

**VILLAGE OF RIVER FOREST
REGULAR VILLAGE BOARD OF TRUSTEES MINUTES
Monday, September 14, 2020**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, September 14, 2020 at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue – River Forest, IL.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:13 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez, Village Clerk Kathleen Brand-White

Absent: None

Also Present: Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Assistant to the Village Administrator Jonathan Pape, Management Analyst Sara Phyfer, Police Chief James O'Shea, Finance Director Rosemary McAdams, Fire Chief Kurt Bohlmann, Public Works Director John Anderson, Village Attorney Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZEN COMMENTS

Cynthia Mears, 1020 N Harlem Ave. #4C. Ms. Mears expressed her objection to the Planned Development at 1101-1111 Bonnie Brae. She stated she is concerned about density and parking issues, and she shared that her son has difficulty parking when he visits their home. She also expressed concern about water run-off and flooding and diminished air quality with ongoing construction.

Andres Bacalao, 1020 N Harlem Ave. #4C. Mr. Bacalao stated his wife spoke previously and concurred with her comments. He asked the Board of Trustees to consider what happens next and to consider the precedent they would be setting by approving this proposed project.

Joe Baptist, 825 Bonnie Brae. Mr. Baptist also expressed his objection to the project. He discussed the meaning of zoning codes and stated the proposed project ignores the ordinance. He noted he is not opposed to developers coming here but that they should respect the community they are looking to join. He also raised concerns about safety regarding congestion and density. He urged the Board to vote no.

Rich Schuler, 711 William. Mr. Schuler stated the proposed development presents many issues, emphasizing that the most important is density. He urged the Board to vote no.

Mary O'Brien, 39 Thatcher. Ms. O'Brien stated she agreed with the previous comments and asked the Board to vote no. She questioned whether the neighborhood needed this kind of density.

Pam Kende, 1115 Bonnie Brae. Ms. Kende urged the Board to vote no on this project, stating the zoning variances being requested would have a dramatic negative effect on the neighborhood.

Jessica Kende, 1115 Bonnie Brae. Ms. Kende discussed the petition she started on change.org and read some of the comments from that page. She urged the Board to vote no on this project.

Mary Anne Zeh, 836 Bonnie Brae. Ms. Zeh stated this is the third project in two years that this developer has sought and expressed her concern about the density of the project. She asked the Board to discuss alternatives and asked the Board to vote no.

Marty Preiser, 924 Bonnie Brae. Mr. Preiser expressed his concerns about the project with regard to parking and the student analysis that was conducted.

4. ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

Trustee Bachner read a statement to acknowledge that this land was once inhabited by indigenous people and stated that River Forest continues to be a place that people from diverse backgrounds live and gather. She stated it is wonderful to see kids start school and commended D90 and all the families for working virtually. She reminded everyone to complete the Census and reviewed the additional efforts the Complete Count Committee has taken to communicate the Census and thanked residents, organizations and Staff who have helped with this effort. Trustee Bachner also reported on the working group she and Trustee Brennan have formed to address equity and inclusion opportunities through the Twin Village Covenant. She stated they have identified 9-10 residents and are considering others as well, and that they had an informal meeting and will work on the group's guidelines, vision and mission. She noted that the ceremonial signing of the Twin Village Covenant with Maywood will be October 17.

Trustee Cargie reminded everyone to wear masks over their noses. He reported that the Deer Management Committee is analyzing the results of the questionnaire and stated he would report on this at the October meeting. He announced that the Collaboration Committee is still welcoming ideas to collaborate on.

President Adduci suggested Trustee Cargie reach out to Barb Hickey from D90.

Trustee Henek stated she understood the intent of the Committee, in addition to the community calendar project, to also meet and update the taxing bodies on their plans.

President Adduci stated all the administrators get together on a regular basis to discuss key initiatives. She stated the Committee is more for a strategic issues or special projects that need a group to work on, especially if these items have a cost.

Trustee Cargie stated the Committee was doing that initially but that the team works more effectively when they have a project to work on.

Trustee Vazquez reported that the Age Friendly Committee met last week and started reviewing research and will be trying to collect information to develop a survey to determine seniors' needs. He stated the Committee will be building a survey that will work for the Village.

Trustee Brennan reported on the first informal meeting of the group discussing equity and racial inclusion issues in River Forest. She stated she also helped out at one of several tabling events for the Census, which included signing up residents for e-news. She also reported that she attended the September 11 memorial service at Village Hall and thanked Staff and first responders for organizing the service.

Trustee Henek provided an update on LemonAid and stated they are still collecting donations until Friday. She thanked everyone who supported the cause. She stated that she participated in the Library's Coffee Monday event, where a representative from the Oak Park Library reviewed programs for seniors and a representative from the League of Women Voters discussed the upcoming election. Trustee Henek also noted that the Library will host D90 to discuss how the schools are doing during the pandemic.

In response to a question from Trustee O'Connell about polling places, it was noted that the County determines polling places. Trustee Henek noted that Elmwood Park and Oak Park have early voting, and President Adduci stated the County consolidated the number of polling places in River Forest a few years ago. She stated it is ultimately the Office of the County Clerk's decision.

Trustee O'Connell thanked Public Works for making good time on their infrastructure projects.

President Adduci stated she is proud of D90 and D200 and the hard responsibility of remote learning. She asked people to continue to wear masks and not to gather in large groups. She noted that she and Trustee Brennan have a weekly meeting with Staff and Helen Kwan to discuss the Village's COVID-19 response and will be launching a new communications campaign. She acknowledged the September 11 memorial service and thanked the Fire and Police Departments and Staff for organizing it. She extended her congratulations to LemonAid for the success of their event. President Adduci also reported that she attended a police reform and social justice webinar led by Chicago Mayor Lori Lightfoot, which contained a lot of things to help guide the organization. She expressed her excitement for Trustee Bachner and Brennan's working group, along with the combination of the Districts' working groups and the Village's partnership with Dominican. She stated she believes these will have a lot of commonality and that a good dialogue will come of it.

a. Update on Dementia Friendly River Forest

Officer Ben Ransom [presented](#) on this topic, noting that he serves on the board of DFRF and is the Village's elderly services officer. He stated River Forest is among the first five

communities in Illinois to receive the Dementia Friendly designation. He stated Dr. Lydia Manning leads the organization and their goal is to achieve greater community awareness of dementia and enable the Village to appropriately respond to the needs of the community. He explained the training received by first responders, which includes using the Silver Search emergency alert system.

