



**REVISED 8/24/18**

## **RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA**

A meeting of the River Forest Development Review Board will be held on Thursday, August 30, 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. 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.
- III. Public Hearing – Application #18-05 – Application for Planned Development to Construct a Senior Care Community at 800-814, 818, 822 and 826 North Harlem Avenue
- IV. Discussion/Deliberation & Recommendation - Application for Planned Development to Construct a Senior Care Community at 800-814, 818, 822 and 826 North Harlem Avenue
- V. Approval of Findings of Fact - Application #18-05 – Application for Planned Development to Construct a Senior Care Community at 800-814, 818, 822 and 826 North Harlem Avenue
- VI. Public Comment
- VII. Adjournment



## Village of River Forest

### Village Administrator's Office

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

## MEMORANDUM

Date: August 23, 2018

To: Development Review Board

From: Lisa Scheiner, Assistant Village Administrator

Subj: Planned Development Application – Senior Care Community (Chicago and Harlem)

The Development Review Board (DRB) is scheduled to hold a public hearing on Thursday, August 30, 2018 at 7:30 p.m. on the planned development application for a new four-story, 116,840 square foot building for use as a “senior care” community. The development will be comprised of 33 memory support units and 92 assisted living units and will include 72 off-street parking spaces for staff, visitors and residents. The location of the proposed development is the former TCF Bank property (800-814 N. Harlem Avenue) and the three residential properties to the north (818, 822 and 826 Harlem Avenue). The applicant is Kaufman Jacobs and the operator of the proposed facility is Senior Lifestyle Corporation.

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

<u>Task</u>	<u>Date</u>
Introduction to Village Board of Trustees	11/27/17
Pre-Filing Conference with the DRB	4/19/18
Notice of Neighbor Meetings Mailed <sup>1</sup>	4/11/18 & 7/2/18
Neighbor Meetings Held	4/26/18 & 7/17/18
Technical Review Meeting with Staff <sup>2</sup>	5/16/18 & 5/31/18
Notice of Public Hearing Mailed	8/15/18
Public Hearing Signage Posted at Site	8/14/18
Legal Notice in Wednesday Journal	8/15/18
Public Hearing	8/30/18

<sup>1</sup> The applicant initially proposed to construct the facility at 800-814, 818 and 822 N. Harlem Avenue and held a meeting in April, 2018 for residents within 500 feet of the development site. The applicant later expanded the building's footprint onto 826 N. Harlem Avenue and held a second resident meeting in July, 2018 to provide neighbors within 500 feet of that property an opportunity to comment on the proposed development.

<sup>2</sup> Given the nature of the project, the applicant first met with the Police and Fire Departments in mid-May and then later met with all Village Departments and consultants in late May, 2018.

### **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. The Public Works memo includes a report from the Village's consultant, Strand and Associates, regarding the capacity of the Village's water system relative to this development. The study was based on the applicant's initial proposal that included 106 units. The Village has asked Strand and Associates to examine the current application which includes 125 units (136 beds) and advise if their findings are modified in any way. A report will be forthcoming.

Also attached is a review by the Village's Planning Consultant, John Houseal of Houseal Lavigne. In his review, Mr. Houseal notes that the proposed development site consists of multiple lots in the C-2 and R-2 zoning districts. If this planned development is approved these lots will be consolidated and a petition will be filed with the Zoning Board of Appeals seeking an amendment to the zoning classification to the C-2 Commercial District for the consolidated lot. The Zoning Ordinance does not provide the Development Review Board with the authority to grant the rezoning as part of a Planned Development application process.

A copy of the traffic consultant's study is included in the application. A representative from the consulting firm, KLOA, will be present at the hearing to discuss the report.

### **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 Police Chief James O'Shea
3. Memorandum from Public Works Director John Anderson
4. Strand and Associates June 26, 2018 Report
5. Memoranda from Fire Chief Kurt Bohlmann
6. Memorandum from Planning Consultant John Houseal, Houseal Lavigne
7. 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)

## Village of River Forest

### POLICE DEPARTMENT MEMORANDUM



**TO:** Lisa Scheiner – Asst. Village Administrator

**FROM:** James O'Shea - Chief of Police 

**DATE:** August 21, 2018

**SUBJECT:** Development Application – Chicago and Harlem

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I have reviewed the Chicago and Harlem 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:** August 23, 2018

**TO:** Lisa Scheiner, Assistant Village Administrator

**FROM:** John Anderson, Director of Public Works

**SUBJECT:** Chicago/Harlem Planned Development

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After reviewing the Chicago/Harlem Planned Development Application, the Department of Public Works would like to offer the following comment regarding the proposed project:

1. Given the busy nature of the intersection at Chicago Ave and Harlem Ave, consideration should be given to construction equipment and material staging. Once the building footprint is installed, on-site open space (without height restrictions) appears as though it will be extremely limited. Storing and loading/unloading material and storage of construction equipment may become difficult within the limits of the property. A plan should be provided, showing areas of equipment and material staging/storage within the limits of the property. Any anticipated impacts to the public right-of-way shall be indicated at this time.
2. Staff has reviewed the site within the context of snow removal and has concerns regarding snow removal operations – specifically, where the excess snow will be stockpiled. Though there is a minimal portion of the site subject to snow accumulation, the landscaped areas (and access to them) which would typically be used for stockpiling snow appear to be inadequate. A snow removal plan should be provided, showing how the open-space will be cleared as well as any areas to be used for stockpiling.
3. Surrounding water and sewer infrastructure have been reviewed and it has been determined that there are no off-site improvements required to accommodate the proposed improvements. However, this review was performed on a previous iteration of the development with only 106 units. As the size of the development has increased to 125 units, an additional review will be needed.



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June 26, 2018

Mr. Jeff Loster, P.E., CFM., C.P.E.S.C.  
Village Engineer  
Village of River Forest  
400 Park Avenue  
River Forest, IL 60305

Re: Hydraulic Modeling Review–TCF/Kaufman River Forest (Harlem and Chicago)  
Village of River Forest, Illinois (Village)

Dear Mr. Loster:

Thank you for the opportunity to work with you and to provide assistance with review of the proposed TCF/Kaufman River Forest (Harlem and Chicago) senior living residential development. We have reviewed the Village-provided Preliminary Utility Plan drawing prepared by V3 of Woodridge, Illinois, and Village-supplied e-mails which provide the proposed water demands. The drawing is enclosed with this letter for reference.

The Preliminary Utility Plan shows the site is located at the northwest corner of the intersection of Harlem and Chicago Avenues and shows the proposed building, site access and parking facilities, the size and location of site utilities, and other miscellaneous details. The water service line, as shown in the drawings, is proposed to be ductile iron, 4 inches in diameter, and connects to the existing 8-inch-diameter water main located in the northern right-of-way on Chicago Avenue. The water service line is proposed to be a combined domestic and fire service line.

The drawings indicate the proposed building will be four stories with a combined area of 100,885 square feet. The finished floor elevated for the building will be approximately 629.70 feet above mean sea level (amsl). Water main elevations are not provided in the drawings but are anticipated to be about 6 feet belowgrade following industry standards.

There were no hydraulic sprinkler demands or calculations available for the development at the time of writing, but, as previously noted, the Village-provided e-mails identify the proposed water demands as shown in the following Table 1.

