health, safety, comfort, and general welfare of its residents.
7. Promotion of long term planning pursuant to a master plan which will allow harmonious and compatible land uses or combination of uses with surrounding areas.

F. The development of village owned buildings or property shall be exempt from the requirements of this section. (Ord. 3587, 2-29-2016)

10-19-2: GENERAL PROVISIONS:

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

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

B. The development of any parcel or tract of land in any zoning district, irrespective of size, may be submitted to the village for consideration as a planned development.

C. Approval of a planned development permit must be obtained in accordance with the provisions of this section if both of the following conditions exist:

1. The proposed development involves a parcel of land held in common ownership with a contiguous parcel which obtained approval as a planned development within three years prior to the date of this application; and
2. The parcel proposed for development, when combined with the contiguous parcel that is held in common ownership with the subject parcel, equals or exceeds the general provisions contained in subsection A or B of this section.

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

10-19-3: STANDARDS FOR REVIEW:

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

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

otherwise permitted in the zoning district;

- E. The proposed use or combination of uses will not diminish property values in the vicinity;
- F. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses;
- G. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets;
- H. The proposed use or combination of uses will be consistent with the character of the village;
- I. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource;
- J. The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property;
- K. The design of the proposed use or combination of uses promotes a safe and comfortable pedestrian environment;
- L. The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses;
- M. The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the village, except to the extent that such burden is balanced by the benefit derived by the village from the proposed use; and
- N. The proposed use or combination of uses will meet the objectives and other requirements set forth in this chapter.

- O. Except as provided in subsection [10-19-4B](#) of this chapter, no planned development containing multi-family housing shall be approved unless the following standards are met:
1. At least 2.5 parking spaces per dwelling unit are provided for. This requirement may be met by a contract, easement or other device providing permanent rights to off site parking; and
 2. No less than two thousand eight hundred square feet of land area shall be provided for each residential unit. A parking area which meets the requirements of subsection O1 of this section may be used in meeting this requirement; and
 3. One of the following criteria is met:
 - a. If the underlying zoning district is C1, C2 or C3, the proposed development provides for space devoted exclusively to retail sales;
 - b. The total number of parking spaces on the site is increased from that existing at the time of the application.
 4. The requirements of this subsection O may be met using more than one site within the village and as part of a master plan submitted by the applicant with the application. (Ord. 3587, 2-29-2016)

10-19-4: SITE DEVELOPMENT ALLOWANCES:

- A. Site development allowances, i.e., alterations or variations from the underlying zoning provisions set forth outside this chapter may be approved provided the applicant specifically identifies each such site development allowance and demonstrates how each such site development allowance would be compatible with surrounding development and is in furtherance of the stated objectives of this section.
- B. A waiver may be granted for any of the requirements set forth in subsection [10-19-3O](#) of this chapter for any planned development containing multi-family housing which replaces an existing structure on the same site containing multi-family housing or submitted by the applicant as part of a master plan. (Ord. 3587, 2-29-2016)

10-19-5: PROCEDURES:

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

A. Prefiling Review And Transmittal Of Application:

1. Conference:

- a. A prospective applicant, prior to submitting a formal application for a planned development, shall meet for a prefilng conference(s) with the zoning administrator and any other village official designated by the village administrator. The purpose of the conference(s) is to help the applicant understand the planned development process, comprehensive plan, the zoning title, the site development allowances, the standards by which the application will be evaluated, and the application requirements.
 - b. After the initial prefilng conference, the prospective applicant shall introduce their project to the village board of trustees. The village board may provide feedback to the applicant and shall refer the application to the village's economic development commission in accordance with the village's policy of economic development commission duties pertaining to development.
 - c. After reviewing the planned development process, the applicant may request a meeting with the village staff and the development review board to discuss a request for waiver of any application requirement which in the applicant's judgment should not apply to the proposed development. Such request shall be made in writing prior to the submission of the formal application documents.
 - d. All requests for waiver shall be reviewed and acted upon by the development review board. A final determination regarding the waiver shall be given to the prospective applicant within five working days following the completion of the development review board's deliberation and decision.
 - e. The applicant, prior to submitting a formal application for a planned development, may be required to schedule a meeting to discuss the proposed development and its impact on area residents. If such a meeting is required, the applicant shall send a written notice of the meeting to all property owners within five hundred feet of the proposed development. Such notice shall be mailed not less than fifteen days prior to the date of the meeting. A copy of the notice and mailing list shall be provided to the zoning administrator. A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.
2. Development Review Board: The zoning administrator shall confer with the chairman of the development review board on all applications. Upon the determination of both the zoning administrator and the chairman, the development review board may conduct its own prefilng conference(s).
 3. Filing Of Application: Following the completion of the prefilng conference(s), the applicant shall file an application for a planned development in accordance with section [10-19-6](#) of this chapter. The zoning administrator may deliver copies of the application to other appropriate village departments for review and comment.
 4. Deficiencies: The zoning administrator shall determine whether the application is complete. If the zoning administrator determines that the application is not complete, he shall notify the applicant in writing of any deficiencies and shall take no further steps to process the application until the deficiencies are remedied.
 5. Report On Compliance: A copy of the complete application and a written report incorporating the comments of village staff and other agencies regarding the compliance of the proposed development with the requirements and standards of this section shall be delivered to the development review board prior to the public hearing.
 6. Determination Not Binding: Neither the zoning administrator's determination that an application is complete nor any comment made by the zoning administrator, staff or the development review

board at a prefiling conference or as part of the review process shall be intended or construed as a formal or informal recommendation for the approval of a planned development permit for the proposed development, or component part thereof, nor shall be intended or construed as a binding decision of the village, the development review board or any staff member.