- b. Update on Department of Justice Violence Against Women Training – Crisis Response Team with Dominican University

Officer Ransom also presented on this topic, noting the Coordinated Community Response Team was organized by Dominican University as part of a federal grant, noting the goal is: to promote awareness, education and trauma-informed response to gender-based violence, domestic abuse, and sexual assault on campus. After training, he explained, the Stars Rise organization was created to work towards this goal.

5. CONSENT AGENDA

- a. Village Board of Trustees Meeting Minutes – August 10, 2020
- b. Village Board of Trustee Executive Session Meeting Minutes August 10, 2020
- c. A Resolution Authorizing the Village President to Execute an Intergovernmental and Subrecipient Agreement for Coronavirus Relief Funds with Cook County – Resolution
- d. Waiver of Formal Bid (Due to Competitive RFP) and Award of Contract to Gewalt Hamilton Associates, Inc. for the 2020 Green Alley Improvement Project for a not-to-exceed amount of \$43,155.00
- e. Change Order #1 for the 2020 Curb and Sidewalk Replacement Project for \$6,066.11 – Resolution
- f. Performance Measurement Report
- g. Monthly Department Reports
- h. Accounts Payable – August 2020 – \$1,851,330.71
- i. Financial Report – August 2020
- j. Village Administrator's Report

Trustee Bachner made a motion, seconded by Trustee Henek, to approve the Consent Agenda items A-J.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

6. CONSENT ITEMS FOR SEPARATE CONSIDERATION

None.

7. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

- a. Deer Management Committee – A Resolution Amending Resolution 20-03 Regarding the Report Deadline of the Village of River Forest Deer Management Ad Hoc Committee – Resolution

Trustee O'Connell made a motion, seconded by Trustee Vazquez, to approve a Resolution amending Resolution 20-03 regarding the report deadline of the Village of River Forest Deer Management Ad Hoc Committee.

Trustee Cargie explained that the COVID-19 pandemic put the Committee back a month and there is more work than anticipated collating the comments from the questionnaire. He noted that he had originally polled the Village Board members if they had any objection to moving the report deadline to October 31, but stated that it made more sense to push it to the end of the year. He stated he would be better able to give an update to the Village Board on the report progress at the October meeting.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

- b. Development Review Board – Recommendation Regarding Planned Development Permit – 1101-1111 Bonnie Brae – Ordinance

Trustee O'Connell made a motion, seconded by Trustee Cargie, to approve an Ordinance granting a Planned Development Permit for 1101 and 1111 Bonnie Brae with conditions as stated in the Findings of Fact.

Mr. Art Gurevich requested the Board consider to defer or postpone their decision to a different date. In response to the residents who commented about variances, he stated they are allowed through this planned development process. He stated the project would have more greenspace and that the water runoff would be handled on the property. He further stated the concerns raised were looked at under a magnifying glass and addressed. He requested the Board's support of the project and emphasized that the project is architecturally very nice. He also noted that the analysis regarding schoolchildren is a standard methodology.

Trustee Bachner expressed her concerns about parking and stated she did not agree with the student formula. She echoed Mr. Baptist's comment about respecting the community a developer is looking to join.

Trustee Vazquez stated this project has no benefit to seniors or disabled residents. He expressed that he respects the Development Review Board's recommendation but disagrees with them. He stated he would be voting against the project.

Trustee Cargie stated that generally speaking he gives deference to Village commissions but that the project is too dense and the parking is troubling.

Trustee Brennan stated she agreed with the other trustees and that the project density seemed to be a financial and business decision on behalf of the developer. She disagreed with the assessment about the purchasers of the townhomes and emphasized that the planned development standards were not met.

Trustee Henek stated she agreed with everyone who had commented about the project and that many standards are not met. She also stated she appreciated the developers would want the biggest best use they could but that they have to be mindful of residents. She remarked that the Village can have a development that is reflective of what the community wants. She stated she would not support this project.

In response to a question from Trustee O'Connell, Village Attorney Smith stated the developer could not submit a substantially similar application for two years but that postponement would be within the Board's discretion.

President Adduci stated there is no reason to give them more time.

Trustee O'Connell stated he is all for smart development. He reported that he listened to the Development Review Board meetings and was surprised by the vote. He stated he thinks density is the problem and that the current parking issues would be exacerbated. Trustee O'Connell agreed with the other trustees and stated he does not see how they would pass this project.

President Adduci noted she has a financial background, which helps her understand where developers are coming from. She stated they could have built 9 units instead of 18 and it would have been a nice development. She drew a comparison to the density approved for the townhomes project on Madison. President Adduci also reviewed the pre-filing discussion the Board had last year, and stated the Board expressed concerns about 3-floor units for empty nesters then. She expressed disappointment that the developers did not consider these comments and did not look at the Village's absorption rate, and she stated it was unfortunate that they did not consider what the community wants.

Administrator Palm reviewed the following standards that have not been met based on concerns that have been expressed:

Section 10-19-3.A.: 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 the Zoning Ordinance.

- There is a concern about the lack of parking on the Property and the adverse impacts of the density of the dwelling units on the Property will have on already minimal street parking in the surrounding area, which includes university and multi-family uses.

- There is also concern about the size and location of the Project and the related increased parking demands generated by the Project that will likely negatively impact the current parking situation for the preexisting neighboring properties.
- Nearby street parking is limited by the Property's proximity to Concordia University, Grace Lutheran Church and the Dominican Priory sports fields, which have their own public parking needs. The east side of Bonnie Brae does not allow for parking. The west side is limited to residents at the south end near Augusta and is time-limited further north.

Section 10-19-3.J.: The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property.

- The height of the Project is likely to negatively impact the sunlight that enters the neighboring property to the north.
- The proximity and height of the structures proposed to be built on the Property with regard to the property neighboring it on the north may cause sunlight on the eastern portion of the neighboring property to be completely obstructed.

Section 10-19-3.N.: The proposed use or combination of uses will meet the objectives and other requirements set forth in Chapter 10-19 of the Zoning Ordinance.

- This standard has not been met because the Petitioner is seeking a site development allowance to reduce the number of required parking spaces on the Property per dwelling to an amount that will adversely affect the public parking available near the Property.
- The Petitioner is seeking to alleviate the parking concerns at the Property by utilizing the driveway aprons at the eastern units to add additional guest parking, which is already limited. Further, the Petitioner proposed that guests also use the interior driveway aprons for parking, which limits access to the interior driveways by public safety vehicles, including ambulances and fire trucks.