Demand Type	Flow Required [gallons per minute (gpm)]	Comment provided by V3*
Domestic	220	Booster pump is typically installed within building
Fire	1,000	Fire pump is typically installed within building

**Table 1 Required Water Demands\***  
\*Source: E-mail from Brad Prischman to Jeff Loster Dated May 30, 2018 5:48pm



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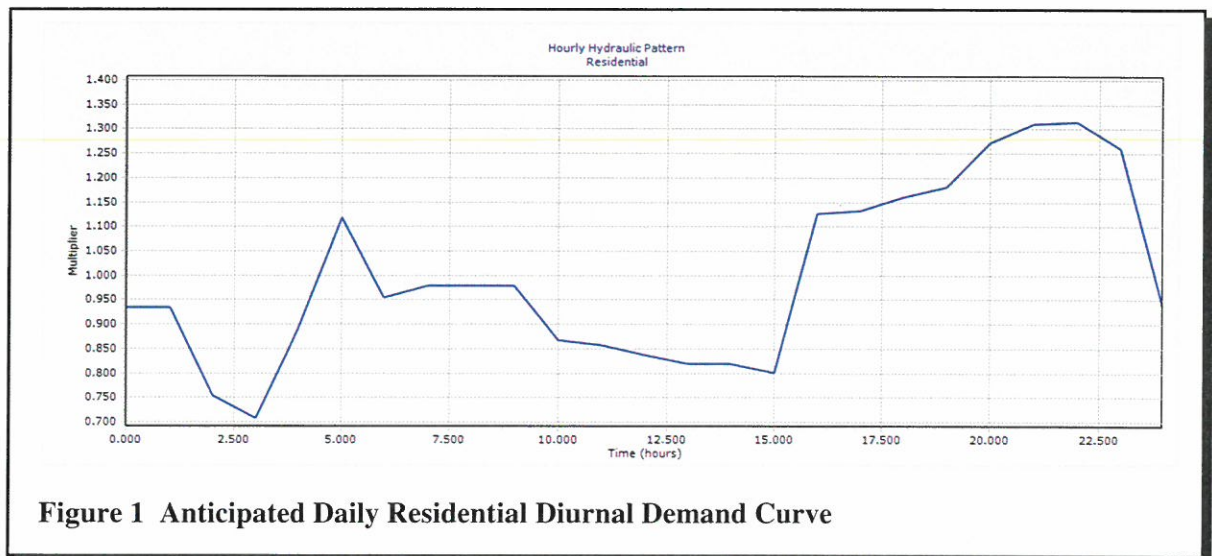
Given the comments provided by V3, it is assumed the domestic demand riser and the fire sprinkler riser and associated piping will connect to the water service line within the building, therefore, the domestic and fire service demands were modeled to occur at the water service line termination in the mechanical services room in the south of the structure.

The developer is likely required to provide sprinkling to meet code requirements. The facility fire protection engineer may identify the specific required hydraulic profile for the proposed facility sprinkler systems and request confirmation of the ability of the system to provide this flow. If requested, we can provide a follow-up letter answering specific questions.

### Model Assumptions

#### 1. Water Demand at Development

The e-mail from Brad Prischman of V3 to Jeff Loster of River Forest, dated May 40, 2018, 5:48 P.M., indicated that domestic demand was anticipated to be 220 gpm with anticipated fire demand of 1,000 gpm. The fire demand of the development has not been calculated by a fire engineer, but the 1,000 gpm will be used in the absence of other available information. We anticipate that given the use type of the building, the domestic demand is residential in nature and will follow a typical residential diurnal demand curve as shown in the following Figure 1.



#### 2. Water Service Line Size to Development

As previously noted, the drawing indicates the water services line is a 4-inch-diameter ductile iron line. However, the e-mail from Brad Prischman of V3 to Jeff Loster of River Forest, dated May 40, 2018, 5:48 P.M., states that “The Preliminary Utility Plan (enclosed) currently show a 4-inch diameter combined water service for the proposed building, however, it will more likely be an 8-inch diameter combined water service.”



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We will conduct a review on the level of service provided by a 4-inch, 6-inch, and 8-inch water service line.

### 3. Water System

The assumptions that were used in the computerized water model are discussed as follows:

#### a. Water Model

The water main sizing and topology and the water system facilities in the water model were used as created in the 2018 Hydraulic Water Model and System Analysis project.

#### b. System Demands

- (1) Maximum Day Demands were maintained from the 2018 Hydraulic Water Model and System Analysis. This amounted to 2.40 million gallons per day (mgd).
- (2) Average Day Demands were maintained from the 2018 Hydraulic Water Model and System Analysis. This amounted to 1.22 mgd.

#### c. Elevated Tanks

The Village's elevated tank was simulated to be in service and had the following characteristics:

Tank	Ground Elevation	Low Water Level	High Water Level	Water Level in Scenario
500,000-gallon spheroid	629 amsl	726 amsl	762 amsl	747 amsl (21 feet operating level)

**Table 3 Simulated Hydraulic Characteristics–Elevated Tank**

#### d. Pump Station

Rate Control Station Controls were set as follows for the instantaneous scenarios:

Pump Station	Pump Status	Output (gpm)
Pump 1	OFF	0
Pump 2	ON	2,600
Pump 3	OFF	0

**Table 4 Simulated Hydraulic Characteristics–Pump Station**

For the purposes of the extended period simulations, given the maximum day application of demand, the summer operations control scheme was applied. This scheme is as detailed in Table 5.

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SUMMER OPERATIONS				
Control Level	Operating Range [(feet (ft))]	Pump 1	Pump 2	Pump 3
L1	21.5 to 32.5			O
L2	20.5 to 32.5		O	
L3	19.5 to 29.5	O		
L4	18.5 to 28.5	O	O	
L5	17.5 to 27.5		O	
L6	16.5 to 26.5	O	O	O
L7	15.5 to 25.5	O	O	O

Notes:

1. "O" indicates pump turned ON.
2. When tank water level reaches high end of level range, then the Control Level is stepped to the lower priority level.
3. An additional control is also present which states that whatever control level is running, of the tank water level does not increase by 0.5 feet after 60 minutes then the Control Level is stepped up by one priority.

**Table 5 Extended Period Simulations–Pump Station Controls**

### Hydraulic Simulations Performed

The following hydraulic scenarios were modeled using the computerized water model scenarios:

1. Scenario 1: Maximum Day Demand Hydraulics to determine pressure and flow behavior at the proposed development.
  - (a) Subscenario 1a–Using a 4-inch-diameter water service line.
  - (b) Subscenario 1b–Using a 6-inch-diameter water service line.
  - (c) Subscenario 1c–Using an 8-inch-diameter water service line.
2. Scenario 2: Maximum Day Demand Available Fire Flow to determine the fire flows available at the proposed development site while maintaining a minimum 20 pounds per square inch (psi) residual system pressure.
3. Scenario 3: Average Day Extended Period Simulation to pressure and flow behavior at the proposed development over the expected period of time a fire may occur.

### Results

- 1a. Subscenario 1a: Maximum Day Demand Hydraulics to determine pressure and flow behavior at the proposed development using a 4-inch water service line.

A simulation was run at 7 P.M. on the Maximum Demand day to simulate the hydraulic behavior of the system when under its most stressed typical condition. This is done to provide a conservative picture of the capacity of the system at the point of interest.

Static pressures at the proposed development site at the 220 gpm domestic demand were approximately 55 psi. A static pressure of 55 psi is within a standard pressure range usually seen within municipal water systems and is considered generally acceptable.

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To provide data to the hydraulic designers and to provide a detailed understanding of the hydraulic system curve at the building, simulated fire events on the site at varying assumed structure demands were conducted to determine the range of pressure and flows available. Table 6 displays the residual pressures available at the development site at the various flow rates.

Structure Demand (gpm)*	Residual Pressure at Structure (psi)	Residual Pressure at Main in Street (psi)	Flow Velocity in Service Line [feet per second (ft/sec)]
220	54.6	55.2	5.62
440	52.3	54.2	11.23
660	49.1	53.2	16.85
880	45.1	52.2	22.47
1,100	40.3	51.1	28.08
1,220**	37.4	50.4	31.15
1,320	34.8	49.9	33.70
1,540	28.5	48.6	39.32

\* Structure Demand is the 220 gpm domestic demand plus the applied "fire demand."

\*\*Required Fire Demand is 1,000 gpm.

