



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, October 26, 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 April 6, 2017 Development Review Board Meeting
- III. PUBLIC HEARING - Application #17-01 - Amendment to the Planned Development Granted in Ordinance 2883, as Amended by Ordinances 3588 and 3622 – St. Vincent Ferrer Multipurpose Hall (1530 Jackson Avenue)
- IV. DISCUSSION/DELIBERATION & RECOMMENDATION - Application #17-01 - Amendment to the Planned Development Granted in Ordinance 2883, as Amended by Ordinances 3588 and 3622 – St. Vincent Ferrer Multipurpose Hall (1530 Jackson Avenue)
- V. APPROVAL OF FINDINGS OF FACT - Application #17-01 - Amendment to the Planned Development Granted in Ordinance 2883, as Amended by Ordinances 3588 and 3622 – St. Vincent Ferrer Multipurpose Hall (1530 Jackson Avenue)
- VI. Public Comment
- VII. Adjournment

VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
April 6, 2017

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, April 6, 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 Crosby, Fishman, Griffin, O'Brien, Ruehle, Ryan and Chairman Martin

Absent: None.

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

II. APPROVAL OF MINUTES OF THE NOVEMBER 17, 2016 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member O'Brien and SECONDED by Member Ruehle to approve the minutes of the November 17, 2016 Development Review Board Meeting as amended.

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

Nays: None

Motion Passes.

III. PRE-FILING MEETING AND CONSIDERATION OF REQUEST FOR WAIVERS - Introduction of Proposed Planned Development Amendment - Concordia University Chicago Cellular Tower

Chairman Frank Martin explained the purpose of the meeting and stated that there is no application on file and there would be no vote on the application until it is filed. He requested that any persons wishing to address the Board sign in and be sworn in by the Secretary. Secretary Radatz administered the oath.

Mr. Glen Steiner, Assistant Vice President for Administration of Concordia University, introduced the proposed addition of a cellular site to their campus by adding a Verizon tower on the southwest corner of the existing parking structure. Mr. Steiner said that this would necessitate an increase in the height of the parking structure from 65 feet to 75 feet to allow Verizon to co-locate in this area with T-Mobile but at a different elevation. Mr. Steiner said that T-Mobile is currently just above roof level of the original structure and screening was added that increased the height of the parking structure by ten feet to

enclose the T-Mobile equipment. Verizon would like to co-locate above T-Mobile so Concordia is proposing that the building height be increased to allow additional screening to enclose the Verizon equipment.

In response to questions from Member Griffin, Mr. Steiner explained that AT&T equipment is located at the north side of the garage and T-Mobile is located on the south side. Verizon would like to locate their equipment above the T-Mobile equipment at the southwest corner of the garage above the elevator shaft.

Mr. Steiner said the dimension of the enclosure will remain the same but the height will increase by ten feet. He said that Concordia staff view this as a good opportunity for the Village and University by improving Verizon coverage in the area. He said it is also another revenue opportunity for the University.

Mr. Steiner presented renderings of the proposed structure from various viewpoints. He said an idea was given to them to continue the windows vertically onto the enclosure to make it appear as if the stair tower continues up. The University staff believes this is an aesthetic improvement as it makes the addition look intentional. Mr. Steiner said the other sides of the enclosure would be the stealth panels that match what exists today and would not have any glass details and Verizon would use the same access point as T-Mobile.

In response to a question from Member Griffin, Mr. Steiner stated that the stairs and elevator height will not extend any further.

In response to a question from Member Fishman, Mr. Steiner confirmed that there will be a need to access the area for maintenance and he described the existing secure ladder way that will be used to access the Verizon site.

In response to a question from Member Griffin regarding whether or not it is common to have multiple carriers in the same location, Mr. Steiner said his understanding is yes. He said that T-Mobile and Verizon have discussed the co-location and are in agreement regarding the matter.

In response to a question from Chairman Martin regarding the co-location of carriers on the towers behind the Village Hall, Ms. Scheiner and Mr. Radatz confirmed that it is common for multiple carriers to co-locate.

Mr. Steiner agreed with Chairman Martin's statement that construction will match the stairway enclosure so it looks like it had been there from the beginning. Mr. Steiner noted that the glass currently does not continue on to the stealth panels but will in the new design and will improve the overall look.

Members Crosby and Ruehle suggested options to improve the appearance of the extended glass sections and the use of faux stone to "cap" the extension. Mr. Steiner said that they will ask the Verizon team to consider these suggestions.

Claire Blunk, Verizon's representative, said that the main purpose of the installation is to provide additional cell capacity to the area, more reliable coverage and faster speeds to

Verizon customers. She presented a map of current coverage to the area that showed various areas of unreliable coverage. She also presented a map of coverage that would be available after the installation is complete and said that it shows improved coverage.

In response to a question from Member Ruehle, Ms. Blunk clarified the content of the maps. Member Ruehle stated that he has had issues with Verizon coverage in this area. Ms. Blunk stated that Verizon has discussed a possible cell tower with Dominican University to address coverage areas in that area but Dominican was not interested in pursuing the matter. Ms. Blunk described the process they utilize to identify areas where additional coverage needed.

In response to a question from Member Ruehle regarding the range of coverage that an antenna will provide, Ms. Blunk stated that she does not have an exact measurement but noted that this installation is intended to provide additional capacity in the area and not just to expand the area of coverage.

Chairman Martin suggested that, since they are asking for the Village to change its zoning by amending the planned development, Verizon should provide more detailed maps with their application that show how coverage will improve for Village residents.

Member Ruehle suggested that they provide information regarding the number of subscribers that will experience more reliable coverage. Ms. Blunk said she was not sure she could provide that but would look into that.

Ms. Blunk reviewed additional maps that showed coverage by sector and installation and said that the new antenna would provide coverage as far north as North Avenue, as far east as Euclid Avenue, as far south as Chicago Avenue, and as far west as Forest Avenue. She said it will increase capacity, faster speeds and more reliable coverage for Verizon customers in this area.

Chairman Martin suggested that Verizon emphasize the last map they presented that shows how River Forest will benefit from this installation.

Member Ruehle suggested that Verizon show the River Forest boundary on the map and suggested clarifying the name that was given to the map.

Chairman Martin asked the Development Review Board members for any other suggestions for items that would be helpful to establish facts and evidence to try and make a decision.

Member Griffin asked how far above the permitted building height in the zoning code this extension would be. Mr. Radatz replied that he would have to look into the matter.

Chairman Martin asked Concordia University to provide the dimensions of the stairwell area and the size of the structure. He also suggested that Verizon demonstrate how this change will look to the neighbors from the window of a condominium building across the street, for example. Mr. Steiner said that they will attempt to demonstrate that in a rendering. He provided an estimate of the size of the enclosure.

Member Griffin stated that the renderings that Concordia University has provided in the past had been helpful and asked for that to be repeated for this application. He also suggested the University provide information regarding the shade and shadows that will be cast by the structure. Member Ruehle noted that the impact would likely only be to the University's campus.

In response to questions from Member Crosby, Mr. Steiner confirmed that the new dormitory is located next to the parking structure and the top of the parapet wall on the dorm is approximately 58 to 59 feet tall. A mechanical unit on top of the building brings the total height to around 64½ feet.

Chairman Martin asked whether or not there is any other location on the campus that the Verizon site could be located. Mr. Steiner said that there is no other location where it can be placed easily. He said when the enclosure was built there was a third carrier, Clear Wire, who planned to locate on the site but they never exercised their option to be there and have since gone out of business. He said that Clear Wire thought they could locate on the same elevation as T-Mobile. Mr. Steiner said that, on Concordia's campus, this is the best location for a cell antenna because power, data and pathways to get to the stair towers are already available. He said Verizon could possibly do it elsewhere but they are tailor made to take a third site at the proposed location.

Chairman Martin said he would like the applicant to address in the application whether there is any other place in the Village near this location that could provide the same function.

Member Griffin asked why Verizon needs to be at a different height than T-Mobile. Ms. Blunk said that inside the current enclosure that T-Mobile's antennas are located in three of the four corners. Clear Wire had planned to use the fourth corner because they were a smaller company. Ms. Blunk said Verizon is a big carrier and they need three sector antennas so the best option is to go directly on top and use three corners just as T-Mobile did.

Chairman Martin said the applicant asked the Development Review Board to waive certain application requirements and invited commentary from the Board members.

In response to a question from Member Griffin, Chairman Martin stated that a public hearing would require notice to the neighbors. Mr. Steiner stated that the neighborhood meeting was already held and Concordia sent notice to property owners within 500' of the perimeter of the entire campus.

There was a brief discussion regarding the request for a waiver of application requirements. Member Ruehle stated that he would like a floor plan for the southwest corner of the garage where the new antenna would be located. Mr. Steiner said the University will supply a complete set of construction drawings from Verizon in the application and it will contain these details.

Chairman Martin said he thinks that Verizon should be required to tell the Board the cost of the project and whether they have the money on hand to complete construction so the Village does not approve something that stops halfway through because they do not have enough money.

Ms. Scheiner clarified that Village Staff typically addresses whether or not there would be an increased demand on Village services.

At the conclusion of the discussion, Mr. Steiner stated that the University was withdrawing its request for a waiver of items 13a, 15, 16 and 17.

A MOTION was made by Member Ruehle and SECONDED by Member Ryan to grant waivers of application requirements for the amended list.

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

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

A MOTION was made by Member Griffin and SECONDED by Member O'Brien to Adjourn the meeting of the Development Review Board at 8:13 p.m.

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

Respectfully Submitted:

Lisa Scheiner
Secretary

Frank R. Martin
Chairman, Development Review Board

Date



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: October 19, 2017

To: Development Review Board

From: Lisa Scheiner, Assistant Village Administrator

Subj: 1530 Jackson Avenue PD Major Amendment – St. Vincent Ferrer Multipurpose Hall Addition

The Development Review Board (DRB) is scheduled to hold a public hearing on Thursday, October 26, 2017 at 7:30 p.m. to consider an application for a major amendment to the approved Planned Development Ordinance at 1530 Jackson Street – St. Vincent Ferrer Church that would modify the color of the windows on the exterior of the building.

The Village Board approved Ordinance 2883 approving a Planned Development permit for the construction of an enclosed walkway on June 26, 2000. The Village Board approved Ordinance 3588 on February 29, 2016, granting a planned development permit for the construction of an addition for use a multipurpose hall. The Village Board also approved Ordinance 3622 on November 7, 2016, which amended the planned development to modify the exterior building materials, the roof of the building, and removed the condition that no HVAC equipment would be allowed to be placed on the roof. A copy of the Ordinance, minutes from the public hearings the preceded the passage of Ordinances 3588 and 3622, and minutes from the Village Board Meeting where approval was granted have been included for the DRB's reference.

In accordance with the Planned Development process articulated in the Municipal Code, the following have occurred:

<u>Task</u>	<u>Date</u>
Technical Review Meeting with Staff	September 7, 2017
Legal Notice in Wednesday Journal	October 11, 2017
Notice of Public Hearing Mailed by Applicant	October 11, 2017
Public Hearing Signage Posted at Site	October 11, 2017

Section 10-19-8(B) of the River Forest Zoning Code states that no a change to a planned development is not minor if it "amends the final governing agreements, provisions or

covenants, or provides any other change inconsistent with any standard or condition imposed by the board of trustees in approving the planned development permit.” Ordinance 3588 contains the following condition of approval: “The window mullions shall be colored putty or stone.” Minutes from the January 7, 2016 Public Hearing specify that the Development Review Board intended for the “putty” or “stone” color to match the color of the limestone on the church.

St. Vincent Ferrer Church is proposing changes to the building design that would require the modification or removal of that condition of approval related to the color of the windows.

Village Staff & Consultant Reviews

Staff Reviews

The Village’s Police, Public Works and Fire Departments have reviewed the proposed amendments to the major amendment application. A memorandum from each department is attached. In summary, the proposed amendment is not expected to have an impact on any operating department.

Consultant Review – Planning

Attached please find a review of the major amendment application by the Village’s Planning Consultant, John Houseal of Houseal Lavigne.

Consultant Review – Traffic

The proposed changes are not expected to have any impact on the traffic flow or vehicle access to the site so no traffic study has been required of the applicant.

Standards of Review

There are 15 standards of review for the DRB to consider in reviewing the proposed project. The standards are listed in Section 10-9-3 of the PD Ordinance, which is attached for your reference.

Next Steps

The DRB shall make specific written findings of fact addressing each of the planned Development standards of review. Following a vote by the DRB, the application will be presented to the Village Board according to the following *tentative* schedule:

<u>Task</u>	<u>Date</u>
DRB Meeting – Findings of Fact	10/26/17
Notice of Village Board Meeting Mailed by applicant	11/2/17
Village Board Review	11/9/16

Documents Attached

1. Planned Development Ordinance
2. Memorandum from Village Staff regarding impact of Requested Amendment
3. Memorandum from Village Planning Consultant John Houseal, Houseal Lavigne Associates
4. Public Hearing Notice
5. Ordinance #3588
6. Ordinance #3622
7. Minutes from the December 3, 2015, January 7, 2016, and October 27, 2016 public hearings
8. Minutes from the February 29, 2016 and November 7, 2016 Village Board Meetings
9. Major Amendment Application

Chapter 19

PLANNED DEVELOPMENTS

10-19-1: INTENT AND PURPOSE:

- A. One of the principal objectives of this zoning title is to provide for a compatible arrangement of uses of land and buildings which is consistent with the requirements and welfare of the village. To accomplish this objective most uses are classified as permitted or special uses in one or more of the districts established by this zoning title. It is recognized, however, that there are certain uses, whether or not designated as permitted or special, which because of their scope, location or specific characteristics give rise to a need for a more comprehensive consideration of their impact both with regard to the neighboring land and the village in general. Such uses as fall within the provisions of this section shall only be permitted if authorized as a planned development.
- B. The board of trustees, in accordance with the procedures and standards set forth in this section, may grant planned development permits authorizing the establishment of planned developments.
- C. Planned developments may include uses or combinations of uses currently permitted in the underlying zoning district and those uses which are currently prohibited or special uses provided for elsewhere in this zoning title. However, an applicant may petition for consideration of a use or combination of uses not specifically allowed in the underlying zoning district provided that the village board finds that the conditions, procedures and standards of this section are met and provided further that such use or combination of uses is clearly shown to be beneficial to the village and surrounding neighborhood.
- D. It is the purpose of planned developments to enable the granting of certain allowances or modifications from the basic provisions of this zoning title to achieve attractive and timely development in furtherance of the village's objectives and proposed land uses as stated in the comprehensive plan and policy resolutions of the village board.
- E. Through the flexibility of the planned development process, the village seeks to achieve the following specific objectives:
 - 1. Creation of a more desirable environment than would be possible through strict application of other village land use regulations.