President Adduci stated this probably could have been avoided, and they could have developed within the Village's zoning code. She stated it is unfortunate it came to this point and that they thought the developers would listen when they were told this project did not look like it was the right fit for the land. President Adduci acknowledged that there is always pushback from residents on developments but that the Board is not afraid of it and is in favor of development, but that they want the right one for the Village.

Roll call:

Ayes: None

Absent: None

Nays: President Adduci, Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Motion Fails.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

a. Discussion: 2020 Halloween Trick or Treating

President Adduci noted the Governor has not yet released direction on trick or treating this year.

Administrator Palm stated the Village has checked with other municipalities to see what they will be doing and noted that the Village has no authority to regulate trick or treating. He stated the memo for this item provides guidelines issued by Highland Park. He also stated that even if the Village Board says they will not allow trick or treating, it will happen on some level. He noted the Board does not have to make a decision tonight and can wait to see if the Governor releases direction.

Trustee Cargie asked how the Village would enforce it and stated the best they could do is advise rather than issue a blanket prohibition, noting that River Forest would become the defacto trick or treat place if Forest Park and Oak Park do not allow it. He commented that they might want to wait to see what the Governor says.

Trustee Henek stated it needed to be looked at regionally and that if River Forest is the only community allowing it, it would open up concerns. She stated she appreciates the enforcement part but that the idea of allowing it opens the Village up to having even more people come to town.

Trustee Bachner commented that the Village sets hours for trick or treating and that what we say matters. She stated the Village needs to set an example and that she does not see how the Village could safely allow trick or treating.

Trustee O'Connell asked how does the Village control it and what they can do to help neighbors and neighborhoods have a safe event if they do not want to allow traditional trick or treating. He stated he is willing to wait for the Governor's direction.

Trustee Brennan expressed her agreement with Trustee Bachner, stating that it does not make sense to accommodate this. She stated that they cannot keep people from trick or treating but that if the Village says they are not condoning or promoting it, people will listen.

Trustee Vazquez stated he is sympathetic to parents who have kids. He wondered how the Village can handle it and not cancel it, but that if the Village allows it in a way, they are promoting it. He noted the precedence set by not allowing block parties and that the Village is doing that for public health. He further stated that he understands everyone is sacrificing a

lot but that cancelling it is the right thing to do. He stated hopefully people will obey and respect that.

President Adduci stated this is a tough issue and acknowledged the reasons to cancel it. She stated that unfortunately they would need to decide how to enforce and control it. She noted the importance of messaging.

In response to a question from President Adduci, Administrator Palm stated the Park District is having a drive-through event on October 16 in the depot parking lot.

Trustee Bachner suggested messaging similar to “no parking” signs that go up for certain events.

President Adduci suggested narrowing the trick or treating timeframe and asking parents to stay within a 2-3 block radius of their homes.

Trustee O’Connell noted the issue of neighboring communities.

Trustee Henek stated the importance of sending a message that Halloween is another event to reimagine safe and fun alternatives.

There was a consensus from the Village Board to further discuss this item at the next meeting.

b. Discussion and Direction: 2020 Commuter Parking Implementation in Light of COVID-19

President Adduci noted this item was on the agenda due to unintended consequences of COVID-19.

Administrator Palm stated this was a good study with good recommendations, but that after COVID-19 hit, people are not commuting as much. He stated the genesis of this discussion was due to feedback from residents on the 700 blocks of Monroe and William, who requested that implementation be held off for the time being. He noted that the signs on Monroe have not gone up and the ones on William could be removed. He also stated there is a 1-year reevaluation in place.

Trustee Brennan asked whether the residents are wanting to park their own cars.

Village Engineer Loster stated it was residents, their friends and families who were looking to park on those streets.

Trustee Henek noted a resident on Oak needs a caretaker and expressed concern about that person being able to park.

The Village Board reached a consensus to direct Staff to pull back on the parking restrictions on the blocks of Monroe and William since the restrictions were not there previously and they were put in place to address a problem that does not currently exist.

The Board discussed the caregiver pass. Administrator Palm stated the pass was treated like a vehicle sticker because people were asking to park for the entire year and that there is some concern about people abusing the system. Village Engineer Loster noted there is a relatively low number of passes issued, approximately 5 in the past year. After more discussion, the Village Board reached a consensus to waive the fee for the caregiver pass.

c. Introduction: Culture of Equity and Inclusion

President Adduci stated that a lot has happened this past year and referenced George Floyd's death in May, the incident at Jewel in June, and the Twin Village Covenant with Maywood in July. She stated addressing issues of equity and inclusion are important to our organization and expressed hope that having this discussion at the next Committee of the Whole meeting will allow for more time to have a deeper conversation about this.

Administrator Palm reiterated that this evening's goal is to introduce and present this information to allow for ample time to reflect and digest this topic for the discussion and deeper dive on September 21. He stated the welcoming resolution passed in 2017 contains powerful statements that ring true today, though the context was around immigration. He stated they can strengthen it even more. He noted internal and external opportunities, highlighting a partnership with Dominican University and their Truth, Racial Healing and Transformation framework, as well as an internal focus on the Village as an organization.

President Adduci stated it is not going to be an easy conversation and it is not intended to be. She stated life at River Forest, everyone should be treated equitably, fairly, and right.

Trustee Vazquez stated that he was a part of D90's inclusive advisory board and that while these topics are not always easy to talk about, everyone was always professional and cordial. He stated it is looking favorably on this discussion.

10. EXECUTIVE SESSION

None.

11. ADJOURNMENT

Trustee Cargie made a motion, seconded by Trustee Henek, to adjourn the regular Village Board of Trustees Meeting at 9:33p.m.

Roll call:

Ayes:	Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez
Absent:	None
Nays:	None

Motion Passes.

Kathleen Brand-White, Village Clerk

From: [REDACTED]
To: [Catherine Adduci](#); [Erika Bachner](#); [Robert O'Connell](#); [Kathleen Brennan](#); [Patricia Henek](#); [Tom Cargie](#); [Respicio F. Vazquez](#)
Subject: [Resent from Archiver] PLEASE VOTE NO ON SIX 1101-1111 BONNIE BRAE ZONING VARIANCES on 9-14-20
Date: Friday, September 11, 2020 10:17:20 AM

Name: SUSAN L ADLER
Address: 39 Park Ave
Phone: [REDACTED]

Hi! I am writing to oppose the 6 zoning variances at 1101-1111 Bonnie Brae being considered on 9-14-20.