**Table 6 Maximum Day Demand Plus Fire Hydraulics at Site with 4-inch Service Line**

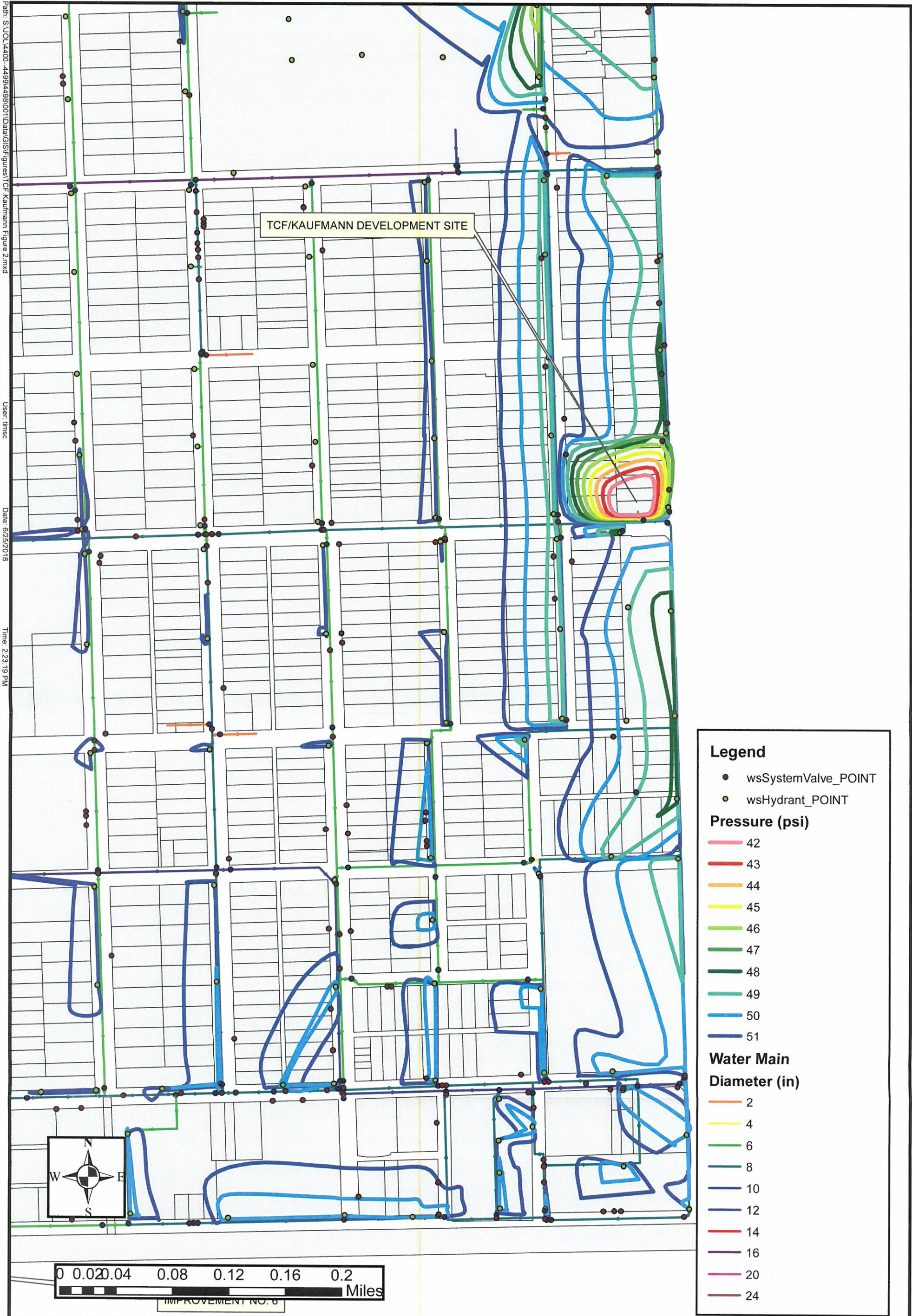
Since the sprinkler hydraulic requirements as specified by a fire protection engineer are not available at the time of this writing, we cannot definitively confirm the building can meet a desired flow rate. However, the flow rates shown in Table 6 show rates and residual pressures at the structure that precipitously decline as flow demand increases. This appears to be primarily because of head loss within the 4-inch water service line. Also, of concern with the 4-inch service line are the elevated flow line velocities at the high demand rates. Buried pipes are considered to have a high boundary flow velocity of 6 ft/sec under standard conditions and emergency flow velocities below 20 ft/sec are desired. These upper flow velocity limits are desired in order to decrease head loss through pipes and to limit the potential for water hammer. Flow velocities in the distribution system itself reached a local maxima of 5.62 ft/sec under the 1,540 gpm demand, which are considered acceptable.

The enclosed Figure 2 displays the pressure contours seen at the development site and its vicinity when the 1,220 gpm demand is applied.

- 1b. Subscenario 1b: Maximum Day Demand Hydraulics to determine pressure and flow behavior at the proposed development using a 6-inch water service line.

The system-wide residual and static pressures are consistent with Subscenario 1a. Also consistent with Subscenario 1a are the ability of the water distribution system to generally supply water and recover after a fire demand occurs. There were residual pressure differences at the proposed development site itself, at the termination point of the water service line. Table 7 displays the residual pressures available at the development site at the various flow rates with a 6-inch water service line.





**HYDRAULIC PRESSURE CONTOURS AT 1,220 GPM FIRE DEMAND AT DEVELOPMENT SITE  
WITH 4-INCH WATER SERVICE LINE  
TCF/KAUFMANN DEVELOPMENT HYDRAULIC REVIEW  
VILLAGE OF RIVER FOREST  
RIVER FOREST  
COOK COUNTY, ILLINOIS**



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Structure Demand (gpm)*	Residual Pressure at Structure (psi)	Residual Pressure at Main in Street (psi)	Flow Velocity in Service Line (ft/sec)
220	55.1	55.2	2.5
440	54.0	54.2	4.99
660	52.7	53.2	7.49
880	51.2	52.2	9.99
1,100	49.6	51.1	12.48
1,220**	48.6	50.4	13.84
1,320	47.8	49.9	14.98
1,540	45.8	48.6	17.47

\* Structure Demand is the 220 gpm domestic demand plus the applied "fire demand."

\*\*Required Fire Demand is 1,000 gpm.

**Table 7 Maximum Day Demand Plus Fire Hydraulics at Site with 6-inch Service Line**

The flow rates shown in Table 7 show rates and residual pressures that we have typically seen as acceptable. There is not the precipitous residual pressure fall off at the structure as seen with the 4-inch service line alternative. Flow velocities in the service line also appear to meet the generally desired high boundary flow velocity of 6 ft/sec under standard conditions and emergency flow velocities below 20 ft/sec.

Flow velocities in the distribution system itself were comparable to those seen in Subscenario 1a, reaching local maxima of 5.62 ft/sec under the 1,540 gpm demand. This emergency condition flow velocity is considered acceptable.

The enclosed Figure 3 displays the pressure contours seen at the development site, and its vicinity when the 1,220 gpm demand is applied.

Since the sprinkler hydraulic requirements, as specified by a fire protection engineer, are not available at the time of this writing, we cannot definitively confirm the building can meet a desired flow rate. We recommend the building designer retain a sprinkler design engineer to confirm the suitability of these flows for the particular development in question.

A 72-hour Extended Period Simulation was run to determine the hydraulic behavior over time. The 1,000 gpm fire demand was applied for three hours, from 4 P.M. to 7 P.M., to simulate a fire occurring during the typical high demand period of the day. Pressures begin at 55 psi, then the towers and pumps cycle from the initial setpoints to a system balance, achieving an operating pressure range of 60 to 71 psi can be seen as the towers and pumps cycle and the TCF/Kaufman development displays its anticipated residential diurnal demand curve. The residual pressure at the TCF/Kaufman development site reduces to 51.8 psi during the fire; however, quickly recovers to 60 psi after the fire ends and recovers to a high of 71 psi approximately 6 hours after the fire demand ends. The pressure ranges of approximately 60 to 71 psi were repeated and maintained throughout the remainder simulation. This steady, repeatable hydraulic behavior can be seen in Figure 4 and is indicative of the ability of the distribution system to recover.