2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of the character, the form, and the relationship of structures to one another.
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features.
5. Provision for the preservation and beneficial use of open space, or an increase in the amount of open space over that which would result from the application of conventional zoning regulations.
6. Encouragement of land uses or combination of uses that maintain the existing character and property values of the village, and promote the public health, safety, comfort, and general welfare of its residents.
7. Promotion of long term planning pursuant to a master plan which will allow harmonious and compatible land uses or combination of uses with surrounding areas.

F. The development of village owned buildings or property shall be exempt from the requirements of this section. (Ord. 3587, 2-29-2016)

10-19-2: GENERAL PROVISIONS:

- A. No development of twenty thousand square feet or more of land area or gross floor area and no multi-family housing of any size shall be permitted unless approved as a planned development in accordance with this chapter. Provided, however, that: 1) this chapter shall not apply to the construction, reconstruction or remodeling of one single-family detached dwelling unless the proposed project is submitted pursuant to subsection B of this section, and 2) this chapter shall not apply to the reconstruction or restoration of any existing structure which is damaged to the extent of less than fifty percent of its value unless the proposed project is submitted pursuant to subsection B of this section.

The reconstruction or restoration of any existing multi-family housing which is damaged to the extent of fifty percent or more of its value shall be governed by this chapter and not subsection [10-5-7A2](#) of this title.

- B. The development of any parcel or tract of land in any zoning district, irrespective of size, may be submitted to the village for consideration as a planned development.

- C. Approval of a planned development permit must be obtained in accordance with the provisions of this section if both of the following conditions exist:
1. The proposed development involves a parcel of land held in common ownership with a contiguous parcel which obtained approval as a planned development within three years prior to the date of this application; and
 2. The parcel proposed for development, when combined with the contiguous parcel that is held in common ownership with the subject parcel, equals or exceeds the general provisions contained in subsection A or B of this section.
- D. Each planned development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a development upon an already existing planned development except to the extent such development has been approved as part of a master plan.
- E. The burden of providing evidence and persuasion that any planned development permit is necessary and desirable shall in every case rest with the applicant.
- F. Buildings and uses or combination of uses within a planned development shall be limited solely to those approved as part of the zoning ordinance granting a planned development permit provided, however, that any buildings and uses or combination of uses in compliance with the master plan approved as part of the zoning ordinance granting a planned development permit may be approved by the development review board and the village board of trustees.
- G. Any applicant shall be subject to a penalty of up to seven hundred fifty dollars per day to be assessed against the applicant and recorded as a lien against the applicant's property in the village for failure to comply with any condition, contingency or master plan submitted by the applicant or imposed by the village to comply with this chapter. (Ord. 3587, 2-29-2016)

10-19-3: STANDARDS FOR REVIEW:

An application for approval as a planned development shall be granted by the board of trustees only if it finds that the applicant has demonstrated that at a minimum the proposed use or combination of uses complies with the following standards:

- A. The proposed use or combination of uses is consistent with the goals and policies of the

comprehensive plan;

- B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the village;
- C. The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this zoning title;
- D. The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district;
- E. The proposed use or combination of uses will not diminish property values in the vicinity;
- F. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses;
- G. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets;
- H. The proposed use or combination of uses will be consistent with the character of the village;
- I. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource;
- J. The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property;

- K. The design of the proposed use or combination of uses promotes a safe and comfortable pedestrian environment;
- L. The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses;
- M. The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the village, except to the extent that such burden is balanced by the benefit derived by the village from the proposed use; and
- N. The proposed use or combination of uses will meet the objectives and other requirements set forth in this chapter.
- O. Except as provided in subsection [10-19-4B](#) of this chapter, no planned development containing multi-family housing shall be approved unless the following standards are met:
 - 1. At least 2.5 parking spaces per dwelling unit are provided for. This requirement may be met by a contract, easement or other device providing permanent rights to off site parking; and
 - 2. No less than two thousand eight hundred square feet of land area shall be provided for each residential unit. A parking area which meets the requirements of subsection O1 of this section may be used in meeting this requirement; and
 - 3. One of the following criteria is met:
 - a. If the underlying zoning district is C1, C2 or C3, the proposed development provides for space devoted exclusively to retail sales;
 - b. The total number of parking spaces on the site is increased from that existing at the time of the application.
 - 4. The requirements of this subsection O may be met using more than one site within the village and as part of a master plan submitted by the applicant with the application. (Ord. 3587, 2-29-2016)

10-19-4: SITE DEVELOPMENT ALLOWANCES:

- A. Site development allowances, i.e., alterations or variations from the underlying zoning provisions set forth outside this chapter may be approved provided the applicant specifically identifies each such site development allowance and demonstrates how each such site development allowance would be compatible with surrounding development and is in furtherance of the stated objectives of this section.
- B. A waiver may be granted for any of the requirements set forth in subsection [10-19-3O](#) of this chapter for any planned development containing multi-family housing which replaces an existing structure on the same site containing multi-family housing or submitted by the applicant as part of a master plan. (Ord. 3587, 2-29-2016)

10-19-5: PROCEDURES:

The following steps are provided to assure the orderly review of every planned development application in a timely and equitable manner:

A. Prefiling Review And Transmittal Of Application:

1. Conference:

- a. A prospective applicant, prior to submitting a formal application for a planned development, shall meet for a prefiling conference(s) with the zoning administrator and any other village official designated by the village administrator. The purpose of the conference(s) is to help the applicant understand the planned development process, comprehensive plan, the zoning title, the site development allowances, the standards by which the application will be evaluated, and the application requirements.
- b. After the initial prefiling conference, the prospective applicant shall introduce their project to the village board of trustees. The village board may provide feedback to the applicant and shall refer the application to the village's economic development commission in accordance with the village's policy of economic development commission duties pertaining to development.
- c. After reviewing the planned development process, the applicant may request a meeting with the village staff and the development review board to discuss a request for waiver of any application requirement which in the applicant's judgment should not apply to the proposed development. Such request shall be made in writing prior to the submission of the formal application documents.
- d. All requests for waiver shall be reviewed and acted upon by the development review board. A final determination regarding the waiver shall be given to the prospective applicant within five working days following the completion of the development review

board's deliberation and decision.

- e. The applicant, prior to submitting a formal application for a planned development, may be required to schedule a meeting to discuss the proposed development and its impact on area residents. If such a meeting is required, the applicant shall send a written notice of the meeting to all property owners within five hundred feet of the proposed development. Such notice shall be mailed not less than fifteen days prior to the date of the meeting. A copy of the notice and mailing list shall be provided to the zoning administrator. A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.
2. Development Review Board: The zoning administrator shall confer with the chairman of the development review board on all applications. Upon the determination of both the zoning administrator and the chairman, the development review board may conduct its own prefiling conference(s).
3. Filing Of Application: Following the completion of the prefiling conference(s), the applicant shall file an application for a planned development in accordance with section [10-19-6](#) of this chapter. The zoning administrator may deliver copies of the application to other appropriate village departments for review and comment.
4. Deficiencies: The zoning administrator shall determine whether the application is complete. If the zoning administrator determines that the application is not complete, he shall notify the applicant in writing of any deficiencies and shall take no further steps to process the application until the deficiencies are remedied.
5. Report On Compliance: A copy of the complete application and a written report incorporating the comments of village staff and other agencies regarding the compliance of the proposed development with the requirements and standards of this section shall be delivered to the development review board prior to the public hearing.
6. Determination Not Binding: Neither the zoning administrator's determination that an application is complete nor any comment made by the zoning administrator, staff or the development review board at a prefiling conference or as part of the review process shall be intended or construed as a formal or informal recommendation for the approval of a planned development permit for the proposed development, or component part thereof, nor shall be intended or construed as a binding decision of the village, the development review board or any staff member.

B. Review And Action By The Development Review Board:

1. Upon receiving the report from the zoning administrator, the development review board shall hold at least one public hearing on the proposed planned development. Notice of the public hearing shall be provided and the public hearing shall be conducted in accordance with the provisions of this section, state law and rules of procedure adopted by the development review board, which rules shall not be inconsistent with this section and state law.
2. Notice of the required public hearing shall be published by the village fifteen to thirty days before the scheduled hearing in a newspaper published in the village or if there is none,

then in a newspaper of general circulation in the village and shall contain the following information:

- a. The identification number designation of the application;
 - b. The date and time of the public hearing;
 - c. The location of the public hearing; and
 - d. The general location of the property, the legal description of the property and its street address, if applicable, and a short description of the proposed development and purpose of the public hearing.
3. Notice of the required public hearing shall also be provided by the village by posting a sign or signs on the property no less than fifteen days before the public hearing. The sign shall be weatherproof and contain the following information:
- a. The date and time of the public hearing;
 - b. The location of the public hearing;
 - c. The general location of the property including street address, if applicable; and
 - d. A short description of the proposed development and purpose of the public hearing.

The removal or knocking down (by the village or others) of the sign after posting but before the hearing shall not invalidate, impair, or otherwise affect any planned development permit subsequently granted following such public hearing.

4. Notice of the public hearing and the application shall be posted to the village's website at least fifteen days before the public hearing.

The removal or unavailability of such notice on the village's website prior to the start of the public hearing, shall not invalidate, impair, or otherwise affect any planned development permit subsequently granted following such public hearing.

5. Notice of the required public hearing shall also be provided by the applicant by regular mail to the owners of record of the property which is the subject of the application (if different than the applicant), and the owners of all property within five hundred feet of the subject property as shown on the written list provided by the applicant pursuant to the requirements of 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code (such notice should be sent to the owners as recorded in the office of the recorder of deeds or the registrar of zoning ordinances of Cook County and as they appear from the authentic tax records of Cook County, as shown on the list prepared by the applicant as required in 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code). The applicant shall be required to submit to the village a search by a reputable zoning ordinance company or other evidence satisfactory to the village indicating the identity of all such owners required to receive notice, and an affidavit certifying that the applicant has complied with the requirements of 65 Illinois Compiled Statutes 5/11-13-7 of the Illinois municipal code. Such notice shall contain the information as is required in subsection B2 of this section and shall be mailed not more than thirty nor less than fifteen days prior to the date of the public hearing. The notice shall also include the name and address of the

applicant for the planned development. The applicant shall provide the zoning administrator with proof of mailing of the mailed notice required herein before the public hearing starts.

6. The development review board shall review the application, the standards and requirements established by this section, the report of the zoning administrator, and any oral and written comments received by the development review board before or at the public hearing. Within forty five days following the close of the public hearing, the development review board shall make specific written findings addressing each of the standards set forth in section [10-19-3](#) of this chapter and transmit such findings, together with a recommendation of approval, approval with conditions, or disapproval to the board of trustees.

C. Review And Action By The Board Of Trustees:

1. The applicant shall, at its own cost, give advance written notice of the first meeting of the village board where the planned development application will be considered by regular mail to the owners of record of the property which is the subject of the application (if different from the applicant), and the owners of all property within five hundred feet of the subject property, not less than seven days prior to the date of the first village board meeting. This requirement is enacted to assure the most complete public notice possible for the proposed application for a planned development, it is not required by state law. Accordingly, any failure to comply with this subsection shall not invalidate, impair or otherwise affect any planned development permit subsequently granted following such meetings. The applicant shall provide the zoning administrator with proof of mailing of the mailed notice required herein, which proof shall be provided prior to the start of the first meeting of the village board where the planned development application will be considered.
2. Within seven to sixty days after receiving the receipt of the report and recommendation of the development review board, and without further public hearing, the board of trustees may deny the application, may refer the application to the development review board for further review, may postpone further consideration pending the submittal of additional information including any application requirement previously waived by the development review board or may adopt a zoning ordinance approving the planned development permit.
3. Any action taken by the board of trustees pursuant to subsection C2 of this section shall require the concurrence of a majority of all the trustees of the village then holding office, including the village president; however, if the planned development fails to receive the approval of the development review board, the ordinance shall not be approved except by a favorable majority vote of all trustees then holding office.
4. In approving a planned development permit, the board of trustees may attach such conditions to the approval as it deems necessary, or modify conditions imposed by the development review board, to have the proposed use or combination of uses meet the standards set forth in section [10-19-3](#) of this chapter and to prevent or minimize adverse effects on other property in the immediate vicinity. Such conditions may include, but are not limited to: limitations on size, bulk and location; requirements for landscaping,

stormwater management, signage, outdoor lighting, provisions for adequate ingress and egress; hours of operation; and such other conditions as the village board may deem to be in furtherance of the objectives of this section. (Ord. 3587, 2-29-2016)

10-19-6: APPLICATION REQUIREMENTS:

- A. An application for a planned development may only be filed by one who has an ownership interest, or the agents thereof; or any contract purchaser or anyone holding an option to purchase the parcel of land on which the use or combination of uses is to be located; or any unit of government which either owns the parcel or which is not the owner of the parcel but proposes to acquire the parcel by purchase, gift, or condemnation; or any developer or development team which has entered into a redevelopment agreement with the unit of local government seeking to acquire the parcel.
- B. Applications for a planned development shall be filed with the zoning administrator in such form and accompanied by such information, with sufficient copies, as shall be established from time to time by the village. Every application shall contain at a minimum the following information and related data:
1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed development.
 2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.
 3. A survey, legal description and street address of the subject property.
 4. A statement indicating compliance of the proposed development to the comprehensive plan; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this section.
 5. A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities.
 6. A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.
 7. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combination of uses, and the floor area of the entire development.
 8. A landscaping plan showing the location, size, character and composition of vegetation

and other material.