B. Review And Action By The Development Review Board:

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

The removal or knocking down (by the village or others) of the sign after posting but before the hearing shall not invalidate, impair, or otherwise affect any planned development permit subsequently granted following such public hearing.

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

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

5. Notice of the required public hearing shall also be provided by the applicant by regular mail to the owners of record of the property which is the subject of the application (if different than the applicant), and the owners of all property within five hundred feet of the subject property as shown on the written list provided by the applicant pursuant to the requirements of 65 Illinois

Compiled Statutes 5/11-13-7 of the Illinois municipal code (such notice should be sent to the owners as recorded in the office of the recorder of deeds or the registrar of zoning ordinances of Cook County and as they appear from the authentic tax records of Cook County, as shown on the list prepared by the applicant as required in 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code). The applicant shall be required to submit to the village a search by a reputable zoning ordinance company or other evidence satisfactory to the village indicating the identity of all such owners required to receive notice, and an affidavit certifying that the applicant has complied with the requirements of 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code. Such notice shall contain the information as is required in subsection B2 of this section and shall be mailed not more than thirty nor less than fifteen days prior to the date of the public hearing. The notice shall also include the name and address of the applicant for the planned development. The applicant shall provide the zoning administrator with proof of mailing of the mailed notice required herein before the public hearing starts.

6. The development review board shall review the application, the standards and requirements established by this section, the report of the zoning administrator, and any oral and written comments received by the development review board before or at the public hearing. Within forty five days following the close of the public hearing, the development review board shall make specific written findings addressing each of the standards set forth in section [10-19-3](#) of this chapter and transmit such findings, together with a recommendation of approval, approval with conditions, or disapproval to the board of trustees.

C. Review And Action By The Board Of Trustees:

1. The applicant shall, at its own cost, give advance written notice of the first meeting of the village board where the planned development application will be considered by regular mail to the owners of record of the property which is the subject of the application (if different from the applicant), and the owners of all property within five hundred feet of the subject property, not less than seven days prior to the date of the first village board meeting. This requirement is enacted to assure the most complete public notice possible for the proposed application for a planned development, it is not required by state law. Accordingly, any failure to comply with this subsection shall not invalidate, impair or otherwise affect any planned development permit subsequently granted following such meetings. The applicant shall provide the zoning administrator with proof of mailing of the mailed notice required herein, which proof shall be provided prior to the start of the first meeting of the village board where the planned development application will be considered.
2. Within seven to sixty days after receiving the receipt of the report and recommendation of the development review board, and without further public hearing, the board of trustees may deny the application, may refer the application to the development review board for further review, may postpone further consideration pending the submittal of additional information including any application requirement previously waived by the development review board or may adopt a zoning ordinance approving the planned development permit.
3. Any action taken by the board of trustees pursuant to subsection C2 of this section shall require the concurrence of a majority of all the trustees of the village then holding office, including the village president; however, if the planned development fails to receive the approval of the development review board, the ordinance shall not be approved except by a favorable majority vote of all trustees then holding office.
4. In approving a planned development permit, the board of trustees may attach such conditions to the approval as it deems necessary, or modify conditions imposed by the development review board, to have the proposed use or combination of uses meet the standards set forth in section

[10-19-3](#) of this chapter and to prevent or minimize adverse effects on other property in the immediate vicinity. Such conditions may include, but are not limited to: limitations on size, bulk and location; requirements for landscaping, stormwater management, signage, outdoor lighting, provisions for adequate ingress and egress; hours of operation; and such other conditions as the village board may deem to be in furtherance of the objectives of this section. (Ord. 3587, 2-29-2016)

10-19-6: APPLICATION REQUIREMENTS:

- A. An application for a planned development may only be filed by one who has an ownership interest, or the agents thereof; or any contract purchaser or anyone holding an option to purchase the parcel of land on which the use or combination of uses is to be located; or any unit of government which either owns the parcel or which is not the owner of the parcel but proposes to acquire the parcel by purchase, gift, or condemnation; or any developer or development team which has entered into a redevelopment agreement with the unit of local government seeking to acquire the parcel.
- B. Applications for a planned development shall be filed with the zoning administrator in such form and accompanied by such information, with sufficient copies, as shall be established from time to time by the village. Every application shall contain at a minimum the following information and related data:
1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed development.
 2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.
 3. A survey, legal description and street address of the subject property.
 4. A statement indicating compliance of the proposed development to the comprehensive plan; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this section.
 5. A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities.
 6. A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.
 7. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combination of uses, and the floor area of the entire development.
 8. A landscaping plan showing the location, size, character and composition of vegetation and other material.