My family and our neighbors in that area are dead set against it for a variety of excellent reasons including the reduction of green space, traffic/walk-ability issues, parking density, and possible flooding.

Please listen to our community and vote "no" on this request.

Please place this letter in the records regarding this development and confirm it has been distributed to and read by the Board and Board President.

Thank you so much for your service and dedication to our wonderful community.

Susan Adler 39 Park Ave. River Forest (32 year proud River Forest community member)

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Susan L. Adler, LCSW, ACSW
Pre-marital / Couples Therapy
Separation / Divorce Recovery
Adult Individual Psychotherapy
LGBTQ Affirming
Oak Park River Forest IL
[REDACTED]

www.susanLadler.com

YouTube video of Oak Park TEDx Talk "Secrets of a couples counselor: Three steps to a happier relationship"

<https://youtu.be/TUMmLkFKpEl>

To watch my popular TED featured 12 minute Tedx Talk "Secrets of a couples counselor: Three steps to a happier relationship" highlighting my couples counseling approach click the link or GOOGLE "Susan Adler TEDx"

PLEASE DO NOT FORWARD THIS EMAIL with my email address

E-mail/text not available with clients or the public. No clinical or confidential information via email or text. Email/text are NOT confidential forms of communication

* Please note I do not use email with the public, clients or potential clients and only use it in my practice for non-clinical, non-confidential, non-public correspondence.

From: [REDACTED]
To: [VBOT](#)
Subject: 1111 bonnie brae development
Date: Monday, September 14, 2020 2:55:41 PM
Attachments: [1111 bonnie brae.doc](#)

please find the attached letter. please include it with public comment

--

Roberto Armalas
President
Armalas Sales, inc.
2740 West Washington Blvd unit c
Bellwood, il. 60104
[REDACTED]

ROBERT ARMALAS

1501 BONNIE BRAE
RIVER FOREST, IL. 60305

DAY [REDACTED] FAX [REDACTED] E-MAIL: [REDACTED]

September 14, 2020

Subject: Proposed development 1111 Bonnie Brae River Forest, Il.

To: Our honorable president and board of trustees.

Tonight I urge you to consider not approving the proposed development at 1111 Bonnie Brae. Please respect and follow our zoning ordinances that protect and enhance our community wellbeing. Please also consider the diversity we will lose demolishing and not replacing affordable housing on this site.

This is the first major development up for consideration since approval of our “Affordable Housing Plan”. Unfortunately, it already highlights the need for a better and stronger plan. If there is any piece of property in river forest that geographically warrants affordability consideration. This is it. Adjacent to both our universities the development adds nothing for possible student and employee housing needs essential to the long-term viability of our universities. If affordable housing is not appropriate on this location in river forest, where is it? The development is out of place with anything existent on Bonnie Brae.

The proposed town homes look exactly like the units being built north of us on Harlem avenue. They have no continuity architecturally or aesthetically to the surrounding neighborhood. Density and setback variances would clash and look out of place with adjacent structures. Potentially negatively affecting their value. First floor bedroom windows will be virtually on top of the sidewalks and the neighboring lawns. The lack of guest parking will cause a repeat of the chronic parking situation we already have on Bonnie Brae and Lemoyne for the same reason.

The developer’s proposal states the project will not be economically viable without the variances requested. If so, why did they invest? These are seven exceptions to seven ordinances protecting us from projects just like this. Please enforce them. Your strong consideration voting no tonight would strongly be appreciated.

Sincerely,

Robert Armalas

From: [REDACTED]
Subject: Development on 1100 block of Bonnie Brae
Date: Friday, September 11, 2020 4:11:27 PM

Trustees - in educating myself about the zoning variances requested for the development on the 1100 block of Bonnie Brae, I wanted to share my opinion prior to your vote. The type and number of variances outweigh the benefit to our community for such a development. Alterations to the plans that would reduce the number of variances would possibly change my mind. However, as presented, I respectfully ask you to vote no to the project variances requested.

I have a previous commitment on Monday evening making my attendance at the Village Meeting not possible. Please allow this email to serve as my comments for the record. Thanks.

Kitty Bingham
1027 Keystone Avenue

739 N Marion
Oak Park, IL 60302
Sep 7, 2020

Board of Trustees
Village of River Forest
400 Park Avenue
River Forest, IL 60305

Re: Development of parking lot at Bonnie Brae and Thomas

Trustees,

This is a congested area with the Concordia parking lot entrance, Grace School parents dropping off their kids, a synagogue and apartment buildings along Harlem. The parking lot was a welcome respite providing much needed additional parking and landscaping. Of course the owner has the right to develop their property. However, it is inappropriate to treat this as a planned unit development. That method of zoning should be used rarely and only for large and complex projects and of special benefit to the overall community. This is a small project where the developer wants to circumvent zoning laws and build at a greater density, which is the last thing this localized area needs. The zoning laws with the area and setback requirements should be followed. Otherwise why do we have zoning laws, and why do they not apply to everyone? The owner could still build a couple three flats similar to the rest of the block and provide nice yard space and adequate parking for those residents.

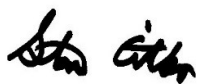
A Tale of Two Cities

Oak Park built a behemoth of a mixed use building at the corner of Harlem and South Blvd. They allowed the developer to eliminate all setback and area requirements. They even allowed a public street to be permanently closed! The project was way too massive for the area.

Elmwood Park chose to take a few houses off the tax roles to support their local businesses by providing much needed additional parking behind the restaurants on North Avenue near Johnnie's. It is also providing additional night time parking for residents.

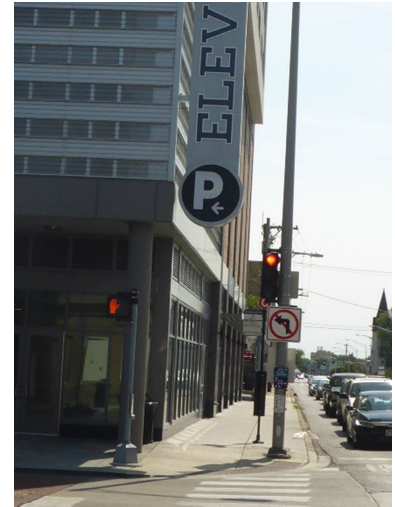
One city was looking for money regardless of the impacts and allowing special privileges. The other was sensitive to the needs of their community. Which example will you follow?