9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.
10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of development.
11. A statement acknowledging the responsibility of the applicant to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County recorder of deeds' office and to provide evidence of said recording to the village within thirty days of passage in the event the proposed planned development is approved by the village board.
12. A professional traffic study acceptable to the village showing the proposed traffic circulation pattern within and in the vicinity of the area of the development, including the location and description of public improvements to be installed, including any streets and access easements.
13. A professional economic analysis acceptable to the village, including the following:
 - a. The financial capability of the applicant to complete the proposed development;
 - b. Evidence of the project's economic viability; and
 - c. An analysis summarizing the economic impact the proposed development will have upon the village.
14. Copies of all environmental impact studies as required by law.
15. An analysis reporting the anticipated demand on all village services.
16. A plan showing off site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.
17. A site drainage plan for the developed tract.
18. A list of the site development allowances sought.
19. A written summary of residents' comments pertaining to the proposed application. This summary shall serve as the official record of the meeting that the applicant shall be required to hold with all property owners within five hundred feet of the proposed development. This meeting shall be held prior to the submission of the application for a planned development. The applicant is further required to provide evidence that a notice of this meeting was sent by regular mail to all affected property owners at least fifteen days before the required meeting date.

C. The applicant may submit a written request for waiver of any application requirement in accordance with subsections [10-19-5A1c](#) and [A1d](#) of this chapter. The decision of the development review board shall be final regarding the approval or denial of the request.

However, the development review board's decision regarding the request for a waiver of an application requirement does not preclude the village board from requesting that same information or any additional information it deems applicable for its review of the planned development application.

- D. Every application must be accompanied by a fee in such amount as established from time to time by the village board to defray the costs of providing notice and contracting with independent professionals to review applications as required. Such professional costs may include, but are not limited to, engineering, legal fees, traffic analyses, environmental impact studies, land use design or other similarly related professional studies. Additional materials may be required during the review of a proposed planned development if determined necessary by the development review board or the village board. (Ord. 3587, 2-29-2016)

10-19-7: EFFECT OF APPROVAL OR DENIAL:

- A. Approval of the planned development permit by the board of trustees authorizes the applicant to proceed with any necessary applications for building permits, certificates of occupancy, and other permits which the village may require for the proposed development. The zoning administrator shall review applications for these permits for compliance with the terms of the planned development permit granted by the board of trustees. No permit shall be issued for development which does not comply with the terms of the planned development permit.
- B. The village board shall direct the zoning administrator to revise the official zoning map to reflect the existence and boundaries of each planned development permit granted.
- C. An approval of a planned development permit by the board of trustees shall be null and void if the recipient does not file an application for a building permit for the proposed development within nine months after the date of adoption of the zoning ordinance approving the development permit.
- D. An approval of a planned development permit by the board of trustees shall be null and void if construction has not commenced within fifteen months and is not completed within thirty three months after the date of adoption of the zoning ordinance approving the planned development permit.
- E. An approval of a planned development permit with a phasing plan shall be null and void if

construction has not commenced or is not completed in accordance with the terms of that phasing plan.

- F. An approval of a planned development permit with a master plan shall be null and void if construction has not commenced or is not completed in accordance with the terms and conditions contained in the master plan.
- G. An extension of the time requirements stated in subsections C, D, and E of this section may be granted by the board of trustees for good cause shown by the applicant, provided a written request is filed with the village at least four weeks prior to the respective deadline.
- H. A planned development permit shall be null and void if the use or combination of uses for which the approval was granted ceases for a period of one year.
- I. No application for a planned development which was previously denied by the board of trustees shall be considered by the development review board or the board of trustees if it is resubmitted in substantially the same form and/or content within two years of the date of such prior denial.
 - 1. The zoning administrator shall review the application for a planned development and determine if the application is or is not substantially the same. An applicant has the right to request a hearing before the village board to appeal the determination of the zoning administrator, provided a petition for appeal is filed in writing to the zoning administrator within ten days of the decision.
 - 2. The board shall affirm or reverse the determination of the administrator regarding whether the new application is in substantially the same form within thirty days of receipt of a petition for appeal.
 - 3. If it is determined that the new application is not substantially in the same form, then the applicant is entitled to submit an application and have it reviewed in accordance with the provisions of section [10-19-5](#) of this chapter. (Ord. 3587, 2-29-2016)

10-19-8: AMENDMENTS AND ALTERATIONS TO APPROVED PLANNED DEVELOPMENT PERMITS:

- A. Except as provided in subsection B of this section, any modifications to a project operating under an approved planned development permit or any addition to or expansion of a project operating under an existing planned development permit shall require separate review and

approval under the provisions of this section.

- B. A minor change is any change in the site plan or design details of a project operating under an approved planned development permit which is consistent with the standards and conditions applying to the project and which does not alter the concept or intent of the project.

A change is not minor if it, with regard to the approvals granted in the planned development permit:

1. Increases the density;
2. Increases the height of buildings, unless the proposed height change is less than or equal to the lesser of: a) the height permitted in the property's zoning district regulations in effect as of the date the planned development permit is approved, or b) the height permitted in the property's zoning district regulations in effect as of the date the minor amendment is requested;
3. Increases the footprint of a building;
4. Modifies the proportion of housing types;
5. Reduces the number of parking spaces;
6. Creates a greater demand or burden on village services or alters the alignment of roads;
7. Increases the amount of stormwater conveyed to the village's stormwater sewer system;
or
8. Amends final governing agreements, provisions or covenants, or provides any other change inconsistent with any standard or condition imposed by the board of trustees in approving the planned development permit.

A minor change may be approved by the zoning administrator without obtaining separate approval by the board of trustees. In addition, the village board may, after reviewing the request for a minor change made by the village staff or the applicant, direct the village administrator to process the minor change administratively. A minor change that would constitute a variation under the zoning title may only be approved at the direction of the village board. Any minor change approved by the zoning administrator shall be reported to the village board. (Ord. 3587, 2-29-2016)



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: October 9, 2017

To: Chairman Frank Martin, Development Review Board
Development Review Board Members

From: Lisa Scheiner, Assistant Village Administrator *LS*
Greg Weiss, Chief of Police *GW*
Kurt Bohlmann, Fire Chief *KB*
John Anderson, Public Works Director *JTA*

Subj: 1530 Jackson - St. Vincent Ferrer Planned Development Major Amendment - Windows

The Village's police, fire, public works and administrative staff have reviewed St. Vincent Ferrer's request to remove a condition of approval from the amended planned development regarding the window color. The department heads have determined that the proposed major amendment will have no impact on Village services.



Memorandum

To: Lisa Scheiner, Assistant Village Administrator

From: John Houseal, AICP
Principal

Date: October 17, 2017

Re: St. Vincent's Multipurpose Hall
Windows – Request for Major Amendment

As a condition of Ordinance No. 3588, Section 3.A.v. states, *"The window mullions on the multipurpose hall shall be colored putty or stone."* This condition was the result of DRB discussion and resulted from the intent of having the new building match as closely as possible to the existing design and character of other buildings on the St. Vincent campus.

The applicant has failed to comply with this condition of approval.

From a planning perspective, this failure to comply will not materially change the functional aspect of the proposed building. However, failure to comply does have an impact on the visual and architectural compatibility of the building, and is in direct contrast to the intent, direction, and conditions placed on the development by the Development Review Board.

State of Illinois
County of Cook
Oak Park, Illinois

I, Dan Haley do hereby certify that I am one of the publishers of the WEDNESDAY JOURNAL, a secular newspaper, published by WEDNESDAY JOURNAL, INC., of Oak Park, County of Cook and in the State of Illinois for more than one year prior to this date.

October 11, A.D. 2017

I do further certify that the said WEDNESDAY JOURNAL has been a secular newspaper of general circulation throughout the Villages of Oak Park & River Forest, Cook County, Illinois for more than one year past, and is in compliance with Illinois revised Statute, Chapter 100.

I do further certify that the printed notice re: LEGAL NOTICE Village of River Forest Development Review Board River Forest, Illinois Public Notice is hereby given that a Public Hearing will be held by the Development Review Board of the Village of River Forest, County of Cook, State of Illinois, on Thursday, October 26, 2017 at 7:30 p.m. . . . on the following matter: Application #17-01: Amendment to the Planned Development Granted in Ordinance 2883 as Amended by Ordinances 3588 and 3622. The Applicant, St. Vincent Ferrer, proposes to remove a condition of approval regarding the color of the exterior windows of the multipurpose hall and supporting spaces at St. Vincent Ferrer Church

attached hereto is a true, perfect and complete copy of the notice which was published in the said WEDNESDAY JOURNAL in each and every copy of its issue dated:

October 11,

A.D. 2017

A.D. 2017

A.D. 2017

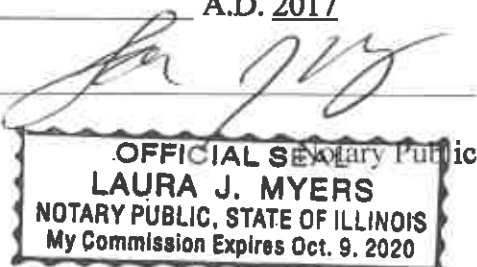
I do further certify that I am duly authorized by said WEDNESDAY JOURNAL, INC. to make this certificate and affidavit.



One of the publishers

Sworn and subscribed to me this 11th
day of October

A.D. 2017



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PLUMBING

PUBLIC NOTICES

LEGAL NOTICE
VILLAGE OF BROOKFIELD
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING
COMMISSION
October 26th, 2017 at 7:00 p.m.
Regular Meeting

The Village of Brookfield Planning and Zoning Commission will hold a public hearing on Thursday, October 26th, 2017 in Edward Barcal Hall located at 8820 Brookfield Avenue, Illinois for the purpose of considering and hearing a request for a special use permit for the addition at the S.E. Gross Middle School located at 3524 Maple Avenue, Brookfield, IL 60513 (PINS 15-34-307-007-0000, 15-34-307-008-0000, 15-34-307-009-0000, 15-34-307-010-0000, 15-34-307-013-0000, 15-34-307-018-0000, 15-34-307-019-0000, 15-34-307-020-0000, 15-34-307-022-0000).

Legal Description: Parcel 1: LOT A, B, C, AND LOT 8 (EXCEPTING THEREFROM THAT PART DEDICATED FOR PUBLIC ALLEY), LOTS 9 TO 17 AND THE VACATED ALLEY LYING SOUTHEASTERLY AND ADJOINING SAID LOTS 8, 9, 12, 13, 14, 15, 16 AND 17 IN BLOCK 1 IN PORTIA MANOR, BEING FREDERICK H. BARTLETT'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLOT THEREOF RECORDED FEBRUARY 6, 1915 AS DOCUMENT NO. 5573274, IN COOK COUNTY, ILLINOIS. Parcel 2: SOUTH 158 FEET OF THE EAST 233 FEET, (EXCEPT THE SOUTH 33 FEET AND THE EAST 33 FEET THEREOF) IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Application materials may be viewed at the Village of Brookfield Village Hall. Comments, if any, should be provided in writing prior to the date of the public hearing to: Village of Brookfield, Planning and Zoning Commission c/o Emily Egan, 8820 Brookfield Avenue, Brookfield, IL 60513, or in person during the public hearing. Please reference PZC Case 17-06 S.E. Gross Special Use Permit.

Individuals with disabilities requiring a reasonable accommodation in order to participate in any meeting should contact the Village of Brookfield (708) 485-7344 prior to the meeting. Wheelchair access may be granted through the front (South) entrance of Village Hall.

By the Order of Chuck Grund,
Planning and Zoning Commission
Chairman.

Published in Landmark
10/11/2017

PUBLIC NOTICE
Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in the State," as amended, that a certification was registered by the undersigned with the County Clerk of Cook County Registration

PUBLIC NOTICES

LEGAL NOTICE

LAW OFFICE OF LINDA EPSTEIN
Attorney for Petitioner
722 W. Diversey Parkway
Ste. 101B
Chicago, IL 60614

**STATE OF ILLINOIS, COUNTY OF COOK, ss-
Circuit Court of Cook County,
County Department Domestic
Relations Division**

In re the Marriage of Cheryl Simmons, Petitioner, and Davariol Taylor, Respondent.

No. 17 D 008178

The requisite affidavit for Publication having been filed, notice is hereby given to you, FAYYAZ MUHAMMAD MALIK, Respondent, that a Petition has been filed in the Circuit Court of Cook County, Illinois, by the Petitioner, for Dissolution of Marriage and for other relief: and that said suit is now pending.

Now, therefore, unless you, the said Respondent file your response, to said Petition or otherwise make your appearance therein, in the Office of the Clerk of the Circuit Court of Cook County, Illinois, Room 802, Richard J. Daley Center, in the City of Chicago, Illinois, on or before November 8, 2017, default may be entered against you at any time after that day, and a Judgment for Dissolution of Marriage Entered in accordance with the prayer of said Petition.

DOROTHY BROWN, Clerk.

Published in Wednesday Journal
10/11, 10/18, 10/25/2017


Oak Park

LEGAL NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Village of Oak Park on Wednesday, November 1, 2017 at 7:00 p.m. in the Council Chambers, Room 201 of the Village Hall, 123 Madison St., Oak Park, Illinois on the following matter:

Cal. No. 21-17-Z:
1100 S. Lombard Avenue,
Mary Garrett

Mary Garrett, Applicant, is requesting that a variation be granted from Section 4.4 (Table 4-1: Residential Districts Dimensional Standards), which Section requires a front yard setback for the principal building of approximately 14.77 feet, based on averaging of the next two adjacent lots, and a maximum impervious surface of 60%, whereas the project will feature an enclosed front porch addition with an approximately 10.96 foot front yard setback and a maximum impervious surface coverage of 64.4%, respectively, to allow the construction of an enclosed front porch.