9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.
 10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of development.
 11. A statement acknowledging the responsibility of the applicant to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County recorder of deeds' office and to provide evidence of said recording to the village within thirty days of passage in the event the proposed planned development is approved by the village board.
 12. A professional traffic study acceptable to the village showing the proposed traffic circulation pattern within and in the vicinity of the area of the development, including the location and description of public improvements to be installed, including any streets and access easements.
 13. A professional economic analysis acceptable to the village, including the following:
 - a. The financial capability of the applicant to complete the proposed development;
 - b. Evidence of the project's economic viability; and
 - c. An analysis summarizing the economic impact the proposed development will have upon the village.
 14. Copies of all environmental impact studies as required by law.
 15. An analysis reporting the anticipated demand on all village services.
 16. A plan showing off site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.
 17. A site drainage plan for the developed tract.
 18. A list of the site development allowances sought.
 19. A written summary of residents' comments pertaining to the proposed application. This summary shall serve as the official record of the meeting that the applicant shall be required to hold with all property owners within five hundred feet of the proposed development. This meeting shall be held prior to the submission of the application for a planned development. The applicant is further required to provide evidence that a notice of this meeting was sent by regular mail to all affected property owners at least fifteen days before the required meeting date.
- C. The applicant may submit a written request for waiver of any application requirement in accordance with subsections [10-19-5A1c](#) and A1d of this chapter. The decision of the development review board shall be final regarding the approval or denial of the request. However, the development review board's decision regarding the request for a waiver of an application requirement does not preclude the village board from requesting that same information or any additional information it deems applicable for its review of the planned development application.
- D. Every application must be accompanied by a fee in such amount as established from time to time by the village board to defray the costs of providing notice and contracting with independent professionals to review applications as required. Such professional costs may include, but are not

limited to, engineering, legal fees, traffic analyses, environmental impact studies, land use design or other similarly related professional studies. Additional materials may be required during the review of a proposed planned development if determined necessary by the development review board or the village board. (Ord. 3587, 2-29-2016)

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

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

- H. A planned development permit shall be null and void if the use or combination of uses for which the approval was granted ceases for a period of one year.
- I. No application for a planned development which was previously denied by the board of trustees shall be considered by the development review board or the board of trustees if it is resubmitted in substantially the same form and/or content within two years of the date of such prior denial.
1. The zoning administrator shall review the application for a planned development and determine if the application is or is not substantially the same. An applicant has the right to request a hearing before the village board to appeal the determination of the zoning administrator, provided a petition for appeal is filed in writing to the zoning administrator within ten days of the decision.
 2. The board shall affirm or reverse the determination of the administrator regarding whether the new application is in substantially the same form within thirty days of receipt of a petition for appeal.
 3. If it is determined that the new application is not substantially in the same form, then the applicant is entitled to submit an application and have it reviewed in accordance with the provisions of section [10-19-5](#) of this chapter. (Ord. 3587, 2-29-2016)

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

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

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

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

6. Creates a greater demand or burden on village services or alters the alignment of roads;
7. Increases the amount of stormwater conveyed to the village's stormwater sewer system; or
8. Amends final governing agreements, provisions or covenants, or provides any other change inconsistent with any standard or condition imposed by the board of trustees in approving the planned development permit.

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



Memorandum

To: Lisa Scheiner, Assistant Village Administrator

From: John Houseal, FAICP
Principal

Date: June 20, 2018

Re: Planned Development Review
RF: Lake & Lathrop Mixed-Use Development

Houseal Lavigne Associates has conducted a review of the proposed mixed-use planned development at the southwest corner of Lake Street and Lathrop Avenue. The proposed development consists of an 80-foot tall, 5-story, building with 14,343 square feet of commercial use on the ground floor fronting Lake Street and Lathrop Avenue, 32 residential condominium units, and an 86-space 2-level parking garage. Our review focuses primarily on the planning, zoning, and development aspects of the project. Our comments relate to planning, land-use, zoning, site design, parking and circulation, proposed structure and overall development character. Our report includes the following sections:

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

1. Site Conditions and Surrounding Land-Use

Site Conditions.

Existing improvements on the subject site include three one-story commercial buildings fronting Lake Street, with surface parking located at the rear of the buildings, and a vacant residential lot fronting Ashland Avenue. Current uses on the property include La Majada Mexican restaurant, Skincare Company Spa & Salon, In & Out Fitness, River Forest Cleaners, Tulipia Floral Design, Cigar Oasis, and GP Insurance Solutions.

The zoning for the subject property is *C-3: Central Commercial District*. The lot area and dimensions of the Subject Property meet the standards of the C-3 District. The subject property has approximately 150' of frontage on Lathrop Avenue, 207'1" of frontage on Lake Street, and 50' of frontage on Ashland Avenue. The subject property has an area of approximately 36,414 square feet.

Surrounding Land-Use and Zoning.

To the West (immediately adjacent): Zoned C-3: Central Commercial District. Improved with a 2 ½ story commercial building includes shoe repair, children's fitness center, dry cleaners and alterations, professional offices.