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Citko".

Steve Citko

Oak Park



Elmwood Park



From: [Lisa Scheiner](#)
To: [Lisa Scheiner](#)
Subject: FW: 1100 Block of Bonnie Brae
Date: Friday, September 11, 2020 8:35:51 AM

President Adduci and Board of Trustees –

Please see the email below from Ms. Foran. She has been advised of the Board's policy.

Thank you,
Lisa

From: Sue Foran [REDACTED]
Sent: Thursday, September 10, 2020 4:43 PM
To: Lisa Scheiner <lscheiner@vrf.us>
Subject: 1100 Block of Bonnie Brae

Dear Lisa:

I hope to be able to attend the meeting Monday night and share these comments with everyone "live" but in the event that I cannot attend, is there a way for these comments to be read into the record? Thanks so much for your attention to this.

Dear River Forest Village President and Trustees:

I am writing to encourage you all to vote against the planned development on the 1100 block of Bonnie Brae for the following reasons:

1. This property requires far too many variances; some of them being very significant. When a village goes to the trouble of establishing zoning requirements and codes for the purpose of maintaining character, safety and consistency in the village, I do not understand why our village would contradict these guidelines and approve this development. Approving this development with all the variance requested does not make any sense to me.
2. I am especially concerned about the setback variances the developer is requiring and the reduction in sight line that these setbacks would create.
3. I am also concerned about the sheer density of the development. It is my understanding that this density poses issues in regards to parking; which is another variance they are requesting.
4. River Forest has a large townhouse development on Madison Street, where after several years, many of the units still sit vacant. I wonder if adding more townhouses to our inventory is a good idea for property values.

Thanks for listening to my concerns.

Sue Foran
925 Bonnie Brae
River Forest, IL 60305
[REDACTED]

From: [REDACTED]
To: [VBOT](#); [Lisa Scheiner](#); [Robert O'Connell](#); [Kathleen Brennan](#); [Respicio F. Vazquez](#); [Catherine Adduci](#); [Patricia Henek](#); [Erika Bachner](#); [Tom Cargle](#)
Subject: 1101-1111 Bonnie Brae
Date: Sunday, September 13, 2020 8:53:25 AM

Please vote NO on the variances requested at 1101-1111 Bonnie Brae in River Forest. The additional population density on such a small parcel will unduly tax our school system, our police dept., our fire dept. and other village services. There are already families with school children squeezing into one bedroom units around the Lake St. corridor. When the kids graduate, they leave, extracting far more from the community than they contribute. The additional real estate tax revenues will never compensate for this additional burden. Also, the proposed parking is woefully inadequate. Today most households have two cars, and when you add the needed visitor spaces, this just doesn't work and it's not fair to the residents in that neighborhood. Please do not follow the bad example of our neighbors to the east. They have destroyed the quality of life in many of their neighborhoods by overbuilding. Thank you for your consideration. Please vote NO.
Michael and Joan Gumbel

From: [REDACTED]
To: [Lisa Scheiner](#); [Robert O'Connell](#); [Kathleen Brennan](#); [Respicio F. Vazquez](#); [Catherine Adduci](#); [Patricia Henek](#); [Erika Bachner](#); [Tom Cargie](#); [VBOI](#)
Subject: Vote No to allow the Variances for 1101-1111 Bonnie Brae
Date: Saturday, September 12, 2020 4:53:26 PM

Dear Village of River Forest Trustee,

This email is to be placed in the records. My name is **Bill & Stacey Iannessa** and we live at **835 Bonnie Brae Place** River Forest Il

There is a proposal to redevelop 1101-1111 Bonnie Brae Place, attempting to squeeze 18 town-homes on three 50 ft lots. This email is to be placed in the records regarding this development. After considering all the impact this development would have to the density, reduction of green space, walk ability, possible flooding, traffic and parking, I urge you, my trustee, to **Vote No** on allowing this project to go forward.

Sincerely,

Bill & Stacey Iannessa
835 Bonnie Brae Place
River Forest Il. 60305

Sent from my iPad

From: [REDACTED]
To: [VBOT](#)
Subject: Public Comment RE: Village of RF Halloween
Date: Monday, September 14, 2020 2:50:12 PM

The following is for submission for public comment reading:

Regarding Halloween and COVID-19 in the village of RF, there are likely lots of solutions already available to figure out how to distribute candy safely at each household, but I also want to call attention to the amount of foot traffic that will exist on Village sidewalks that evening. Right now, most people walking on the sidewalks will give others at least 6-10 feet when passing each other. That won't be possible with the amount of people using the sidewalks to trick or treat. Therefore would the Village consider closing down a portion of village streets to create "pedestrian malls" that would give all the trick or treaters much more space to walk and social distance?

Ben Ireys
739 Monroe Ave

From: [REDACTED]
To: [Lisa Scheiner](#); [Robert O'Connell](#); [Kathleen Brennan](#); [Respicio F. Vazquez](#); [Catherine Adduci](#); [Patricia Henek](#); [Erika Bachner](#); [Tom Cargie](#); [VBOI](#)
Subject: Objection to Proposed Variances for 1101-1111 Bonnie Brae Place
Date: Monday, September 14, 2020 4:21:16 PM
Attachments: [REDACTED]

Please see the attached letter setting forth my objections to the proposed variances for the referenced parcels / project.

lscheiner@vrf.us , roconnell@vrf.us , kbrennan@vrf.us , rvazquez@vrf.us ,
cadduci@vrf.us , phenek@vrf.us , ebachner@vrf.us , tcargie@vrf.us , vbot@vrf.us

**Howard E. Japlon
934 Clinton Place
River Forest, Illinois 60305**



Re: Objection to Proposed Variances for 1101-1111 Bonnie Brae

Dear Village of River Forest Trustee,

I'm sending this letter to register my strong objection to the granting of any variances related to the proposed redevelopment of the 1101 – 1111 Bonnie Brae Place property (the “Bonnie Brae Property”). As a resident of and registered voter in the Village, I'm directing that this letter be included in the official records of the Village Board meeting related to its consideration of the proposed variances for variances for the Bonnie Brae Property.