Those property owners within 500 feet of the Subject Property and those persons with a special interest beyond that of the general public ("Interested Par-

ORDINANCE NO. 3588

AN ORDINANCE GRANTING AN AMENDMENT TO A PLANNED DEVELOPMENT PERMIT FOR 1530 JACKSON AVENUE

WHEREAS, on September 30, 2015, St. Vincent's Literary Society (the "Applicant") submitted an application ("Application") requesting the Village of River Forest ("Village") grant an amendment to a planned development permit allowing it to construct a multipurpose hall ("Project") at 1530 Jackson Avenue, River Forest, Illinois ("Property"); and

WHEREAS, a copy of the Application, as amended by the Applicant during the public hearing process, is attached hereto as **Exhibit A**; and

WHEREAS, the Application was filed with the Village, was referred to the Development Review Board of this Village for a public hearing, and was processed in accordance with the Village's Zoning Ordinance, as amended from time to time; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the *Wednesday Journal*, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Development Review Board of this Village held and continued the public hearing on the Application on December 3, 2015 and January 7, 2016, on whether to make a recommendation that the Application be granted, during which hearing all persons present were afforded an opportunity to be heard orally and in writing; and

WHEREAS, the Development Review Board recommended approval of the Application with additional conditions, on January 7, 2016, by a vote of 6-0, and approved written findings of fact and a recommendation on February 4, 2016, by a vote of 4-0 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Findings and Recommendation was forwarded to the President and Board of Trustees of the Village ("Corporate Authorities"), and the Corporate Authorities have duly considered said Findings and Recommendation, along with the testimony and exhibits put before the Development Review Board during the public hearing on the Application;

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 Application, subject to the conditions set forth in Section 3 below, is in the public good and in the best interest of the Village and its residents, and the Application is consistent with and fosters the purposes and spirit of the Village's Zoning Ordinance, and the Application is also in accordance with the provisions of the comprehensive land use plan of the Village.

SECTION 2: That the Application, subject to the conditions set forth in Section 2 below, is granted.

SECTION 3: That the Application meets the standards set forth in Section 10-19-3 of the Zoning Ordinance of the Village of River Forest, provided that the following conditions are met:

- A. The Project shall be built and maintained in conformity with the Application's site plans dated December 14, 2015, consisting of sheets A0.04, A1.00, A2.00 and A0.03 (together the "Site Plan"), except that the Site Plan shall be amended as follows:
 - i. The parking lot design shall be changed, and the parking lot shall be operated, as set forth in the memorandum of Gewalt Hamilton dated January 5, 2016;
 - ii. The landscape island at the northwest corner of the multipurpose hall shall be landscaped as recommended by the Village Planner;
 - iii. The number of landscape plant types around the new multipurpose hall shall be no less than four (4);
 - iv. The street facing frontage of the parking lot on Lathrop Avenue south of the south driveway shall be landscaped with a hedgerow of three feet (3') to four feet (4') in height;
 - v. **The window mullions on the multipurpose hall shall be colored putty or stone;**
 - vi. The buttresses on the new structure shall be as shown in the northwest corner perspective view dated January 6, 2016; and
 - vii. No heating, ventilation, or air conditioning units shall be located on the roof of the multipurpose hall.
- B. Prior to issuance of a building permit for any portion of the Project, the Applicant shall meet with the Village's Technical Review Committee regarding an ingress and egress plan for the multipurpose hall, and the Site Plan shall thereafter be amended to comply with the mutually agreed upon ingress and egress plan.

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

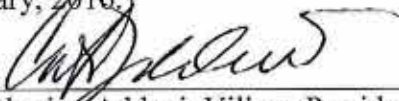
SECTION 5: This Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

AYES: Trustees Gibbs, Conti, Colwell-Steinke, and Cargie

NAYS: Trustee Corsini

ABSENT: Trustee Dwyer

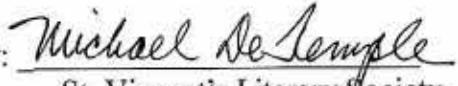
APPROVED by me this 29th day of February, 2016.


Catherine Adduci, Village President

ATTEST:


Sharon Halperin, Village Clerk

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: 
St. Vincent's Literary Society
Titleholder of Record of the Property

Date: March 23, 2016

ORDINANCE NO. 3622

AN ORDINANCE GRANTING AN AMENDMENT TO A PLANNED DEVELOPMENT PERMIT FOR 1530 JACKSON AVENUE

WHEREAS, on October 11, 2016, St. Vincent's Literary Society (the "Applicant") submitted an application ("Application") requesting the Village of River Forest ("Village") grant an amendment to the planned development permit, as amended, granted by the Village in Ordinance 3588 on February 29, 2016, allowing it to modify exterior appearance, height, and a condition of approval related to the previously approved multipurpose hall ("Project") at 1530 Jackson Avenue, River Forest, Illinois ("Property"); and

WHEREAS, a copy of the Application, as amended by the Applicant during the public hearing process, is attached hereto as **Exhibit A**; and

WHEREAS, the Application was filed with the Village, was referred to the Development Review Board of this Village for a public hearing, and was processed in accordance with the Village's Zoning Ordinance, as amended from time to time; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the *Wednesday Journal*, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Development Review Board of this Village held the public hearing on the Application on October 27, 2016, on whether to make a recommendation that the Application be granted, during which hearing all persons present were afforded an opportunity to be heard orally and in writing; and

WHEREAS, the Development Review Board recommended approval of the Application with additional conditions, on October 27, 2016, by a vote of 5-0, and approved written findings of fact and a recommendation on October 27, 2016, by a vote of 5-0 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Findings and Recommendation was forwarded to the President and Board of Trustees of the Village ("Corporate Authorities"), and the Corporate Authorities have duly considered said Findings and Recommendation, along with the testimony and exhibits put before the Development Review Board during the public hearing on the Application;

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 Application, subject to the conditions set forth in Section 3 below, is in the public good and in the best interest of the Village and its residents, and the Application is consistent with and fosters the purposes and spirit of the Village's Zoning

Ordinance, and the Application is also in accordance with the provisions of the comprehensive land use plan of the Village.

SECTION 2: That the Application, subject to the conditions set forth in Section 3 below, is granted, and an amendment to the planned development permit for the Property is granted.

SECTION 3: That the Application meets the standards set forth in Section 10-19-3 of the Zoning Ordinance of the Village of River Forest, provided that the following condition is met:

- A. The Project shall be built and maintained in conformity with the Application's drawings dated October 19, 2016, consisting of the sheets numbered 1, 2, 3, 4 and 5 (together the "Site Plan"), except that the roof plan in sheet number 5 of the Site Plan shall be removed and replaced by the Applicant's updated roof plan dated October 27, 2016.

SECTION 4: That the condition of approval for the Project in Section 3.A.vii. in Ordinance 3588, that there shall be no "heating, ventilation, or air conditioning units shall be located on the roof of the multipurpose hall," is deleted and removed from the approved planned development permit for the Project.

SECTION 5: That all parts of Ordinance 3588 not amended herein shall remain in effect, and all ordinances, or parts of ordinances in conflict with this Ordinance, are hereby expressly repealed.

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

AYES: Trustees Conti, Gibbs, Cargie, and President Adduci

NAYS: Trustee Corsini

ABSENT: Trustees Colwell-Steinke and Dwyer

APPROVED by me this 7th day of November, 2016.



Catherine Adduci, Village President

ATTEST:



Sharon Halperin, Village Clerk

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
December 3, 2015**

A meeting of the River Forest Development Review Board was held on Thursday, December 3, 2015 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

The meeting was called to order at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois. Upon roll call, the following persons were:

Present: Chairman Martin, Board Members Berni, Cooke, Crosby, Fishman, O'Brien, Ryan

Absent: None.

Also Present: Lisa Scheiner, Assistant Village Administrator, Cliff Radatz, Building Official, Greg Smith, Village Attorney, John Houseal, Village Planning Consultant

II. APPROVAL OF MINUTES OF THE SEPTEMBER 17, 2015 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member O'Brien and SECONDED by Member Crosby to approve the Minutes of the September 17, 2015 Development Review Board Meeting.

Ayes: Board Members Berni, Cooke, Crosby, Fishman, O'Brien, Ryan

Nays: None.

Abstain: Chairman Martin

Motion Passes.

III. PUBLIC HEARING

Chairman Martin explained the process that would be followed at the public hearing.

Secretary Radatz swore-in all parties wishing to speak.

Nevin Hedlund, Nevin Hedlund Architects, reviewed the site plan of the proposed 6,000 square foot addition and its proximity to the existing church and school. He stated the addition is comprised of a single multi-purpose room for use as a social hall. He discussed the flexibility and accessibility of the space.

Mr. Hedlund reviewed the renderings of the building elevations and materials that would be used on the exterior. He stated there would be a stone product along the base of the building in a stone pattern that matches the church's masonry layout with architectural stucco above.

Mr. Hedlund presented the landscape plan, which included low materials such as dogwoods and hydrangeas that would soften the building but not hide it. He stated there were no covenants, easements or restrictions on the land. Mr. Hedlund provided the DRB with an updated development schedule. He continued that the applicant agreed to record the Zoning Ordinance as required. Mr. Hedlund stated the traffic study was waived at the pre-filing meeting.

Mr. Hedlund stated the project has been fully funded through contributions and pledges and referred to the economic analysis in the application. He continued that no environmental impact studies were required. Mr. Hedlund stated there are minimal demands anticipated on Village services for this project.

Mr. Hedlund stated the applicant has worked with staff on the site drainage plan and reviewed the plan that was submitted in the application. He stated staff recommended that it be oriented in another direction to increase its distance from the sidewalk and the applicant agreed to do so.

Mr. Hedlund stated copies of the neighbor meeting minutes were provided and explained that two meetings were held.

Mr. Hedlund reviewed the updated project schedule and stated they hoped to complete the project in March, 2017. He stated hours of operation would be Monday through Friday, 8 to 10 p.m., Saturday, 8 a.m. to Midnight and Sunday, 8 a.m. to 10 p.m.

Mr. Hedlund explained that windows would be clear glass with no window shading. He stated lighting within the room included ceiling fixtures with lighting directed down to the floor. Exterior lights, located at the exterior doors, did not include wall packs but concealed surface mounted lights that illuminate the surface of the wall and do not direct light toward the neighbors.

Mr. Hedlund stated the new facility would accommodate existing uses and would not add cars, people or programs. It would be used as a school lunchroom, meeting room, for school events, parish social events, and fundraising events such as an annual dinner dance. Small wedding receptions may be allowed on Fridays only, funeral luncheons and fellowship after Sunday services.

Mr. Hedlund reviewed the side yard setback and site development allowance requested. He stated the property is zoned PRI and is located across from commercial and residential properties. He reviewed existing structures on the site that do not conform to setback requirements. Mr. Hedlund explained that compliance with the setback requirement would

require that they extend the addition into the parking lot, which would result in lost spaces and change circulation.

Chairman Martin asked the applicant to identify each site development allowance that is being requested. Mr. Hedlund stated that the side yard setback is the only SDA that is being requested.

In response to a question from Member Crosby, Mr. Hedlund reviewed the areas where there are existing structures encroaching into the side yard setback on LeMoyne.

In response to a question from Member Ryan, Mr. Hedlund stated the floor plan shows 360 seats.

In response to a question from Member Berni, Mr. Hedlund confirmed the side yard setback requirement goes from 50' to 35' within the footprint of the addition because it is located across the street from properties zoned R2 and C1. He confirmed the addition encroaches into the 35' setback requirement.

Mr. Berni asked if the width of the building could be reduced and added to the length to eliminate encroachment into the side yard setback. Mr. Hedlund discussed circulation and space needs in relation to building size and shape. There was a brief discussion regarding the space needs analysis that preceded design of the building.

In response to a question from Chairman Martin, Mr. Hedlund replied the proposed addition is 48 feet wide.

Mr. Hedlund addressed the standards for review in the planned development ordinance and explained how the project satisfies those standards. Chairman Martin asked Mr. Hedlund to address standard E and on what he based his assertion that, "the proposed use or combination of uses will not diminish property values in the vicinity." Mr. Hedlund reviewed the statement in the application and stated that, as an architect and developer that has worked on similar projects, when an institution invests money into their facility it is a reflection that they are successful and growing. That is a sign they are vibrant, active and growing and it is a positive statement about the community and surrounding areas.

Chairman Martin asked if the construction of this facility might impact the value of neighboring property and asked if the applicant had any expert testimony. Mr. Hedlund stated as an architect working in the real estate industry, and having testified in the City of Chicago as a Real Estate Expert, he works with land and building valuations frequently. He stated his background is with institutional projects and identification of best and complimentary uses for various sites. He stated that this met the standards of what is a good value.

In response to a question from Member Ryan regarding consideration given to repeating gables like those on the church, Mr. Hedlund discussed the preference not to detract from the church.

In response to a question from Member O'Brien, Mr. Hedlund stated the building encroaches 32'8" into the 50' setback and 17'8" into the 35' setback. Mr. Hedlund demonstrated the location of the setbacks on the floor plan.

In response to a question from Member Crosby, Mr. Hedlund stated the church is all stone and there are other building materials throughout the campus. He stated the applicant believes stucco is more complimentary to stone and an all-stone addition was too costly. Mr. Hedlund described the proposed stone and stucco products and how each would be affixed to the addition.

In response to a question from Member Berni, Mr. Hedlund replied the church would lose approximately 800 square feet of space in the addition if they reduced its size to comply with the setback requirements. Chairman Martin asked if the 800 square feet lost could be located elsewhere on the building. Mr. Hedlund discussed the impact on the parking lot and the potential loss of three parking spaces. In response to a question from Chairman Martin regarding existing parking, Mr. Hedlund replied there are 96 parking spaces on site.

There was a discussion regarding the encroachment of the school into the setback on LeMoyne and its architectural design.

Chairman Martin stated the Development Review Board's packet includes statements from the Police and Fire Departments that they do not object to the application. He said the Public Works Department has raised an issue with the location of on-site drainage and asked the Village's Planning Consultant to address it.

The Village's Planning Consultant, John Houseal, stated the proposed use and addition is consistent with the comprehensive plan and underlying zoning. He stated the issues that were related to the location and design of the building. Mr. Houseal reviewed the setback requirements of 35' and 50' along the west side of the property. He stated a site development allowance has been requested and the applicant must show why relief is needed from the underlying zoning requirement. He stated there are structures that encroach in other setbacks but on the west side of the property the 50' setback has been maintained. He stated the addition as proposed is not harmonious and cited other examples of institutions that have effectively and retroactively incorporated building additions.

