



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, September 16, 2021 at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

To the extent that attendance may still be limited due to COVID-19 guidelines, Development Review Board officials, staff and consultants will have priority over members of the public. To the extent that the Village is still permitted to allow remote participation, public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Jon Pape at jpape@vrf.us. You may view or listen to the meeting by participating online or via telephone. Join the meeting at <https://us02web.zoom.us/j/87015218533>, or call (312) 626-6799 and use meeting ID 870 1521 8533. If you would like to participate online or over the phone, please email jpape@vrf.us by 4:00 PM on Thursday, September 16, 2021 with your name and the last four digits of the phone number you will be using to call in.

- I. Call to Order/Roll Call
- II. Minutes of the August 5, 2021 Development Review Board Meeting
- III. Minutes of the September 2, 2021 Development Review Board Meeting
- IV. Continued Public Hearing – Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
- V. Discussion, Deliberation and Recommendation – Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
- VI. Approval of Findings of Fact and Recommendation of the Development Review Board - Application #22-005: Application for a Major Amendment to an Existing Planned Development to convert additional commercial space to an additional residential unit at 400 Ashland Avenue
- VII. Public Comment
- VIII. Adjournment

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
September 2, 2021**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, September 2, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois and via Zoom.

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m. Upon roll call, the following persons were:

Present: Members Crosby, Davis, McCole, Yanaki, and Martin

Absent: Members Fishman, Schubkegel

Also Present: Acting Village Administrator Lisa Scheiner, Village Attorney Carmen Forte

II. MINUTES OF THE AUGUST 5, 2021 DEVELOPMENT REVIEW BOARD MEETING

No action taken.

III. CONTINUED PUBLIC HEARING – APPLICATION #22-005: APPLICATION FOR A MAJOR AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT TO CONVERT ADDITIONAL COMMERCIAL SPACE TO AN ADDITIONAL RESIDENTIAL UNIT AT 400 ASHLAND AVENUE

On behalf of the applicant, John Schiess asked that this public hearing be continued to September 16, 2021.

A MOTION was made by Member McCole and SECONDED by Member Crosby to continue the public hearing to September 16, 2021.

ROLL CALL:

Ayes: Members Crosby, Davis, McCole, Yanaki, and Martin

Nays: None

Motion Passed.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

A MOTION was made by Member McCole and SECONDED by Member Crosby to adjourn the meeting of the Development Review Board at 7:33 p.m.

On voice vote, the motion passed.

RESPECTFULLY SUBMITTED:

LISA SCHEINER, SECRETARY

FRANK R. MARTIN
CHAIRMAN, DEVELOPMENT REVIEW BOARD

DATE

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
August 5, 2021**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, August 5, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois and via Zoom.

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m. Upon roll call, the following persons were:

Present: Members Davis, Fishman, Schubkegel, Yanaki (arrived 7:32 p.m.), and Martin

Absent: Members Crosby and McCole

Also Present: Acting Village Administrator Lisa Scheiner, Assistant to the Village Administrator Jon Pape, Village Attorney Greg Smith

II. MINUTES OF THE JUNE 3, 2021 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member Martin to approve the minutes of the June 3, 2021 Development Review Board Meeting.

Motion passed by roll call vote of members present at the June 3, 2021 meeting.

III. MINUTES OF THE JUNE 17, 2021 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member Martin to approve the minutes of the June 17, 2021 Development Review Board Meeting.

Motion passed by roll call vote of members present at the June 3, 2021 meeting.

IV. PUBLIC HEARING – APPLICATION #22-005: APPLICATION FOR A MAJOR AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT TO CONVERT ADDITIONAL COMMERCIAL SPACE TO AN ADDITIONAL RESIDENTIAL UNIT AT 400 ASHLAND AVENUE

Chairman Martin opened the public hearing regarding the application.

Ms. Scheiner read the admonition and oath and swore in all parties wishing to testify at the public hearing.

On behalf of the applicant, John Schiess asked that this public hearing be continued to September 2, 2021.

