



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, August 23, 2018 at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

- I. Call to Order/Roll Call
- II. 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.
- III. 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.
- IV. 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.
- V. Public Comment
- VI. Adjournment



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: August 17, 2018

To: Development Review Board

From: Eric Palm, Village Administrator
Lisa Scheiner, Assistant Village Administrator

Subj: Lake and Lathrop Planned Development Application

The Development Review Board (DRB) is scheduled to hold a continued public hearing on Thursday, August 23, 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).

Village Consultant Review

Attached is a review by the Village's Planning Consultant, John Houseal of Houseal Lavigne, of the amendments to the proposed planned development.

Village Staff Review

The applicant submitted the attached documents for consideration by the Development Review Board. Notable changes include a modification in unit count (which impacts off-street parking demands as well as the site development allowance requested for land area), proposed uses for the commercial space and building height.

Unit Count: The applicant proposes to reduce the number of units to 30 by increasing the size of the penthouse units. The unit mix is now comprised of three two-bedroom units, 25 three-bedroom units, and two four-bedroom units. The original application proposed 32 units which was comprised of four two-bedroom units and 28 three-bedroom units.

Proposed Uses: The applicant has modified the list of permitted uses for the commercial spaces. The site development allowances (SDAs) sought are listed below.

<i>Land Use</i>	<i>Existing Zoning</i>	<i>SDA Requested</i>
RETAIL TRADE		
Dry cleaning, with on premises cleaning	Special Use	Permitted Use
Lumber and other building materials	Non-Permitted Use	Permitted Use
Miscellaneous and other retail stores	Special Use	Permitted Use
Retail nurseries and garden stores	Special Use	Permitted Use
Retail - temporary	Non-Permitted Use	Permitted Use
ACCOMMODATIONS AND FOOD SERVICES		
Convenience food marts	Special Use	Permitted Use
Fast Food Establishment	Non-Permitted Use	Permitted Use ¹
Restaurants operating outside the hours of 7:00 AM to 1:00 AM	Special Use	Permitted Use ²
Restaurants, sit down, greater than 5,000 square feet	Special Use	Permitted Use
SERVICES		
Pet care (except veterinary) services	Special Use	Permitted Use
Photocopying and duplicating services	Special Use	Permitted Use
Veterinary hospitals or clinics for small animals	Non-Permitted Use	Permitted Use

Village staff recommend that the Development Review Board take testimony from the applicant to further understand and refine the requests relative to land use. Staff respectfully requests that the Development Review Board address the requested uses under the Accommodation and Food Services category and send the remaining matters to the Village Board of Trustees for consideration.

Building Height: The applicant previously proposed a building height of 80 feet, however, it appears that it did not include the height of elevator overruns on the roof. The revised application shows a building height of 85 feet to incorporate the stair towers/elevator overruns. However, the applicant has removed the decorative feature at the northeast corner of the building and reduced the 5th floor and retail clear height. The building is now 73 feet to the top of the high corner and 71 feet to the top of the parapet wall.

Off Street Parking: The proposed development is located in the C3 Central Commercial District. Section 10-14-8 of the Zoning Ordinance states, "The off street parking regulations shall be the same as those of the C1 district, except that service retail establishments, located in an area

¹ The applicant proposes "Fast Casual Food Establishment" as a permitted use and describes it as follows: "A fast-casual restaurant does not offer full table service, but advertises higher quality food than fast food restaurants, with fewer frozen or processed ingredients. It is an intermediate concept between fast food and casual dining, and usually priced accordingly with upscale, unique or highly developed décor (i.e. Panera Bread, Corner Bakery)".

² The applicant requests a change in hours from 7:00 a.m. to 6:00 a.m. Currently, Panera Bread in River Forest is open from 5:30 a.m. to 10:00 p.m. Starbucks varies its opening hours from 4:30-5:30 a.m. and its closing hours from 10:00-10:30 p.m. depending upon the day.

bounded by Lathrop Avenue, Lake Street, Park Avenue and a line one-half block south of and parallel to Lake Street, shall not be required to provide any off street parking.”

Section 10-11-8 of the Zoning Ordinance states that off-street parking requirements in the R4 District are as follows: “In an R4 district, no building may be erected or structurally altered unless there shall be provided on the same lot, off street parking as follows: A. One Bedroom Dwelling Units: Two parking spaces for each unit. B. Two Bedroom Dwelling Units: Two parking spaces for each unit. C. Three Or More Bedroom Dwelling Units: Two and one-half parking spaces for each unit.”

Based on the revised unit count and composition, the code requires the applicant to provide a total of 73.5 off-street resident parking spaces, six guest parking spaces. The applicant is not required to provide any off-street parking spaces for the commercial tenants. The applicant proposes 86 off-street parking places of which 54 will be designated for residents of the building and 32 parking places will be designated for the employees and patrons of the commercial spaces. The developer has not changed the length/width of the parking stalls nor modified the width of the drive aisle.

Throughout the public hearing process, Village Staff and officials have heard the public comments and concerns regarding the demand that this project and future development would create for parking along the Lake Street corridor. The Village understand these concerns and will be working toward solutions that contribute to the long term viability of the Lake Street corridor, particularly in the Village Center area.

Recommended Conditions of Approval

The developer will make certain public improvements such as sidewalk removal and replacement as outlined in Section 7 of the application. As a result, Village Staff requests that, if the project is approved, that it be done with the condition that the Petitioner shall, prior to the issuance of any building permits for the Project, post a letter of credit in favor of the Village, or a cash deposit with the Village, equal to 125% of the Village Engineer’s estimate of the costs of the public improvements of the Project, to secure the completion, maintenance, and/or repair of the public improvements. The letter of credit or cash deposit shall be held, if not already drawn and/or spent, for no less than six (6) months after issuance of the final certificate of occupancy for the Project.

Further, Staff also requests that approval also be conditioned upon the granting of an easement that would allow staff to enter upon, on and over all Common Areas for the purpose of inspecting them to determine whether they have been and are being properly maintained in conformity with applicable ordinances, laws and regulations of the Village or any other governmental entity. If it is determined that these areas are not in conformity, the Village will give the association notice of the findings and an opportunity to correct the non-conformity. If the association fails to do so within 15 days, the Village will have the right to perform the work or cause the work to be performed to bring it into conformity.

Finally, staff also requests that approval be conditioned upon a requirement that the applicant designate commercial parking spaces for the commercial tenant employees with any surplus made available for customers.

Next Steps

The DRB shall make a recommendation to approve (with or without conditions) or deny the application and 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. Notification of Village Board Meeting will be sent to property owners within 500 feet of the proposed development and posted in a manner that meets or exceeds the requirements of the Open Meetings Act.

Documents Attached

1. Memorandum from Houseal Lavigne
2. Applicant Submission: Renderings, Elevations, Floor Plans, Site Plan, and Revised Request Site Development Allowances
3. Public Comment



Memorandum

To: Lisa Scheiner, Assistant Village Administrator

From: John Houseal, FAICP
Principal

Date: August 17, 2018

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

Houseal Lavigne Associates has conducted a review of the revised mixed-use planned development application for the southwest corner of Lake Street and Lathrop Avenue. Compared to the initial application, the revised planned development decreases the number of units, improves the parking ratio, and lowers the height of the building to the top of the parapet. Although several site development allowances are still required, one has been eliminated, several have been lessened in severity, other remain unchanged, and one has increased. Our review addresses the proposed changes to the planned development as it relates to zoning and required site development allowances (SDAs), building height and design, density/number of units, parking, and mix of uses.

The overall character of the development is largely unchanged, remaining a 5-story mixed-use development located directly on the southwest corner of Lake Street and Lathrop Avenue, with no setback off Lake Street and a 5' setback from Lathrop Avenue. Parking is provided in a two-level deck located at the south side of the building, with access provided from Lathrop Avenue and Ashland Avenue.

A more delineated mix of uses has been proposed by the applicant and each should be reviewed and explained by the applicant in order to ensure each use's appropriateness for the development and to ensure that any necessary conditions are stipulated and made part of any approval (see River Forest staff memorandum dated August 17th).

Zoning Analysis and Site Development Allowances

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	1,214	1,586 sf/unit SDA required
<u>Total Unit Count</u>	<u>Allowed</u>	<u>Proposed</u>	<u>Status</u>
# residential units	13.....	30.....	17-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'.....	85'.....	35' 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.....	74.....	54.....	20 parking spaces SDA required
# commercial spaces.....	0.....	32.....	conforming
# guest spaces.....	6.....	0.....	6 parking space SDA required
# total spaces.....	80.....	86.....	conforming
<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 that requires an SDA is addressed on the following pages.

DENSITY (SDA required for 17 units)

The applicant has reduced the number of units from 32 to 30. A maximum of 13 units is permitted by code for the subject property.

Density and total units permitted is determined by the lot area provided per units proposed. 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 30 dwelling units, which provides only 1,214 sf of lot area per dwelling unit. Therefore, the applicant requires an SDA for 17 dwelling units (or an SDA of 1,586 sf of lot area per unit) to accommodate the proposed planned development.