Each of the variances proposed for the Bonnie Brae Property represents another step in the substantial weakening of the Village's zoning ordinance. Collectively, these proposed variances impose an undue burden on the immediate residential neighborhood. Approval of these variances will potentially create a precedent that will make it difficult for the Village to object to any redevelopment project that is severely out-of-scale to and at variance with the prevailing character of its location.

I would ask the Board to compare the redevelopment of the Bonnie Brae Property to the redevelopment of the former Hines Lumber Yard property. The Hines project is much too dense and is an eyesore given its lack of green space and an ocean of asphalt and concrete and cars parked on aprons. The fact that the Hines property is located on the Madison perimeter of River Forest perhaps makes the Hines project slightly less objectionable. The Bonnie Brae Property, however, is on an interior residential street and will be completely out of character with the neighborhood.

This Board, in my opinion, did not appropriately consider the objections of the residents of the 700 and 800 blocks of Bonnie Brae Place and 800 Harlem Avenue when it approved the Sheridan project located at Chicago Avenue and Harlem Avenue. As approved and now substantially built, by any standard, the Sheridan project is simply too large for the

corner. There is no setback on either street to allow for any greenery to hide the monolithic nature of the building and its height clearly is excessive relative to the severely impacted homes on Bonnie Brae Place and Harlem Avenue. Perhaps the final insult to those impacted River Forest residents was not requiring the developer to construct a brick perimeter wall to match its building. Instead, there is or will be a simple wooden fence that without yearly care will quickly degrade.

I hope the Board will carefully review the requested variances for the Bonnie Brae Property and the unfair and negative impact those variances will have on the neighborhood. I urge you to **Vote No** on allowing the Bonnie Brae Property project to go forward as proposed.

Sincerely,

Howard E. Japlon

From: [REDACTED]
To: [Lisa Scheiner](#); [Robert O'Connell](#); [Kathleen Brennan](#); [Respicio F. Vazquez](#); [Catherine Adduci](#); [Patricia Henek](#); [Erika Bachner](#); [Tom Cargie](#); [VBOI](#)
Subject: Re: VOTE NO variance
Date: Friday, September 11, 2020 3:15:00 PM

On Sep 11, 2020, at 2:47 PM, Elizabeth A. McNeill
[REDACTED] wrote:

Subject: Vote No to allow the Variances for 1101-1111 Bonnie Brae

Dear Village of River Forest Trustee,

This email is to be placed in our records. Our name is Elizabeth & Bill McNeill and we live at 731 William St. in River Forest.

We encourage you to VOTE NO on the proposal to redevelop 1101-1111 Bonnie Brae Place, attempting to squeeze 18 town-homes on three 50 ft lots. Building set backs keep uniformity to the streets and our neighborhood. After considering all the impact this development would have to the density, reduction of green space, walk ability, possible flooding, traffic and parking, I urge you, my trustee, to **Vote No** on allowing this project to go forward.

This email is also to be placed in the records regarding this development.

Sincerely,
Elizabeth & William McNeill
731 William St.
River Forest

From: [REDACTED]
To: [VBOT](#)
Cc: [REDACTED]
Subject: Tonight's meeting
Date: Monday, September 14, 2020 4:20:14 PM

Hello, I am sending you information that is publicly known, and that you should know. I feel almost certain that you all already know this information but I am sending it so you all have the full picture of commonly known information, just in case.

1. The **parking in the lot** on Thomas and Bonnie Brae is always filled. In March of 2019 it was so bad, I could not find a spot. Landlord at 1111 hired a towing firm to deal with the situation. That has been relaxed and normally there are up to ten cars there overnight as of September of 2020. I have a copy of the March 2019 notice that we need stickers to park in the lot because of the overcrowding. The parking lot would normally be filled, it is not because of sign. But people that live on Harlem and on Bonnie Brae now know that the tow contract is not in effect and they are starting to park in the lot. I count between 7 to 10 each night. (Drive by.) And with Covid, the situation all around is not realistic. One needs to look at the way it was prior to February of 2020.
2. In the **Appeal process the owner tendered to you**, there is no file date BUT he has indicated that there ARE now tenants at 1111 Bonnie Brae which is different from his testimony before the DRB the last time he spoke. One can easily go on to the tax Assessor web site in cook county to review the documents that are actually filed and the tax record.
3. The person that did the **traffic review** did so during thanksgiving and or Christmas holiday of Concordia and Dominican. I am sure you realized this. During the time both universities are in full swing, the traffic around here is very heavy. I specifically know because the OPRFHS bus came for my daughter every day for school near 7:30 each morning and the line of traffic behind the bus was immense. This went on from 2016 to 2020. I look out on the street every single day as do my children. There is always a lot of traffic for Grace Lutheran school, Concordia and Dominican (and that includes the preschool at Dominican in the priory area). These are four big "school" areas. A lot of people are interested in renting in this building. It is only less rented because the landlord will not rented.
4. DYI the dates on the top of many of your **documents are current but the dates** the investigations were performed was in or near November 2019 including all of the comparatives for the townhouses. Further, many of the comparatives are for condominiums, not townhouses. It was a realtors "run" of three bedrooms and was not specific. That "run" would not be true in September of 2020, almost a year later. (Some documents have a date on top but they were not produced on that date, they were not filed with the place they say they were filed at or they were not prepared on that date. Many documents have a June 2020 date on them, do not let that fool you.)
5. The **financing letter** is late. Is there an updated one? That letter was about a different project.
6. Many of the letters and documentation are regarding the **first or second or ? Project**, not the final one.
7. The **tax record is easily ascertainable online** and speaks for itself regarding both

properties. An example might be a landlord stating the property is vacant, when it was not. (You. Have current information together with p. 585 testimony of owner/builder in packet).

8. As previously stated, I **have lived here since August of 2016 with two children**, one disabled. The folks behind me since at least then with four children. (You can review testimony of owner at last meeting he attended).

9. As you know, the burden is NOT ON THE BOARD, BUT IS ON THE DEVELOPER TO SHOW HOW THE SDA'S fit into the neighborhood, not just that they want them. They do not need to show a hardship, they NEED and MUST show how the variances ENHANCE the RF streets, population , etc., SEE Page 171 of your packet.

10. **Adverse effects of other property**, See Kende letter.

11. P. 173 Recent letter of credit and deposit, you **still need**.

12. Gabriel Environmental Services report was sept. 27 2012, p. 452 in packet **underground STORAGE TANKS**. UNKNOWN PIPES AT 1111 BUT WAS HEATED BY OIL SO COULD BE UST. P. 453. He found several pipes in 1111 and thought they might be from UST's beneath properties. He said there may be lead paint in the walls and asbestos is in the basement.