A MOTION was made by Member Schubkegel and SECONDED by Member Davis to continue the public hearing to September 2, 2021.

ROLL CALL:

Ayes: Members Davis, Fishman, Schubkegel, Yanaki, and Martin

Nays: None

Motion Passed.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

A MOTION was made by Member Fishman and SECONDED by Member Schubkegel to adjourn the meeting of the Development Review Board at 7:35 p.m.

On voice vote, the motion passed.

RESPECTFULLY SUBMITTED:

LISA SCHEINER, SECRETARY

FRANK R. MARTIN
CHAIRMAN, DEVELOPMENT REVIEW BOARD

DATE



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: September 10, 2021

To: Frank Martin, Chair
Development Review Board

From: Jonathan Pape, Assistant to the Village Administrator

Subj: Continued Public Hearing – 9/16/2021 – Application #22-005 (400 Ashland Avenue)

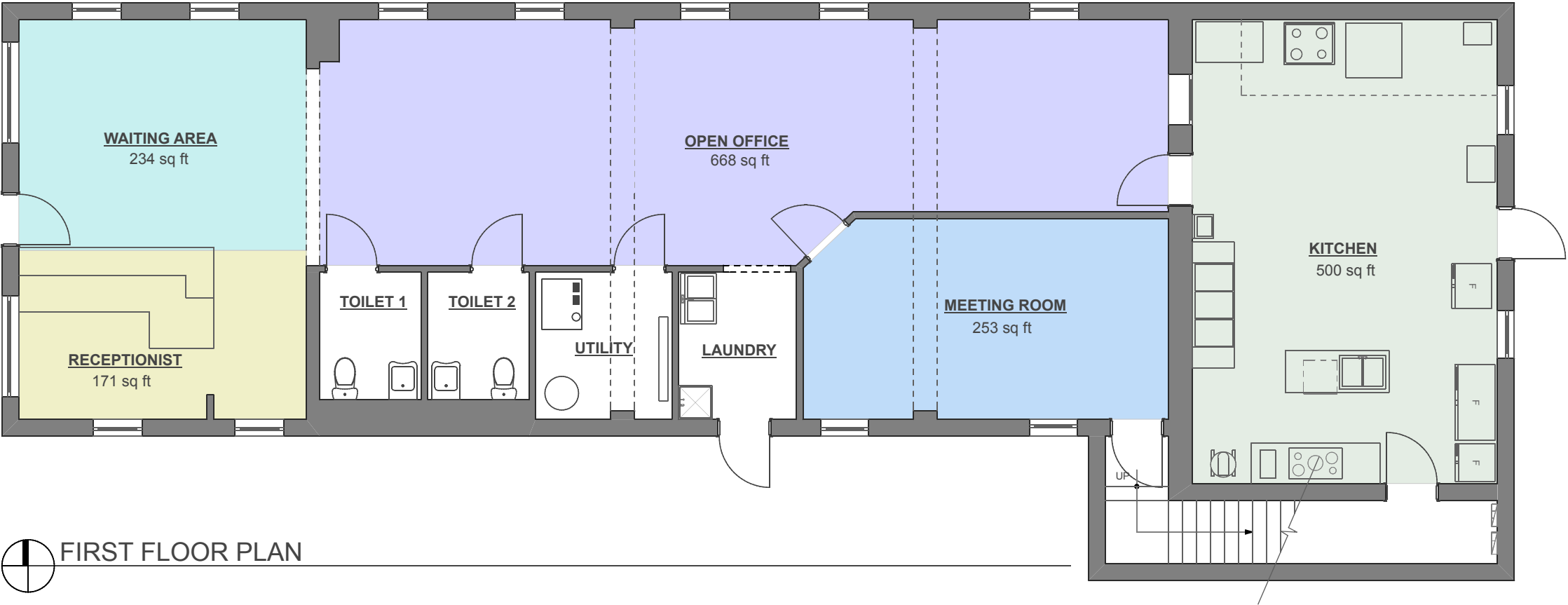
A public hearing was opened on August 5, 2021, regarding a major amendment to a proposed planned development at 400 Ashland Avenue. The applicant requested that the public hearing be continued to September 2, 2021, to address an outstanding issue regarding parking at the site.