HEIGHT (SDA required for 35')

Although the height to the top of the parapet has been lowered 3', from 74' to 71', and the "high corner" has been reduced 7', from 80' to 73', the maximum height of the building has been increased from 80' to 85' to accurately accommodate the proposed stair and elevator overruns. These features are not located at the edge of the building and are therefore less visible than the parapet or exterior elevations of the building. However, these features (stair and elevator overruns) will be visible from certain ground floor perspective when approaching the building, as the features protrude 14' above the height of the parapet. Because River Forest measures the height of the building at its highest point, the proposed height for the development is 85' and will require a 35' SDA for height. The maximum height allowed in the C-3 District is 50'.

PARKING (SDA required for resident parking spaces, guest parking spaces)

The applicant has improved the parking ratio and supply primarily by reducing the number of residential units, and therefore the required number of parking spaces. The total number of parking spaces is now conforming, where previously it was deficient. However, there are still parking SDAs required.

Based on the revised mix of residential units (2, 3, and 4 bedroom), the planned development is now required to provide a total of 80 parking spaces, broken down as follows – 0 commercial parking spaces, 74 resident parking spaces, and 6 resident guest parking spaces. No commercial parking spaces are required for ground floor retail/service uses in the C-3 District, 2 parking spaces are required for 2-bedroom residential units, 2.5 parking spaces are required for 3 and 4-bedroom residential units, and 1 guest parking spaces is required for every five residential units, or portion thereof. The applicant is proposing 86 parking spaces, 6 more than required by code.

If all 86 parking spaces were designated for residents and their guests, the development would be compliant. However, the applicant is proposing that 32 parking spaces be designated for commercial uses, therefore leaving 54 parking spaces for residents and 0 parking spaces specifically designated for guests. Under this scenario, the development would require a 20 space SDA for resident parking, and a 6 space SDA for guest parking.

Designating the 32 parking spaces to support the proposed commercial uses (employees and patrons) is a good idea. Although no off-street parking spaces for ground floor commercial in the C-3 District is required, designated space will enhance the viability and success of the proposed

commercial and alleviate excessive parking demand for on-street parking in the surrounding area.

DIMENSIONAL PARKING REQUIREMENTS (same as previously proposed)

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.



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DEVELOPMENT

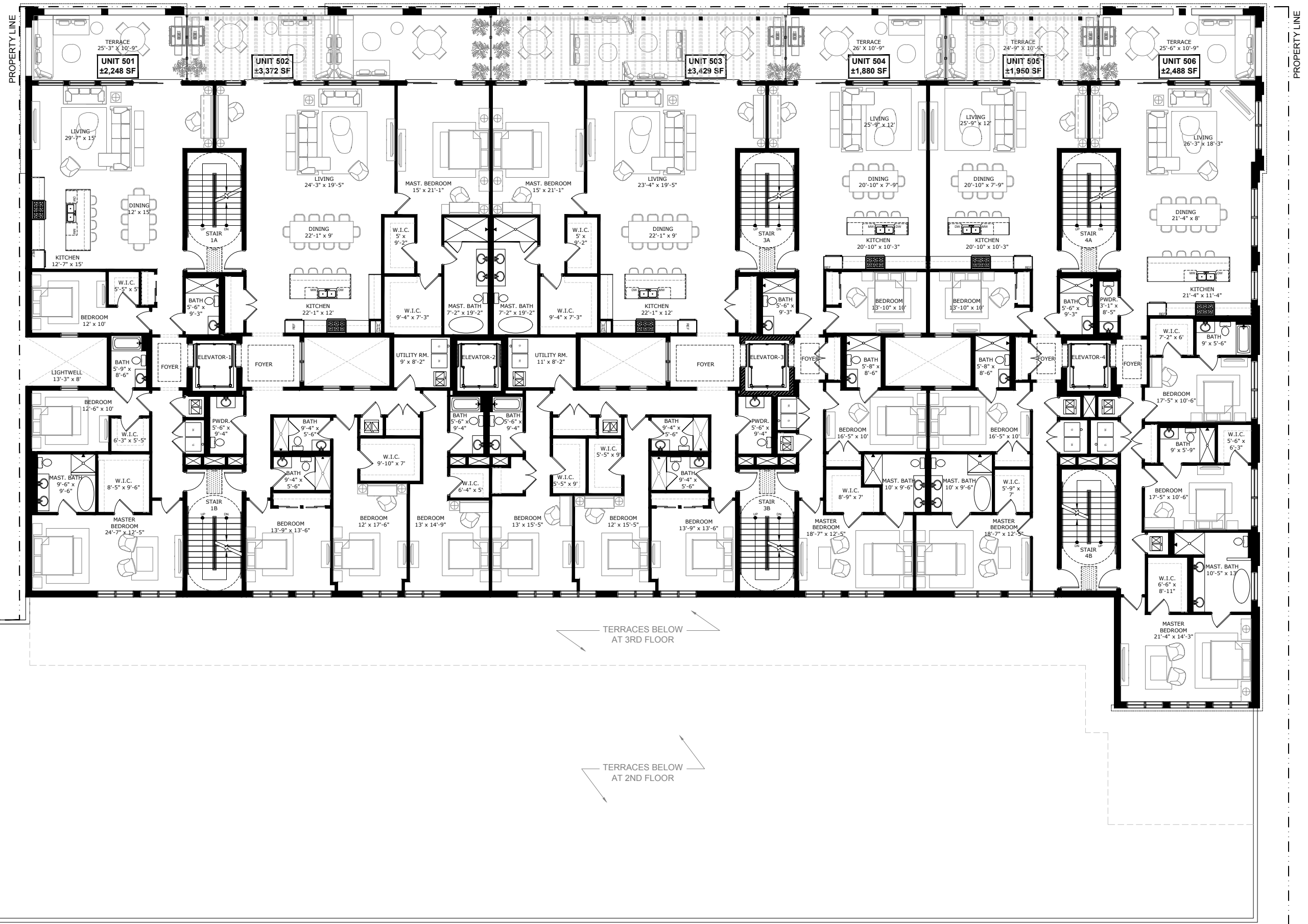
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

RENDERING

LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF

5TH FLOOR AREA SCHEDULE			
# OF UNITS	TYPE OF UNITS	AREA OF UNITS	AREA OF TERRACES
01	3 BED RM. + 3 BATH	2,248 SF	271 SF
02	4 BED RM. + 4 1/2 BATH	3,484 SF	531 SF
03	4 BED RM. + 4 1/2 BATH	3,541 SF	515 SF
04	3 BED RM. + 3 BATH	1,880 SF	280 SF
05	3 BED RM. + 3 BATH	1,949 SF	267 SF
06	3 BED RM. + 3 1/2 BATH	2,487 SF	274 SF
TOTAL		15,589 SF	2,138 SF



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KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

5TH FLOOR PLAN (6-UNIT LAYOUT)

0 8' 16' 32'



SCALE: 1/16" = 1'-0"



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF



RF LAKE ST EXTERIOR MATERIALS + FINISHES

A	CAST STONE VENEER	A.2	BEVELED CAST STONE VENEER	A.4	CAST STONE BALUSTRADE	C	SIDING OPTIONS <ul style="list-style-type: none">• STUCCO• FIBER CEMENT PANEL	E	PRE-FINISHED METAL <ul style="list-style-type: none">• PARAPET COPING• STOREFRONT	G	FEATURE MATERIAL (OPTIONS) <ul style="list-style-type: none">• BALCONY CEILINGS• ENTRY ACCENTS
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KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