To the South (immediately adjacent): Zoned C-3: Central Commercial District. Along Lathrop Avenue – improved with a surface parking lot with small one-story garage. Along Ashland Avenue – improved with a 2 ½ story single-family detached residence.

To the East (across Lathrop Avenue): – zoned ORIC: Office, Research, Industrial, Commercial. Improved with a one-story commercial building on the southeast corner of Lathrop and Lake. To the south of the corner property is a 5-story (57' tall) residential condominium building.

To the North (across Lake Street): – zoned PRI: Public/Recreational/Institutional. Improved with St. Luke Church and school (heights +/-: school 30', vaulted church hall 60' to peak, steeple 92' to cross top).

2. Relationship to the Comprehensive Plan

Overall, the proposed planned development supports the goals and objectives of the *Comprehensive Plan (2003)*. The Comprehensive Plans designates the area between Lathrop and Park Avenues as *Village Center Area*, primarily intended for mixed-use development consisting of ground floor retail/restaurant/service uses with residential and office uses located on the upper floors. The proposed mixed-use development includes ground floor commercial uses with residential condominium units on the upper floors. The development reflects the land use intent of the Comprehensive Plan. The proposed development provides commercial uses primarily fronting Lake Street, wrapping the corner and extending a bit along the Lathrop Avenue frontage. Further, the proposed development seeks to enhance the overall pedestrian environment and pedestrian activity in the area by providing a mix of retail, restaurant, and service uses along the sidewalk.

“Village Center Commercial” and “Village Center Area” are described in the Comprehensive Plan as follows:

Village Center Commercial is a commercial/mixed-use area which is pedestrian oriented and provides products and services to meet daily living needs, as well as comparison shopping goods. Ground floor uses are primarily retail, restaurant, and personal service, with office and residential uses located on the upper floors. Although a pedestrian environment, the area needs to be easily accessible by car and needs sufficient off-street parking. The area is located on the south side of Lake Street between Lathrop Avenue and Park Avenue. A small area of Village Center Commercial can also be found at the intersection of Lake Street and Thatcher Avenue. (Page 23: Land Use Plan)

Village Center Area – The blocks situated between Lathrop Avenue and Park Avenue are intended to function as the Village Center Area. Commercial land uses within this area are intended to focus on the more traditional small-scale stores, generally oriented to Lake Street. The area will continue to consist of small retail and service stores and shops on the street level, with residential and office uses potentially above the first floor. Given that the nature of development in the area will be small shops, the area will have a stronger pedestrian focus than the area east of Lathrop Avenue. Portions of blocks within the area south of the Lake Street frontage will continue as high density residential uses. (Page 53: Lake Street Corridor Plan)

3. Zoning Analysis

Current zoning for the site is C-3: Central Commercial District. The proposed mixed-use development can be approved as a Planned Development in the C-3 District. As for the mix of uses, the proposed multi-family residential use is a special use in the C-3 District and can only be approved as a Planned Development, and the retail, restaurant, and banking uses contemplated are primarily permitted uses in the C-3 District, but with some being designated as “special uses” depending on restaurant size and whether they have drive-thru facilities. Other commercial uses identified on the Land Use Chapter (Chapter 21 of the zoning ordinance) range from “permitted”, “special uses”, and “not permitted”.

Identification of commercial uses:

The applicant will need to identify all possible/potential uses it may be considering for the ground floor tenant spaces of the development, so that such uses can be approved as part of this planned development. If identified as part of this application/request, any use designated by the zoning ordinance as “special use” or “not permitted” can be approved as part of this planned development. If the planned development is approved and then a particular use is requested at a later date, which is a “special use” or “not permitted”, then the applicant at that time will need to go through another public hearing to seek approval of such use. Therefore, to minimize the likelihood for the need for an additional public hearing at a later date, the applicant should identify all potential uses it may wish to locate on the ground floor so that the Village may consider its appropriateness and desirability at this location. General hours of operation should also be identified for commercial uses as part of the planned development.

Although the proposed development generally complies with the Comprehensive Plan and many of the C-3 Districts standards, there are some zoning standards that will require site development allowances for the structure to be built as proposed.

Zoning Analysis Table

<u>Lot Size</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
lot area.....	3,275 s.f.	36,414 s.f.	conforming
lot width.....	25'.....	50'-207.8'.....	conforming
<u>Density</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
land area/unit	2,800	1,138	1,662 sf/unit SDA required
<u>Total Unit Count</u>	<u>Allowed</u>	<u>Proposed</u>	<u>Status</u>
# residential units	13.....	32	19 unit SDA required
<u>Setbacks</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
front (north)	0.....	0	conforming
front (east)	0.....	5'1"	conforming
side (west).....	0.....	0	conforming
rear (south).....	0.....	0	conforming
<u>Bulk</u>	<u>Allowed</u>	<u>Proposed</u>	<u>Status</u>
building height.....	50'.....	80'	30' SDA required
F.A.R. (floor area ratio)	2.5	2.45 +/-	conforming
lot coverage	100%.....	95% +/-	conforming
<u>Parking</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
#residential spaces.....	80.....	56	24 parking spaces SDA required
# commercial spaces.....	0.....	30	conforming
# guest spaces.....	7.....	0	7 parking space SDA required
# total spaces.....	87.....	86	1 parking space SDA required
<u>Parking/Aisle Dimensions</u>			
stall width	8.5'.....	8.5'	conforming
stall length	18.42'	18'	0.42' SDA required
aisle width.....	25'.....	22'	3' SDA required

SDA = Site Development Allowance needed to accommodate proposal

Each zoning component (lot size, density, setbacks, bulk, and parking) is discussed in greater detail below.