The public hearing was continued on September 2, 2021. The applicant again requested that the public hearing be continued to address an outstanding issue regarding parking at the site. The continuation was set for September 16, 2021,

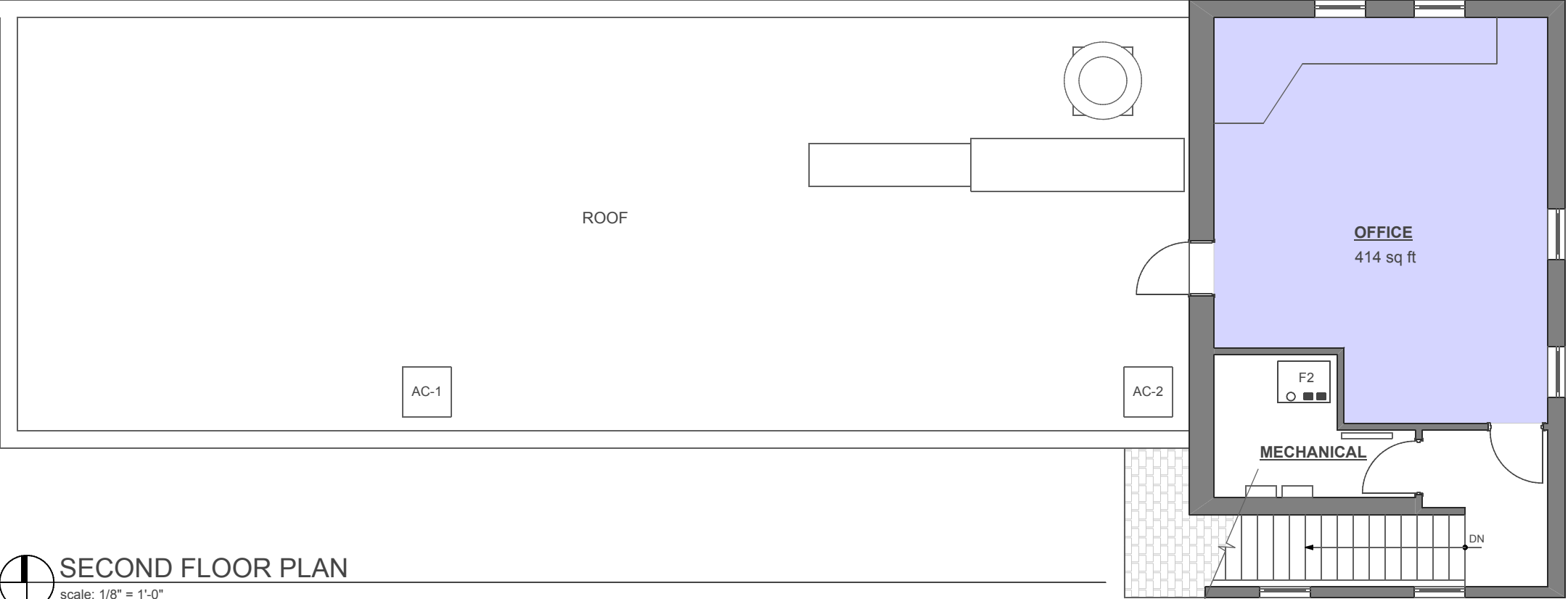
The following materials were submitted by the applicant for the September 16, 2021 meeting as of September 10, 2021:

- Floor plan for the building at 349 Ashland Avenue.
- Three photographs of the parking lot at 349 Ashland Avenue.

Other application material can be found in previous Development Review Board meeting packets.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

scale: 1/8" = 1'-0"

john conrad schiess architect

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09/08/21
Date

349 Ashland Ave
River Forest, Illinois

Sheet Title

PLANS

scale: 1/8" = 1'-0"

A1.1

Sheet No.