NORTH ELEVATION

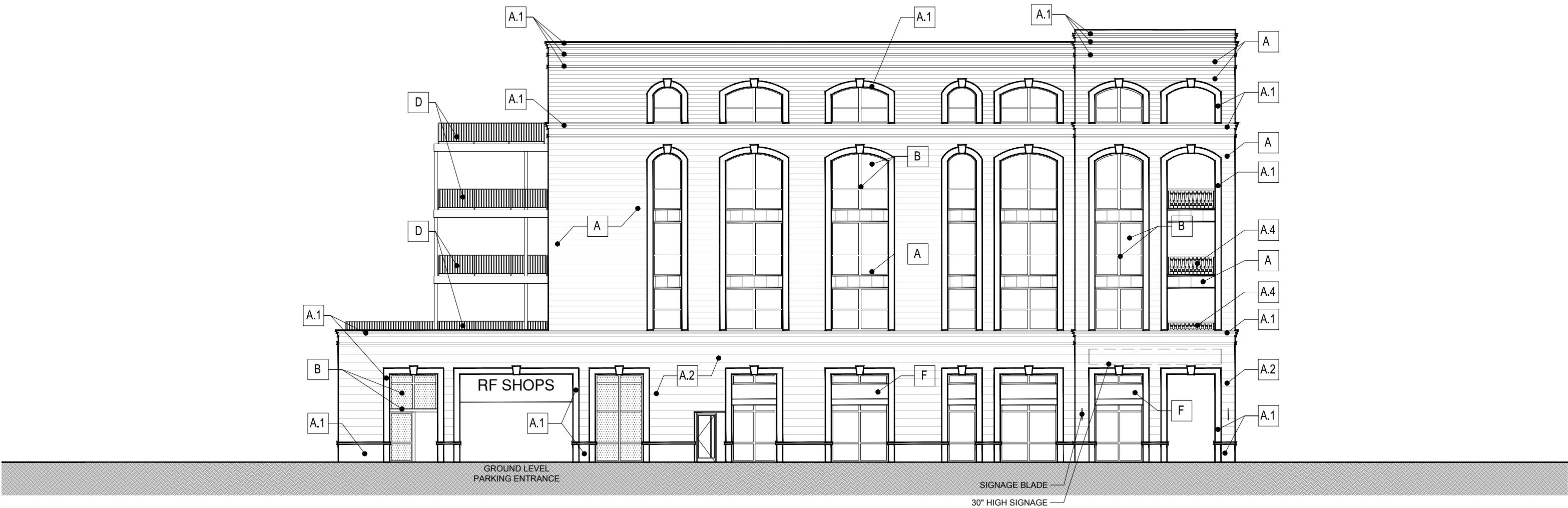
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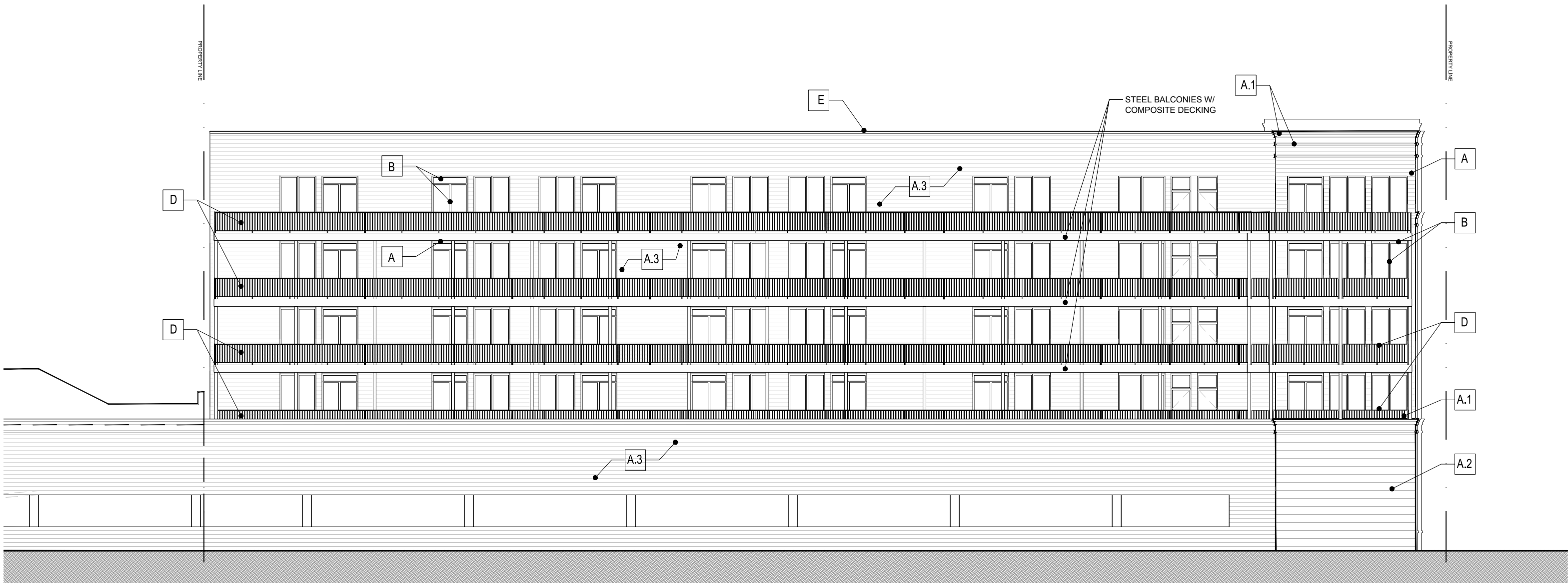
LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF



RF LAKE ST EXTERIOR MATERIALS + FINISHES

- | | | | | | | | | | | | |
|-----|---------------------------|-----|------------------------------------|-----|--|---|--|---|--|---|---|
| A | CAST STONE VENEER | A.2 | BEVELED CAST STONE VENEER | A.4 | CAST STONE BALUSTRADE | C | SIDING OPTIONS <ul style="list-style-type: none">• STUCCO• FIBER CEMENT PANEL | E | PRE-FINISHED METAL <ul style="list-style-type: none">• PARAPET COPING• STOREFRONT | G | FEATURE MATERIAL (OPTIONS) <ul style="list-style-type: none">• BALCONY CEILINGS• ENTRY ACCENTS |
| A.1 | FEATURE CAST STONE VENEER | A.3 | MASONRY TO MATCH CAST STONE VENEER | B | GLAZING SYSTEM <ul style="list-style-type: none">• CLEAR GLASS• BLACK FRAME | D | EXTERIOR PAINT <ul style="list-style-type: none">• LINTELS• RAILINGS | F | FEATURE COLOR (<i>SEE RENDERING</i>) <ul style="list-style-type: none">• AWNINGS | H | WOOD TRELLIS SYSTEM |



RF LAKE ST EXTERIOR MATERIALS + FINISHES

A

CAST STONE VENEER

A.2

BEVELED CAST STONE VENEER

A.4

CAST STONE BALUSTRADE

C

SIDING OPTIONS
• STUCCO
• FIBER CEMENT PANEL

E

PRE-FINISHED METAL
• PARAPET COPING
• STOREFRONT

G

FEATURE MATERIAL (OPTIONS)
• BALCONY CEILINGS
• ENTRY ACCENTS

A.1

FEATURE CAST STONE VENEER

A.3

MASONRY TO MATCH
CAST STONE VENEER

B

GLAZING SYSTEM
• CLEAR GLASS
• BLACK FRAME

D

EXTERIOR PAINT
• LINTELS
• RAILINGS

F

FEATURE COLOR (*SEE RENDERING*)
• AWNINGS

H

WOOD TRELLIS SYSTEM



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KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

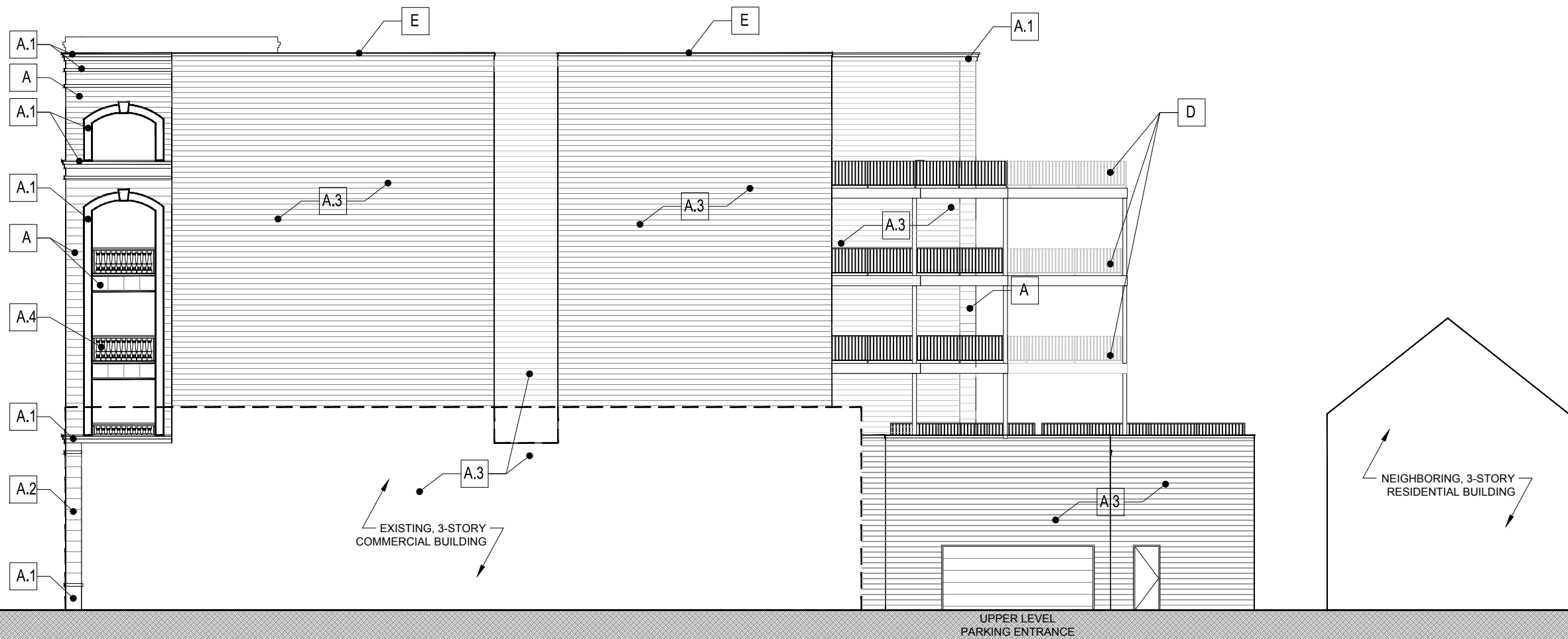
SOUTH ELEVATION



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LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF



RF LAKE ST EXTERIOR MATERIALS + FINISHES

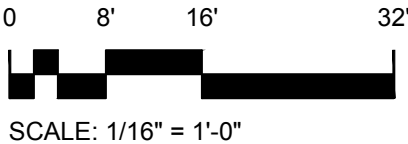
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KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

