



## **RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA**

A meeting of the River Forest Development Review Board will be held on Thursday, April 6, 2017 at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

- I. Call to Order/Roll Call
- II. Approval of Minutes of the November 17, 2016 Development Review Board Meeting
- III. PRE-FILING MEETING & CONSIDERATION OF REQUEST FOR WAIVERS - Introduction of Proposed Planned Development Amendment - Concordia University Chicago Cellular Tower
- IV. Public Comment
- V. Adjournment

**VILLAGE OF RIVER FOREST  
DEVELOPMENT REVIEW BOARD MEETING MINUTES  
November 17, 2016**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, November 17, 2016 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, Griffin (arrived 7:40 p.m.), O'Brien, Ruehle, Ryan and Chairman Martin

Absent: Member Fishman

Also Present: Village Attorney Greg Smith, Assistant Village Administrator Lisa Scheiner,

**II. APPROVAL OF MINUTES OF THE JULY 21, 2016 DEVELOPMENT REVIEW BOARD MEETING**

A MOTION was made by Member Ruehle and SECONDED by Member Ryan to approve the minutes of the July 21, 2016 Development Review Board Meeting as amended.

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

**III. APPROVAL OF MINUTES OF THE SEPTEMBER 15, 2016 DEVELOPMENT REVIEW BOARD MEETING**

A MOTION was made by Member O'Brien and SECONDED by Member Crosby to approve the minutes of the September 15, 2016 Development Review Board Meeting as amended.

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

**IV. APPROVAL OF MINUTES OF THE SEPTEMBER 22, 2016 DEVELOPMENT REVIEW BOARD MEETING**

A MOTION was made by Member Crosby and SECONDED by Member O'Brien to approve the minutes of the September 22, 2016 Development Review Board Meeting as amended.

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

Nays: None  
Motion Passes.

**V. APPROVAL OF MINUTES OF THE OCTOBER 20, 2016 DEVELOPMENT REVIEW BOARD MEETING**

A MOTION was made by Member Ruehle and SECONDED by Member O'Brien to approve the minutes of the October 20, 2016 Development Review Board Meeting as amended.

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

**VI. APPROVAL OF MINUTES OF THE OCTOBER 27, 2016 DEVELOPMENT REVIEW BOARD MEETING**

A MOTION was made by Member Ryan and SECONDED by Member Ruehle to approve the minutes of the October 27, 2016 Development Review Board Meeting as amended.

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

**VII. APPROVAL OF FINDINGS OF FACT - APPLICATION #16-02 - 1101-1111 BONNIE BRAE PLACE**

A MOTION was made by Member Griffin and SECONDED by Member Ruehle to approve the findings of fact as amended.

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

**VIII. CONTINUED PUBLIC HEARING – Planned Development Application #16-04 – Amendment to Planned Development Ordinance #3564 – Promenade Townhomes (7820 W. Madison Street)**

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

John Schiess, a representative for the applicant, said that the application is only for the height variation and that there are no other proposed changes to the project.

Orest Baranyk, project architect, stated that there was a miscalculation in their designs. When the civil engineering plan was completed they found that they had to raise the first floor level of the units from six inches to one foot, which added six inches to the height of

the building. Further, they had to increase the size of the joists on the first and second floors by two inches per floor, which resulted in a ten inch height increase. Mr. Baranyk said that, from a visual standpoint, he does not believe the height increase will be detectible from anyone walking by on the street. He thinks it's a rather minor change although it is considered a major amendment by this body.

In response to a question from Member Griffin regarding the reason for the additional six inches on the first floor, Mr. Baranyk replied that they felt it would be easier to raise all buildings by six inches to keep the floor levels of the units consistent throughout the site. The also that having a small difference between the grade and finished floor would be a positive thing for the units. In response to a follow-up question from Member Griffin, Mr. Baranyk stated that the height of each block would be increased consistently. Member Griffin inquired further regarding the additional height and the point at which they achieve the level equilibrium that they are seeking. Mr. Baranyk replied that the site is being adjusted somewhat in terms of how it sits relative to the initial grade. By raising the buildings six inches they are able to keep all units at the same level.