Legend

- wsSystemValve\_POINT
- wsHydrant\_POINT

Pressure (psi)

- 42
- 43
- 44
- 45
- 46
- 47
- 48
- 49
- 50
- 51

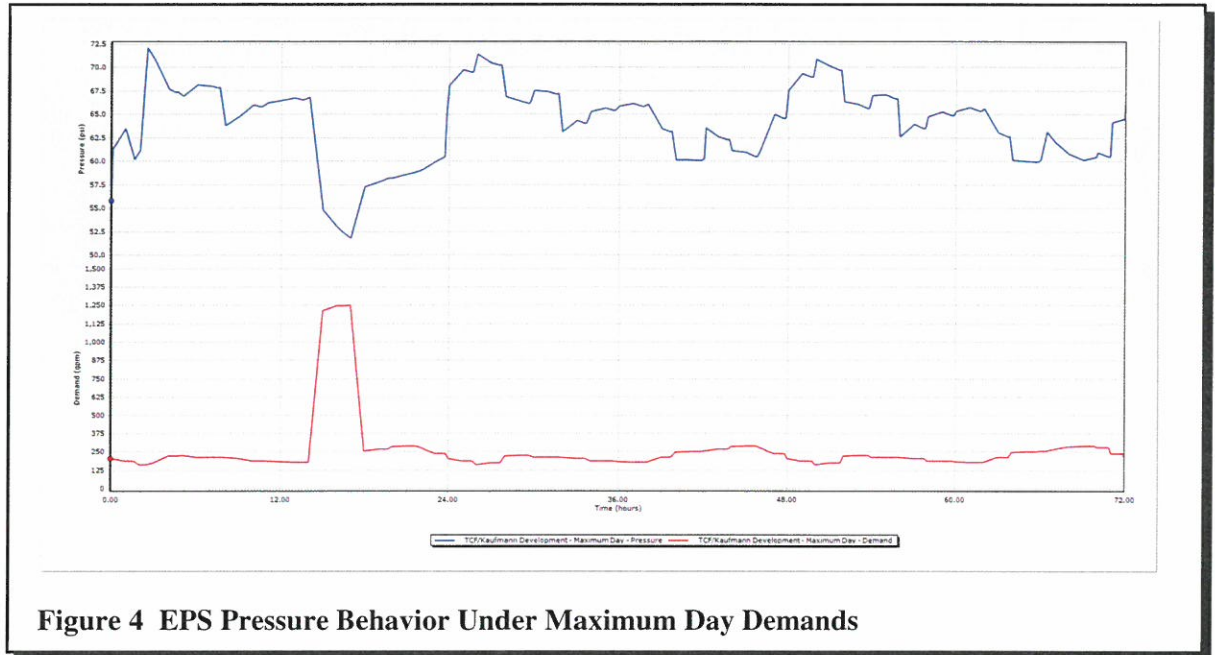
Water Main Diameter (in)

- 2
- 4
- 6
- 8
- 10
- 12
- 14
- 16
- 20
- 24

HYDRAULIC PRESSURE CONTOURS AT 1,220 GPM FIRE DEMAND AT DEVELOPMENT SITE  
 WITH 6-INCH WATER SERVICE LINE  
 TCF/KAUFMANN DEVELOPMENT HYDRAULIC REVIEW  
 VILLAGE OF RIVER FOREST  
 RIVER FOREST  
 COOK COUNTY, ILLINOIS



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**Figure 4 EPS Pressure Behavior Under Maximum Day Demands**

- 1c. Subscenario 1c: Maximum Day Demand Hydraulics to determine pressure and flow behavior at the proposed development using an 8-inch water service line.

The system-wide residual and static pressures are consistent with Subscenario 1a. Also consistent with Subscenario 1a are the ability of the water distribution system to generally supply water and recover after a fire demand occurs. There were very slight residual pressure differences at the proposed development site itself, at the termination point of the water service line. Table 8 displays the residual pressures available at the development site at the various flow rates with an 8-inch water service line.

Structure Demand (gpm)*	Residual Pressure at Structure (psi)	Residual Pressure at Main in Street (psi)	Flow Velocity in Service Line (ft/sec)
220	55.1	55.2	1.40
440	54.2	54.2	2.81
660	53.1	53.2	4.21
880	51.9	52.2	5.62
1,100	50.7	51.1	7.02
1,220**	50.0	50.4	7.79
1,320	49.4	49.9	8.43
1,540	47.9	48.6	9.83

\* Structure Demand is the 220 gpm domestic demand plus the applied "fire demand."

\*\*Required Fire Demand is 1,000 gpm.

**Table 8 Maximum Day Demand Plus Fire Hydraulics at Site with 8-inch Service Line**

The flow rates shown in Table 8 show rates and residual pressures that we have typically seen as acceptable. Similarly, to Subscenario 1b, there is no residual pressure falloff at the structure relative to

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distribution system pressure. Flow velocity in the service line is also low. Flow velocities in the distribution system itself were comparable to those seen in Subscenario 1a, reaching a local maxima of 5.62 ft/sec under the 1,540 gpm demand. This emergency condition flow velocity is considered acceptable.

The enclosed Figure 5 displays the pressure contours seen at the development site, and its vicinity when the 1,220 gpm demand is applied.

However, since the sprinkler hydraulic requirements, as specified by a fire protection engineer, are not available at the time of this writing, we cannot definitively confirm the building can meet a desired flow rate. We recommend the building designer retain a sprinkler design engineer to confirm the suitability of these flows for the particular development in question.

2. Scenario 2: Maximum Day Demand Available Fire Flow to determine the fire flows available at the proposed development site while maintaining a minimum 20 psi residual system pressure.

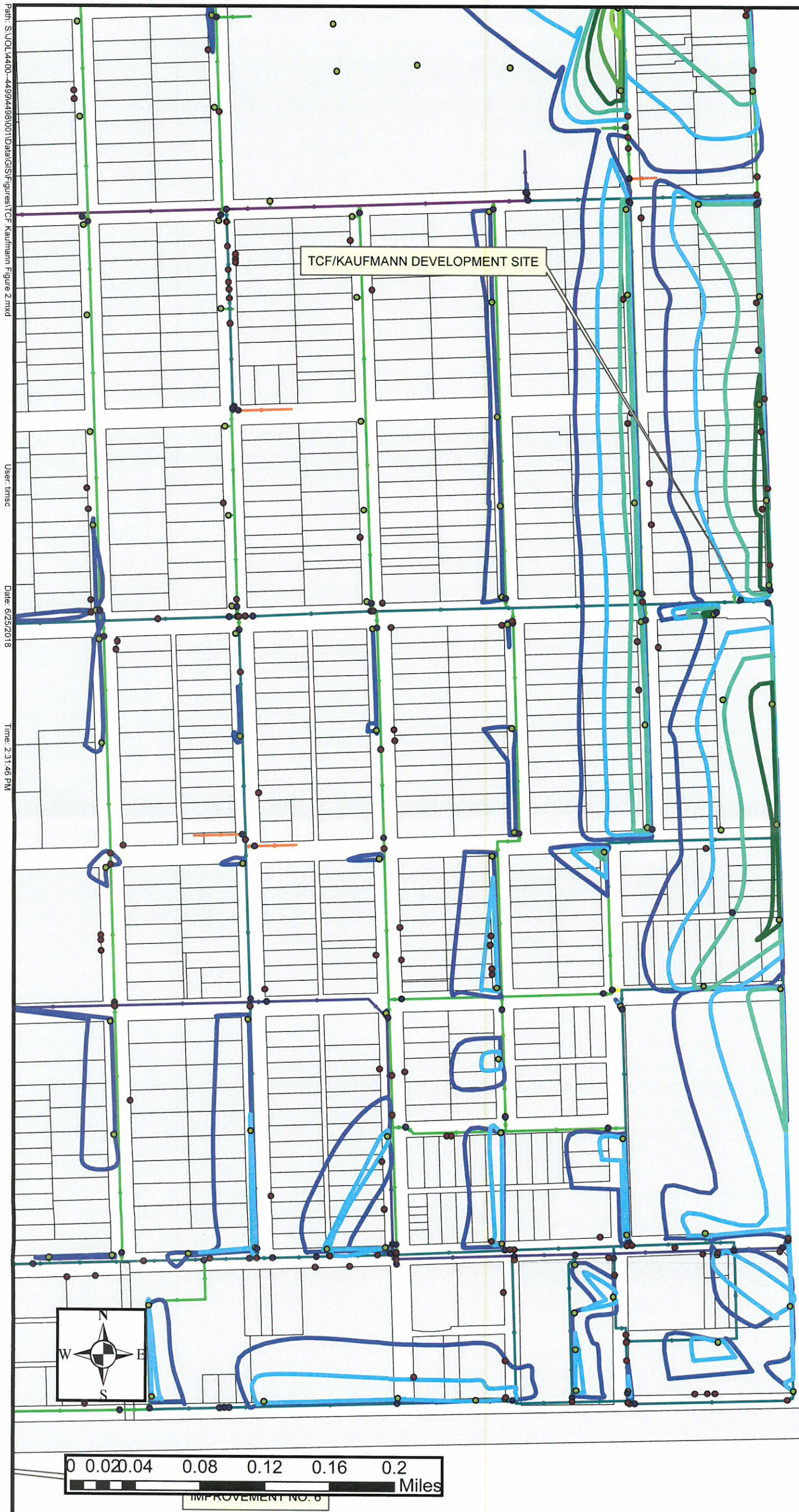
A fire flow simulation provides an instantaneous snapshot of the amount of water available at points within the distribution system while still maintaining a minimum 20 psi residual pressure at all points within the distribution system. The 20-psi minimum threshold is selected according to the Illinois Administrative Code Title 77 Part 900.40 and the Recommended Standard for Water Works (Ten States Standards). This is the lower boundary beyond which a municipality is legally required to issue a boil-order advisory. The model simulates a separate fire event at each hydrant in the system and increases the flow at that hydrant until either the hydrant itself or a point in the distribution system reaches the 20-psi residual pressure threshold. The flow at the hydrant at the 20-psi limit is defined as the  $Q_{20}$  Available Fire Flow (AFF).

