

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
November 16, 2017**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, November 16, 2017 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 Ryan, O'Brien, Crosby, Dombrowski, Ruehle, Fishman (arrived at 8 p.m.) and Chairman Martin

Absent: None.

Also Present: Assistant Village Administrator Lisa Scheiner, Building Official Clifford Radatz.

II. APPROVAL OF MINUTES OF THE OCTOBER 26, 2017 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Ruehle and SECONDED by Member Ryan to approve the minutes of the October 26, 2017 Development Review Board Meeting.

Ayes: Members Ryan, O'Brien, Crosby, Dombrowski, Ruehle, and Chairman Martin

Nays: None

Motion Passes.

Chairman Martin announced that the Village Board of Trustees approved an Ordinance granting the amendment to the St. Vincent's major amendment. He stated that after the public hearing Village officials met with representatives of St. Vincent's. At the November 13, 2017 Village Board Meeting, representatives of St. Vincent's appeared and told the Trustees that the change in the color of the windows was not done on purpose but was an accident, which is different than what the Development Review Board was told. The Village Board of Trustees granted the ordinance notwithstanding the Development Review Board's recommendation. Chairman Martin informed the Development Review Board that he had contacted the Village President and expressed his concerns regarding this matter.

III. PRE-FILING MEETING - INTRODUCTION OF PROPOSED PLANNED DEVELOPMENT - LAKE AND LATHROP

Chairman Martin explained the purpose of the pre-filing meeting and the process that would be followed for the meeting.

Assistant Village Administrator Scheiner swore in the parties wishing to speak.

Eric Christman, Sedgwick Properties, owners and developers of the property at the southwest corner of Lake Street and Lathrop Avenue. The addresses of the properties involved in the proposed development are 7601 Lake Street all the way to 7621 Lake Street as well as 423 Ashland Avenue. He stated that the site is approximately 36,700 square feet and is currently occupied by two older commercial buildings, one of which is vacant. The property is zoned C-3. The proposed development is 36,700 square feet site area and will be a five-story mixed use building with 16,000 square feet of commercial space on the first floor, parking, and 22-32 residential units with elevators on the remaining floors.

Mr. Christman stated that the exterior of the building is going to be traditional with cast in place type stone. Residential units will be 1,500 to 3,000 square feet with a price range of \$600,000-\$1,500,000. They're proposing approximately 10 foot ceilings, private elevators, traditional interiors, brand name appliances, and front and rear outdoor spaces. Sedgwick Properties has been around for about 20 years and they have completed retail and residential developments in Chicago, Colorado and other locations. He listed several projects that they are currently developing in Chicago. Mr. Christman said that the principal owner of Sedgwick properties is Marty Paris, who has strong ties to the community and is a longtime resident. Mr. Christman described the funding strategy for the project and noted. He stated that on-site parking will include approximately 92 spaces on two levels.

In response to a question from Member Crosby, Mr. Christman replied that the maximum zoning height in this district is 55 feet and they would be looking for a variance to go to 65 feet. He said they need the floor height to be 10 feet to sell the units. Member Ruehle noted that 65 feet is not actually the top of the building as there is additional height from the parapet wall. He said the variance would be approximately 75 feet. Mr. Christman noted that Member Ruehle was referring to a feature at the corner of the building and feels very strongly that it's a unique architectural feature for the building. Member Ruehle noted that he's pointing it out so that they ask for the correct variance.

Chairman Martin asked if there were any other site development allowances that they planned to request. Mr. Christman stated that they are reviewing it with their consultant. Chairman Martin pointed out that the application must include a list of all site development allowances requested.

Member Crosby stated that the Development Review Board will need to see the building materials they propose to use as well as street elevation showing the scale of the building in relation to the other buildings on Lake Street looking south so the Development Review Board has an idea of the scale of the building. Member Ruehle agreed that he would like to see the building in context to the surrounding area.

Chairman Martin suggested that the applicant review the Ordinance as many of the items that are suggested to be included in the application are in the Ordinance. He encouraged the applicant to review the application requirements with staff because a hearing will not be scheduled until it's determined that the application is complete.

Chairman Martin asked if the number of units is dependent on whether any of them are combined. Mr. Christman responded that it will be based more on market demand. Chairman Martin asked if they would be coming to the Development Review Board with a shell floor and say that it may be six units or it may be 10. Mr. Christman said no, that they are planning eight units per floor.

In response to a question from Chairman Martin, Mr. Christman confirmed that they own the entire site. In response to a follow-up question from Chairman Martin, Mr. Christman stated that there is environmental remediation that is required and they will do everything they can to clean it up.

Member Ruehle stated that he thought the access to parking is clever because it avoids having turning radius requirements. Mr. Christman stated that one parking entrance will be more for the ground floor users while the other will be a more secure and heated parking area on the second level for residents.