Chairman Martin asked whether the buildings would continue to be uneven if everything was uneven to begin with and the height is raised. Member Ryan asked if it could be addressed at the site. Member Crosby said it is grading issue and that he is assuming that the topography shown now is different than what it was in the application, which caused this change. Mr. Baranyk said the difference is slight and that they had to work with certain heights because of the flow of the stormwater and sewer. He said the storm detention area caused problems in terms of having enough gravity flow to the sewers beyond the site and that it was one of the big factors that influenced the slight raising of the sight.

Member Griffin said they needed more clearance, not necessarily just for all the buildings to be the same and Mr. Baranyk agreed. In response to a question from Mr. Griffin regarding the additional height for each floor, Mr. Baranyk said the trusses were 12 inches, which meets code, but that the increase 14 inches makes for a more solid floor. Mr. Crosby agreed that 12 inches likely meets code but the larger size eliminates deflection. Member Griffin asked how this came up late in the game. Mr. Baranyk said the developers wanted something stiffer and that was the reason for increasing the thickness of the trusses.

Member Ruehle said there was a discussion regarding maintaining the 4/12 roof pitch and asked what the pitch would have to be to maintain original height. Mr. Baranyk estimated that it would have to be approximately 3½/12. In response to a follow-up question from Member Ruehle regarding the roof system, Mr. Baranyk said they are using asphalt shingles. Member Ruehle stated that with that system they want to maintain the 4/12 pitch because it avoids having to go to a continuous membrane. Mr. Baranyk said that going lower than a 4/12 pitch with asphalt shingles is hazardous.

Chairman Martin asked if there were any other changes that they were requesting with the application such as building materials. Mr. Baranyk said there were none. Chairman Martin asked if the proposed change has any impact on financing that they have in place for the property. Mr. Schiess said the change has no impact on the financing of the project and

that the applicant provided an updated financing letter that should be in the packet. Member Ryan confirmed that the letter was provided.

Assistant Village Administrator Scheiner swore in all additional parties wishing to speak.

Annette Szczesny, President of Keystone Crossing Condominiums, 7956-7952 Madison Street, stated her concerns about the reduction of traffic lanes on Madison Street since the streetscape improvements were installed. She said that it has negatively impacted traffic flow and she is concerned about the additional traffic that will be generated by this development. She said she is concerned it will make it more difficult for people who live on Madison to get in and out of their homes depending upon the time of day. She suggested that the Board consider conducting a traffic study.

Chairman Martin said that when the application was originally presented it included a traffic study that took into account the traffic at that time plus the addition of the traffic generated by the new development. At that time, even though the Madison Street project was not complete, it was known to the Village and the Village's traffic engineer. He said it is his belief that it was all taken into consideration last year when the application was initially presented to the DRB and Village Board. He asked whether the Village determined if a new traffic study was necessary for this application. Assistant Village Administrator Scheiner stated that the proposed amendment did not impact traffic on the property so no new study was required.

Member Ryan asked if the traffic study took the medians into account. Assistant Village Administrator Scheiner said she had not reviewed traffic studies associated with the streetscape improvements.

Ms. Szczesny said she is speaking of the area as a whole and that, as of the last Board meeting regarding the TIF district, the president of the neighboring condominium association on Gale spoke of the same concern. Ms. Szczesny asked if the door was shut on another study. In response to a question from Chairman Martin, Ms. Szczesny said that she has lived in her building for 10 years.

Chairman Martin asked when the streetscaping project on Madison began. Member Ruehle and Assistant Village Administrator Scheiner confirmed that the project was underway last fall and completed in the spring of 2016. Member Ruehle said he does not believe this project will have a significant impact to the traffic on Madison Street.

Chairman Martin said that the public is welcome to review the traffic study that was submitted with the original application and that the study was deemed to be sufficient for this application.

Ms. Scheiner said that any new planned development application will be required to go through the process and generate a traffic study relative to the proposed use. The door is not shut. Any time a new application is proposed the Village considers traffic, parking and what the new use will generate.

Ms. Szczesny asked if she will have any notice of any other buildings that are going to be developed. Chairman Martin said that anything that comes before the DRB requires that the applicant give notice to anyone within 500' of the proposed project. Member Ruehle showed Ms. Szczesny the list of residents in the application that received notice of the hearing. He said if she was notified of this meeting she would be notified of other meetings.