Mr. Houseal stated the encroachment into either setback would be noticeable. He demonstrated what he believed to be the impact of compliance with the setback requirement on the floor plan, suggested that the width of the building be decreased and the length increased. He stated it might be worth losing three parking spaces to gain the setback and that three spaces might be added elsewhere on the site. He also suggested additional landscaping.

In response to a question from Member Berni, Mr. Houseal stated adherence to a strict 50' setback might be onerous but adherence to the 35' setback meets the intent of the Zoning

Ordinance. He continued that adherence to the 50' setback would require constructing the addition in another location on the campus or significantly changing the parking lot, and there is merit to locating the addition in proximity to the church and school.

John Roberts, 1419 Bonnie Brae, stated concerns about a Commonwealth Edison power vault and oil storage for heating purposes in the area of the proposed addition. He stated he is concerned about the setback and is not aware of a need for a 350 person capacity. He also stated he is concerned about the financing of the addition.

Molly Crawford, 1926 N. 74th Avenue, Elmwood Park, asked why current school and meeting facilities cannot be upgraded. She inquired about accessibility of the new addition from the school. She suggested funds be spent on other facilities on the property and other locations for the addition. She inquired about where snow will go when it is plowed from the parking lot.

Chairman Martin stated that it is his opinion that the Development Review Board is not an appellate body to rehear a decision about what projects should go forward. He stated the Board determines whether a project as presented meets the standards for a planned development.

Mr. Hedlund stated the applicant is open to discussing additional landscaping. He continued there is an empty, abandoned oil tank that would be removed prior to construction but the applicant is not aware of a ComEd vault. Mr. Hedlund briefly addressed why the parish opted not to upgrade other spaces and selected the proposed location. He reviewed the ramp system that would make the new addition accessible. Mr. Hedlund stated snow is not stored on the grass; it is pushed away from the building or removed.

Mr. Hedlund requested comments from the Members regarding the setback issues.

Chairman Martin stated he does not favor the building as proposed because of the setback. He suggested asking the Development Review Board continue the meeting so the applicant can present an alternative plan.

Member Crosby stated he struggled with a lack of context for the site plan and requested additional information regarding surrounding features.

Member Ryan states she struggled with the setback and the design of the building.

Member Crosby stated the building is not in harmony with the rest of the campus and there should be a better transition between the buildings.

Member Cooke inquired about the future of the school. Father Thomas McDermott discussed recent changes in the school.

Member Ryan stated it seemed like the right location for the addition.

Village Attorney Smith asked Father McDermott to address the needs analysis that arrived at the proposed room size. In response, Father McDermott described an event that was recently held in the gym and its attendance. He stated there are more than 1,000 people at mass every weekend and the existing facilities are inadequate to host programs.

Mr. Hedlund requested a continuance to the January 7, 2016 so that the applicant can make changes to the proposed project.

A MOTION was made by Member O'Brien and SECONDED by Member Berni to continue the public hearing to January 7, 2016.

Ayes: Board Members Berni, Cooke, Crosby, Fishman, O'Brien, Ryan

Nays: None.

IV. PUBLIC COMMENT

V. ADJOURNMENT

A MOTION was made by Member Martin and SECONDED by Member Berni to Adjourn the December 3, 2015 Meeting of the Development Review Board at 8:45 p.m.

Ayes: Board Members Berni, Cooke, Crosby, Fishman, O'Brien, Ryan

Nays: None.

Motion Passes.

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
January 7, 2016**

A meeting of the River Forest Development Review Board was held on Thursday, January 7, 2016 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

The meeting was called to order at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois. Upon roll call, the following persons were:

Present: Chairman Martin, Board Members Berni, Cooke, Crosby, O'Brien, Ryan

Absent: Member Fishman

Also Present: Lisa Scheiner, Assistant Village Administrator, Cliff Radatz, Building Official, Greg Smith, Village Attorney, John Houseal, Village Planning Consultant, Bill Grieve, Village Traffic Consultant

II. APPROVAL OF MINUTES OF THE DECEMBER 3, 2015 DEVELOPMENT REVIEW BOARD MEETING

Chairman Martin asked for a motion to approve the Minutes of December 3, 2015 Development Review Board Meeting. No motion was made.

III. CONTINUED PUBLIC HEARING - APPLICATION #15-03 - AMENDMENT TO PLANNED DEVELOPMENT ORDINANCE #2883 BY ST. VINCENT'S LITERARY SOCIETY - ST. VINCENT FERRER MULTIPURPOSE HALL

Chairman Martin stated that, at the December meeting, the Development Review Board concluded the public testimony and were discussing the St. Vincent's application. The applicant had indicated that they were considering amendments to the application, which have now been submitted. Chairman Martin stated that it would be appropriate to have a motion to reopen the public hearing for the purpose of permitting the applicant to present the amendments.

Mr. Cooke made a motion to reopen the public hearing, which was seconded by Mr. Berni.

Ayes: Board Members Berni, Cooke, Crosby, O'Brien, Ryan, Martin

Nays: None.

Motion Passes.

Secretary Radatz administered the oath to all parties wishing to speak.

Nevin Hedlund, Nevin Hedlund Architects, stated that the applicant reconsidered the front yard setback site development allowance that was previously requested. He said they took the same building size but rearranged it and were able to meet the requirements that were discussed in the last meeting while maintaining the goals of the project and the overall appearance of the building. Mr. Hedlund stated that instead of locating the multi-purpose room in an east-west direction, it is now located in a north-south direction. He said the building will overlap the existing parking lot rather than the green space. As a result of the orientation change, the applicant needed to compensate for the number of parking spaces lost. New parking spaces have been added by continuing the lot and westernmost parking aisle to the south. The applicant is requesting a site development allowance for the placement of parking spaces in the required front yard setback in lieu of the building in the setback.

Mr. Hedlund reviewed the floor plan of the proposed multi-purpose room and stated it has been improved with the changes. He stated the space can be portioned into three separate areas and each area can be accessed through a corridor.

Mr. Hedlund stated the design on the exterior of the building is the same as far as the stone base, stucco walls, arch windows and landscaping around the perimeter of the building.

Mr. Hedlund reviewed the items that arose from the comments of the Village staff and consultants. He stated that the applicant has reviewed the traffic consultant's report and will incorporate all recommendations into the construction and management plans. Mr. Hedlund stated that the applicant has approached the neighbor across the street from the proposed parking area on Lathrop Avenue. The applicant reported that the resident took no exception to the plan or surface parking directly across from her. Mr. Hedlund stated that the Fire Department had some technical comments regarding the floor plan and the applicant will incorporate their input into the plan. Mr. Hedlund stated that there was an increase in construction cost as a result of the new parking lot area, but funds are available to cover these costs.

Jonathan Zivojnovik, River Elm Properties, 47 W. Conti Parkway, Elmwood Park, stated it was his opinion that the proposed addition would have no negative effect on surrounding property values because of its proposed location on the St. Vincent Ferrer campus near North Avenue and a commercial stretch.

Chairman Martin asked Mr. Zivojnovik whether he has represented buyers and sellers of River Forest homes and how many transactions he has brokered in River Forest in the last year. Mr. Zivojnovik stated he has brokered one transaction in River Forest in the last year. He continued that his primary market is in Elmwood Park, but, he contends that the markets are similar. Chairman Martin asked Mr. Zivojnovik if he was confident that one transaction in River Forest in the past year gives him enough of a basis for his opinion. Mr. Zivojnovik responded that he was extremely confident and stated he was born and raised in the area.

Chairman Martin asked Assistant Village Administrator Scheiner if the Village staff had any comments on the amended application. Ms. Scheiner stated that staff reviewed the amended application. The Public Works Department determined that the changes did not have any additional impact over what was originally reviewed. Ms. Scheiner said the previous issue raised by the Public Works Department was with regard to the location of drainage basin in proximity to the public sidewalk. The Village Engineer asked that the orientation be rotated so that it is located further from the sidewalk and the applicant agreed to make that change.

Ms. Scheiner said the Police Department had no issues with the original application. The Police Chief commented that the new orientation of the building creates a blind spot between the church and the addition that will require additional attention during patrol operations, but that this is not a major issue.

Ms. Scheiner stated the Fire Department requested additional time to review the revised plan and asked that the applicant attend another technical review committee meeting to ascertain occupancy and appropriate egress points. The Fire Department also requested that, should the application be recommended for approval, that the approval be conditioned upon the applicant and Fire Department creating a mutually agreeable egress plan for the addition.

Chairman Martin asked if the applicant has any objection to the condition requested by the Fire Department. Mr. Hedlund stated the applicant submitted a memo that they accept the condition requested.

The Village's traffic consultant, Bill Grieve, Senior Transportation Engineer with Gewalt Hamilton, stated he was asked to review the updated site plan. Mr. Grieve identified a few minor issues, but agrees that the plan will function well. He stated the new addition of the parking at the south end of the lot creates a dead end area where a driveway would typically be desired; however, because of the residential properties across the street it does not make sense to relocate the driveway in this case. Mr. Grieve commented that if the applicant should decide to create driveways that are one-way in and one-way out, (which would aid traffic circulation on the west side of the parking lot and near the traffic signal at Lathrop Avenue and North Avenue), he would recommend that the south entrance be one way in and the north entrance be one way out. Mr. Grieve stated the dead end spaces in the new section at the south end should be designated for staff parking. He concluded by saying the lot seems to be lacking one ADA space, which should be located on the east side.

Chairman Martin asked the applicant if they would be willing to amend the application to adopt the traffic consultant's suggestions. Mr. Hedlund responded that the applicant is willing to adopt all of them.

Mr. Cooke asked Mr. Grieve if any thought had been given to removing the "no turn on red" restriction for traffic exiting northbound on Lathrop. Mr. Grieve responded that they did not perform a full traffic analysis; however, he assumed IDOT implemented the restriction based on a request from the Village.

The Village's planning consultant, John Houseal, Houseal Lavigne, stated there is no ideal solution but the reorientation of the building is an improvement because it fits the campus better. He said extending the parking lot south in the same alignment that already exists improves the proposal. He continued that the site development allowance for parking in the required setback is appropriate.

Mr. Houseal stated that in the site plan view, there is a landscape island at the northwest corner of the building, but it is not shown on the perspective drawing. He stated the island is an opportunity for additional landscaping including a vertical element like a chanticleer pear tree.

Chairman Martin asked Mr. Houseal if it would be a good idea to require landscaping in front of the new parking area to prevent headlights from shining at the homes across the street. Mr. Houseal stated that it would be a benefit to install perimeter landscaping at the new parking area. He continued that he had suggested that the church install perimeter landscaping around the entire parking lot, but that it is not appropriate to require the applicant to do that. He observed that there are shrubs on either side of the north entrance but not at the south entrance. He noted that landscaping at the entrances should be improved. He suggested plants in the three to four foot range, but not taller than four feet.

There was a brief discussion regarding the location of the landscape island. Mr. Houseal stated the island is approximately 5 feet wide by 18 feet long. Mr. Hedlund stated the plan can accommodate it and it is a good suggestion.

In response to a question from Mr. Crosby regarding other landscaping species, Mr. Hedlund stated they also proposed dogwoods and hydrangeas and a tree.

Mr. Berni asked if there was an exit on the north end of the building. Mr. Hedlund replied there was not and reviewed the location of the exits on the floor plan. He stated there is no ramp or railing facing the public way.

Mr. Cooke asked the applicant about the location of HVAC equipment. Mr. Hedlund stated the equipment HVAC would be located on a lower roof element between the church and addition and hidden from public view.

Mr. Cooke stated the windows on addition appear more pointed on top in the rendering than the windows on the church. Mr. Hedlund replied that the windows on the proposed addition are true gothic arch windows that would match the church.

Ms. Ryan stated the mullions on the windows look dark and asked if they can match the church. Mr. Hedlund replied the church windows are stone but the windows on the addition can be lightened to more closely match the windows of the church.

Mr. Crosby agreed that putty colored window frames are preferred. He asked Mr. Hedlund to describe the area between the church and the addition. Mr. Hedlund stated that area is a

walkway now but could be enhanced with lighting and landscaping to be more of a courtyard.

In response to a question from Ms. Ryan regarding the revised site plan and the changes, Mr. Hedlund stated the proposed addition is now 33'-8" behind the 35' setback line and 18'-7' behind the 50' setback line. The addition is now in line with the existing building and setback further than the school.

Village Attorney Smith asked whether the setback variation requested under the amended application is greater or smaller than the setback requested in the original application. Mr. Hedlund stated the proposed addition was setback 17'-4" from the property line in the original application. The setback for the existing parking lot is 10' from the property line. In the amended application, the extended parking lot would be in line with the existing parking lot, so the variation to the front yard setback is greater.

Mr. Crosby stated that the buttresses on the site plan are different than those shown on the perspective drawings. Mr. Hedlund clarified that the perspective drawing is correct.

Mr. Crosby stated that the Development Review Board asked the applicant to revisit architecture and landscaping. Mr. Hedlund stated that budget is a factor and limits the applicant's ability to match the stone detail in the original building. He stated that an all-stone building would add approximately \$500,000 to the cost of the project. Mr. Hedlund stated the materials selected are complementary and respectful to the existing buildings, and create a companion building. Mr. Crosby stated that it is a building that wants to be stone and he is concerned about introducing new building materials, but he understands that there are budgetary constraints.

Mr. Crosby asked if there are any control or expansion joints. Mr. Hedlund stated there would be but that they will be incorporated and hidden at the vertical engaged columns that are made of stone.

Ms. Ryan asked what materials would be used to create the bands at the top of the building. Mr. Hedlund replied that anodized or painted metal cap has been proposed.

In response to a question from Chairman Martin, Mr. Crosby stated that architectural stucco is not the same as dryvit or EIFS. Mr. Crosby asked if insulation would be located on the interior. Mr. Hedlund stated that it would be.

Ms. Ryan noted that the proposed landscaping covers a lot of the stone. Mr. Hedlund stated this can be addressed with spacing of plants. Mr. Crosby suggested adding another low species of plant to be able to see the part of the stone.

Mr. Cooke observed that the way the stone columns are capped does not seem to match the existing church. Mr. Hedlund identified areas on the existing church that match the stone caps.

Mr. Crosby stated the proposed design shows a flat roof and asked if the applicant considered a gabled roof. Mr. Hedlund stated that from an architectural standpoint they would not be related to anything at the top of the building and would have blocked the view of the church behind it.