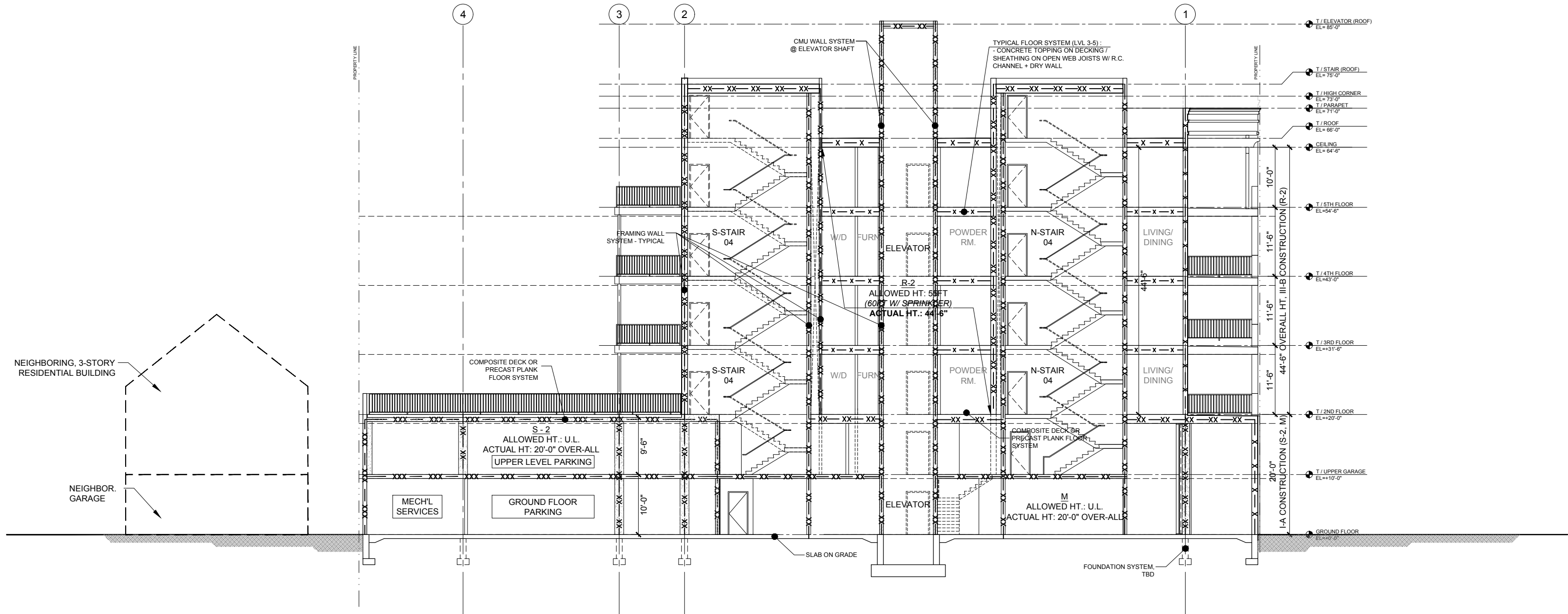
WEST ELEVATION



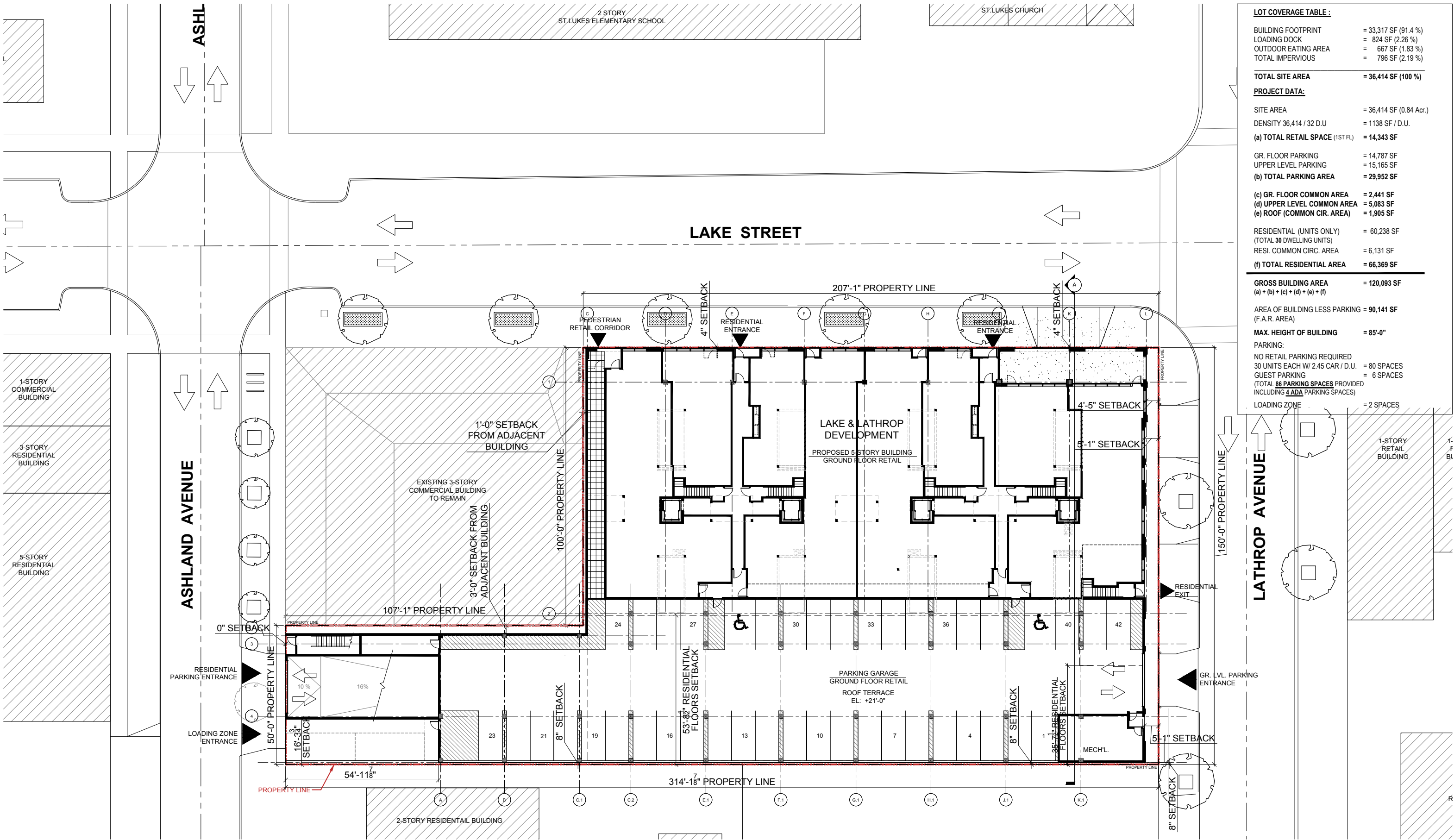
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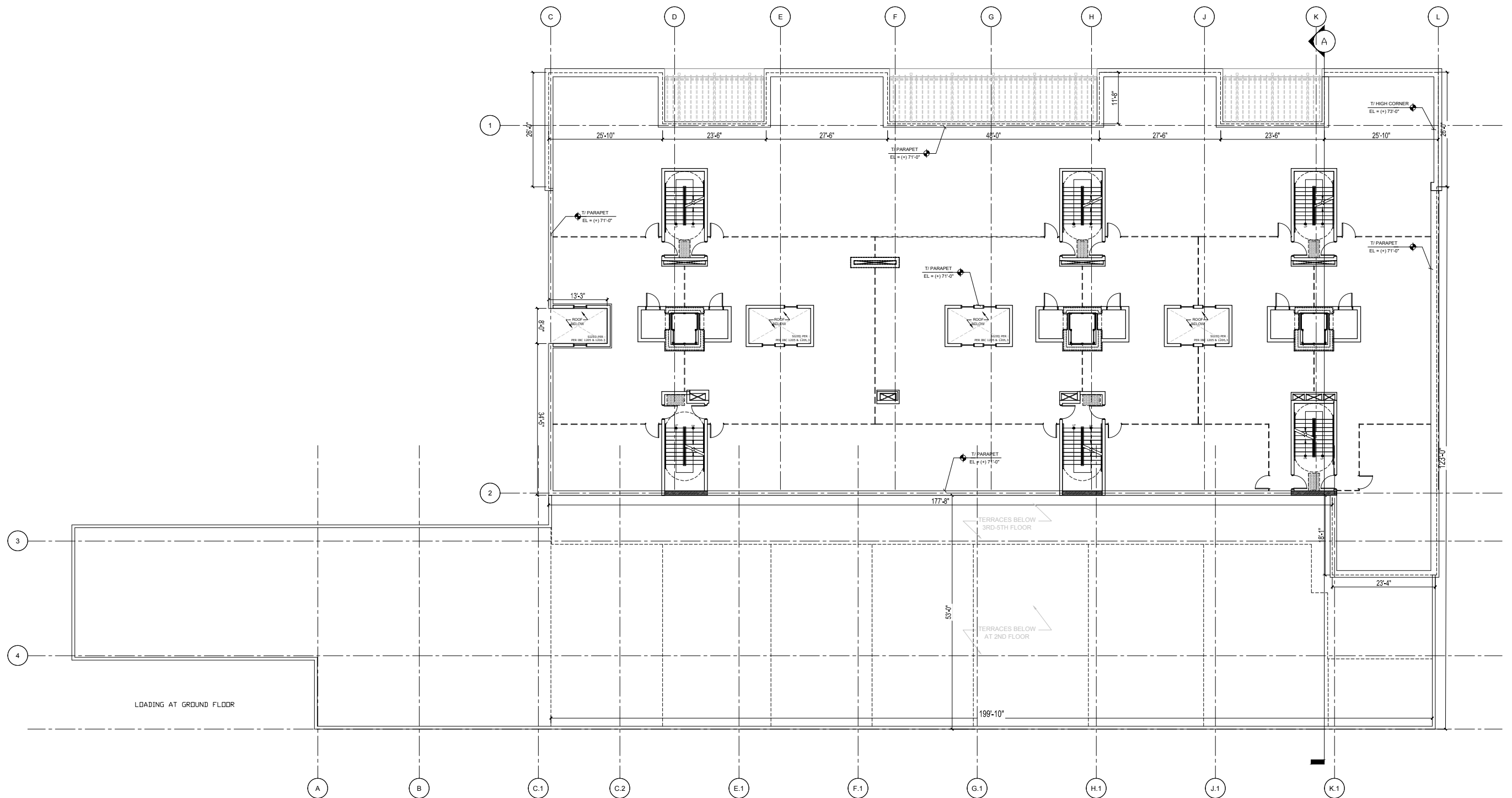
LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS





FIRE SEPARATION LEGEND:	
1 HR RATED SEPARATION	— X — X — X —
2 HR RATED SEPARATION	— XX — XX — XX —
3 HR RATED SEPARATION	— XXX — XXX —
4 HR RATED SEPARATION	— XXXX — XXXX —

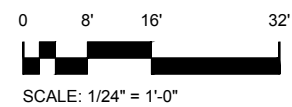




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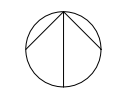
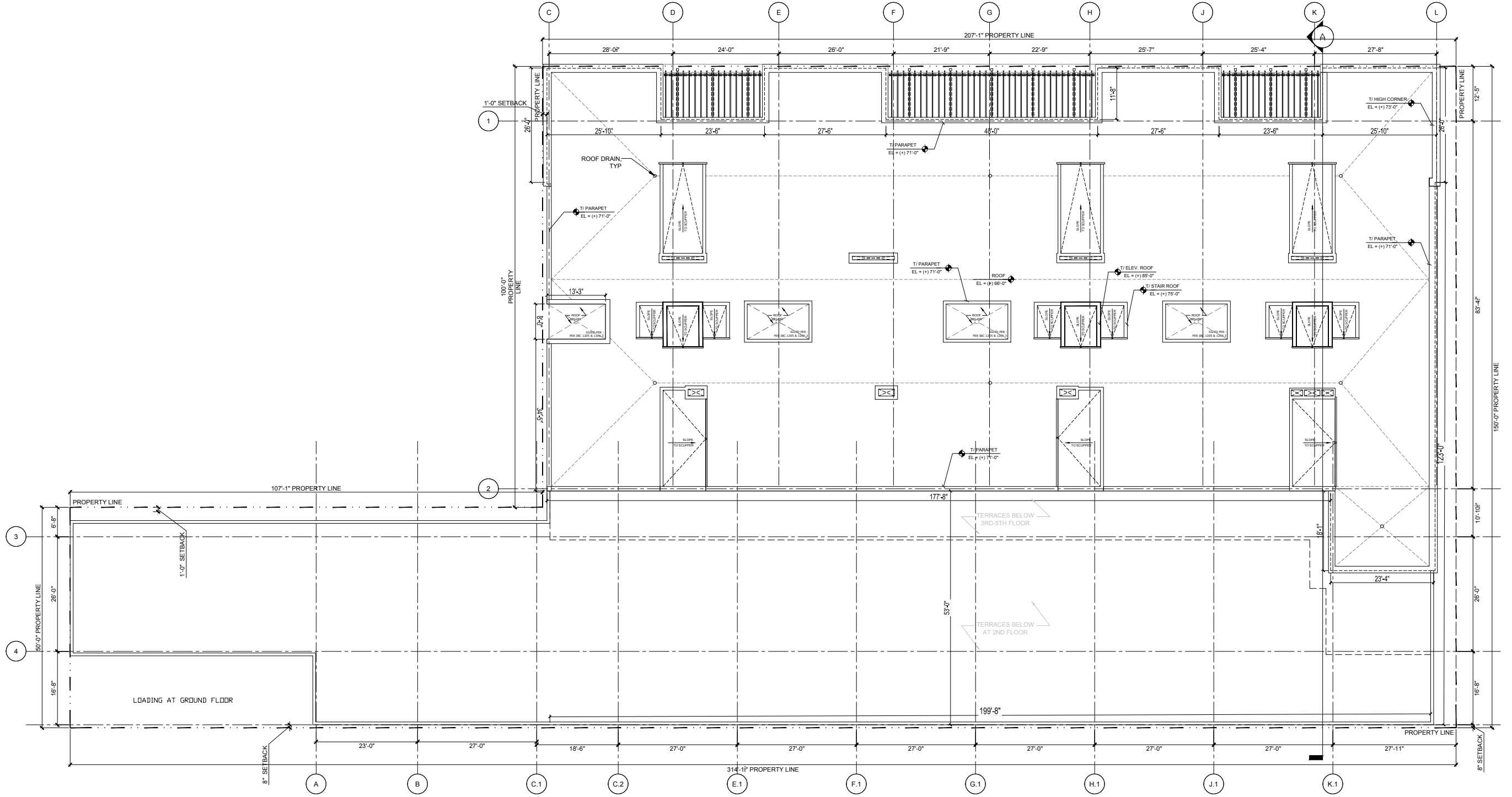
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

ROOF PLAN



LAKE STREET & LATHROP AVENUE
RIVER FOREST ILLINOIS

RF





August 13, 2018

Mr. Frank Martin
Chairman
Development Review Board

Eric Palm
Zoning
Administrator

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

Re: Site Development Allowances - Land Use

Dear Messrs. Martin & Palm,

Lake Lathrop Partners would like to submit for a site development allowance for the following land uses on attached document:

Respectfully submitted,

LAKE LATHROP PARTNERS LLC

MK Manager Corp.

cc: Tim Hague, Lake Lathrop Partners,
LLC

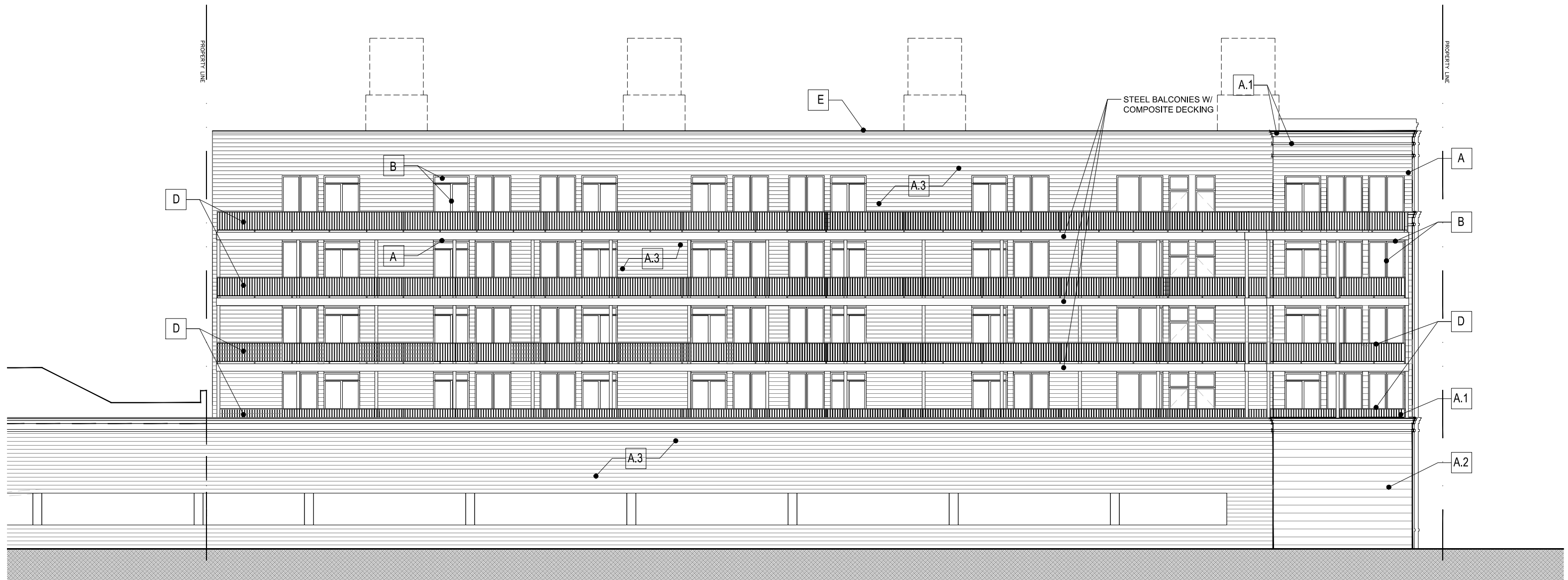
#	LAND USES	Existing Zoning	Zoning Change	Notes	Reason for change in Land Use
1	Dry cleaning, with on premises cleaning	S	P		Potential beneficial user/tenant for development
2	Lumber and other building materials	N	P		Potential beneficial user/tenant for development
3	Miscellaneous retail stores	S	P		Potential beneficial user/tenant for development
4	Retail nurseries and garden stores	S	P		Potential beneficial user/tenant for development
5	Retail _ temporary	N	P		Potential beneficial user/tenant for development
6	Convenience food marts	S	P		Potential beneficial user/tenant for development
7	Fast food establishment	N	P	Fast Casual Food establishment	A fast-casual restaurant does not offer full table service, but advertises higher quality food than fast food restaurants, with fewer frozen or processed ingredients. It is an intermediate concept between fast food and casual dining, and usually priced accordingly with Upscale, unique or highly developed décor. (i.e. Panera Bread, Corner Bakery)
8	Restaurants operating outside the hours of 7:00 A.M. to 1:00 A.M.	S	P	Chg Hours from 7:00am to 6:00am	Many coffee shops or other tenants may want to open earlier in the day.
9	Restaurants, sit down, greater than 5,000 square feet	S	P	Creating a lifestyle within River Forest	The development has contiguous space of 8,000 Sq. Ft.
10	Pet care (except veterinary) services	S	P		Potential beneficial user/tenant for development
11	Photocopying and duplicating services	S	P		Potential beneficial user/tenant for development
12	Veterinary hospitals or clinics for small animals	N	P		Potential beneficial user/tenant for development