Member Ryan said the financing letter says that they are committed to the financing but it does not say anything regarding the additional cost of the changes. Mr. Schiess said that he has been told by the developer that since this issue was caught relatively early there is no additional cost. The trusses that are on their way are easily adaptable so there is no impact to the cost.

Chairman Martin closed the public hearing.

**IX. DISCUSSION/DELIBERATION AND RECOMMENDATION – Application #16-04 – Amendment to Planned Development Ordinance #3564 – Promenade Townhomes (7820 W. Madison Street)**

In response to a question from Chairman Martin, Member Crosby said there would be no visual impact as a result of the change and that he is ok with it. He doesn't recommend reducing the slope because that would create more of a flat roof than a hip roof.

Chairman Martin said that one way to look at this is that, if the original application included the additional ten inches, how would they have looked upon it? Member Griffin said he does not see an impact. He discussed surrounding properties and said that the proposed change is a nominal thing that no one will notice.

Chairman Martin said that if they were going to have a concern about shadows the shadows would be falling on the Public Works garage. Members Ruehle and Griffin confirmed that there would be no impact from the shadows created by the increased height on the surrounding properties other than the public works parking lot.

A MOTION was made by Member Griffin and SECONDED by Member Ruehle to recommend to the Village Board of Trustees that the application to the existing planned development be amended to increase the height of the buildings by ten inches.

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

**X. APPROVAL OF FINDINGS OF FACT – Application #16-04 – Amendment to Planned Development Ordinance #3564 – Promenade Townhomes (7820 W. Madison Street)**

Chairman Martin asked that the references to conditions of approval be removed from the draft findings since there are no conditions being recommended. Village Attorney Smith stated that he would remove the reference.

A MOTION was made by Member O'Brien and SECONDED by Member Ruehle to approve the findings of fact as amended.

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

#### **XI. PUBLIC COMMENT**

None.

#### **XII. ADJOURNMENT**

A MOTION was made by Member Griffin and SECONDED by Member Crosby to Adjourn the meeting of the Development Review Board at 8:05 p.m.

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

Respectfully Submitted:

\_\_\_\_\_  
Frank R. Martin  
Chairman, Development Review Board

\_\_\_\_\_  
Lisa Scheiner  
Secretary

\_\_\_\_\_  
Date



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March 20, 2017

Mr. Frank Martin  
Chair, Development Review Board  
c/o Lisa Scheiner  
400 Park Ave.  
River Forest, IL 60305

Re: Concordia University Pre-filing conference 4/6/2017

Dear Chairman Martin:

This pre-filing conference is for Concordia University Chicago to introduce its planned application for an amendment to the Planned Development Ordinances to allow installation of additional cellular communication capability through Verizon to serve northeast River Forest. The proposal requests only a height allowance of an additional ten feet to the southwest stairwell tower of the University's parking garage. It would be above cellular communication facility on that tower that the Village approved in 2010. This addition would be visually compatible with the existing structure and would be interior to the campus and away from Bonnie Brae Place.

Because of the nature of this request, Concordia plans to seek waivers from the following application requirements of Section 10-19-6 B of the Village's Zoning Code:

5. Concordia seeks a waiver of this section to provide a scaled site plan of the area. The proposal will not alter existing contiguous land uses or topography. Nor will the plan have any impact on transportation, streets, or utilities. Concordia's Application will include a copy of the Village Zoning Map and an aerial photograph of the area involved.
6. Concordia seeks a waiver of this section to the extent it involves lot area, required yards and setbacks, common space and location, lot area coverage, parking spaces and loading areas. Because Concordia will be asking for a height allowance of approximately ten additional feet, the University realizes it will need to provide drawings depicting the height and contour lines and the visual appearance of the parking garage showing the proposed addition.
7. Concordia seeks a waiver of the requirements of this section in so far as it requests details of floor plans, uses of the area and floor area. As mentioned above, Concordia realizes it will provide drawings depicting the visual appearance of the southwest stairwell tower as constructed.
8. Concordia seeks a waiver of any landscape plan since the proposed change will not alter any existing landscaping. Any work or facilities exterior to the parking garage will be in the narrow space between the parking garage and the Koeneke Center where

existing cellular communication equipment is already located. This area is secured from public access and is not visible from outside.