Very high AFFs (over 4,000 gpm) are not considered realistic in terms of flow output from a single individual hydrant, flows physically capable at an individual hydrant will be limited by the diameter of the hydrant outlet, physical access to the hydrant, and the firefighting equipment used. High AFFs are indicative of very strong hydraulic connectivity, which could support numerous simultaneous use of numerous hydrants by a fire company to achieve flows proximate to the  $Q_{20}$  AFF. It should be noted that the size of the water service line (whether 4-inch, 6-inch, or 8-inch) will not affect the  $Q_{20}$  AFF since the  $Q_{20}$  AFF is a measure of the ability of the distribution system to supply water to the area of the fire.

The facility fire protection engineer may identify the required hydraulic profile for the proposed facility sprinkler systems, and request confirmation of the ability of the system to provide a specifically identified flow at a specifically identified pressure. If requested, we can provide a follow-up letter answering specific questions.

An AFF simulation was run at 7 P.M. on the Maximum Demand day to simulate the hydraulic behavior of the system when under its most stressed typical condition (maximum hour during the maximum day demand). The anticipated domestic demand of 220 gpm was applied to the development structure.  $Q_{20}$  AFF at the hydrants near development site and its surrounds ranged from a low of 2,151 gpm [Hydrant-156 (GIS ID 03045981)] to a high of 3,265 gpm [Hydrant-19 (GIS ID 03045835)]. These flows are above those flow limits indicated by the V3 e-mail documentation. The enclosed Figure 6 displays the available fire flow contours seen at the development site, and its vicinity.





**Legend**

- wsSystemValve\_POINT
- wsHydrant\_POINT

**Pressure (psi)**

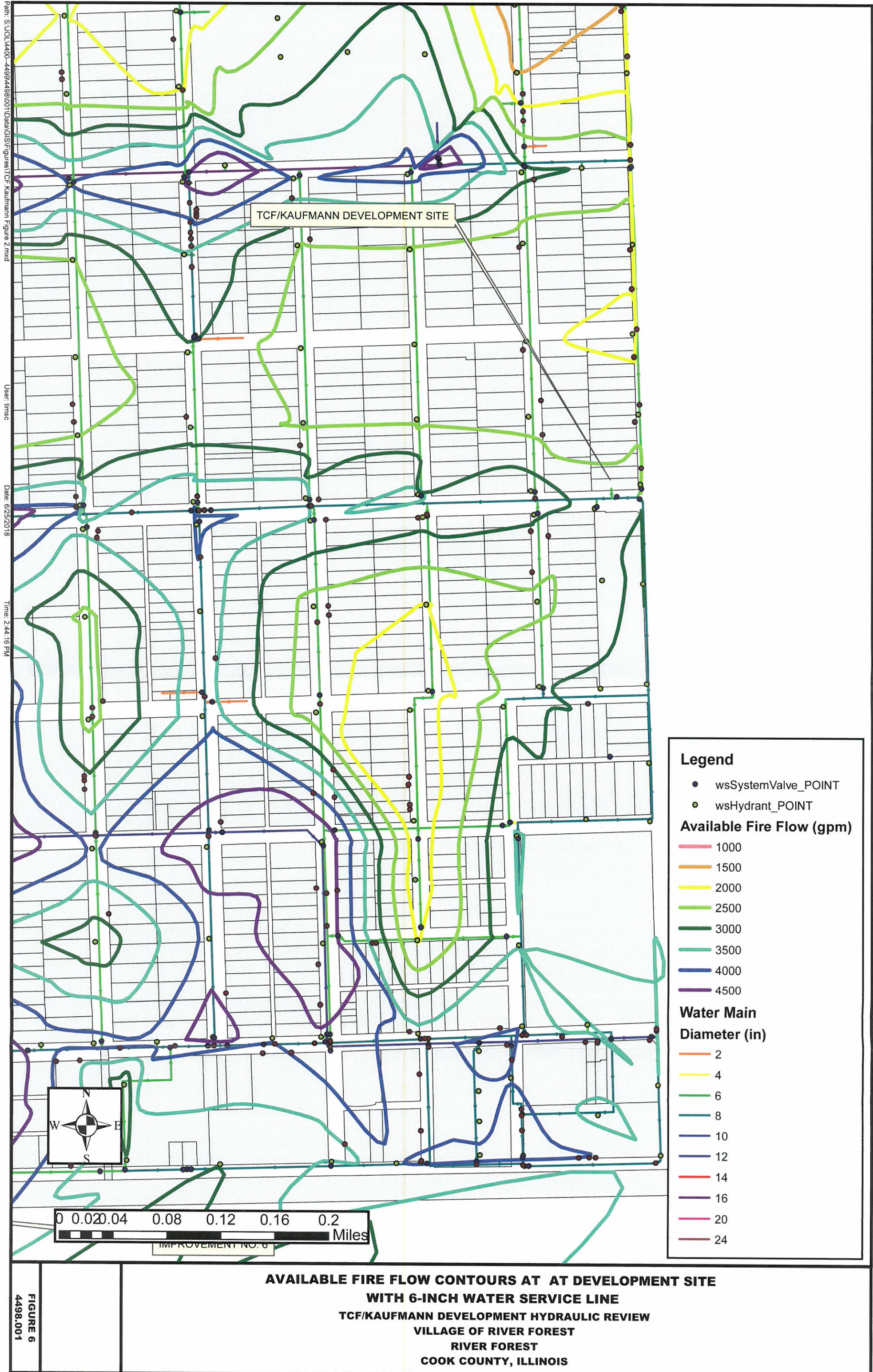
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**Water Main Diameter (in)**

- 2
- 4
- 6
- 8
- 10
- 12
- 14
- 16
- 20
- 24

**HYDRAULIC PRESSURE CONTOURS AT 1,220 GPM FIRE DEMAND AT DEVELOPMENT SITE  
WITH 8-INCH WATER SERVICE LINE  
TCF/KAUFMANN DEVELOPMENT HYDRAULIC REVIEW  
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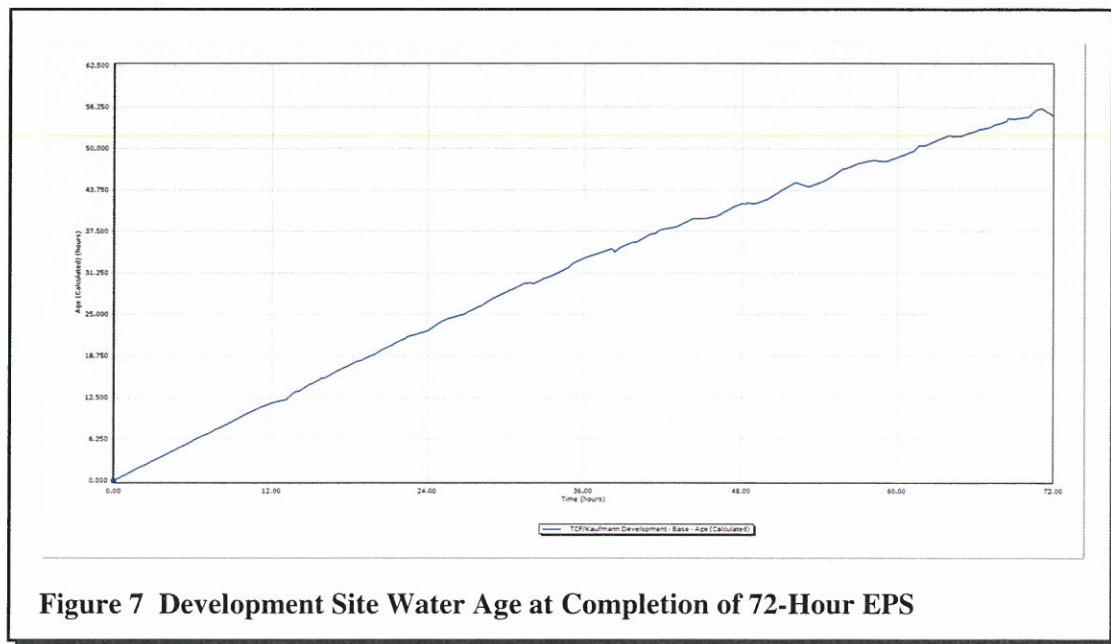
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### 3. Scenario 3: Average Day Water Age to Determine Water Age and Quality Expectations

A 72-hour extended period simulation (EPS) was conducted to determine the propensity of water to move within the water main. The less water main moves within the main, the older the water will get. There is generally an inverse correlation between water age and water quality. A typical water age at the end of a 72-hour EPS is 24 to 52 hours and is taken as beginning at the source (connection to City of Chicago source).