River Forest Zoning Analysis

Item	Zoning Type	Code Section - Table	Allowed/Req'd	Provided	Notes
1.01	Zoning District	Per Zoning Map	C-3 & PD-2198	C-3 & PD-2198	Referencing C-3 & R-4 for Zoning Items where applicable
	a) use of property		C-3 : Commercial & R-4 Residential	C-3 : Commercial & R-4 Residential	See attached for SDA on Land use exceptions
1.02	Landmark Building / Landmark District		NA	NA	Not a Landmark Per River Forest Landmark Map
1.03	Lot Area	10-14-3 & 10-14-5	36,414 SF	36, 414	In the C3 district , 10-14-5 : any building and it's accessory building ... may occupy one hundred percent of the lot on which it is built.
1.04	Maximum Floor Area Ratio	10-14-5: LOT COVERAGE AND FLOOR AREA RATIO	91,035 SF * See Notes	90,141	FAR = 2.5 (C-3 Zone) X 36,414 SF (Lot Area) = 91,035 FAR
1.05	Building Height	10-14-6: HEIGHT REGULATIONS	50 FT	85 FT	Per C3 district
1.06	Minimum Yards	10-14-7: SETBACK REGULATIONS	NA	None	See notes in Line 1.03 : Building may occupy 100 percent of lot
1.07	Number of Dwelling Units	10-14-3 - Minimum Land Area	13	30	4 Residential Floors at 8 Units Per floor
1.08	Grade Elevation : Per Township		TBD	TBD	Establish Project Elevation : Per Township Grade Elevation of Lot
1.09	Off Street Loading	Zoning 10-11-9 & 10-12-9 : OFF STREET LOADING	(1) Loading space for Residential, (1) Loading space for Commercial	(1) Loading space for Residential, (1) Loading space for Commercial	R-4 : 1 Loading per 30 Dwelling Units C-3 : 1 Loading (5,000 sf to 50,000 sf)
1.10	Off street Parking	10-11-8 & 10-14-8 OFF STREET PARKING	80* See Notes	86	R-4 : 1 spot per 2.45 Units + 1 Visitor per 5 Units = 80 total C-3 : The anticipated use and tenancy is expected to be service retail establishments which does not require off-street parkingvParking Required per Zoning (10-14-8). However, there are 32 shared parking with the retail which would leave 54 spaces for resident parking or a 1.80 per unit.
1.11	Parking/Aisle	Table 10-7-4.1. Parking Dimensions	Stall Width 8.5Ft Stall Length 18.42 ft Aisle Width 25ft.	Stall Width 8.5Ft Stall Length 18.0 ft Aisle Width 22ft.	SDA required Stall Length 0.42 ft Aisle Width 3ft.
1.12	Landscape	5-8-3 : Trees Guarded during Construction	(10) Existing	(9) to remain*	(1) tree to be removed for parking garage entrance

SDA Required is colored

UPDATED ELEVATIONS TO SHOW STAIRS AND ELEVATOR OVERRUN ON ROOFTOP (8/20/2018)



RF LAKE ST EXTERIOR MATERIALS + FINISHES

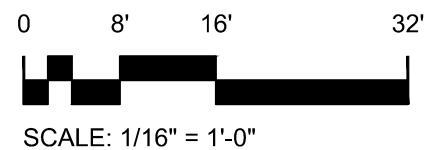
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|-----|---------------------------|-----|---------------------------------------|-----|--|---|--|---|--|---|---|
| A | CAST STONE VENEER | A.2 | BEVELED CAST STONE VENEER | A.4 | CAST STONE BALUSTRADE | C | SIDING OPTIONS
• STUCCO
• FIBER CEMENT PANEL | E | PRE-FINISHED METAL
• PARAPET COPING
• STOREFRONT | G | FEATURE MATERIAL (OPTIONS)
• BALCONY CEILINGS
• ENTRY ACCENTS |
| A.1 | FEATURE CAST STONE VENEER | A.3 | MASONRY TO MATCH
CAST STONE VENEER | B | GLAZING SYSTEM
• CLEAR GLASS
• BLACK FRAME | D | EXTERIOR PAINT
• LINTELS
• RAILINGS | F | FEATURE COLOR (<i>SEE RENDERING</i>)
• AWNINGS | H | WOOD TRELLIS SYSTEM |



SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

SOUTH ELEVATION



LAKE STREET & LATHROP AVENUE

RIVER FOREST ILLINOIS

RF

UPDATED ELEVATIONS TO SHOW STAIRS AND ELEVATOR OVERRUN ON ROOFTOP (8/20/2018)



RF LAKE ST EXTERIOR MATERIALS + FINISHES

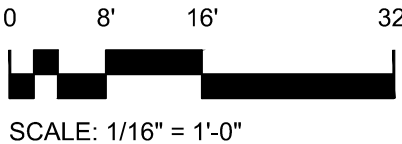
A	CAST STONE VENEER	A.2	BEVELED CAST STONE VENEER	A.4	CAST STONE BALUSTRADE	C	SIDING OPTIONS • STUCCO • FIBER CEMENT PANEL	E	PRE-FINISHED METAL • PARAPET COPING • STOREFRONT	G	FEATURE MATERIAL (OPTIONS) • BALCONY CEILINGS • ENTRY ACCENTS
A.1	FEATURE CAST STONE VENEER	A.3	MASONRY TO MATCH CAST STONE VENEER	B	GLAZING SYSTEM • CLEAR GLASS • BLACK FRAME	D	EXTERIOR PAINT • LINTELS • RAILINGS	F	FEATURE COLOR (<i>SEE RENDERING</i>) • AWNINGS	H	WOOD TRELLIS SYSTEM



SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

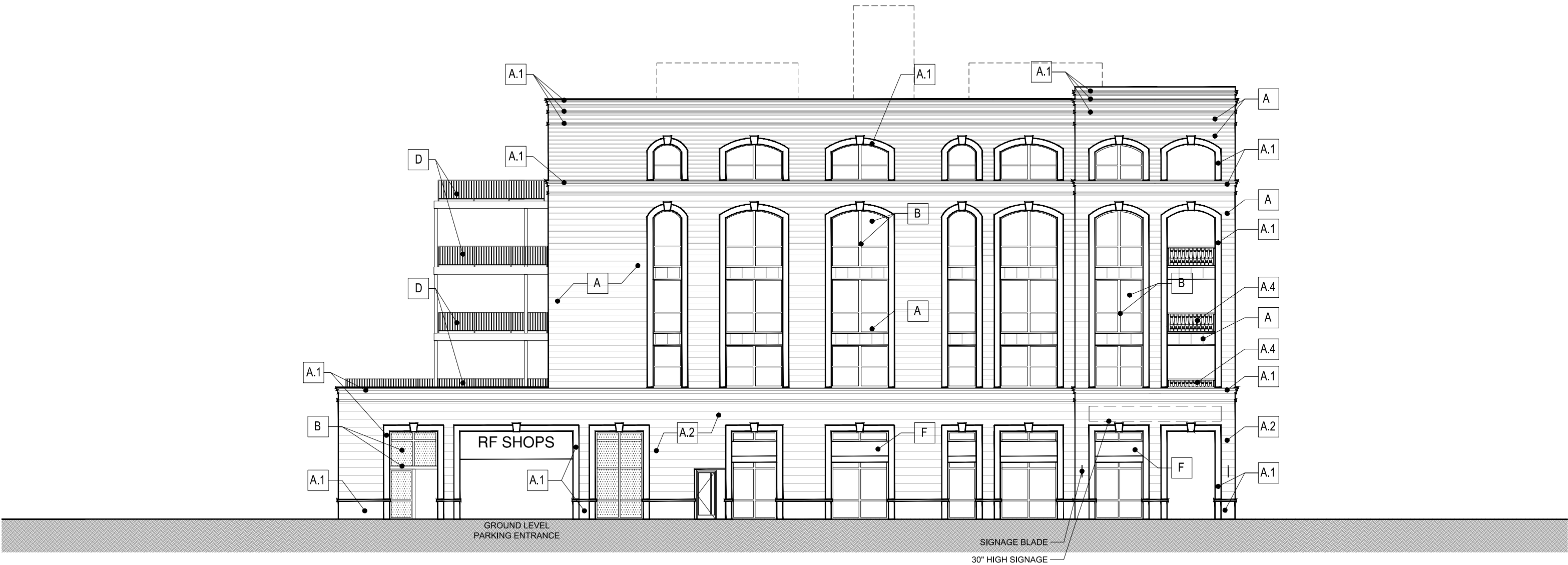
NORTH ELEVATION



LAKE STREET & LATHROP AVENUE

RIVER FOREST ILLINOIS

RF



RF LAKE ST EXTERIOR MATERIALS + FINISHES

- A

CAST STONE VENEER
- A.1

FEATURE CAST STONE VENEER
- A.2

BEVELED CAST STONE VENEER
- A.3

MASONRY TO MATCH CAST STONE VENEER
- A.4

CAST STONE BALUSTRADE
- B

GLAZING SYSTEM
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- C

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- D

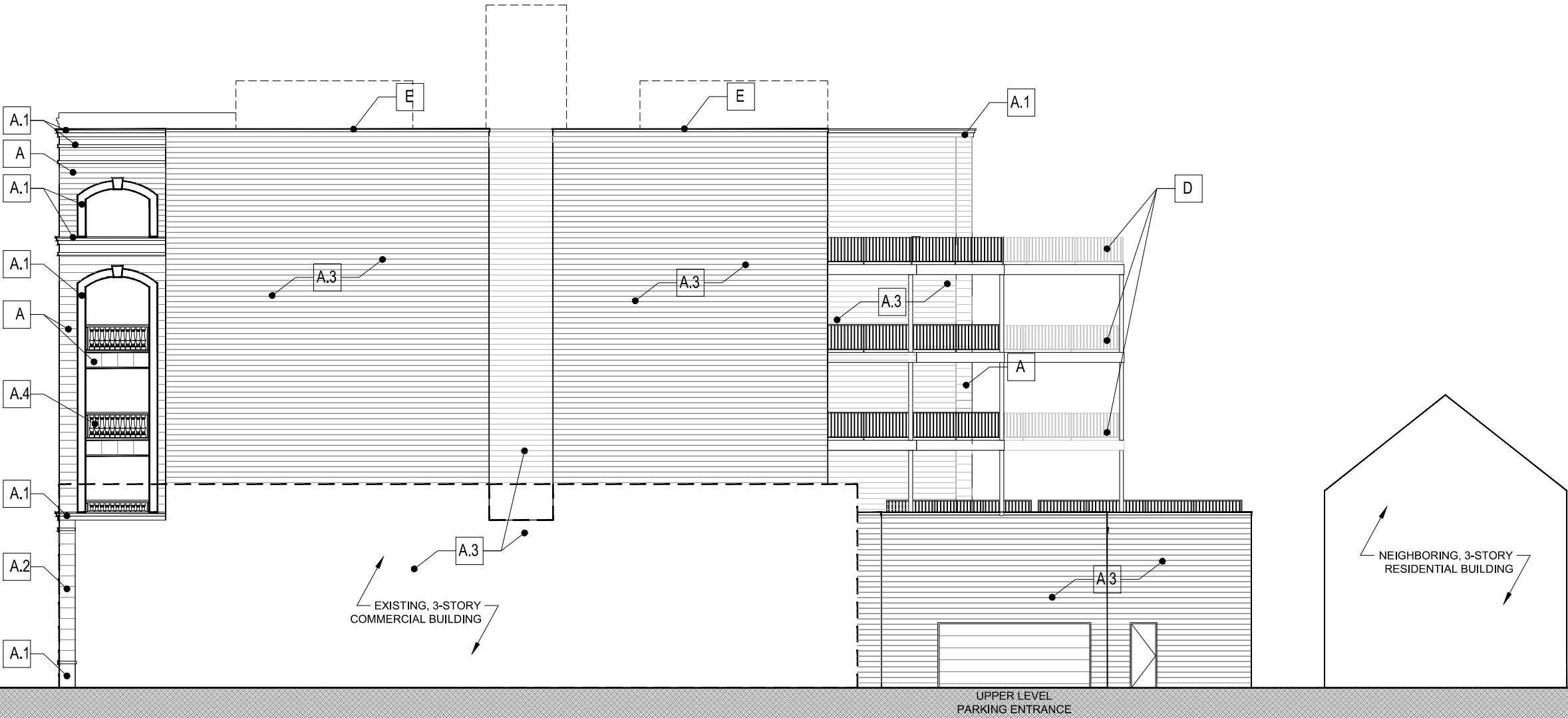
EXTERIOR PAINT
 - LINTELS
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- E

PRE-FINISHED METAL
 - PARAPET COPING
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FEATURE COLOR (SEE RENDERING)
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FEATURE MATERIAL (OPTIONS)
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- H

WOOD TRELLIS SYSTEM



RF LAKE ST EXTERIOR MATERIALS + FINISHES

A	CAST STONE VENEER	A.2	BEVELED CAST STONE VENEER	A.4	CAST STONE BALUSTRADE	C	SIDING OPTIONS <ul style="list-style-type: none">• STUCCO• FIBER CEMENT PANEL	E	PRE-FINISHED METAL <ul style="list-style-type: none">• PARAPET COPING• STOREFRONT	G	FEATURE MATERIAL (OPTIONS) <ul style="list-style-type: none">• BALCONY CEILINGS• ENTRY ACCENTS
A.1	FEATURE CAST STONE VENEER	A.3	MASONRY TO MATCH CAST STONE VENEER	B	GLAZING SYSTEM <ul style="list-style-type: none">• CLEAR GLASS• BLACK FRAME	D	EXTERIOR PAINT <ul style="list-style-type: none">• LINTELS• RAILINGS	F	FEATURE COLOR (SEE RENDERING) <ul style="list-style-type: none">• AWNINGS	H	WOOD TRELLIS SYSTEM

Shelby S. Boblick
417 Lathrop Ave., Unit 2E
River Forest, IL 60305
630-240-2765 (mobile)
shelbysboblick@comcast.net

August 2, 2018

Development Review Board
Village of River Forest
400 Park Ave.
River Forest, IL 60305

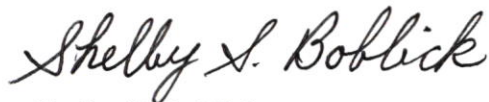
Dear Chairman Martin, Ms. Fishman, Mr. Dombrowski, Ms. O'Brien, Mr Crosby, Ms. Ryan,
and Mr. Ruehle,

As President of the Windsor Condominium Association (411-417 Lathrop Ave., River Forest, IL), I have been asked and authorized to present the attached memorandum to you. Each and every unit owner in our building of 16 units has signed the attached, as has every officer of the condominium association. We are unanimous.

Please circulate a copy of this memorandum to every member of the Development Review Board before the next meeting concerning the proposed development on the SW corner of Lake and Lathrop. We would like a copy of this memorandum included as public comment.

Thank you very much for your diligent and important service to our Village.

Very truly yours,



Shelby S. Boblick
President
The Windsor Condominium Association

To: River Forest Development Review Board

From: The Windsor Condominium Association, 411-417 Lathrop Ave., River Forest, and its members

Re: The development proposed for the SW corner of Lake and Lathrop, River Forest

Date: Friday, July 27, 2018

As an Association and as individual homeowners, we have some comments and share some concerns as to the proposed development, as currently outlined:

1. We unanimously agree that a development on the SW corner of Lake and Lathrop is necessary and welcome, as long as proper environmental remediation is completed.
2. We are very grateful and impressed by the thoughtfulness, competence, and depth of analysis exhibited by Chairman Martin, each member of the Development Review Board, and the Village staff in attendance at last evening's meeting. We really appreciate the thoroughness with which you are evaluating the development proposal and protecting Village interests and lifestyle. Thank you.
3. We are living in exactly the style proposed by these developers, because we reside (a) in a 16-unit luxury condominium building, (b) across Lathrop from the proposed development, and (c) each unit in our building has 3 bedrooms. It is our unanimous opinion based on our lived experience across the street that:
 - The parking ratios proposed by this developer are grossly inadequate for owners, for guests, and for retail uses.
 - If the development provides no visitor parking and relies upon street parking (as currently proposed), the entire neighborhood will be unduly burdened forever. Repairmen, maintenance staff, friends, family, party guests, caregivers, cleaning persons, delivery people, employees, and so on, all require a place to park while in the building.
 - Reliance upon street parking for those serving the retail and/or visiting the residential portions of the development will exponentially exacerbate an already challenged intersection at Lake and Lathrop with regard to traffic flow. If both sides of Lathrop and both sides of Lake Street get filled with parked vehicles, traffic back-ups will lengthen significantly. Rush hour, school dismissals, or a large funeral or wedding at St. Luke's will create gridlock on a regular basis.