Ms. Ryan asked about a mansard roof but stated she sees where it would block the church.

Chairman Martin asked about the church's policy on serving alcohol. Jean Finnegan, Business Manager of St. Vincent's Church, stated that the church allows alcohol at the few social events that they host. She stated that the church applies for special event licenses from the Village. Chairman Martin asked if there will be a bar. Ms. Finnegan stated there will not.

Chairman Martin asked if the cost of the additional surface parking lot will be covered by pledges. Ms. Finnegan stated the church has \$2.5 Million in pledges for the project. If they are unable to raise the additional \$55,000 to cover the cost of the additional parking, they will utilize the sufficient reserves that exist.

Ms. O'Brien asked about the hours of use. Ms. Finnegan stated 11:30 p.m. would probably be the latest.

Chairman Martin asked if the applicant agrees that there will be no HVAC units on the building and that there will be perimeter landscaping three to four feet to shield properties across the street from headlights in the new parking lot area. Mr. Hedlund stated the applicant agrees.

Mr. Cooke asked how the windows open. Mr. Hedlund responded that a few may open but most will not.

Chairman Martin closed the public portion of the hearing.

IV. DISCUSSION/DELIBERATION & RECOMMENDATION REGARDING PLANNED DEVELOPMENT APPLICATION #15-03 – AMENDMENT TO PLANNED DEVELOPMENT ORDINANCE #2883 - ST. VINCENT FERRER MULTIPURPOSE HALL

Mr. Berni stated he likes the changes, he agrees that it is a companion building to the church and he is comfortable with the appearance. Has stated he has no problem granting an exception for the parking and that it is minimal compared to the exception that was requested for the building.

Mr. Crosby stated the mullions need to be a stone or putty color that will be close to a limestone color. He suggested that there be four species of plants in the landscaping including low and medium height plants. He stated that, given the budgetary constraints, this is as good as the architecture gets but he does not think the building is very complimentary. He stated that it needs to be a stone building to be part of the campus.

In response to a question from Chairman Martin regarding his thoughts on the mullions, Mr. Hedlund stated some of the mullions on the school windows are a dark color but the applicant does not object.

Mr. Cooke stated he agrees with Mr. Berni's and Mr. Crosby's comments. He thinks the applicant has done a good job addressing the concerns raised by the Development Review Board and does not have a problem recommending the plan to the Village Board. He stated additional screening at the perimeter of the parking lot will help the neighbor.

Ms. Ryan stated that the revised plan is an improvement from the previous positioning of the building. She stated additional landscaping would be nice and that mullions should be more of a stone color to better match the church.

A MOTION was made by Member Berni and SECONDED by Member Cooke to recommend approval of the proposed Amendment to the existing Planned Development application to the Village Board of Trustees subject to the following conditions:

- The applicant shall meet with the Village's technical review committee regarding the egress plan and the applicant shall modify the site plan to reflect the mutually agreeable egress plan; and
- The applicant shall implement changes recommended by traffic consultant regarding the parking lot and operations; and
- The applicant shall implement a landscaping island northwest of the proposed addition as recommended by the Village planner and increase the overall landscaping variety to four species; and
- The applicant shall change the window mullion color from black to putty or stone color; and
- The applicant shall place buttresses on new building as shown in the northwest corner perspective view dated 1/6/2016; and
- The applicant shall not place air conditioning or HVAC units on roof of main building of proposed addition; and
- The applicant shall place landscaping south of the south driveway at a height of 3-4' to shield the headlights of the vehicles that are parked there from the neighbors to the west.

In response to a question from Chairman Martin, Mr. Hedlund stated the conditions were acceptable to the applicant.

Ayes: Board Members Berni, Cooke, Crosby, O'Brien, Ryan, Martin
Nays: None.
Motion Passes.

V. ADJOURNMENT

A MOTION was made by Member Crosby and SECONDED by Member Berni to Adjourn the January 7, 2016 Meeting of the Development Review Board at 8:27 p.m.

Ayes: Board Members Berni, Cooke, Crosby, O'Brien, Ryan, Martin

Nays: None.

Motion Passes.

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
October 27, 2016**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, October 27, 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 Ruehle, O'Brien, Ryan, Griffin (arrived 7:35 p.m.) and Chairman Martin

Absent: Members Crosby and Fishman

Also Present: Village Attorney Greg Smith, Assistant Village Administrator Lisa Scheiner, and Planning Consultant John Houseal

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

Chairman Martin noted that an application has been filed for a major amendment to the existing planned development for the property at 7820 W. Madison Street and that, because this is a major amendment, the applicant is required to follow the steps outlined in the Ordinance. The applicant did not send the required public notice to the neighbors in a timely fashion so the public hearing must be continued to November 17, 2016.

A MOTION was made by Member Ruehle and SECONDED by Member Ryan to continue the public hearing to November 17, 2016.

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

III. PUBLIC HEARING - Application #16-03 – Amendment to Planned Development Ordinance #3588 – St. Vincent Ferrer Multipurpose Hall (1530 Jackson Avenue)

Chairman Martin stated that there is an application from St. Vincent for an amendment to their Planned Development ordinance. He explained that the Development Review Board (DRB) conducted a public hearing and made a recommendation to the Village Board. The Village Board approved the planned development amendment and now St. Vincent's has decided they want to make some changes to that planned development. The changes are

classified as major changes and the ordinance necessitates that they go through the process again and have a public hearing.

Chairman Martin asked that anyone who plans to address the DRB be sworn in. Assistant Village Administrator Scheiner swore in all parties wishing to speak.

Chairman Martin asked Mr. Hedlund to concentrate the presentation on the amendment itself, the changes being sought, how it compares to the planned development that was approved, why the changes are being made, and how the changes impact the DRB's standards by which they are supposed to make their judgment. He does not need to go into all the details of the planned development presentation that was made before. Mr. Martin continued that, if the DRB members have questions about something that has not been addressed, the member may ask the applicant.

Nevin Hedlund, Nevin Hedlund Architects, 7985 Lake Street, said the orientation and footprint of the building, parking lot and landscaping have not changed. He said the changes include the addition of stone to the building instead of just a stone base and another material above that. He also explained that they have extended the height of the wall and added a mansard roof around the perimeter of the building. He displayed the east and west building elevations and the roof plan, which shows the addition and the location of the mansard roof. Mr. Hedlund explained that they left a gap in east side of the mansard to allow for maintenance of the mechanical units and to create access for the Fire Department. The gap was kept narrow so that it will not be visible to a pedestrian, and will be perceived as a continuous element. He said they met with the Fire Department to discuss access to the roof and described the interior and exterior stair systems and access points to the roof.

Mr. Hedlund stated that the main reason for the addition of the mansard roof is to hide the revised location of the rooftop units (RTUs) and noted their proposed location. He said the mansard roof is consistent with other buildings on campus. Mr. Hedlund said they have also changed the spacing of stone elements and windows to match the church and other parish buildings. He said the DRB previously asked that they increase the use of stone on the building. He said that concluded the summary of the changes.

Member Ruehle asked if the roof drawing shown was newer than the drawings provided that were dated October 16, 2016. Mr. Hedlund said the type of stairs leading from one section of the roof to another was changed to satisfy the Fire Department's concerns and that that the change was made after the October 16 drawings were issued. Mr. Hedlund explained that he met with the Fire Chief within the last few days and presented several stair system options that were less costly, and ultimately identified a stair that satisfied the needs of the Fire Department.

In response to a question from Village Attorney Smith, Mr. Hedlund said the updated roof plan was dated October 27, 2016, and that the drawing had not been included in the packet because they had not talked to the Fire Department until after the packet was distributed.

Member O'Brien asked if the changes significantly affect the budget. Mr. Hedlund said they are still working on the numbers but that there were trade-offs. He said they originally tried to keep the building height as low as possible to avoid blocking the windows of the church and said the RTUs were in another location hidden from view. By redesigning the HVAC system they were able to achieve cost savings, which allowed them to add stone and the mansard roof. He said the additional cost is not completely offset but that it was a good trade-off and more in keeping with the other buildings on campus and the DRB's requests.

Member Ryan said that she likes that the building blends better with the campus and asked if the applicant had a rendering showing how much more of the church would be blocked by the mansard roof. Mr. Hedlund said it is minimal relative to the height of the church. The height of the new building increased by 4 feet. The height of the church is approximately 80 feet.

Chairman Martin summarized the changes sought by the applicant including a change in the building material, the design of the exterior of the addition, some of the locations of the windows, and an increase in the height of the building from 20'-1" to 24'-3". Member Ruehle noted that RTUs were not allowed to be placed on the building addition. Chairman Martin noted that it was a specific condition in the Ordinance and asked if the applicant was seeking that change. Mr. Hedlund confirmed that the change was requested.

In response to a question from Member Ruehle, Mr. Hedlund explained that under the original design there would be a RTU but that it would be located on a lower roof and not on the higher roof. He said he understood the condition in the Ordinance to mean that the RTU could not be visible from the street and suggested a way to make it clearer. Chairman Martin said the condition reads, "No heating, ventilation, or air conditioning units shall be located on the roof of the multi-purpose hall," and that it was as specific as it could be.

Member Ruehle said that, generally, the reason for the limitation is because RTUs are unsightly and noisy. He asked how the relocation of the RTUs and the sound they create will impact the surrounding properties. Mr. Hedlund replied that the mansard parapet wall will block the view of the units and direct the sound generated by the units upward.

Member Ruehle said the mansard is a good design because of how it directs the sound and that it is not likely to create an issue. He said he raised the issue because the reason RTUs are not wanted is generally because of appearance and noise.

In response to a question from Member Griffin whether the sound tends to go up anyway, Mr. Hedlund replied that unless it is focused by something, the way sound would be distributed out in other directions depends on the environment.

Member Ruehle said without a parapet or something to block the sound it would be noticeable from outside the building. He noted that the setback is large and said he is not as concerned but is trying to zero in on the impact of moving the equipment. Mr. Hedlund said he thinks the noise will be less than what is generated by the traffic on North Avenue.

In response to a question from Chairman Martin, Mr. Hedlund said the RTU's would be 4 feet high by 6 feet long. Chairman Martin asked if the mansard roof will block their sight entirely from the ground. Mr. Hedlund said the height of the mansard is higher than the RTU and that the units would not be visible from a double decker bus. Chairman Martin asked if they would be visible from the second floor of a home across the street. Mr. Hedlund estimated the height of the second floor of a house and replied that the RTUs would not be visible from the second floor of a home across the street.

Chairman Martin said he recalled that the original budget was \$2.5 million and asked what the budget is with the changes. Mr. Hedlund said that the actual construction costs were \$1.9 million, not including soft costs, and that they are a couple percentage points above that with this change. In response to a follow-up question from Chairman Martin regarding the total \$2.5 million budget, Mr. Hedlund confirmed that that amount includes soft costs. Chairman Martin then asked if they would incur those as they complete the project and what the whole budget is for the project with these changes.

Ms. Scheiner swore in all remaining parties wishing to speak.

Jean Finnegan, business manager for St. Vincent Ferrer Church, explained that the fundraising campaign resulted in pledges for 2.5 million, \$400,000 of which goes to the archdiocese. She explained that they keep \$2.1 million, they had a cost of \$1.9 million, and that the net increase of the changes was \$13,000, which was within the range of the budget. Chairman Martin said the budget would be for the work, not what they have to give to the archdiocese, and that the budget would be \$1.9 million plus \$13,000. Ms. Finnegan said that that is the goal. Member Ryan clarified that the church has \$2.1 million in pledges. In response to a question from Chairman Martin regarding how much of the pledges they have collected, Ms. Finnegan said they are at about \$800,000 and that it is a five year pledge system. She said they also have savings they can use to cover the gap in pledges over the five year period. Chairman Martin said to assume that the project will take one year to complete and that they are going to have to pay \$1.9 million to the contractor when the work is done. If the church has \$800,000 in collected funds now, will they have the rest collected or will they have savings from some other source to pay for completion of the project? Ms. Finnegan replied that she believes they have \$1,000,000 they can draw on to cover the gap in pledges. Chairman Martin explained that the DRB does not want a project to be started and not completed and asked if, between what the church has in pledges and other sources of funds, they have enough to fund the completion of the project. Ms. Finnegan replied that, with what they have on hand right now they are approximately \$100,000 short. In response to a question from Member Griffin regarding use of available funds, Ms. Finnegan stated that the Pastor will make the decision but he has made it clear that the funds would be available.

Member Griffin said it is interesting how much added stone there was and that the net increase to the cost was only \$13,000 and he asked Mr. Hedlund to explain that. Mr. Hedlund stated that the savings from changes to the mechanical system were over \$100,000.

John Houseal, planning consultant, said the proposed changes are primarily cosmetic and do not impact circulation, parking, building footprint, setback or location, landscaping or any other aspect of the site. He said the approved building was primarily stucco and with some encouragement stone accents were added. While it was a fine building, he and the DRB preferred an all stone building because it matches other buildings as though it was part of a master design and that this is a positive change. Mr. Houseal said the window changes are also more consistent with other buildings and that this is also a positive. He said that the biggest difference is the RTU and parapet roof that raises the height of the building by 4 feet and blocks a little bit more of the church if viewed directly from the west looking east. He noted that, because the addition is at the southern end of the church it does not block very much and, given the significant improvement in the appearance of the building, the change is nominal. He said the additional 4' for the mansard roof of this structure directly complements the roof and materials of the building immediately to the south of the addition. Mr. Houseal said he looked at the placement of the rooftop HVAC units and said that there is no line of sight from the sidewalk, public rights-of-way, or the second or possibly third floor of an adjacent property, with the exception of some of the classrooms on campus looking north. He said they also considered noise but did not address it because of the estimated distance of more than 150' to the nearest residence. Mr. Houseal noted that Lathrop and North Avenues are busy streets and that the noise level from the HVAC units will be imperceptible by someone walking or driving past or from a resident across the street. Mr. Houseal concluded that he does not see a downside to the application and applauded the applicant's efforts to make the changes financially feasible.