12. Concordia seeks a waiver of the requirement for a traffic study since the proposed change will not alter in any way previously approved traffic or parking.

13. a and b. Concordia seeks waivers from these two sub-paragraphs. Plans call for Verizon to construct and maintain the facilities as it endeavors to improve cellular communication services to the campus and surrounding River Forest area. Concordia does not seek a waiver of the requirement of 13 c.

14. Concordia seeks a waiver of the requirement for an environmental impact study. There is nothing in the proposed plan that will impact in any way any environmental issues. As pointed out above, construction will be at the top of the southwest stairwell tower and on the ground in the secured area immediately to the west of the parking garage.

15. Concordia seeks a waiver of the requirement for an analysis of any increased demand on Village services as none are anticipated.

16. Concordia seeks a waiver of the requirement for an analysis of off-site utility improvements since no such improvements are anticipated. Concordia believes the utility facilities in place to accommodate the existing cellular communications facilities should be adequate to handle any demands resulting from this proposal.

17. Concordia seeks a waiver of the requirement for a site drainage plan because the only ground level construction will consist of a small concrete pad located in the secured space between the parking garage and the Koenek Center. The pad will be similar in size and construction to the existing cellular equipment facilities previously approved for that area.

The only site development allowance Concordia seeks is an approximate ten foot increase in the height of the southwest stairwell tower of the parking garage from 65'2" to 75'2".

We look forward to the opportunity to discuss these requests and the entire proposal with you and the Development Review Board on April 6, 2017. We will also have a representative from Verizon present to respond to any questions you or your colleagues may have.

Regards,



Glen Steiner

Assistant Vice President for Administration

# Concordia University Chicago

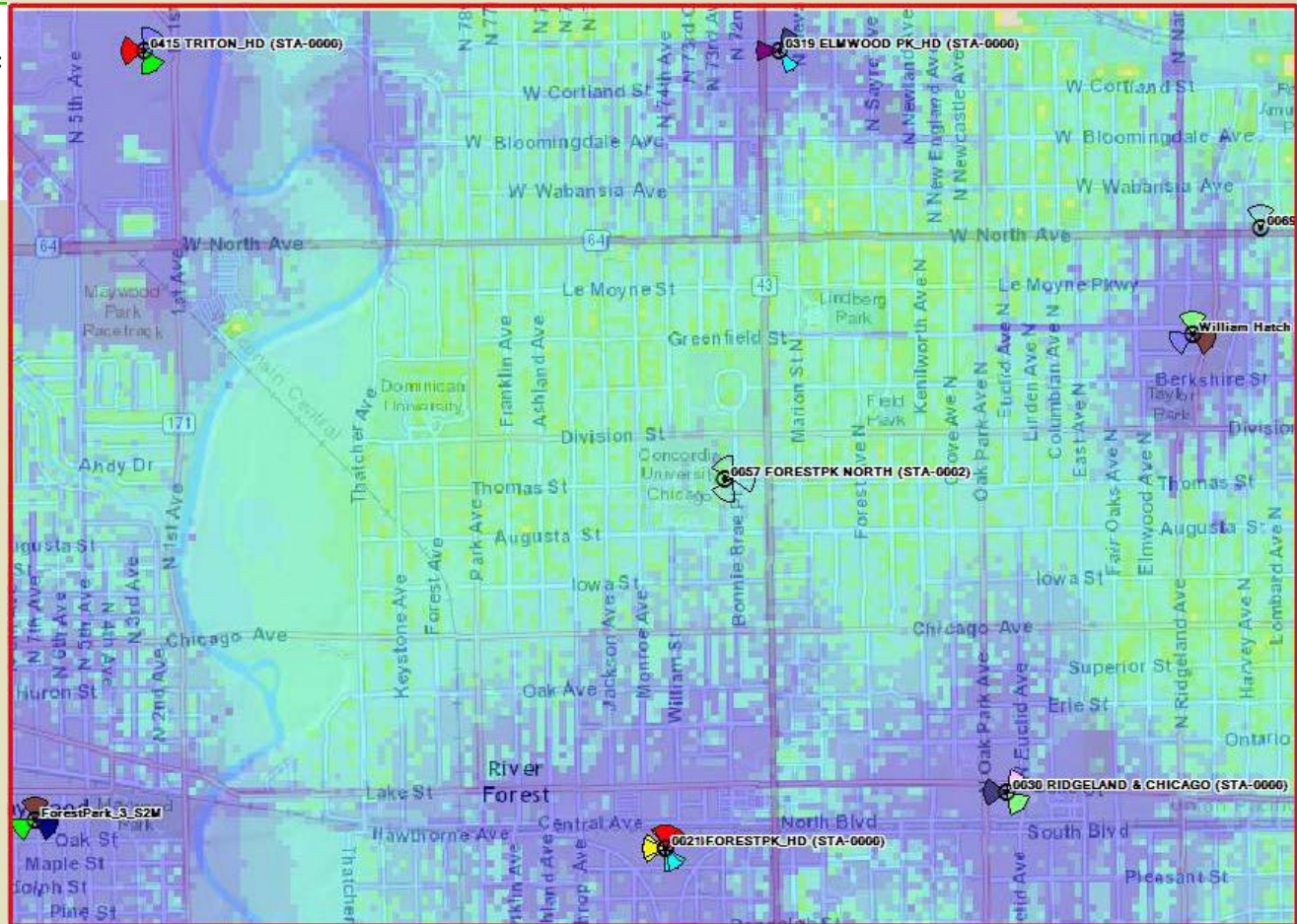
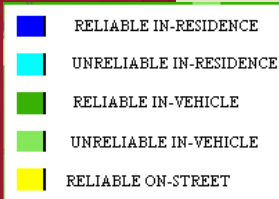
*Verizon Wireless Development Review Board Pre-filing  
Meeting*