Member Ruehle discussed area traffic conditions and predicted that traffic will be a discussion item. Mr. Christman said they have a traffic consultant that is working on it.

Member Ruehle noted that the private elevator is different but stated that he cannot figure out where the stairs come out on the plan. Mr. Christman said the plan is still conceptual and they will work out those details.

Member Crosby asked that the applicant convey to the Development Review Board the quality of the building they will be constructing by giving them an idea of the materials they will be using on the interior and exterior such as windows, finish materials, etc. Mr. Christman said that because the plan is still conceptual they do not have that information yet. They are considering pre-cast limestone on the exterior to incorporate their building with the church and other buildings in the neighborhood. A lot of the finishes will be high end. They are not targeting first time home buyers.

In response to a question from Chairman Martin regarding whether the units will be condominiums or apartments, Mr. Christman stated that they are condominiums.

Member Ruehle noted that he sees a loading area on the plan but noted that an area for trash collection is not shown. He said this item is often overlooked but needs to be addressed to provide practical, year-round access. Mr. Christman said they will address it and discussed possible locations for garbage collection.

Chairman Martin said the applicant will need to provide justification for the site development allowances. Member Ruehle said that the justification should come in with the request. Chairman Martin informed the applicant that they will be asked questions by the Development Review Board and that they are concerned with access, pedestrian safety, the impact it's going to have on vehicular traffic, and the applicant is going to have to be prepared to answer questions on those subjects.

In response to a question from Chairman Martin, Mr. Christman discussed the frontage of the project on Lake Street and Lathrop Avenue.

Chairman Martin noted that the Village departments will examine the application and may have comments about it and the safety features they may want included.

Ed McDevitt, 411 Ashland Avenue, stated that he is representing himself and the Chatterton Condo Association, which is located to the south of the development. He stated that they hope the contamination will be remediated and they are concerned about increased traffic and pedestrian safety. He said they are concerned about a long period of construction, dust, and they foresee significant parking issues in an already congested area. Mr. McDevitt stated that he is a docent at the Architectural Foundation and he hopes that the design of the building will be a strong contemporary statement that also pays respect to the historic nature of architectural in the Village and the classic buildings to the west.

Teresita Pineda, stated that she works with Eric Christman at Sedgwick Properties and is one of the designers on the project. She addressed the comments regarding the stair egress and stated that she appreciates the feedback they have provided so she can bring it back to the design team. She stated that her team has been reviewing the Village's building code. Ms. Pineda also said that they are trying to provide enough parking so that they would not need street parking and would provide guest parking for the residents.

Chairman Martin said the Development Review Board would like to see sample boards of the stone, roofing materials, etc.

Ms. Pineda said the elevations they brought in were to get the conversation going and they are continuing to develop their elevations so they can get renderings. They will have more information at the next meeting.

In response to a question from Ms. Pineda, Ms. Scheiner stated that Mr. Christmas has been provided with the application requirements.

In response to a question from Member Crosby, Ms. Pineda stated that the design work and construction drawings are done in-house and the only third party they involve is an interior designer. Mr. Christman stated that they are a design build company. In response to a question from Member Crosby, Ms. Pineda confirmed that they have a licensed architect on staff.

Chairman Martin reiterated Member Ruehle's concerns regarding construction traffic. Members Ruehle and Ryan suggested that the developers spend time on the site at 8 a.m. and 3 p.m. Member Ruehle noted that the applicant needs to figure out how to mitigate the impact of the project on surrounding congestion.

Cory Robertson, 1046 W. Washington Blvd., Oak Park, stated that he works for Jameson Sotheby's International Realty and that his firm was retained by Sedgwick Properties to conduct deal analysis on this property, determine market viability and find the highest and

best use from the residential standpoint. He asked about the traffic consultant and Mr. Christman said they already have a consultant in place. Mr. Robertson noted a project he is working on in Oak Park that has been successful. He stated that they see a significant market demand for three and four bedroom condominiums that are targeting downsizers.

Chairman Martin reiterated the need to provide justification for the site development allowances requested and the design review that will occur. Member Crosby said they will be looking at the scale of the building and what the applicant can do to scale it down such as building materials and stepping it back from the streetscape.

IV. CONSIDERATION OF REQUEST FOR WAIVERS FROM THE PLANNED DEVELOPMENT APPLICATION REQUIREMENTS - PROPOSED PLANNED DEVELOPMENT - LAKE AND LATHROP

No waivers were requested.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

A MOTION was made by Member Ryan and SECONDED by Member Crosby to adjourn the meeting of the Development Review Board at 8:10 p.m.

Ayes: Members Ryan, O'Brien, Crosby, Dombrowski, Ruehle, Fishman and Chairman Martin
Nays: None
Motion Passes.

Respectfully Submitted:



Frank R. Martin
Chairman, Development Review Board

Lisa Scheiner
Secretary

Date