

VILLAGE OF RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING MINUTES

March 4, 2021

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, March 4, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

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, Dombrowski, Fishman, Kilbride, McCole, Schubkegel, and Chairman Martin

Absent: None.

Also Present: Acting Village Administrator Lisa Scheiner, Secretary Clifford Radatz, Assistant to the Village Administrator Jon Pape

II. APPROVAL OF MINUTES OF THE FEBRUARY 18, 2021 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member Dombrowski to approve the minutes of the February 18, 2021 Development Review Board Meeting as amended.

Ayes: Members Crosby, Dombrowski, Fishman, Kilbride, McCole, Schubkegel, and Chairman Martin

Nays: None

Motion Passed.

III. PRE-FILING MEETING AND CONSIDERATION OF REQUEST FOR APPLICATION REQUIREMENT WAIVERS – Proposed Amendment to Existing Planned Development (Trinity High School, 7574 Division Street)

Chairman Martin stated that there was no application on file and explained the purpose of the meeting. He invited the applicant to make a presentation.

Laura Curley, President of Trinity High School, stated that the school has been contemplating this project for a number of years. The project includes a three-story addition to the building to join two areas together to enhance student safety and security, to improve accessibility to the oldest part of the building by adding an elevator, and improvements to the exterior of the building that include an outdoor courtyard and driveway area. She stated that all of these improvements are in the parking lot area of the school, not on the streets.

Leanne Meyer-Smith and Shawn Benson, Wight and Company, are the architects and engineers on the project. Ms. Meyer-Smith presented a preliminary site plan, elevations, and floor plans outlining the scope of the project. She stated that the outdoor area would result

in the movement and reuse of picnic benches and the purchase of new furniture for an outdoor classroom that would be screened for safety and security purposes. She stated the circle drive will be improved but the work will not result in any changes to traffic or occur outside the boundaries of the rear parking area. Ms. Meyer-Smith stated that the addition will include a green roof to assist with stormwater on the site as well as some outdoor space.

In response to questions and suggestion from Member Crosby, Ms. Meyer-Smith demonstrated how people will get from the parking lot to the small gym and described how they will use directional signage in the facility. She explained the purpose of the outdoor screening wall to provide safety and security for the students using the space and others who are using the other spaces. She also described the proposed exterior building materials. Member Crosby asked that the applicant provide building samples at the public hearing.

In response to a question from Member Kilbride regarding access to the small gym, Ms. Meyer-Smith clarified that access to the small gym will be through the main gym to create one source of entry.

Chairman Martin stated that, the last time the Development Review Board was asked to consider a link between buildings, the Village Board of Trustees raised concerns about accessibility in the addition including what is required by the ADA and beyond what is required by the ADA. He said the applicant should consider that when they prepare their application.

Ms. Kilbride and Mr. Crosby complimented the project.

In response to a question from Member Fishman, the applicant stated that the athletic facility was opened in 2003.

In response to a question from Member Kilbride, Ms. Cullen stated that they would like to begin construction this summer and take advantage of the economic climate.

Chairman Martin stated that Trinity has requested a waiver of application requirement 10-19-6(B)(12) for a traffic study and 10-19-6(B)(14) for an environmental impact study. He asked the applicant to explain the purpose of the request.

Mr. Benson stated that the proposed project will not impact the circulation of the parking lot, nor will it increase the student population. He stated that he does not think the requirement applies to the scope of the project. In response to questions from Chairman Martin, the applicant stated that the proposed project will not reduce the number of parking spaces on site nor will it change the traffic patterns on or around the site.

A MOTION was made by Member Fishman and SECONDED by Member Dombrowski to waive Zoning Ordinance application requirement 10-19-6(B)(12) - traffic study.

Ayes: Members Crosby, Dombrowski, Fishman, Kilbride, McCole, Schubkegel, and Chairman Martin

Nays: None
Motion Passed.

With regard to the request for a waiver of the application requirement for an environmental impact study, Chairman Martin asked if such a study was required. The applicant replied that it is not. Chairman Martin suggested that, in lieu of waiving the requirement, the applicant indicate in the application that the study is not required. The applicant agreed and withdrew the request for waiver of the requirement.

In response to a question from Member Kilbride, the applicant clarified that they were not seeking a waiver of requirement 10-19-6(B)(13).

IV. ADJOURNMENT

A MOTION was made by Member Fishman and SECONDED by Member Dombrowski to adjourn the meeting of the Development Review Board at 7:59 p.m.

Ayes: Members Crosby, Dombrowski, Fishman, Kilbride, McCole, Schubkegel, and Chairman Martin

Nays: None
Motion Passed.

Respectfully Submitted:

Clifford Radatz, Secretary

 5/6/2021
Frank R. Martin Date
Chairman, Development Review Board