The EPS was conducted under Average Day Demand conditions to provide standard water demand conditions, with water main velocities normally experienced.

Flow velocities in the water main along Chicago Avenue range from 0.20 ft/sec to 1.12 ft/sec depending on water main, flow direction, and location from source and demand points. Water age at the development site at the end of the 72-hour EPS is approximately 56 hours and in the surrounding area ranges from approximately 54 to 58 hours. These water ages are within the bounds that are considered typically acceptable. The higher water ages occurred in the 8-inch transmission main along Harlem Avenue south of Chicago Avenue, the cause of the higher water age along this main appears to be the circuitous route taken by the water from the source to reach this transmission main. However, it can be seen from the data shown in Figure 7 that the high-water age reaches a maximum of 56.25 hours and then decreases.



**Figure 7 Development Site Water Age at Completion of 72-Hour EPS**

### Summary

The hydraulic modeling indicates the pressures in the development will range from 60 to 71 psi, which are within the range typically seen in municipal water systems. The instantaneous hydraulic scenarios, extended period simulations and the  $Q_{20}$  AFF rates shown by hydraulic modeling are also strong and indicate the Village can provide flow to meet the anticipated domestic and anticipated fire demand hydraulic requirements of the development with capacity for exterior hose allowance flow, and the

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system can also satisfactorily recharge itself. The water age is also within bounds typically considered acceptable.

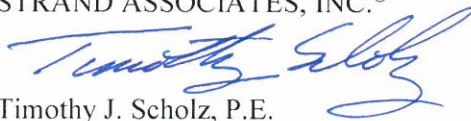
The most pertinent question affecting the development at this point concerns the size of the water service line. Hydraulic modeling appears to indicate that a 4-inch water service line has insufficient capacity to provide desired flows at acceptable pressures. Hydraulic modeling further appears to indicate that both a 6-inch water service line and an 8-inch water service line provide adequate flow to the development structure.

We recommend that regardless of whether a 6-inch or 8-inch water service line is provided, the service be installed using a tee connection with shutdown as opposed to a "wet tap" connection, because of the ability to locate the shutdown valve with a shutdown compared with a "wet tap," and the increased expected life span of a tee fitting compared to "wet tap" tapping sleeves. In the event that a shutdown is not desirable to the Village, a 6-inch reducing branch wet tap would be preferred to an 8-inch wet tap because of potential weakening and stress concentration on the wall of a like-size water main as well as reduced tolerance for error during the cutting operation.

If you have any questions or comments, please call me at 815-744-4200.

Sincerely,

STRAND ASSOCIATES, INC.®



Timothy J. Scholz, P.E.

Enclosures



## MEMORANDUM

TO: Lisa Scheiner  
Assistant Village Administrator

FROM: Kurt Bohlmann  
Fire Chief

DATE: August 14, 2018

SUBJECT: Chicago and Harlem planned development

After a review of the materials submitted regarding the planned development proposed for the corner of Chicago Avenue and Harlem Avenue, I do not foresee any issues regarding fire protection.

Based on numbers provided by Senior Lifestyle for their similar properties that are currently in operation, we can expect an increase of approximately 1.18 ambulance calls per week when the project is completed and operational. This corresponds to a 2.7% increase in annual call volume, based on our current emergency call rate for 2018.

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.



## Memorandum

To: Lisa Scheiner, Assistant Village Administrator

From: John Houseal, FAICP  
Principal

Date: August 24, 2018

Re: Planned Development Review  
Kaufman Jacobs Senior Care Facility  
NWC Harlem Ave & Chicago Ave

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Houseal Lavigne Associates has conducted a review of the proposed senior care facility at the northwest corner of Harlem Avenue and Chicago Avenue. The proposed development consists of a 4-story, 125-unit facility providing assisted living and memory care residential units and related facilities. Parking is provided in a surface parking lot with access from both Chicago Avenue and Harlem Avenue. The subject property consists of the current TCF Bank property on the NWC corner along with the three single-family detached residential properties adjacent to the north. The three residential properties are to be rezoned to C-2 and the four properties consolidated into one lot for the proposed development. 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. Landscaping
6. Development Character
7. Lighting
8. Signage
9. Conclusions

## 1. Site Conditions and Surrounding Land-Use

### ***Site Conditions.***

The subject property consists of the current TCF Bank property on the NWC corner along with the three single-family detached residential properties adjacent to the north. The existing bank property is improved with a one-story bank (with a 2-story corner atrium element) and a surface parking lot. The three lots to the north are each improved with a 2-story detached residential structure with a detached garage and a driveway on Harlem Avenue.

Currently, the zoning of the subject property consists of both C2: Commercial zoning (existing bank) and R2: Single-Family Residential (three existing residential properties). The lot area and dimensions of the subject property meet the standards of the C2 District. The subject property (which includes the bank property and the three residential properties) will ultimately be consolidated and rezoned into a single C2 lot that provides 342.88' of frontage along Harlem Avenue and 184.38' of frontage along Chicago Avenue. The area of the subject property is approximately 1.45 acres (63,162 square feet).

### ***Surrounding Land-Use and Zoning.***

To the North (immediately adjacent): Zoned R2: Single Family Residential District. Improved with a 2-story single-family detached residence and detached garage.

To the West (immediately adjacent): Zoned R2: Single Family Residential District. Adjacent lots to west include six individual single-family detached properties, each improved with a 2/2.5-story single-family detached residence with a detached garage.

To the South (across Chicago Avenue): Zoned R2: Single Family Residential District. Improved with a Mobil service station/convenience mart with access on both Chicago Avenue and Harlem Avenue.

To the East (across Harlem Avenue): Located in the Village Oak Park. Improved with a 2-story commercial mixed-use building at the corner of Harlem and Chicago Avenues, and a 3-story single-family attached (rowhouse) development to the north.

## 2. Relationship to the Comprehensive Plan

The Comprehensive Plan (2003) Land Use Plan reflects the existing land use of the subject property and designates the southern half of the subject property for commercial (existing bank) and the northern half of the subject property for single-family residential (existing residential). In terms of land use, the proposed senior care facility is not consistent with the Comprehensive Plan, but instead is somewhat of a hybrid of the commercial and residential land uses designated for the subject property. The proposed use (senior care facility/assisted living) can be described as a commercially categorized residential/institutional use. Overall, the proposed senior care facility is appropriate for the location along Harlem Avenue. It is less intense than other commercial uses permitted in the C2 District and should serve as an appropriate transition/buffer between the heavy traffic and intensity of Harlem Avenue and the existing single-family homes west of the subject property on Bonnie Brae.

In addition to the land use designation, the Comprehensive Plan includes goals and objectives that generally support the applicant's proposed senior care facility along Harlem Avenue. The proposed development brings new investment along the corridor and will provide a residential housing option and a senior care/assisted living facility that currently doesn't exist within the community. This development will strengthen the Village's residential offerings by providing a desirable product within the Village for residents and others.

*Overall Community Goal 1: Continue to create a physically distinctive and high-quality community environment through efforts that preserve the existing quality of life, character, and heritage of the area, while anticipating change and progress in the future.*

*Overall Community Goal 2: Achieve a balanced pattern of development in the community that provides for well designed, compatible, and economically sustainable residential, commercial, and public areas of the Village.*

*Housing and Residential Areas Objective 7: Encourage new residential development that provides for the needs of the Village's population.*

In addition to the Comprehensive Plan, the Village has an adopted *River Forest Corridors Plan* (2010, adopted as an addendum to the 2003 Comprehensive Plan) that contains core principles and economic development strategies that support the proposed senior care facility planned development.