Ms. Scheiner said the Police and Public Works departments reviewed the applications and felt that there was no additional impact to services or their ability to deliver services as a result of the amendment. She confirmed that Mr. Hedlund and the Fire Department engaged in some discussion to ensure that the Fire Department would have access to the roof. She described the reason why it would be difficult to access the roof with the proposed changes given existing ladder systems used by the Fire Department. She described the various solutions they examined and said that the Fire Department was satisfied with the access point that the applicant proposes to install over the existing parish center, provided the material and installation of the stairs are acceptable to the Fire Department and compatible with the membrane roof.

In response to a question from Chairman Martin, Ms. Scheiner confirmed that there would be no impact to the parking and that no updated traffic or parking study was required for the amendment.

Mr. Hedlund stated that they believed the changes are an enhancement and better design and it meets the standards that the DRB uses.

Chairman Martin called the applicant's attention to the February 29, 2016, minutes of the Village Board and noted that one Trustee raised questions about the church's ability to maintain the building addition after it was constructed as well as the visual impact to the existing church. He said they should be aware of the questions that were raised and be prepared to address them if they are brought up at the Village Board level.

Chairman Martin closed the public portion of the hearing.

IV. DISCUSSION/DELIBERATION AND RECOMMENDATION - Application #16-03 – Amendment to Planned Development Ordinance #3588 – St. Vincent Ferrer Multipurpose Hall (1530 Jackson Avenue)

Member O'Brien said she thinks the changes are good and consistent with what was requested by the DRB previously, including stone throughout the exterior, and that she is glad they were able to address Fire Department concerns.

Chairman Martin asked if the all-stone construction created problems for the construction itself because of the additional weight. Mr. Houseal said it would not.

Member Ruehle said he is normally concerned about RTUs because they can be very noisy, but because of the mansard roof, the solution is integrated into the design and the noise will not be a burden.

Chairman Martin summarized Mr. Houseal's testimony that, because it would be approximately 150 feet from the RTUs to a house on west side of Lathrop, there should not be any noise impact. Mr. Houseal confirmed that the combination of the mansard roof, setback on the property and distance to the closest single family home would result in no noise impact. Member Ruehle agreed that that was a fair assumption.

A MOTION was made by Member Ruehle and SECONDED by Member O'Brien to recommend to the Village Board of Trustees that the amendment be approved as shown in the application's drawings dated October 19, 2016 and the roof plan as shown on the October 27, 2016 drawings.

Chairman Martin asked the Village Attorney how the amendments sought should be specified or referenced. There was a brief discussion regarding the materials that constitute the application. Mr. Smith said the findings would set forth the changes in the application.

Chairman Martin asked if the DRB members were satisfied that the standards they are required to review when making a recommendation have all been satisfied.

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

Chairman Martin and Ms. O'Brien stated that they believe the standards had all been met.

V. APPROVAL OF FINDINGS OF FACT - Application #16-03 – Amendment to Planned Development Ordinance #3588 – St. Vincent Ferrer Multipurpose Hall (1530 Jackson Avenue)

Chairman Martin explained that, in order to expedite the process, proposed findings of fact had been prepared for the DRB's consideration. He asked the DRB to review them and decide whether to approve them or postpone them to the next meeting.

Chairman Martin suggested a change in the listing of items to more accurately reflect what was requested by the applicant. Mr. Smith explained that the changes would include the change in the exterior materials to stone, the sloped mansard roof, the addition of HVAC units to the roof, roof access for the Fire Department, downspouts and trim around the downspouts to match others on the campus, spacing of the windows and an increase in the height of the building from 20'-1" to 24'-1".

Chairman Martin said there is a statement on page two that the amendment is consistent with the approved planned development permit and creates a benefit to the community as a whole by providing additional event space in the Village. He said that the space was provided by the original application and not by the major amendment application. Mr. Smith confirmed that the reference could be removed.

Chairman Martin suggested that they may want to modify the statement regarding the Fire Department's concerns to indicate that the concerns have been alleviated by the revised plans that were submitted on October 27, 2016. Mr. Smith said he would make the change.

Chairman Martin said the condition of the recommendation should be that the construction is going to comply with all the amended plans that were submitted including the plan dated October 27, 2016. Mr. Smith said there is a standard condition in all the ordinances that require compliance with the plans and that there will be a condition that the roof of the structure shall be built in compliance with the roof plan dated October 27, 2016, to be clear about what the Board is approving as part of the application.

Chairman Martin asked if the DRB members were comfortable with the proposed changes to the findings of fact and whether they were comfortable voting on them at the meeting.

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

In response to a question from Member Ruehle, Mr. Smith repeated the changes being requested by the applicant and confirmed that the ordinance that will be considered by the Village Board will account for the removal of the condition that HVAC units could not be placed on the roof of the addition.

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

Ms. Scheiner said the Village Board will consider the application at its November 7, 2016 meeting and that the applicant must send notice to the neighbors quickly.

VI. PUBLIC COMMENT


None.

VII. ADJOURNMENT


A MOTION was made by Member Griffin and SECONDED by Member Ruehle to Adjourn the meeting of the Development Review Board at 8:21 p.m.


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

Respectfully Submitted:



Frank R. Martin
Chairman, Development Review Board



Lisa Scheiner
Secretary


Date

**VILLAGE OF RIVER FOREST
SPECIAL MEETING OF THE BOARD OF TRUSTEES MINUTES
February 29, 2016**

A special meeting of the Village of River Forest Board of Trustees was held on Monday, February 29, 2016 at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue, River Forest, IL.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:02 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Conti, Corsini, Cargie, Colwell-Steinke, and Gibbs

Absent: Trustees Dwyer

Also Present: Village Clerk Sharon Halperin, Village Administrator Eric Palm, Police Chief Greg Weiss, Public Works Director John Anderson, Fire Chief Jim Eggert, Finance Director Joan Rock, Village Engineer Jeff Loster, Village Attorney Lance Malina, Village Attorney Greg Smith

2. PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3. CITIZENS COMMENTS

4. BOARD ANNOUNCEMENTS

Trustee Steinke congratulated President Adduci on her win over the weekend.

Trustee Cargie reported there was a Collaboration Committee meeting last week. He stated the high school pool was discussed and the Committee hopes to have broader communication with the communities as well as a focus group consisting of River Forest residents. He reported the Library identified a problem with students concerning vandalism and general rowdiness. He said he discussed the possibility of periodic visits to the area by the youth officer or some other police presence with Chief Weiss.

Trustee Corsini congratulated the students from Oak Park River Forest High School who participated in the men's wrestling and swimming state finals. She stated the wrestling team won the state championship in their division for the third year in a row.

President Adduci stated that she participated in a fundraiser for the Oak Park Arts League with Forest Park Village President Calderone and Oak Park Village President Abu-Talib. She clarified Trustee Steinke's comment noting that River Forest won a lip sync contest at the event.

4. CONSENT AGENDA

a. Monthly Financial Report

Trustee Gibbs made a motion, seconded by Trustee Conti to approve the Consent Agenda.

Roll call:

Ayes: Trustees Conti, Gibbs, Corsini, Colwell-Steinke, and Cargie
Absent: Trustee Dwyer
Nays: None

Motion Passes.

5. RECOMMENDATIONS OF BOARDS, COMMISSIONS AND COMMITTEES

a. Traffic & Safety Commission: Study of Traffic Operations on Chicago Avenue

Village Administrator Palm stated there have been requests for a stop sign on Chicago Avenue. He reported that the Traffic and Safety Commission did not concur with that request but requested a comprehensive analysis/study of Chicago Avenue from Thatcher Avenue to Harlem Avenue specifically looking at crosswalks, bump outs, and other traffic control measures in preparation for the resurfacing design of Chicago Avenue. In response to a question from Trustee Cargie, Village Administrator Palm stated the bump outs decrease the width of the roadway for safer pedestrian crossing. Village Attorney Malina added they prevent drivers from going around stopped vehicles to make a right hand turn.

Trustee Gibbs made a motion, seconded by Trustee Conti to accept the recommendation from the Traffic and Safety Commission to review traffic control options, including bump-outs and crosswalk signage with flashing beacons on Chicago Avenue from Thatcher Avenue to Harlem Avenue in conjunction with the design of the Chicago Avenue resurfacing project during FY18.

Trustee Steinke noted bump outs prevent drivers from going around left turners. There was a brief discussion regarding sight lines and protection of parked cars. Village Administrator Palm stated the Village is not presupposing what would happen but taking a look at it.

Trustee Corsini commented that Chicago Avenue in Oak Park from Austin to Harlem is scheduled for resurfacing this year and River Forest is not scheduled until 2019 for this project.

In response to a question from Trustee Gibbs, Public Works Director Anderson stated staff can build thermal striping on Chicago into this year's planned work if needed.

In response to a question from Trustee Cargie, Chief Weiss stated enforcement efforts have been increased since the Village was alerted to issues in this area.

In response to a question from Trustee Conti, Chief Weiss said he is not sure if a specific traffic accident occurred during evening or daylight hours. Trustee Conti suggested reflectors may help.

Roll call:

Ayes: Trustees Conti, Gibbs, Corsini, Colwell-Steinke, and Cargie
Absent: Trustee Dwyer
Nays: None

Motion Passes.

b. RF Parks Foundation/Sustainability Committee: Commuter Parking Lot

Village Administrator Palm stated the Village put money into the Capital Improvement Plan for a sustainable “green” parking lot off Thatcher Avenue. He said staff reported the cost to resurface the parking lot is \$30,000 to \$35,000 and the cost to install a sustainable lot is \$100,000 to \$200,000. He acknowledged the benefit of a sustainable lot to stormwater management and said he asked the Sustainability Committee to provide feedback.

Katie Brennan, President of the Parks Foundation and Sustainability Committee, reviewed the basis for the Committee’s recommendation of the option known as the “drive aisle” option. She explained that option consists of permeable pavers in the driving areas in combination with asphalt parking stalls. She noted this option provides meaningful environmental benefits at a lower cost, although higher cost options provide more environmental benefits. She stated the Committee is excited about the drive aisle paver option because it shows River Forest’s commitment to environmental stewardship within practical cost parameters. She reviewed the factors the Committee considered in evaluating the options. She indicated the drive aisle paver option has a lower initial build-out cost than other sustainable options, a reasonable lifetime maintenance cost, a quantifiable permeable surface area, significant stormwater runoff, and a decent tax dollar efficiency. She acknowledged the initial build-out cost for the drive aisle option is \$10,000 more than the \$100,000 allocated to the project and noted that the parking fees charged are lower than the market rate and could possibly be raised to recoup some of the additional cost.

Julie Moller, member of the Parks Foundation and Sustainability Committee, indicated it is difficult to quantify the toxins that may runoff an asphalt parking lot and to manage the content of the stormwater that goes into the river. She noted the Metropolitan Water Reclamation District has a mandate to protect the health and safety of the public within its service area. She discussed the toxic products used in asphalt paving that could runoff into the river and harm wildlife. She indicated the pavers could be helpful in removing pollutants and improving water quality.

In response to a question from Trustee Gibbs, Ms. Brennan stated the permeable pavers filter the water which is beneficial regardless if it goes into the sewer system or into the ground. Village Engineer Loster stated some of the pollutants don’t get filtered out of the system and would get past the treatment plant.

In response to a question from Trustee Cargie, Ms. Brennan stated she would have to defer to another member of their committee in regard to the cost per gallon of water runoff and the tax dollar efficiency quotient. Village Administrator Palm explained that the Committee was able to calculate how much storm water could be captured in the area and break that down on a cost per gallon basis.

In response to a question from Trustee Corsini, Ms. Brennan stated the current parking fee was used to determine the profit from the lot. In response to a question from Trustee Corsini, Finance Director Rock stated the parking fund is split between the General Fund and the Parking Improvement Fund. In response to a question from Trustee Corsini, Village Engineer Loster stated the preliminary analysis is based on cost of permeable pavers in the Green Alleys project.

In response to a question from Trustee Gibbs, Village Administrator Palm stated the Village has an agreement with Metra and if parking rates are to be increased in this lot, they would have to be increased in the other Metra lots in River Forest. In response to a follow up question from President Adduci, Village Administrator Palm stated there cannot be a resident only benefit in regard to Metra parking fees.

There was a brief discussion regarding parking fees in other area Metra lots.

In response to a question from Trustee Conti, Village Administrator Palm stated the use of that lot cannot be changed in the short term and he cannot speculate beyond that. He noted it is important to look at the useful life of a project.

In response to a question from President Adduci, Village Administrator Palm stated staff is looking for feedback from the Board as to whether staff should move forward with the Committee's recommendation.

Trustee Gibbs stated he is uncomfortable spending three times the amount for an asphalt lot on asphalt that does not cover the entire lot. He said he appreciates the Committee's efforts and that his opinion might be different if the project was for the east lot since there is not a lot of aesthetic appreciation for the west lot. Ms. Brennan explained while the initial build-out may be three times the cost of an asphalt lot, the lifetime maintenance of the drive aisles will be less, and one third of the initial cost will be recouped.

President Adduci stated the Committee is not recommending it for aesthetic reasons but for functional reasons.

In response to a question from Trustee Corsini, Village Administrator Palm stated there is not an extraordinary amount of water pooling in the parking lot. He said the Village identified that lot for resurfacing because it is in disrepair and the Village was looking for small sustainability wins. He noted that although the ponding in the parking lot is not problematic, the water feeds into the combined system that goes on Lake Street where there are flooding issues periodically.

In response to a question from Trustee Gibbs, Village Engineer Loster stated the circles in the aisle are inlets and everything is pitched in that direction. He said everything in the lot would be pitched toward the pavers.

In response to a question from Trustee Corsini, President Adduci discussed the next steps which will result in a final cost, and stated the Board would then make a decision.

Trustee Gibbs stated he is ok with moving forward.

Village Administrator Palm asked if the Board wants to see the final engineering before they go out to bid and the Board answered affirmatively.

President Adduci thanked the Committee.

c. Zoning Board of Appeals – Text Amendment – Short Term Rentals – Ordinance

Trustee Cargie made a motion, seconded by Trustee Corsini to approve an Ordinance regarding text amendments for short term rentals.