13. PAGE 509. Mr. Gurevich stated they fully support the Village's **affordable housing program** and that they have participated in similar programs since 2002. He stated that participation in the program requires the developer to incorporate the program into the planning from the very beginning of the development, in order to factor in the cost of the land and other incentives. He stated that was not the case for this development. Apartment 1 f at 1111 BB lease is covered under AH Plan/HUD

14. **No left turn in the alley**. That is how all of Harlem renters and owners who live east of BB park behind their homes. That could not happen. One way street on Thomas.

So, these are things I readily can see by looking at your packet just like you can see. I know that this is going to happen sooner or later. I am certain I will be retaliated for all of my letters and efforts. I also feel certain that the owner received information I may have previously shared.

You do what you want with the above information. Everything I have written is a fact and is not subjective. I know I will have to leave. Most of what I have shared has nothing to do with whether I stay for a few years or not. It is about my love for River Forest and my hope that another place does not go up that is an eyesore, or an unfinished Covid-project. There are tons of condos and townhouses for sale and rent.

As many of you know, I have a disabled child. The last place I would buy is a townhouse. This is NOT solely because of my daughter. I do not want to walk up and down all the stairs once I am older. When I first married, I would not have been able to afford a \$600,000. Regarding variances, I have built a home here on Keystone. We had to put a big cement driveway right through our HUGE yard to make a two plus car garage. We did it because it was the ordinances of RF. We did not knock down the old house, we added to in a RF

aesthetic manner.

I feel sad for Pamela Kende and the neighbors on Bonnie Brae if this happens. I have watched her work so hard on beautifying her home with flowers, driveway, yard work. I have watched her next door neighbor on the other-side (north) do the same. I am also saddened that the place I live in is going to be knocked down. I am very aware I am moving but would love to see this past “father” and “sisters/nuns” building be revamped into three great big condos. I have a huge three bedroom. I call it my woody Allen apartment. I have a door knocker with a cross on it that must have been there forever. This building is a part of the look alike three flats on the block. Why do we keep knocking buildings down in RF?

Best,

Nancy C. Murphy

From: [REDACTED]
Subject: Vote No to zoning variances
Date: Monday, September 14, 2020 2:42:19 PM

Dear River Forest Trustee,

This email is to be placed in the records. My name is Mary O'Brien and I live at 39 Thatcher in River Forest.

I believe that zoning has been carefully thought out. Major exceptions to current zoning should benefit the community and be in keeping with the style and density of the block. Increased tax revenues are not enough of a reason to give zoning variances.

There is a proposal to redevelop 1101-1111 Bonnie Brae Place, attempting to squeeze 18 town-homes on three 50 ft lots. This email is to be placed in the records regarding this development. After considering all the impact this development would have to the density, reduction of green space, walk ability, possible flooding, traffic and parking, I urge you, my trustee, to **Vote No** on allowing this project to go forward.

Sincerely,

Mary O'Brien

39 Thatcher

River Forest

From: [REDACTED]
To: [Lisa Scheiner](#); [Robert O'Connell](#); [Kathleen Brennan](#); [Respicio F. Vazquez](#); [Catherine Adduci](#); [Patricia Henek](#); [Erika Bachner](#); [Tom Cargie](#); [VBOI](#)
Subject: Subject: Vote No to allow the Variances for 1101-1111 Bonnie Brae
Date: Monday, September 14, 2020 12:30:23 AM

Dear Village of River Forest Trustees,

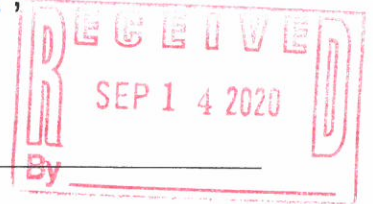
This email is to be placed in the records. My name is Heather Oleksy and I own 7211 W. Division St., Unit C-1 in River Forest.

There is a proposal to redevelop 1101-1111 Bonnie Brae Place, attempting to squeeze 18 town-homes on three 50 ft lots. This email is to be placed in the records regarding this development. After considering all the impact this development would have to the density, reduction of green space, walk ability, possible flooding, traffic and parking, I urge you, my trustee, to **Vote No** on allowing this project to go forward.

Thank you for your time,

Heather M. Oleksy, RN

lscheiner@vrf.us , roconnell@vrf.us , kbrennan@vrf.us ,
rvazquez@vrf.us , cadduci@vrf.us , phenek@vrf.us ,
ebachner@vrf.us , tcargie@vrf.us , vbot@vrf.us



Subject: Vote No to allow the Variances for 1101-1111 Bonnie Brae

Dear Village of River Forest Trustee,

This email is to be placed in the records. My name is Mark Panten and I live at 1137 Park Ave in River Forest.

There is a proposal to redevelop 1101-1111 Bonnie Brae Place, attempting to squeeze 18 town-homes on three 50 ft lots. This email is to be placed in the records regarding this development. After considering all the impact this development would have to the density, reduction of green space, walk ability, possible flooding, traffic and parking, I urge you, my trustee, to **Vote No** on allowing this project to go forward.

Sincerely,

name Mark Panten
address 1137 Park Ave
River Forest, IL 60305

From: [REDACTED]
To: [VBOT](#)
Subject: Bonnie Brae Place
Date: Monday, September 14, 2020 10:17:12 AM

Here are my concerns.

1. I am concerned about how these additional residences may increase the tax burden for River Forest schools and the Oak Park River Forest High School. The January 2020 report called, Bonnie Brae Place, A Luxury Townhomes Development, Projected Number of School Age Children and Cost to School Districts, Economic Projection for Taxing Bodies, prepared by Bonnie Brae Construction, LLC in its conclusion claims that, "The proposed Bonnie Brae Place townhomes development will result in a reduction of public school attending students by 2.16. In addition to savings due to attending students reduction, the school district will have a revenue increase of \$110,728 for D90 and \$79,444 for D200". I do not buy the *assumptions and projections* in this report which conclude that by adding 19 new three bedroom townhomes there will be less students in school in River Forest and the high school. Using the logic and assumptions in this report, if we really wanted to reduce our tax burden for River Forest schools and the Oak Park River Forest High School all we would need to do is keep adding townhomes in River Forest. We would then have many less students and much more tax revenue.
2. There is already plenty of traffic from time to time on the 900 block of Bonnie Brae, in part because Concordia property includes the 1000-1100 block of Bonnie Brae and because there is a Concordia parking facility for over 500 cars directly across from where the proposed town homes are to be built. It seems to me that one of the last things that is needed across the street from this parking facility is (a permanent home) garage space for another 36 cars which is to be included with the townhomes.