Lot Size (conforming)

The applicant is proposing a lot that is approximately 36,414 square feet in area with 150' of frontage on Lathrop Avenue; 202' of frontage on Lake Street, and 50' of frontage on Ashland Avenue. For C-3 zoned lots, the required minimum lot size is 3,275 square feet and the minimum lot width is 25'. The proposed lot is conforming.

Density (SDA required for 19 units)

The applicant is requesting a density that is approximately 2.5 times greater than what is permitted in the C-3 District. A maximum of 13 units is permitted by code, and the applicant is proposing 32 units. The C-3 District requires 2,800 sf of lot area per dwelling unit, which would permit a maximum of 13 dwelling units for the subject property. However, the applicant is requesting 32 dwelling units, which provides only 1,138 sf of lot area per dwelling unit. Therefore, the applicant requires an SDA for 19 dwelling units (or an SDA of 1,662 sf of lot area per unit) to accommodate the proposed planned development.

In the past, the Village has approved some planned developments at densities greater than permitted by the underlying zoning in the Village Center Area and other areas of the Village, but typically not at the densities requested by the applicant. When density has been approved at higher levels, consideration has been given to development components such as parking, height, visual bulk, building character, landscaping, proposed uses, and more, to ensure that the overall development character is appropriate and can appropriately accommodate any increase in permitted density. Economic development has also been a factor in considering higher densities where new commercial development is provided as part of the development.

It is important to note that each planned development must stand on its own and approval of previous planned developments is not justification for approval of any other planned development. That said, it is important to note that increased residential density for certain planned developments is not uncommon in River Forest. This applicant's request however, represents a significantly greater density increase than previously approved planned developments in the Village Center Area.

Setbacks (conforming)

The proposed setbacks comply with the standards established for the C-3 District and are consistent with similarly zoned properties fronting on Lake Street. Because the subject property is not abutting a residential district, the development is not required to provide setbacks on any side. The applicant is however providing a 5' setback along Lathrop Avenue.

Height (SDA required for 30')

The maximum height in the C-3 District is 50' and the applicant is proposing a height of 80' as measured to the highest point (the highest point is an architectural feature on the northeast corner of the building that extends approximately 6' above the parapet, which has a height of 74'). A site development allowance for 30' is required to accommodate the proposed development.

Although the Village has previously granted an SDA for building height in the C-3 District and has granted an SDA for height for a building on Lathrop Avenue immediately adjacent to the C-3 District, the previous SDAs in and adjacent to the Village Center Area were for 7'-5' (building heights of 55' and 57'), both for 5-story structures. Other older 5-6 story residential buildings in the Village Center Area (C-3 District) are located primarily along Central Avenue and the intersecting north south streets and are in the height range of 45-60' +/- . At 80', this proposed planned development is significantly taller.

While the proposed building is considered 5-stories, the same number of stories as other planned developments approved in and adjacent to the C-3 District, this building is considerably taller due to the height of each floor being taller than other Village Center Area 5 and 6-story buildings. The first floor of this building is 21', which is nearly the height of other buildings' first two floors combined, such as the building immediately adjacent to the west. For the upper floors, the applicant is proposing 10' clear floor to ceiling heights, where other residential buildings in the area commonly provide 8.5'-9' clear ceiling heights, and older residential buildings often provide less than 8.5'. The overall impact of each floor height being taller, is a 5-story building that is significantly taller than all other 5 and 6-story buildings in the area. The taller ceiling heights provide for a higher quality ground floor retail environment and residential units that appeal to the upper end of the residential market.

The height of the building is further pronounced by the fact that the building is located directly on the sidewalk, runs 202' along Lake Street frontage, and extends up to a height of 74' to the top of the parapet. Other 5-6-story buildings in the Village Center Area are either setback from the sidewalk 10-20+ feet with landscaping, are located along Central Avenue, are located at the sidewalk but with a building that "steps back" on the upper floors, or has a fairly limited building frontage along the sidewalk as the wider "front" of the building runs along an intersecting north/south street.

F.A.R. (floor area ratio) (conforming)

The proposed F.A.R. complies with the standards for the C-3 District. The applicant is proposing an F.A.R. of approximately 2.45 and the C-3 District permits a maximum F.A.R. of 2.5.

Lot Coverage (conforming)

The proposed lot coverage complies with the standards of the C-3 District. The applicant is proposing a lot coverage of 95%+, which is less than the 100% lot coverage allowed by code.