*Core Principle: Promote Responsible Economic Development – A priority for the Village is to enhance the economic strength and development potential of the corridors in a responsible and appropriate manner. There are many obstacles and challenges confronting commercial development and businesses along the corridors and the Village must be committed to creatively and cooperatively approaching the revitalization of the corridors.*

*Development Approaches and Tools: Commercial Expansion – By permitting residential properties to be assembled into adjacent commercial properties via market forces and transactions with willing sellers, larger/more contemporary developments could be accommodated.*



### 3. Zoning Analysis

Current zoning for the site is C2: *Commercial District*. And R2: Single-Family Residential. The applicant will be consolidating the lots into one property and rezoning it to C2. The zoning analysis on the following pages assumes C2 zoning for the entire subject property. C2 zoning only exists along Madison Street and at two locations along Harlem Avenue – the northwest corner of Harlem and Chicago Avenues (the subject property) and the southwest corner of Oak and Harlem Avenues.

#### ***Proposed Use: Senior Care Facility (SDA required)***

The proposed senior care facility consists of a combination of assisted living and memory care units with associated on-premises uses such as a dining hall, outdoor/rooftop gardens and gathering spaces, salon services for residents, and more. As identified in Chapter 21 of the River Forest Zoning Ordinance (Land Use Chart) the proposed use is listed as “*Nursing homes and skilled care facilities*” and is not permitted in any River Forest zoning district (10-21-3: Appendix A). Because the use is “not permitted”, it can only be approved as a planned development or via a text amendment. Approval of the use as a planned development is preferred as it is a site-specific request, rather than an amendment that would affect all C2 zoned properties.

At this time, we do not know the history as to why “*Nursing homes and skilled care facilities*” were established as “not permitted” in the River Forest Zoning Ordinance. The use is an appropriate use for the River Forest community and it can help to serve the needs of families and aging residents.

#### ***Site Development Allowances***

There are several C2 District standards that the proposed planned development does not comply with, therefore several site development allowances (SDAs) are required to accommodate the senior care facility as proposed.

### Zoning Analysis Table

<u>Lot Size</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
lot area.....	3,275 s.f. ....	63,162 s.f. ....	conforming
lot width.....	25' .....	184.38'-342.83' ...	conforming
<u>Building Setbacks</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
front (Harlem)* .....	0' .....	1' .....	conforming
front (Chicago)** .....	15.4' .....	3.5' .....	<b>11.9' SDA required</b>
side (north)** .....	5' .....	9.9' .....	conforming
rear (west)** .....	20' .....	42.3' .....	conforming
<u>Landscaping Setbacks</u>	<u>Required</u>	<u>Proposed</u>	<u>Status</u>
front (Harlem) .....	3' bldg., 7' pkg ....	5' bldg., 5' pkg ' ..	<b>2' SDA required (pkg lot)</b>
front (Chicago) .....	3' bldg., 7' pkg ....	5' bldg., 7' pkg ' ..	conforming
side (north) .....	7' .....	10.8' .....	conforming
rear (west) .....	7' .....	0.9' .....	<b>6.1' SDA required</b>
<u>Bulk</u>	<u>Allowed</u>	<u>Proposed</u>	<u>Status</u>
building height .....	30' .....	68.5' .....	<b>38.5' SDA required</b>
F.A.R. (floor area ratio) .....	2.75 .....	2.04 +/- .....	conforming
lot coverage .....	100% .....	65.5% +/- .....	conforming
<u>Parking</u>	<u>Required</u>	<u>Proposed</u>	<u>APA Standard***</u>
# total spaces .....	not specified .....	74 .....	50 spaces (0.4 per unit)
<u>Parking/Aisle Dimensions</u>			
stall width .....	8.5' .....	8.5' .....	conforming
stall length .....	18.42' .....	18' .....	<b>0.42' SDA required</b>
aisle width .....	25' .....	24' .....	<b>1' SDA required</b>

\* measured to edge of 4' eave overhang.

\*\* measured to edge of 1.5' cornice projection at roofline.

\*\*\* Planning and Urban Design Standards: American Planning Association

**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 63,162 square feet in area with 184.38' of frontage on Chicago Avenue and 342.83' of frontage on Harlem Avenue. For C2 zoned lots, the required minimum lot size is 3,275 square feet and the minimum lot width is 25'. The proposed lot is conforming.

***Setbacks (SDA required for 11.9' for Chicago Avenue frontage)***

The proposed building complies with the required setbacks along Harlem Avenue, along the residential property to the north, and along the residential properties to the west. The proposed setback along Chicago Avenue at the southern edge of the property does not meet the C2 setback requirement for properties abutting a single-family residential district.

The setback along Chicago Avenue is required to match the established setback along Chicago Avenue by the single-family residence adjacent to the west, because the two properties share a common rear lot line and both front Chicago Avenue as a corner/secondary fronting street. Because the adjacent home has an existing setback of 15.4' from Chicago Avenue, the proposed senior care facility development is also required to maintain the same 15.4' setback. The applicant is proposing a setback of 5' to the face of the building, which is 3.5' to the edge of the cornice at the top of the building. To accommodate the proposed setback, an 11.9' SDA is required. The proposed setback along Harlem Avenue is appropriate and relatively consistent with the existing bank building. The proposed setbacks along both streets creates a strong commercial corner and Chicago and Harlem, which is desirable. The southwest corner of the proposed new building on Chicago Avenue is approximately 150' +/- away from the existing residence to the west, and the buildings' orientation, extensive separation, fencing, parking lot and driveway, and landscaping that separates the structures essentially mitigates any negative impact of the reduced Chicago Avenue setback.

The setbacks requested by the applicant are measured from the property line to the edge of the eave/overhang or cornice projection. The eave/overhang of the pitched roof along Harlem Avenue projects 4' from the face of the building and the cornice projection on the north, south, and west elevations is 1.5' from the face of the building.

***Height (SDA required for 38.5')***

The maximum height in the C2 District is 30' and the applicant is proposing a height of 68.5' as measured to the highest point (the highest point is the peak of the pitched roof atop the main 4-story portion of the building along Harlem Avenue).

The proposed building has several different components at different heights, including a 3-story flat roof portion located at the northern and southern ends of the building, 3-story and 4-story flat roof components located on the western side of the building, and 4-story pitched roof portion on the eastern part of the building along Harlem Avenue.

The applicant has worked to respond to Village staff and neighbor feedback with regard to how best to accommodate the bulk of the building in a manner that provides the number of units the applicant says is necessary, in an arrangement that minimizes and balances the height of the building at the northern, southern, and eastern portions of the building. In response to feedback, the applicant has modified the design of the building to include 3-story flat roof elements at the north and southern ends, and 3 and 4-story flat roof elements on the western portion of the building, thereby keeping the highest parts of the building centrally located on the eastern portion of the building.

The requested height is significantly higher than the 30' permitted in the C2 District, but not entirely dissimilar to the 4-story multi-family developed located along Harlem Avenue on the

block to the south and the 5-story multi-family residential development located along Harlem Avenue two blocks to the north. The applicant requires a 38.5' SDA to accommodate the proposed development. The 4-story pitched roof section along Harlem Avenue at the center of the building is 68.5' to the peak of the roof. The 3-story flat roof portions of the building at the south end along Chicago Avenue and along the north end adjacent to the residential lot measures 45'4" to the top of the parapet.

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

The proposed F.A.R. complies with the standards for the C2 District. The applicant is proposing an F.A.R. of approximately 2.04 and the C2 District permits a maximum F.A.R. of 2.75.

***Lot Coverage (conforming)***

The proposed lot coverage complies with the standards of the C2 District. The applicant is proposing a lot coverage of 65.5%+, which is less than the 100% lot coverage allowed by code.

#### **4. Parking and Circulation**

The applicant is proposing 74 parking spaces for the senior care facility. With the proposed facility providing a combination of assisted living and memory care units, it is anticipated that few if any residents of the facility will have cars on-site. That said, the parking is provided to accommodate residents, employees, on-site service providers, and guests/visitors.