Martin Preiser
924 Bonnie Brae
River Forest, IL

From: [Cathy Adduci](#)
To: [Lisa Scheiner](#); [Sara Phyfer](#)
Subject: Fwd: 1101-1111 Bonnie Brae
Date: Friday, September 4, 2020 6:40:17 PM

Please place this letter in the record.

Cathy

----- Forwarded message -----

From: **Ruth Reko** <[REDACTED]>
Date: Fri, Sep 4, 2020 at 4:05 PM
Subject: re:1101-1111 Bonnie Brae
To: <cadduci@vrf.us>

Dear Village of River Forest President Adduci,

This email is to be placed in the records. Our names are Ruth and Karl Reko. We live at 1020 N. Harlem Ave. in River Forest.

There is a proposal to redevelop 1101-1111 Bonnie Brae Place, three 50 ft lots to build 18 town-homes. This email is to be placed in the records regarding this development. After considering all the impact this development would have to the density, reduction of green space, walk ability, possible flooding, traffic and parking, we urge you, my trustee, to Vote No on allowing this project to go forward.

Sincerely,

Ruth & Karl Reko, 1020 N. Harlem Ave., 5F, River Forest

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [VBOT](#)
Subject: 1101-1111 Bonnie Brae townhouse development
Date: Sunday, September 13, 2020 10:42:22 PM

Dear Village of River Forest Trustees,

This email is to be placed in the records regarding this development.

We are Katherine and Enrique Salgado and we own and occupy the property located at 1119 Bonnie Brae in River Forest.

There is a proposal to redevelop 1101-1111 Bonnie Brae Place to build 18 townhomes.

After considering all the impact this development would have to the density, reduction of green space, walk ability, possible flooding, traffic and parking, we urge the Village Trustees to Vote No on allowing this project to go forward.

Specifically, we have strong concerns with respect to the density of the development, which will have a negative impact to the area's traffic and parking situation.

In addition, the size of the proposed development will not conform with the current housing landscape and will definitely "stand out" from the rest of the properties in the area.

All of the houses and apartment buildings located on this section of Bonnie Brae are set far back from the sidewalks. Even the tall buildings on the Concordia University campus are set back farther from the street. The new buildings are designed to be set quite close to the sidewalks and will not fit in visually with the rest of the neighborhood.

We also dialed into the last meeting and are curious where the townhouse development is going to put their trash and recycling? We may have overlooked it, but we really didn't see a location for dumpsters or garbage cans/recycling cans for such a large density of residents.

In closing, for the reasons listed above, we ask the Village Trustees to vote No to the proposed development.

Thank you.

Katherine and Enrique Salgado

From: [REDACTED]
To: [Lisa Scheiner](#); [Robert O'Connell](#); [Kathleen Brennan](#); [Respicio F. Vazquez](#); [Catherine Adduci](#); [Patricia Henek](#); [Erika Bachner](#); [Tom Cargie](#); [VBOI](#)
Subject: Vote No to allow the Variances for 1101-1111 Bonnie Brae
Date: Friday, September 11, 2020 4:02:04 PM

Dear Village of River Forest Trustee,

This email is to be placed in the records. My name is Jennifer and I live at 1530 Bonnie Brae Pl in River Forest.

There is a proposal to redevelop 1101-1111 Bonnie Brae Place, attempting to squeeze 18 town-homes on three 50 ft lots. This email is to be placed in the records regarding this development. After considering all the impact this development would have to the density, reduction of green space, walk ability, possible flooding, traffic and parking, I urge you, my trustee, to **Vote No** on allowing this project to go forward.

Sincerely,

Jennifer Snow
1530 Bonnie Brae Pl

From: [REDACTED]
To: [VBOT](#)
Cc: [Lisa Scheiner](#)
Subject: Bonnie Brae Development
Date: Monday, September 14, 2020 2:57:28 PM

Dear Village Board,

Given that only a very limited number of residents will be permitted to attend tonight's meeting in person, I would like to have the Board consider the following objections to the proposed variances in regard to the Bonnie Brae project.

1. Any development which requires that numerous zoning regulations be overridden is clearly inappropriate for the site chosen. Zoning regulations are enacted for a reason and should not be ignored.
2. Currently Bonnie Brae is a very attractive street in large part due to green space and uniformity of buildings. The dormitory and parking garage on the Concordia campus both have green space between them and the street, the parking garage also has trees and shrubs in front of it. The proposed unit seeks to have almost no green space and to be built almost up to the road, which will not fit in well with the rest of the dwellings on Bonnie Brae.
3. Too little green space also creates problems for water run-off and for the placement of snow, which is already a problem on the alley.
4. There are also clear traffic concerns since this unit will be on a one way street, on the alley, and near a school. If the units are built as close to the street as currently proposed, it makes exiting into the alley problematic. The garages presently on the property are fortunately used primarily for storing cars, but our car has been hit and nearly hit several times, by people exiting that garage because there is so little space between the garage and the alley and visibility is so limited. The alley is used not only by cars but by pedestrians and bikers, many of them children. Many of the pedestrians are students at Concordia, who use the alley as a walkway at night, when visibility is even worse.
5. The fact that there are fewer parking and visitor parking spaces than required is also problematic in an area where parking is already at a premium and makes it likely that residents who have parking spaces in the alley will find them used by residents of the development or their guests when they are unable to find nearby parking.

I hope that the Board will enforce the existing zoning regulations in order to preserve the character and safety of the 1100 block of Bonnie Brae.

Thank you for your consideration.

Sharon and Kurt Stadtwald

1122 N Harlem Ave
River Forest

From: [REDACTED]
To: [VBOT](#)
Subject: Planned Dev. Permit 1101-1111 Bonnie Brae
Date: Thursday, September 10, 2020 5:33:26 PM

Ladies and Gentlemen of the Board,

I respectfully urge rejection of the Development Permit Application for this site as the project requires variances too extensive for the neighborhood. Specifically, setbacks are contrary to the neighborhood designs and parking in the specs is inadequate for the parking density already existing.

Thank you.

Frederick Velde
1005 Bonnie Brae

Sent from my iPhone