4. Parking and Circulation

Parking (SDA required for total parking spaces, resident parking spaces, guest parking spaces)

The proposed development is proposing a 2-level parking garage with 42 spaces on the ground level and 44 spaces on the upper level. The applicant is proposing one less parking space than is required by code and is proposing a parking space distribution that further fails to comply with the parking required by code.

The planned development is required to provide a total of 87 parking spaces, broken down as follows – 0 commercial parking spaces, 80 resident parking spaces, and 7 resident guest parking spaces. No commercial parking spaces are required for ground floor retail/service uses in the C-3 District, 2.5 parking spaces are required for each residential unit, and 1 guest parking spaces is required for every five residential units, or portion thereof. The applicant is proposing 86 parking spaces, one less than required by code.

If all 86 parking spaces were designated for residents and their guests, then the development would nearly be compliant, requiring only a 1 parking space SDA. However, the applicant is proposing that 30 parking spaces be designated for commercial uses, therefore leaving only 56 parking spaces for residents and 0 parking spaces specifically designated for guests. Under this

scenario, the development would require a **1** space SDA for total parking, a **24** space SDA for resident parking, and a **7** space SDA for guest parking. The parking numbers/allocation varies slightly as presented in different portions of the application, and the applicant must clarify the parking arrangement and demonstrate that it is workable for the proposed development.

While it is a good idea to designate some parking for commercial uses, although not required by code, and a reduction from the 2.5 spaces per unit is reasonable, not providing any designated guest parking may be problematic. Consideration should be given to redistributing the 86 proposed spaces in a manner that accommodates guests, residents, and commercial uses. In a suburban setting for 3-bedroom units, at a high-end price point, it can be expected that more than one parking space will be desirable if not essential for each residential unit.

Aisle Width (SDA required for 3')

The proposed **aisle width** of 22' is less than the 25' required by code but will work for this project. A 3' SDA is required. Parking and circulation on an infill site can be challenging and a minor reduction in aisle width is reasonable. The Village has approved similar parking garage aisle width reductions in the past, provide internal circulation is not hindered. The internal circulation of the proposed parking garage is sufficient.

Parking Stall Length (SDA required for 0.42')

The proposed **stall length** is 18'. Code requires a stall length of 18.42'. The proposed stall length of 18' is appropriate and will meet the needs of the development. An 18' stall length has been approved for other planned developments in the Village and should be considered appropriate for this planned development.

Circulation and Access

The ground floor parking area is less than ideal and presents some circulation problems.

- If the lot is full and customers pull in, they will need to do a three-point turn to turn around and exit. If multiple cars pull into a full lot, this can be a problem. Consideration should be given to a "smart sign" being placed at the entrance that indicates the number of spaces open and available for customers.
- The first-floor parking is to be shared by customers, residents, and guests. How are the spaces designated and what will prevent customers from parking in residents' spots?
- If residents' spaces are full and the customer spaces are full, where will guests park?
- Most "high-end" condominium developments have secured parking for residents. Will the residents' parking spaces be in a secured portion of the ground floor parking, or be open and unsecured? If resident spaces are secured in the western portion of the ground floor parking, the stripped area designated at the west end to accommodate turning a vehicle around will need to be relocated to an area east of any security barrier.
- Will the both the upper and lower parking levels provide security camera surveillance?

5. Development Character

Overall Development

The proposed development fits the anticipated and desired types of uses for the Village Center Area. Ground floor retail, restaurant, and services uses with residential condominiums on the

upper floors represent the type of mixed-use that the Village has long sought for this area and this corner. The intent of the area is to promote and accommodate a vibrant pedestrian environment with a variety of residential and commercial/retail uses. In terms of uses, this development is ideally located within the Village.

The applicant has indicated that retail, restaurant, and service uses are anticipated, along with the possibility of a bank. Retail and restaurant uses should be prioritized. With two other banks already in the Village Center Area on Lake Street, consideration should be given to not permitting another bank as part of this development. However, if a bank is permitted, it should not be allowed to occupy the corner tenant space at Lake & Lathrop. The applicant is requesting several SDAs to accommodate the development and strong consideration should be given to ensuring that the development, and any allowances given by the Village, be leveraged to secure retail (and restaurant) uses on the ground floor of this development, rather than simply accommodating uses that do not generate retail sales tax.

Building

The proposed building will have a significant visual impact in the Village Center Area and it will have the most prominent presence of any building directly located on Lake Street. It will be the tallest building in the Village Center Area. It is similar in length to the mixed-use building on the eastern half of the block between Franklin and Park, but at more than twice the height. The building runs approximately 202' along Lake Street with no setback, running straight up to a height of 74' to the top of the parapet. It will be a defining presence in the Village Center Area. Except for the St. Luke steeple and the William Place condominiums (three blocks to the east in the ORIC District), no building anywhere along Lake Street in River Forest is taller.