The River Forest zoning ordinance does not specifically identify parking requirements for "nursing homes and skilled care facilities", nor does the code accommodate deriving an appropriate or required number based on the parking requirements the code provides for other uses. Therefore, no parking SDA is required, as no parking requirement can be reliably determined based on the River Forest zoning ordinance. Therefore, for purposes of determining an appropriate level of parking, we referenced the *Planning and Urban Design Standards* of the American Planning Association. This publication establishes an appropriate level of parking for a senior assisted living facility to be 0.4 parking spaces per unit. At the proposed 125 units, the APA standard would be 50 parking spaces. The proposed 74 parking spaces exceeds the APA standard considerably. In discussions with the applicant, the proposed 74 spaces is easily more than enough to meet the needs of the facility.

Based on APA standards and in researching other senior care facilities, we are confident that proposed 74 parking spaces is sufficient.

***Aisle Width (SDA required for 1')***

The proposed ***aisle width*** of 24' is less than the 25' required by code and will require a 1' SDA for aisle width. A 24' aisle width, like that proposed, is standard of most commercial parking lots designed to accommodate two-way traffic flow with 90-degree parking on both sides of the aisle. The proposed 24' aisle width is appropriate.

***Parking Stall Length (SDA required for 0.42')***

The proposed ***stall length*** is 18'. River Forest 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 proposed parking lot, on-site circulation, and ingress and egress are well designed and provide adequate site access and circulation. The development proposes two access points, one on Harlem Avenue and one on Chicago Avenue. Both driveways are located away from the intersection of Harlem and Chicago, thus improving access and turning movements in and out of the site. Locating driveways further away from the Harlem and Chicago intersection minimizes on-site back-up of vehicles looking to exit that might otherwise be blocked by cars waiting at the Harlem and Chicago traffic signal. The drop off and pick up area by the main entrance on the west side of the building is well designed to accommodate vehicles entering from both Chicago and Harlem Avenue. Pedestrian access and circulation is also well accommodated with strong sidewalk connections and well delineated pedestrian walking areas on-site.

It is also important to note that the proposed development eliminates 4 driveways on Harlem Avenue, reducing the curb cuts from 5 to 1. The driveway on Chicago Avenue is essentially unchanged from the current driveway that services the existing TCF Bank. The reduction of curb cuts along Harlem Avenue is helpful as it generally improves traffic flow and safety.

## **5. Landscaping**

Overall, the site has few areas of landscaping, but those few areas are landscaped well. That said, there are a few SDAs required to accommodate the proposed landscape plan. Landscape standards are contained in Chapter 24 of the River Forest zoning ordinance.

### ***Parking Lot Perimeter Landscaping (SDA required)***

All parking lots are required to provide both perimeter and internal parking lot landscaping. The applicant's proposed perimeter parking lot screening does not meet code along the east and west property lines. Along Harlem Avenue a 7' landscape perimeter is required and 5' is proposed, requiring a **2' SDA**. At the western edge of the subject property a 7' landscape perimeter is required and 0.9' is proposed, thus requiring a **6.1' SDA**. The north and south parking lot perimeter landscaping meets Village requirements. In addition to the proposed perimeter landscaping, the applicant is proposing an 8' foot wooden fence for screening between the subject property and adjacent residential properties.

### ***Parking Lot Interior Landscaping (SDA required)***

All parking lots designed for 10 or more spaces are required to provide interior landscaping that includes landscape island and diamonds at set intervals/spacing. That portion of the parking lot north of the building is void of interior landscaping as the upper floors of the building covers the parking lot and any landscaping would not thrive. This area of the lot requires a **landscape island and landscape diamond SDA**. Code requires landscape islands at the end of every row of parking and landscape diamonds every 8 adjacent spaces.

Along the west property line the applicant meets the required number of landscape islands, but the spacing does not meet code. The islands (or diamonds) should be every eight spaces, but the applicant is proposing spacing that better aligns with the adjacent residential neighbors' properties to maximize benefit and screening for the neighbors. A **parking lot island spacing SDA** is required.

### ***Rooftop Landscaping***

In addition to the site and parking lot landscaping, the applicant is proposing green roof components and a rooftop gardens. These spaces include a beautifully designed memory court garden on the 2<sup>nd</sup> floor, a courtyard on the 4<sup>th</sup> floor roof, and four other green roof sections. These spaces will provide an amenity for residents and the green roof components represent sustainability best practices that help to reduce stormwater runoff and heat island effect.

### ***Additional Neighborhood Landscaping.***

The applicant has further augmented their proposed landscaping by meeting with neighbors to identify opportunities for additional landscaping on adjacent residential properties. As a result of working with neighbors, the applicant is proposing to plant nine (9) large shade trees on five adjacent residential properties.

## **6. Development Character**

### **Overall Development**

The proposed development is an appropriate transition between Harlem Avenue and the adjacent residential neighborhood the west. The applicant is proposing high quality design and materials and has worked with the Village and neighbors to address concerns raised, responding and modifying their plan along the way. The various building heights and massing have been designed to accommodate the proposed units in a manner that mitigates some of the impact of a building of this size and length. The pitched roof, although making the building taller, provides a more attractive residential style and draws focus to the central Harlem Avenue portion of the building. The lower flat roofed portions provide height transition to the north, south, and west.

The proposed building will have a significant visual impact on the corner of Harlem and Chicago Avenue, and the frontage of both streets. The length of this building is substantial, at more than 325' long. The lowering of the north and south portions of the building to 3-story flat roofed elements will help to mitigate its overall bulk and will provide a more appealing massing and visual presence along both corridors.

### ***Upper Floor Material (cementitious board)***

Additional discussion could address the use of "*cobblestone smooth cementitious board and trim at the 4<sup>th</sup> floor and bay projection*" (DRB-10 of application). The rendering shows this material also being used on the 3rd floor elevation at the north and south ends of the building. Should these 3<sup>rd</sup> floor areas at the north and south ends be brick to match the 1<sup>st</sup> and 2<sup>nd</sup> floors? Should this material be replaced with light brick or stucco at all locations to provide the color contrast but with a better material? It is common to see upper floors of buildings be a lighter color and different material, but an all brick building can sometimes look better and wear better over time.

## **7. Lighting**

The proposed lighting is attractive and appropriately placed on the building and site. The proposed light fixtures, standards, and placement essentially control spillover lighting on to adjacent residential properties. The photometric plan indicates that light levels are below 0.5 foot candles at the property line (often 0.0), which is the Village's standard.

***Lighting for signage (SDA required)***

The applicant is proposing downlighting for the building signage on Harlem Avenue and Chicago Avenue. Village code requires internal sign illumination. The proposed lighting will match the overall design of the building and is appropriate for the development. An ***SDA for external sign lighting*** is required.

**8. Signage**

The applicant is proposing two building signs for the development – one on Harlem Avenue and one on Chicago Avenue. Other than an SDA for lighting as identified above, the proposed signage complies with all Village sign code requirements and is appropriately designed and placed for the building.

**9. Conclusions**

Overall the proposed planned development provides a use the Village currently does not have and one that will serve residents and their families. There is a general growing need for senior care facilities and the proposed development is of high quality and design. An SDA is required to accommodate the use, as it is not permitted in the C2 zoning district. Although not consistent with the land use designation of the Comprehensive Plan, the proposed use is appropriate for the subject property.

The proposed use is a fairly low-intensity use relative to other commercial uses often found along busy corridors. The proposed use should provide an appropriate transition between Harlem Avenue and the adjacent residential neighborhood to the west. This building will actually help to mitigate the impact of the volume of the Harlem Avenue traffic on the residential neighborhood.

The overall building design is attractive and appropriate for the site. It reflects the applicant's attempt to mitigate the impact of the size of the building on adjacent areas. The height and length of the building is substantial and will have a visual impact on the area. Other multi-family development on Harlem Avenue on the blocks to the south and north include existing 4- and 5-story buildings.

Several SDAs are required to accommodate the proposed development, with height being the most impacting. The SDAs for setback, landscaping, signage lighting, and parking dimensions are relatively minor and do not negatively impact the quality, character, or appropriateness of the development.

Traffic, parking, access, and circulation are all adequate for the development. The reduction from 5 driveways to 1 on Harlem Avenue is an improvement in terms of traffic flow and safety for the corridor.

Additional discussion should address the use of cementitious board on the upper floors of the building, relative to other material options.





**Due to the size of the digital file, a copy of the Planned Development Application can be found on the Village's website by visiting [www.vrf.us/chicagoandharlem](http://www.vrf.us/chicagoandharlem).**