*April 6, 2017*

# Verizon Wireless Project

- Southwest corner of parking structure
  - Top of stair tower
  - Increase height from 65' to 75'
  - Stealth enclosure
- Why are we doing this?
  - Improve VZW coverage in this area
  - Revenue opportunity for Concordia
- Existing Cellular Carriers at Concordia since 2010
  - AT&T – northwest corner
  - T-Mobile – southwest corner

# FORESTPK NORTH- CURRENT COVERAGE

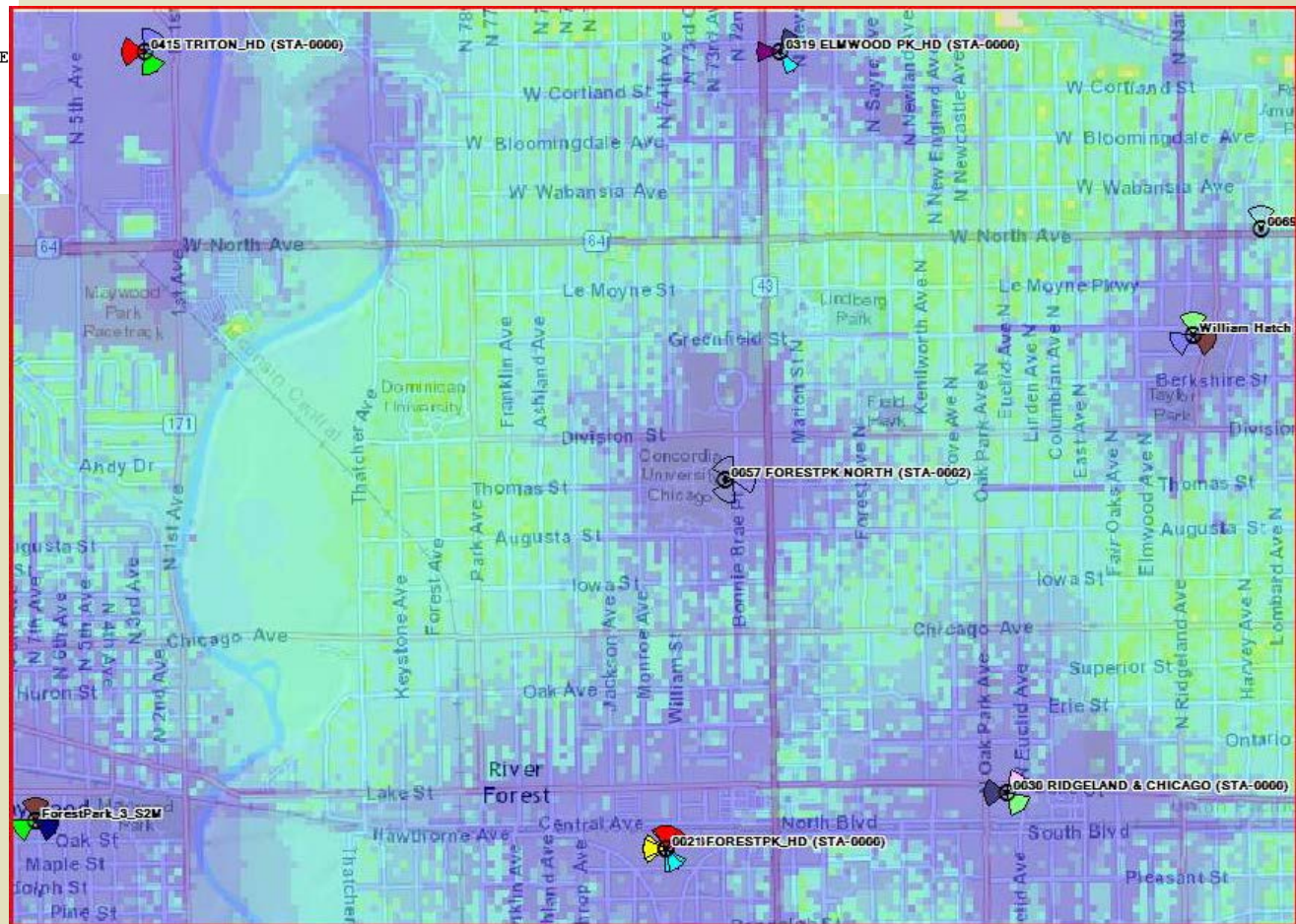
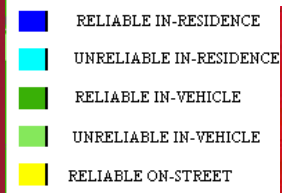


