

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
June 17, 2021**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, June 17, 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, Dombrowski, Fishman, Kilbride, McCole and Chairman Martin

Absent: Member Schubkegel

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

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

Chairman Martin indicated that he wanted to wait to approve the minutes for the June 3, 2021 meeting until the minutes for tonight's meeting were considered as well. The Commission agreed and took no action on approval of those meeting minutes.

III. CONTINUED PUBLIC HEARING - APPLICATION #22-003: APPLICATION FOR A MAJOR AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT TO CONSTRUCT A BUILDING ADDITION AND ENCLOSED WALKWAY AT 7574 DIVISION STREET (TRINITY HIGH SCHOOL)

Chairman Martin opened the continued public hearing to allow representatives of Trinity High School to address the issues that they previously discussed, and to supplement their presentation with additional information requested by the DRB members.

Village Administrator Scheiner swore in those who were not previously sworn in.

Laura Curley, President of Trinity, began her presentation regarding the additional information requested by the DRB members.

Ms. Curley explained the Trinity is building a link between two of its current buildings, which when completed would connect the athletic facility to the main academic building. She then emphasized the three most important factors in her presentation: the link of the two buildings, the elevator for increasing accessibility, and the new courtyard. She noted that the project will improve the pedestrian environment on campus, and the functionality and safety of the facilities.

Justin Illg, the design technical director for the Wight Company, described the existing buildings on the Trinity campus, and the proposed link structure. He described the use of an

Armor Matte product, and how it is added to the current EIFS material system to help increase durability. Member Kilbride asked where the water that entered the wall behind the EIFS will go. Mr. Illg responded that when water enters through or behind EIFS, there is a gap or channel behind the material that will allow water to evaporate without causing damage to the wall. Member Kilbride asked how skillful the assembly needs to be for the product to work well. Mr. Illg responded that the installation process must still be completed correctly, but the barrier is forgiving, and any irregularities will still allow water flow. He noted that the system does not contain wood or places for moisture to remain, as it is a very tight system with an aluminum channel.

Mr. Illg addressed the use of a stone material on the wall of the new structure. He agreed that the look of stone material is appealing, but the quoted price is \$37,500 for 350 square feet of material. He noted that the price for stone is so high that he does not want to recommend it to his client. He noted that the material he truly recommended is a traditional stucco system, which is similar to EIFS, and has a continuous insulation on the outside of the structure. The cost to use this material on the project is an additional \$10,000. He noted that stucco is even stronger than EIFS. With EIFS, it is hard to get a refined finish, so it likely has a bit of texture, while a pre-cast panel is painted, and does not have any texture.

Trinity's CFO, Jill Watts, discussed the configuration of the parking lot on campus during and after construction. The parking lot has 217 parking spaces, of which 38 will be used for set up and construction. She expected that most of the construction traffic flow would enter and exit on Lathrop Avenue. She described the specific entrances to the buildings that would be accessible during construction. After construction, faculty and staff will utilize 60 parking spaces, 8 will be used by busses, 7 will be handicapped spaces, 85 will be allocated to students and 5 will be visitor spaces. This will leave 43 spaces that are not earmarked for a specific purpose. None of this parking will spill out onto the nearby streets.

Finally, it was noted that 3 trees will be removed during construction, and 3 trees will be planted on the property, making the net loss of trees zero.

Chairman Martin then asked if Trinity had any final comments, and none were made.

IV. DISCUSSION, DELIBERATION AND RECOMMENDATION – APPLICATION #22-003: APPLICATION FOR A MAJOR AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT TO CONSTRUCT A BUILDING ADDITION AND ENCLOSED WALKWAY AT 7574 DIVISION STREET (TRINITY HIGH SCHOOL)

The Commission's members discussed the proposed recommendations to the Village Board on this application. Chairman Martin asked if anyone had concerns about the difference in appearance between stucco and EIFS. He noted that 1.5-3% increase over the overall contract price is minimal. The primary concern is durability and appearance of the material. In addition, he recommended that there be no parking by contractors or Trinity employees, or storage of construction materials on the public ways during construction. He asked the members if anyone else had any additional suggested conditions to be added to the recommendation, and subsequent findings of fact, and none were suggested.

