



VILLAGE OF RIVER FOREST SPECIAL VILLAGE BOARD MEETING

Friday, December 15, 2017 – 11:45 AM
Village Hall – 400 Park Avenue – River Forest, IL 60305
2nd Floor Conference Room

AGENDA

1. Call to Order/Roll Call
2. Citizen Comments
3. An Ordinance Approving Temporary Signage in Excess of that Allowed in Section 4-5-12 of the River Forest Village Code (Lake Street and Lathrop Avenue Redevelopment)
4. Adjournment

ORDINANCE NO. _____

**AN ORDINANCE APPROVING TEMPORARY SIGNAGE IN EXCESS
OF THAT ALLOWED IN SECTION 4-5-12 OF THE RIVER FOREST VILLAGE CODE
(LAKE STREET AND LATHROP AVENUE REDEVELOPMENT)**

WHEREAS, the Village of River Forest ("Village"), is a non-home rule unit of local government as provided by Article VII, Section 7 of the Illinois Constitution of 1970; and

WHEREAS, on September 18, 2017, the owner of the property at 7601-7621 Lake Street, River Forest, Illinois ("Property"), Lake Lathrop Partners LLC ("Developer"), entered into the "Amended and Restated Redevelopment Agreement for Lake Street and Lathrop Avenue in the Village of River Forest" ("RDA"); and

WHEREAS, pursuant to Section 2.02 of the RDA, the Developer is required to redevelop the Property into a high end mixed use building with retail on the first floor and residential units above ("Project"); and

WHEREAS, pursuant to Section 4.01 of the RDA, the Developer has submitted an application for a planned development permit for the Project to the Village, and the Developer will be appearing before the Village's Development Review Board and President and Board of Trustees of the Village with regard to the zoning approvals needed to construct and operate the Project; and

WHEREAS, pursuant to Section 1.04 of the RDA, the Developer has obligations to market the residential and retail spaces in the Project to prospective purchasers and tenants; and

WHEREAS, the Developer requested, in a letter to the Village dated December 1, 2017, temporary signage to be placed on the Property advertising the Project in excess of the size and display duration limitations in Section 4-5-12 of the River Forest Village Code ("Signage Request"); and

WHEREAS, the President and Board of Trustees of the Village received and reviewed the Signage Request at their regular meeting on December 11, 2017 and their special meeting on December 15, 2017; and

WHEREAS, the President and Board of Trustees of the Village find that the Signage Request is reasonable given the Developer's requirements in the RDA, given the importance of the Project to the Village's economy, and given the Village's desire for the Developer to successfully redevelop the Property with the Project; and

WHEREAS, the President and Board of Trustees of the Village find that allowing the temporary signage on the terms set forth in this Ordinance best serves the public's health, safety and welfare by promoting economic development;

NOW, BE IT ORDAINED by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois, as follows:

SECTION 1: That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION 2: That the Developer shall comply with all requirements for temporary signs on the Property ("Temporary Signage") in Section 4-5-12 of the River Forest Village Code, except that: (i) the square footage limitation in Section 4-5-12(F) is increased up to five hundred (500) square feet along Lake Street and five hundred (500) square feet along Lathrop Avenue, and (ii) the display duration limitation in Section 4-5-12(H) is extended to two hundred seventy (270) days. The Developer shall be required to pay a permit fee of One Hundred Dollars (\$100) for the Temporary Signage. The Temporary Signage shall be substantially similar to that depicted in the Signage Request as reflected in Exhibit A. Village staff may impose reasonable conditions, not inconsistent with this Ordinance, on the Temporary Signage in the Village-issued permit for the Temporary Signage. Except as set forth in this Ordinance, the Temporary Signage shall comply with all other requirements of Section 4-5-12 of the River Forest Village Code.

SECTION 3: That the approvals granted in this Ordinance shall expire and be null and void, and the Temporary Signage shall be removed at the Developer's sole cost and expense, at the earliest of: (i) the expiration of the extended display duration set forth in Section 2 above, (ii) the Developer's violation of any condition in this Ordinance, (iii) the Developer's violation of any condition in the sign permit issued by the Village, (iv) or the termination or cancellation of the RDA, as it may be amended from time to time.

SECTION 4: That all ordinances, or parts of ordinances in conflict with this Ordinance, are hereby expressly repealed.

SECTION 5: Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 6: This Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED this 15th day of December, 2017, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 15th day of December, 2017.

Catherine Adduci, Village President

ATTEST:

Kathleen Brand-White, Village Clerk

Eric Palm
Zoning Administrator
Village of River
Forest 400 Park
Avenue
River Forest, Illinois 60305

"EXHIBIT A"

Re: Lake Street & Lathrop Avenue Signage

Dear Mr. Palm,

On behalf of our partnership, Lake Lathrop Partners, LLC, enclosed please find an application and supporting materials for signage variance for the Lake Street & Lathrop Avenue Redevelopment Project located at the southwest corner of Lake Street & Lathrop Avenue in River Forest, Illinois.

4-5-12: TEMPORARY SIGNS

F. Temporary signs shall not exceed thirty-two square feet in area.

H. Temporary signs are limited to a display duration not to exceed ninety calendar days.

The public/private partnership or Lake Lathrop Partners LLC overall design is to fit within the aesthetics and complement the surrounding uses. Lake Lathrop Partners LLC will be requesting signage to be displayed along the existing fencing on Lake street and Lathrop Ave. (Please see attached plan) We believe the signage is necessary for the following:

1. Fade the old low grade and unsightliness of the old Mexican Restaurant from the neighborhood and memories of the residents
2. Convey to the neighborhood there is an exciting and vibrant project coming to the area.
3. The area of River forest has a discerning signature style and timeless living we want to convey the style of the project and nature.
4. Aesthetics – the signage will add vibrancy with a traditional style to the streetscape of Lake street.

The signage would consist of the following (please see following pages which shows a mock-up of the signage along Lake Street as well as Latrhop Avenue)

6' Tall Banner Around New Fence Installed at Perimeter of Site with the following segments:

11' 6" Angle Return to Existing Storefront with RF Logo and Tagline.

33' 6" Main Banner along Lake St with Sales Center Direction Arrow & Address pointing Left as well as Keystone Info on the right.

24' 6" Angle at Corner Behind 3-sided Sign – bland maroon color to not be a confusing background to existing 3 sided sign.

69' 0" Main Banner along Lathrop with Sales Center Address (not arrow) with Keystone info on the right.

29' 0" Return Banner to Building corner with Sales Center Direction Arrow and Address Pointing Right with Keystone Info on the left.



SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT

We are very excited about the design and positive steps forward of the Lake Lathrop mixed-use development and the positive impact it will have on the Lake Street Corridor. We look forward to presenting this exciting development to the residents, elected officials and staff of the Village of River Forest.

Respectfully submitted,

LAKE LATHROP PARTNERS LLC


Marty Paris – Manger

cc: Tim Hague, Lake Lathrop Partners, LLC



SEDGWICK
DEVELOPMENT

KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT

LAKE STREET



LATHROP AVENUE

View along Lathrop Avenue



View along Lake Street