The proposed material and construction of the building is very high quality. The exterior plane/façade of the building's commercial frontage and upper floor outermost face (on the north and east sides) is clad almost entirely of white cast stone veneer, with stucco/fiber cement panel on the face of the building that separates the interior unit area from the front patio. The south and west sides differ in that they are clad in "masonry to match" rather than cast stone veneer like the north and east elevations. While the south elevation is the rear of the building and not visible from Lake Street, the west elevation is very visible from Lake Street when west of the building looking or driving east. The west elevation also lacks the architectural detail or interest that the other elevations have. It may be the applicant anticipates line of sight to the west elevation being blocked from view by future development of the site west of the subject property. The applicant should also indicate the material of the ceiling area in the covered balconies on the north façade of the building as this surface will be highly visible. Also, as viewed from the outside, window treatments should be lightly colored and uniform for all residential windows.

Given the overall design, character, and presence of the building, and given the context of the Village Center Area, the question when considering this building is: Does this development, with its 80' height, its 202' length along the Lake Street sidewalk without any setback or without the building's facade stepping back on the upper floors, fit the existing character of the area, the desired character of the area, or the likely future character of the area, given the other sites available/likely for future development in the Village Center Area?

6. Lighting

The applicant has provided a photometric plan indicating the lighting/illumination levels for the proposed development. The lighting is appropriate to provide safety and navigation of the development, especially at points of ingress and egress, but is also designed to not illuminate adjacent properties. The proposed photometric plan will appropriately and attractively illuminate the planned development. While detailed information on lighting fixtures, standards, and placement were not provided, it is anticipated that the design and placement of lighting fixtures will be consistent and complimentary to the design of the building. It is also anticipated that commercial lighting will be generally consistent with the intensity of other commercial building lighting along lake street.

7. Conclusions

Overall the proposed planned development provides the mix of uses desirable for the Village Center Area, including high quality ground floor retail, restaurant, and commercial space, with high-end residential condominiums on the upper floors. The proposed development is generally consistent with the Comprehensive Plan but requires a significant number of site development allowances (SDAs) to be approved as proposed.

The proposed planned development is requesting a 60% increase over maximum building height, a 146% increase over maximum residential density, and a 30% reduction in required resident parking. These SDAs, along with others, indicate the development is a very intense utilization of the site and its overall character and contribution must be considered within the overall context of the proposal and Village objectives.

The building would make be the most prominent and the tallest building in the Village Center Area. When considering the overall design of the building and intensity of the development, it is important to consider the existing, desired, and future character of the Village Center Area. If any building modifications are considered, they should be used to lessen the perceived bulk on Lake Street (such as upper floor setbacks or height reduction).

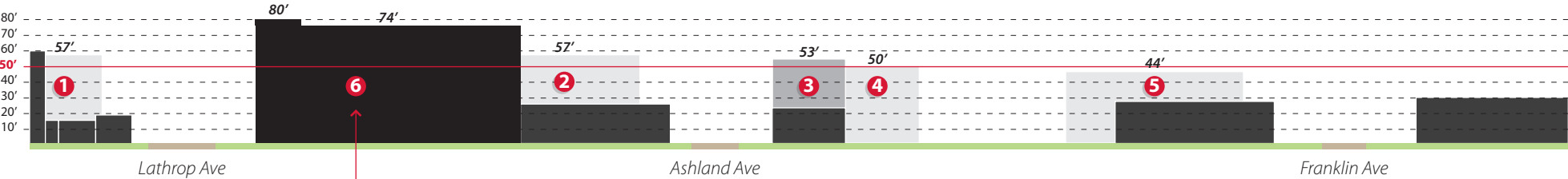
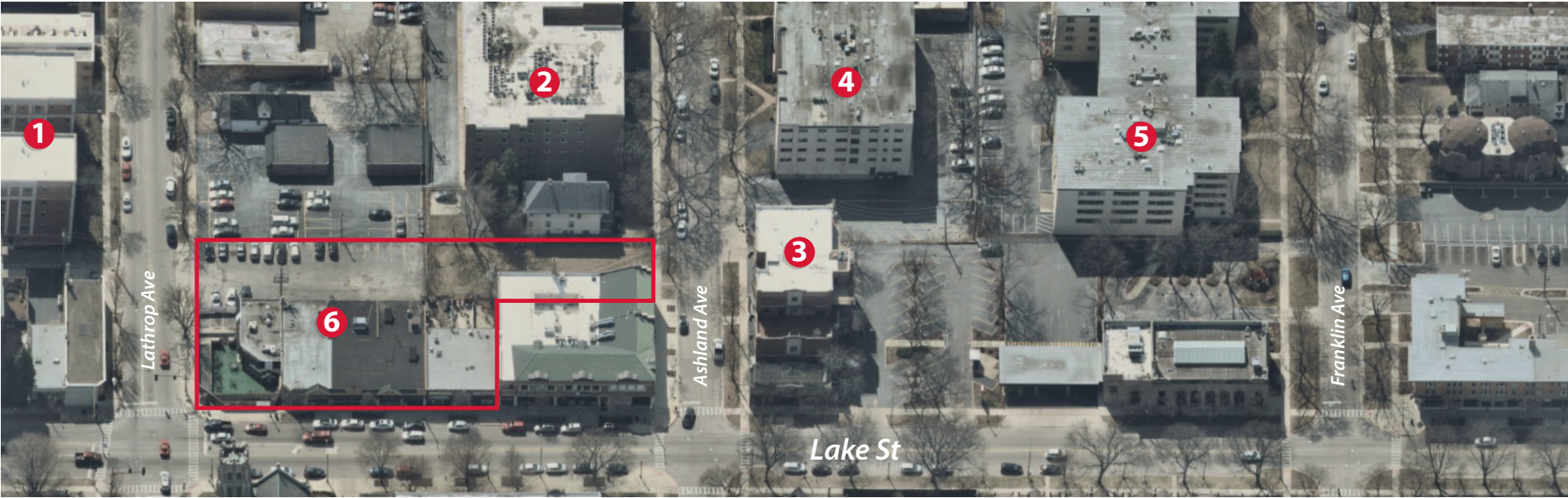
While, the SDAs for building height and the number of residential units (density) is significant relative to other planned developments approved in the Village Center Area, the Village has previously approved other SDAs for height and density, albeit typically to a much lesser degree.