A MOTION was made by Member Crosby, SECONDED by Member Dombrowski, to recommend to the Village Board to approve the application, with the following additional conditions:

1. The Project shall be built in substantial conformity with the Application and approved plans.
2. The façade material from grade level to the height of seven foot six inches (7' 6") above grade shall consist of StoTherm ci Wall XPS Lotusan with an Armor Mat underlayment material, and the remainder of the façade shall consist of the same material, without the use of the underlayment. Both materials shall be consistent in color and texture.
3. The Project shall comply with the landscaping requirements of Section 10-24 of the Zoning Ordinance. The Applicant shall comply with the Village's requirements for tree replacement or payment of a fee in lieu thereof, with credit being given to the Applicant for trees planted on the Subject Property as part of the Project.
4. Prior to issuance of a building permit for any portion of the Project, the Petitioner shall post a letter of credit in favor of the Village in a form acceptable to the Village Attorney, or a cash deposit with the Village, equal to one hundred twenty-five percent (125%) of the Village Engineer's estimate of the costs of the public improvements of the Project, if any, to secure the completion, maintenance, and/or repair of the public improvements. The letter of credit or cash deposit shall be held, if not already drawn and/or spent, for no less than six (6) months after issuance of the final certificate of occupancy for the Project.
5. There shall be no parking by any construction employees or storage of any construction materials or spoils on the Village rights of way during the entirety of the construction at the Subject Property.

Roll Call

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

Nays: None

Motion Passed.

V. APPROVAL OF FINDINGS OF FACT AND RECOMMENDATION OF THE DEVELOPMENT REVIEW BOARD - APPLICATION #22-003: APPLICATION FOR A MAJOR AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT TO CONSTRUCT A BUILDING ADDITION AND ENCLOSED WALKWAY AT 7574 DIVISION STREET (TRINITY HIGH SCHOOL)

The Commission's members discussed the proposed findings of fact that were prepared by the Village Attorney, and the additional conditions that the members agreed to from the

discussion this evening. Chairman Martin requested that the proposed findings be amended to include information that the DRB met on June 3, 2021, in addition to this evening, and to amend the findings to accurately reflect the discussion on various items on June 17, 2021.

A MOTION was made by Member Fishman, SECONDED by Member McCole, to approve the proposed finding of fact, with the following revised conditions:

1. The Project shall be built in substantial conformity with the Application and approved plans.
2. The façade material from grade level to the height of seven foot six inches (7' 6") above grade shall consist of StoTherm ci Wall XPS Lotusan with an Armor Mat underlayment material, and the remainder of the façade shall consist of the same material, without the use of the underlayment. Both materials shall be consistent in color and texture.
3. The Project shall comply with the landscaping requirements of Section 10-24 of the Zoning Ordinance. The Applicant shall comply with the Village's requirements for tree replacement or payment of a fee in lieu thereof, with credit being given to the Applicant for trees planted on the Subject Property as part of the Project.
4. Prior to issuance of a building permit for any portion of the Project, the Petitioner shall post a letter of credit in favor of the Village in a form acceptable to the Village Attorney, or a cash deposit with the Village, equal to one hundred twenty-five percent (125%) of the Village Engineer's estimate of the costs of the public improvements of the Project, if any, to secure the completion, maintenance, and/or repair of the public improvements. The letter of credit or cash deposit shall be held, if not already drawn and/or spent, for no less than six (6) months after issuance of the final certificate of occupancy for the Project.
5. There shall be no parking by any construction employees or storage of any construction materials or spoils on the Village rights of way during the entirety of the construction at the Subject Property.

Roll Call

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

Nays: None

Motion Passed.

Chairman Martin asked if there were any comments on proposed findings, as amended pursuant to the discussion this evening. He asked if the members had any concern with him signing the proposed findings, as amended by Village staff consistent with tonight's discussion, after the conclusion of the meeting. None of the DRB members had any additional comments, and they agreed to allow Chairman Martin to sign the amended findings.

VI. PUBLIC COMMENT

None.

VII. ADJOURNMENT

A MOTION was made by Member Dombrowski and SECONDED by Member Fishman to adjourn the meeting of the Development Review Board at 8:40 p.m.

Roll call

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

Nays: None

Motion Passed.

RESPECTFULLY SUBMITTED:

LISA SCHEINER, SECRETARY

Frank R. Martin
FRANK R. MARTIN
CHAIRMAN, DEVELOPMENT REVIEW BOARD

8/5/2024
DATE