Verizon Wireless proprietary  
information



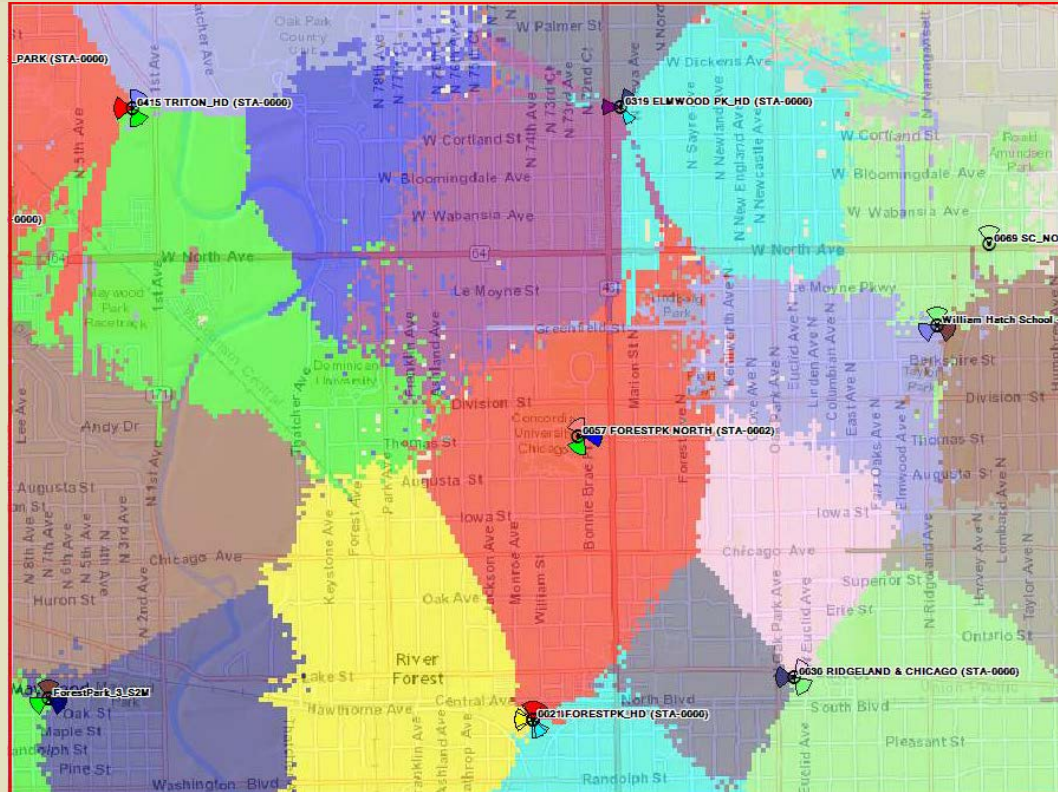


# FORESTPK NORTH- PROPOSED COVERAGE



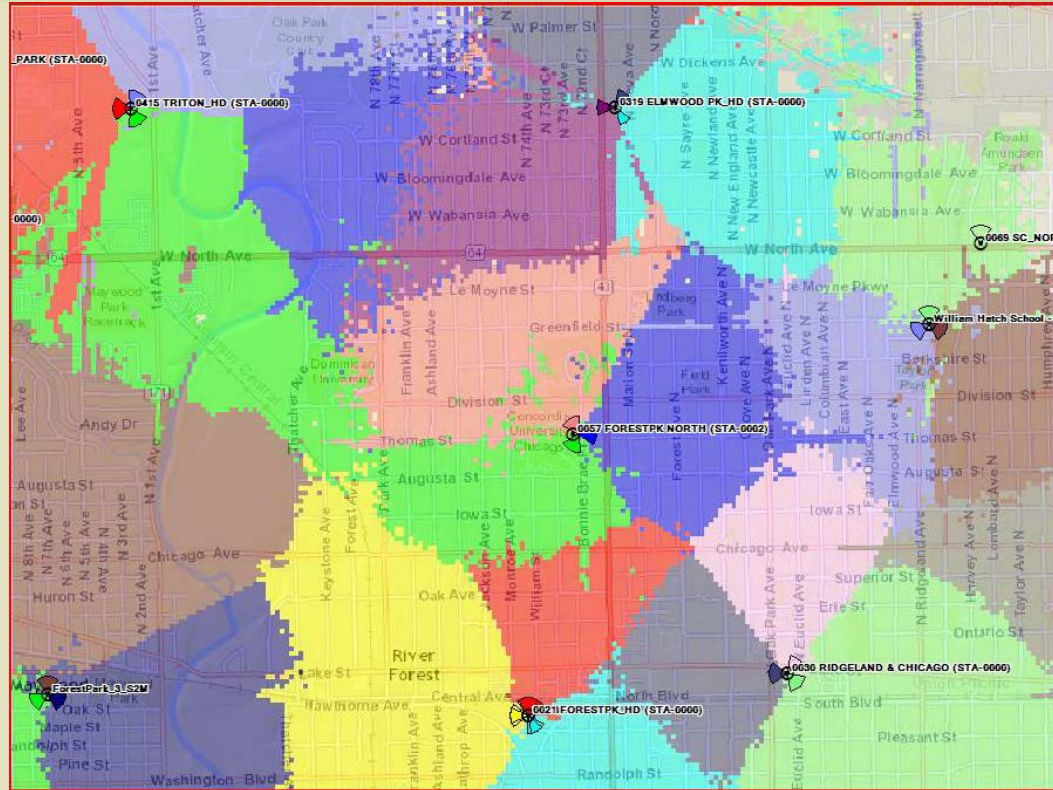
Verizon Wireless proprietary  
information

# Before Coverage by each sector



Verizon Wireless proprietary  
information

# After Coverage by each sector – with ForestPk North



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information



CONCORDIA  
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# FORESTPK NORTH – EXISTING SITES