- The "Beaux Arts" style of the development, its monolithic edifice without step backs, and the color of materials chosen for the exterior are inconsistent with the architectural styles and history of the Village of River Forest.
- The number of residential units proposed is simply too great for the size of the parcel. To seek a roughly 150% increase over the number of units currently allowed by zoning is excessive. 32 units is too many for that parcel and necessitates the ill-suited architectural design, inadequate parking, and likely long-term stresses on Village services and traffic and on all the neighbors.
- The Village must address with the developers the need to minimize the traffic, noise, and dust impacting the surrounding area during construction.
- If underground parking ultimately becomes part of the developers' plan, the developer must be required to protect the structural integrity of neighboring structures during and after completion of construction.

Thank you for taking note of our concerns, and we appreciate your commitment to our Village by your service on the Development Review Board.

Very truly yours,

The Windsor Condominium Association (at 411-417 Lathrop Ave., River Forest, IL)

By: Shelby S. Boblick, its President
Shelby S. Boblick, its President

By: see page 2a

Steven Scheer, its Secretary

By: Denise A. Mehos

Denise Mehos, its Treasurer

Homeowners:

Shelby S. Boblick
Shelby S. Boblick (417 – Unit 2E)

Mary Leonard
Mary Leonard (411 – Unit 2W)

William E. Boblick, Jr.
William E. Boblick, Jr. (417 – Unit 2E)

Barrington Lopez
Barrington Lopez (411 – Unit 2E)

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Thank you for taking note of our concerns, and we appreciate your commitment to our Village by your service on the Development Review Board.

Very truly yours,

The Windsor Condominium Association (at 411-417 Lathrop Ave., River Forest, IL)

By: _____

Shelby S. Boblick, its President

By: _____

Steven Scheer, its Secretary

By: _____

Denise Mehos, its Treasurer

Homeowners:

Shelby S. Boblick (417 – Unit 2E)

William E. Boblick, Jr. (417—Unit 2E)

Mary Leonard (411 – Unit 2W)

Barrington Lopez (411 – Unit 2E)

Homeowner signatures (continued):

[see page 3a
Robert Hedger (417 - Unit 2W)

[see page 3a
Kay Hedger (417 - Unit 2W)

[Marion Strode
Marion Strode (417 - Unit 3W)

[Jayson B. Strode
Jayson B. Strode (417 - Unit 3W)

[Alan Landay
Alan Landay (417 -- Unit 3E)

[Debra Landay
Debra Landay (417 - Unit 3E)

[Henry Ruder
Henry Ruder (411 - Unit 3E)
see page 3b

[Alannah Ruder
Alannah Ruder (411 - Unit 3E)
see page 3b

[Terrieann Vyborny
Terrieann Vyborny (411 - Unit 3W)

[Terrieann Vyborny
Terrieann Vyborny (411 - Unit 5W)

William Higgins (411 - Unit 4W) *

Lynne Higgins (411 - Unit 4W) *

[Nicola Evans
Nicola Evans (417 - Unit 4W)

[Neil J. Evans
Neil J. Evans (417 - Unit 4W)

[see page 3a
Michael Eschoo (411 - Unit 4E)

[Kelly Welindt
Kelly Welindt (417 - Unit 4E)

[Denise Mehos
Denise Mehos (417 - Unit 5E)

[Lewis Rieck
Lewis Rieck (417 - Unit 5E)

Steven Scheer (417 -- Unit 5W) **

Glenda Scheer (417 - Unit 5W) **

[Stephen Bruner
Stephen Bruner (411 - Unit 5E)

[Elizabeth Bruner
Elizabeth Bruner (411 - Unit 5E)

* see page 3a

** see page 3c

Robert W. Hedger 417 a 2W

Robert Hedger (417 – Unit 2W)

Kay Hedger (417-Unit 2W)

Kay Hedger (417 – Unit 2W)

Homeowner signatures (continued):

Marion Strode (417 – Unit 3W)

Jayson B. Strode (417 – Unit 3W)

Alan Landay (417 – Unit 3E)

Debra Landay (417 – Unit 3E)

Henry Ruder (411 – Unit 3E)

Alannah Ruder (411 – Unit 3E)

Terrieann Vyborny (411 – Unit 3W)

Terrieann Vyborny (411 – Unit 5W)

[William Higgins (411 – Unit 4W)

[Lynne Higgins (411 – Unit 4W)

[Nicola Evans (417 – Unit 4W)

[Jonathan Evans (417 – Unit 4W)

[Michael Eschhop (411 – Unit 4E)

[Kelly Welindt (417 – Unit 4E)

[Denise Mehos (417 – Unit 5E)

[Lewis Rieck (417 – Unit 5E)

Steven Scheer (417 – Unit 5W)

Glenda Scheer (417 – Unit 5W)

Stephen Bruner (411 – Unit 5E)

Elizabeth Bruner (411 – Unit 5E)

Robert W Hedger 417 a 200

Robert Hedger (417 - Unit 2W)

Kay Hedger (417-Unit 2W)

Kay Hedger (417 - Unit 2W)

3b

Homeowner signatures (continued):

Marion Strode (417 - Unit 3W)

Jayson B. Strode (417 - Unit 3W)

Alan Landay (417 -- Unit 3E)

Debra Landay (417 - Unit 3E)

[Henry Ruder (411 - Unit 3E)

Terrieann Vyborny (411 - Unit 3W)

[Alannah Ruder (411 - Unit 3E)

Terrieann Vyborny (411 - Unit 5W)

William Higgins (411 - Unit 4W)

Nicola Evans (417 - Unit 4W)

Lynne Higgins (411 - Unit 4W)

Jonathan Evans (417 - Unit 4W)

Michael Eschhop (411 - Unit 4E)

Kelly Welindt (417 - Unit 4E)

Denise Mehos (417 - Unit 5E)

Steven Scheer (417 -- Unit 5W)

Stephen Bruner (411 - Unit 5E)

Lewis Rieck (417 - Unit 5E)

Glenda Scheer (417 - Unit 5W)

Elizabeth Bruner (411 - Unit 5E)

Homeowner signatures (continued):

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Terrieann Vyborny (411 – Unit 3W)

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Denise Mehos (417 – Unit 5E)


[Steven Scheer (417 -- Unit 5W)

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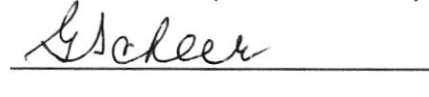
Terrieann Vyborny (411 – Unit 5W)

Lynne Higgins (411 – Unit 4W)

Neil J. Evans (417 – Unit 4W)

Kelly Welindt (417 – Unit 4E)

Lewis Rieck (417 – Unit 5E)


[Glenda Scheer (417 – Unit 5W)

Elizabeth Bruner (411 – Unit 5E)

From Jan Saeger 435 William #801
Lake Lathrop parking concerns

1. While the developer sells condo “units”, the buyers are people who will be condo home owners with personal lifestyles. 30 home owners will be crammed into part of a small square block with no option to tell service providers “just park in my driveway or pull into the alley and park close to my garage”.
2. After the July Public Hearing, I had a brief conversation with one of the development team, Marty Paris. The topic was guest parking and Marty said—- ‘If the maintenance person can’t get there that day, then he doesn’t come.’ That’s not how a condo assn. is run.
3. I wonder why the developer is being so stingy with 32 commercial parking spaces that aren’t required. I wonder why 6 of the spaces aren’t being allocated for resident “guest” parking.
4. Requesting a Variance of -0- guest parking spaces is a real stretch. As I understand it, a variance is something other than Standard, but is it really -0-? Agreeing with --0- would completely negate that part of the ordinance, in my opinion.
5. A development team member said there’s a significant market shift away from resident parking needs and a move to using Uber or Lyft. That may be true for condo home owners, but not for service providers. They have their own vehicles to haul their stuff and the cost of Uber or Lyft would be prohibitive.
6. Same team member in item 5 made a reference to our 15 year old parking ordinance. The right to update an ordinance belongs to our elected officials, not to developers.

I heard someone at some previous DRB meeting say “This isn’t Chicago, this is River Forest”. I’ll add, this isn’t Oak Park, either, this is River Forest.

August 19, 2018

Janet Saeger
435 William Street, #801
River Forest, IL 60305
(847)226-0628

Development Review Board
Village of River Forest
400 Park Ave. River Forest, IL 60305

Dear Chairman Martin, Ms. Fishman, Mr. Dombrowski, Ms. O'Brien, Mr Crosby, Ms. Ryan, and Mr. Ruehle,

Thank you to all for your continued commitment to ensuring our village is a place where people like to live.

I fully support a mixed use development at the SW corner of Lake and Lathrop.

Reviewing the packet for August 23 meeting, I'm very disappointed the development group still ignores necessary "guest" parking for condo home owners. The numerous uses cited in the petition submitted by Windsor Condo Assn. are spot on.

I'd like you to consider some things on page 2 as you formulate your recommendations about the development

Thank you for your attention to my concerns

Jan Saeger