In addition to requiring SDA's for number of parking spaces and the parking space and isle dimensions, the proposed ground floor parking needs to clarify improvements relative to space designation (resident, guest, commercial), security, signage/circulation management.

Consideration should be given to not permitting a bank as part of the development. At a minimum, a bank should not be permitted to occupy the corner tenant space. Retail and restaurant uses should be prioritized to create a more active pedestrian environment and to maximize retail sale tax revenue.

C3: Central Commercial

Lake Street Building Heights



Proposed New Development
RF Mixed-Use Development

- Legend**
- Buildings immediately fronting on Lake Street
 - Buildings set back from Lake Street
 - Buildings not fronting on Lake Street
- Note: Heights measured to top of parapet

Village of River Forest

POLICE DEPARTMENT MEMORANDUM



TO: Lisa Scheiner – Asst. Village Administrator

FROM: James O'Shea - Chief of Police

DATE: June 15, 2018

SUBJECT: Development Application - Lake & Lathrop

I have reviewed the Lake and Lathrop planned development application, and do not foresee any concerns from a law enforcement/public safety perspective. During the technical review of the application/plans, we discussed public access to emergency call phones/buttons, LED exterior lighting, and exterior security camera coverage as part of a public safety best practices approach.



MEMORANDUM

DATE: June 18, 2018

TO: Eric Palm, Village Administrator

FROM: John Anderson, Director of Public Works

SUBJECT: Lake and Lathrop Planned Development

After reviewing the Lake and Lathrop Planned Development Application, I have determined that the proposed project will have a minimal impact on the Public Works Department and its ability to deliver services to the community. However, the following engineering comments should be given proper consideration:

1. The preliminary site plan indicates that the development is proposing to tie into the Village's street light electrical system. This will not be permitted – all electricity needs will need to be coordinated through ComEd.
2. An easement documenting access rights will need to be granted to the Village for the purposes of maintaining the stormwater detention facility in an emergency. This will be done in conjunction with the easement that will be required by the Metropolitan Water Reclamation District.
3. I still have concerns regarding the ground-floor level parking area. If it fills up and multiple cars enter looking for spots, it could provide for a difficult 3-point turn and exit. Perhaps a sign showing available spaces at the entrance would help.
4. Per the ordinance, parking stalls are required to be 18.42' long and the drive aisles are required to be 25' wide. The proposed plan does not meet these dimensions on either parking level.
5. There is a door on the existing (to remain) structure just north of the parking ramp. It is unclear how much room will remain between these two buildings and whether or not the use of this door will still be feasible after construction.
6. The means by which the developer will be addressing the contaminated soils has not yet been indicated.



MEMORANDUM

TO: Lisa Scheiner
Assistant Village Administrator

FROM: Kurt Bohlmann
Fire Chief

DATE: June 18, 2018

SUBJECT: Lake and Lathrop planned development

After a cursory review of the planned development proposed for the corner of Lake Street and Lathrop Avenue, the structure appears to have sufficient accessibility. I do have a couple concerns about the accessibility to the proposed light shafts and the potential for fire spread.

The only access to the four proposed light shafts is through windows inside private residences. There are no doors or common space windows to the light shafts. Although I don't anticipate there being a big problem with this development, light shafts, like the ones proposed, tend to double as garbage chutes. One discarded cigarette can easily start a fire with trash at the bottom of the shaft.

The light shafts can also provide a quick avenue for fire to spread from one unit to the next. Adjacent units have common light shafts. A fire strong enough to get out of one unit into the light shaft would not take much more energy to move into the adjacent unit through the light shaft window.

The Fire Department has discussed these concerns in previous meetings with the developers, who have assured us that sprinklers will be installed in the light

shafts. Sprinklers will go a long way to alleviating these concerns. Sprinklers will hold a fire in check until the Fire department gains access to the light shaft.

At this time and with the current information provided, I believe this project will not require any substantial changes to the Fire Department's response or ability to protect this structure.



A copy of the Lake & Lathrop Planned Development Application can be found on the Village's website by [clicking here](#) due to the size of the digital file.