Village Administrator Palm stated the Village Board had proposed language at a previous meeting, and the Zoning Board of Appeals (ZBA) made one change to strengthen the definition and voted to recommend it to the Village Board. In response to a question from Trustee Corsini, Village Administrator Palm stated that the ZBA added the term “or rented”. Village Attorney Smith explained that if the language only read “offered for rent” some property owners would find a way around it.

Daniel Lauber, 7215 Oak, stated the amendment should be passed. He discussed a court decision in Vermont and two cases in Wisconsin and Indiana that came down on both sides of the issue. He stated short term rentals introduce a commercial use into a residential district and it is not the same as group homes. He noted it is particularly risky in multi-family developments where strangers have access to other units within the building. He said Airbnb is making a lot of money while disrupting neighborhoods. He stated their claims are not backed up with data.

Trustee Steinke stated she does not have a problem with Airbnb and would prefer to have bed and breakfasts regulated. Village Attorney Malina stated many municipalities are looking at this. Trustee Steinke said she would have liked to have seen this as a regulated use in the Village.

Trustee Conti stated she struggled with this but thinks it’s best for the community.

Roll call:

Ayes: Trustees Conti, Gibbs, Corsini, and Cargie
Absent: Trustee Dwyer
Nays: Trustee Colwell-Steinke

Motion Passes.

d. Zoning Board of Appeals – Text Amendment – Planned Development Regulation Changes – Ordinance

Trustee Corsini made a motion, seconded by Trustee Conti to approve an Ordinance regarding changes to the Planned Development Regulations.

Village Administrator Palm stated the ZBA held a public hearing regarding this matter on February 25, 2016. He reported the ZBA put the notification provision back into the Ordinance related to the Village Board's final action of the planned development application. He noted staff recommended that the ten day notice period for Village Board consideration be eliminated, but the ZBA moved to add that back in and modify the location of the language. He said the ZBA suggested the responsibility of providing notice should be that of the applicant, not the Village.

Village Administrator Palm stated the building height threshold under minor amendments is that which is on the books at the time the application is approved. In response to a question from Trustee Gibbs, Village Administrator Palm stated the language in the Amendment takes into account situations where the allowable building height is decreased. Village Attorney Malina stated the Village creates limits where something cannot be minor anymore.

Village Administrator Palm stated under 10-19-8(B)(6), the ZBA added back in that an amendment is not considered minor if it "Creates a greater demand or burden on Village service or alters alignment of roads." He said the ZBA struck language (10-19-5(B)(4)) that states failure to post notice on the website would not invalidate an application. He stated staff disagrees and prefers not to box themselves in. He explained that the ZBA recommendations and as well as staff recommendations are before the Board, and the motion would need to be amended to put the language back in.

In response to a question from President Adduci, Village Administrator Palm said he believes the ZBA thought a failure to post notification on the website without a reason wouldn't warrant that. He said staff is looking at existing language that has been in place since the Ordinance's creation. Village Attorney Malina stated as a non-home rule municipality there are certain things the Village is required to do, and in this case, the Village is imposing requirements on itself that are beyond the statute.

Dan Lauber stated he is a planner and zoning attorney. He said he applauds everything the ZBA recommended but wants to address the issue of the notice. He stressed the importance of transparency. He pointed out a typographical error in section 10-19-5(C)(1) and said the ZBA's recommendation for 10-19-5(B)(1) is incorrect. He discussed 10-19-8(B)(6) and the importance of not treating that type of modification as minor.

In response to a question from President Adduci, Mr. Lauber stated in his years of experience he has not seen a provision for failure to post and he knows of no instances where the Village failed to post notice. There was a discussion regarding the failure to post provisions.

Trustee Corsini noted a typo in 10-19-5(B)(2). She stated she would like to insert “The Village Administrator shall forward copies of the preliminary application to other appropriate Village committees and/or commissions for review and comment in accordance with or as outlined by Village policy and /or ordinances” after the first sentence. She requested to strike “The Village Board may provide feedback to the applicant and shall refer the application to the Village’s Economic Development Commission in accordance with the Village’s policy of Economic Development Commission duties pertaining to development” and add “who may provide feedback to the applicant prior to proceeding with the planned development process” to end of the first sentence in section 10-19-5(A)(1)(b).

President Adduci noted there have been lengthy discussions regarding the Economic Development Commission’s (EDC) involvement in the process and the Board decided to leave that language as it is. She said she felt that by removing the language as suggested by Trustee Corsini, the Board would be abdicating their responsibility to the Village Administrator to send an application to the committees and commissions. Trustee Corsini stated that during those discussions it was noted that there would be an option to review, discuss, and revise. She said the Board would not be abdicating their responsibility and noted the planned development process is an administrative process. She indicated the proposed amendment would elevate a specific commission to the level of the Village Board while excluding every other commission.

Trustee Conti stated the ZBA recommendations provide applicants with a clear direction for most circumstances and gives the commissions (who have the expertise) the ability to provide feedback to the Board in a timely manner.

Trustee Corsini reiterated other commissions are excluded. There was further discussion regarding policy and commissions.

Trustee Corsini withdrew her motion.

Trustee Cargie made a motion, seconded by Trustee Conti to approve Ordinance changes to the Planned Development Regulations as recommended by the ZBA.

Roll call:

Ayes:	Trustees Conti, Colwell-Steinke, Cargie and President Adduci
Absent:	Trustee Dwyer
Nays:	Trustees Gibbs and Corsini

Motion Passes.

e. Development Review Board – Planned Development Amendment for St. Vincent Church – Ordinance

Trustee Cargie made a motion, seconded by Trustee Gibbs to approve the Ordinance granting an amendment to the Planned Development Amendment Permit for 1530 Jackson Avenue with conditions as recommended by the Development Review Board and with conditions as recommended by Village staff.

Nevin Hedlund, on behalf of St. Vincent's, reviewed the revised proposed development. He stated the purpose of the structure is to support existing programs. He noted accessibility and a major fellowship function will be added to the church with this development. He stated some of the design objectives included minimizing the visual impact, maintaining the view of the beautiful church, and to create a companion building. He noted the Development Review Board (DRB) was in agreement with the decisions and changes made.

In response to a question from President Adduci, Mr. Hedlund stated there were two public hearings and there were no objections or concerns expressed at either hearing. He noted only a few residents appeared at the first hearing and there were no residents at the second hearing.

In response to a question from Trustee Cargie, Mr. Hedlund stated the goal was to eliminate any impact on parking and when the building was reoriented, some green space was lost.

In response to a question from Trustee Steinke, Mr. Hedlund stated the ramp is in between the buildings.

In response to a question from Trustee Corsini, Mr. Hedlund stated the front proposed structure is approximately seventeen feet high and the rear is lower.

In response to a question from Trustee Corsini, Mr. Hedlund stated the area between the buildings will be landscaped and well lit. Police Chief Weiss stated he does not feel the design will pose a safety issue. Trustee Cargie noted it would be visible from North Avenue. In response to a question from Trustee Corsini, Mr. Hedlund stated a portion of the entry will be enclosed.

In response to a question from Trustee Corsini, Mr. Hedlund stated the proposed structure will not obstruct the stained glass windows on the church.

In response to a question from Trustee Gibbs, Mr. Hedlund stated the orientation was changed based on setback violations and recommendations from the DRB and he believes the orientation on the current revision has added benefits over the original orientation. To address Trustee Gibbs' concerns about historic preservation, Mr. Hedlund stated the design compliments the original structure without mimicking it.

In response to a question from Trustee Cargie, Mr. Hedlund stated the structure is the same height as the originally proposed structure but appears to be covering more of the church windows because of the perspective of the rendering.

In response to a question from Trustee Corsini, Mr. Hedlund stated part of the structure is twenty six feet from the church and another part is thirty seven feet from the church.

Responding to a question from Trustee Corsini, Mr. Hedlund described the flow from the school to the proposed structure and noted the path is entirely indoors. In response to a follow-up question from Trustee Corsini, Mr. Hedlund stated the doors into the facility can be controlled.

Mr. Hedlund stated there was no change in square footage from the first design to the second in response to a question from Trustee Corsini.

In response to a question from Trustee Gibbs, Mr. Hedlund stated the proposed structure is setback almost 70' from Lathrop Avenue.

Trustee Corsini inquired about access to specific parking stalls. Mr. Hedlund stated the parking aisle was extended and the plan was designed based on the traffic consultant's suggestions.

Trustee Corsini stated she is a parishioner of the church and expressed her concerns about how the building would be maintained financially and the visual impact of the structure on the existing church.

Trustee Gibbs expressed concerns about the structure blocking the light from the church but added he feels the purpose of the facility is more important.

Roll call:

Ayes: Trustees Conti, Gibbs, Colwell-Steinke, and Cargie
Absent: Trustee Dwyer
Nays: Trustee Corsini

Motion Passes.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

a. Minor Amendment to Roosevelt Middle School Planned Development Permit # 2718

Trustee Gibbs made a motion, seconded by Trustee Conti to authorize the Village Administrator to approve a minor amendment to River Forest School District 90 – planned development permit #2718 for various exterior improvements at Roosevelt Middle School as authorized in 10-19-8 of the Village Code.

In response to a question from Trustee Corsini, Village Attorney Malina stated the Board would be authorizing the Village Administrator to approve the amendment and he can do so once he is legally qualified to do so. He added the Board is not making the change tonight but giving the Village Administrator the authority to approve the amendment should he choose to do so.

Village Administrator Palm reviewed the history of the planned development application which was approved but not pursued by School District 90. He noted the amendment goes back to the 1997 planned development permit prior to the planned development amendment application. He

described the proposal the District has submitted. He stated staff has reviewed the plans and noted under the new planned development code, this would be considered a minor amendment. He said the Village engineer and stormwater management consultant are in the process of reviewing the plans.

In response to a question from Trustee Corsini, President Adduci stated there was consensus among the School Board to go out for bids and to move forward with the lowest responsible bidder. Ed Condon, Superintendent of District 90, School Board clarified that the School Board will vote tomorrow night whether or not to award a contract.

In response to a question from Trustee Corsini, Village Administrator Palm stated the Village Board is seeing the plan before the School Board will take legislative action. He said if the School Board approves it, he will take the comments from the engineers and issue a permit if appropriate. Dr. Condon stated the School Board may not approve it if they are uncomfortable with the costs.

President Adduci stated the Village Board has received a letter from the Library in support of this configuration.

Trustee Corsini stated it would be inappropriate for the Village Board to weigh in on what the school does with their property and who's going to use it. Village Attorney Malina stated the minor amendment does not cause it to revert to the previous planned development, it is reverted automatically because the School did not exercise the amendment. In response to a question from Trustee Steinke, Village Attorney Malina stated the amendment rearranges the same number of parking spaces. Village Administrator Palm stated most of the plan complies with the 1997 Ordinance. Dr. Condon noted there are other components of the plan including installing new walkways, changes in traffic flow, and stormwater management. He said the School Board feels good about meeting the spirit of the 1997 planned development, coming into compliance with what was intended, and are grateful for the partnership of all of their neighbors.

In response to a question from Trustee Corsini, Dr. Condon stated he is not sure why the lot was not built in accordance with the 1997 ordinance.

In response to a question from Trustee Cargie, Village Administrator Palm stated a full set of construction drawings were submitted and the engineers are reviewing them. He stated a traffic study has not been submitted.

In response to a question from Trustee Corsini, Village Administrator Palm stated staff will use the DRB parameters in their review of the plan and will ensure that the plan complies with Village Code.

In response to a question from Trustee Gibbs, Public Works Director Anderson stated only two to three spaces can be squeezed in on Lathrop Avenue and a large, old parkway tree would have to be removed.

In response to a question from Trustee Corsini, Dr. Condon stated there is no intent to widen the apron of the driveway.

In response to questions from Trustee Corsini, Village Administrator Palm stated the process of evaluating the traffic flow has already begun and will primarily focus on on-street and off-site parking and traffic regulations. In response to a question from Trustee Cargie, Village Administrator Palm stated they are shooting for an April Traffic and Safety Commission meeting.

Roll call:

Ayes: Trustees Conti, Gibbs, Corsini, Colwell-Steinke, and Cargie
Absent: Trustee Dwyer
Nays: None

Motion Passes.

8. EXECUTIVE SESSION

9. ADJOURNMENT

Trustee Cargie made a motion seconded by Trustee Conti to adjourn the regular Village Board of Trustees Meeting at 9:00 p.m.

Roll call:

Ayes: Trustees Conti, Gibbs, Corsini Colwell-Steinke, and Cargie
Absent: Trustee Dwyer
Nays: None

Motion Passes.

Sharon Halperin, Village Clerk

**VILLAGE OF RIVER FOREST
SPECIAL MEETING OF THE BOARD OF TRUSTEES MINUTES
November 7, 2016**

A special meeting of the Village of River Forest Board of Trustees was held on Monday, November 7, 2016 at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue, River Forest, IL.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Conti, Cargie, Corsini, and Gibbs
Absent: Trustees Dwyer and Colwell-Steinke
Also Present: Village Clerk Sharon Halperin, Village Administrator Eric Palm, Police Chief Greg Weiss, Public Works Director John Anderson, Assistant Village Administrator Lisa Scheiner, Administrative Intern Jonathan Pape

2. CITIZENS COMMENTS

None.

3. ELECTED OFFICIALS COMMENTS AND ANNOUNCEMENTS

Trustee Corsini congratulated the Chicago Cubs on their World Series victory. She thanked Chief Weiss and the staff for adding information to the e-newsletter regarding solicitors. She inquired about the Cook County referendum regarding sick time requirement and minimum wage.

Village Administrator Palm said that some city manager groups have discussed these issues and he has asked the Village's attorney to examine these issues and their potential effect on the Village. He said there are two legal questions:

1. Does the County have the authority to enact a separate minimum wage or sick leave policy? (He said there is disagreement between the County Board and State's Attorney.)
2. As a non-home rule community do they have the ability to opt out?

He said he does not have the answers to these questions at this time but staff is looking into those.

In response to a question from Trustee Corsini, Village Administrator Palm stated staff is looking at updating the Comprehensive Plan in the second half of the fiscal year, and the first step will entail discussions regarding the engagement of a third party consultant.

Trustee Corsini asked whether the Village Administrator would be sending out worksheets to Board Members in advance of the goal setting workshop. Village Administrator Palm said he would be using the same worksheet he has used previously and that it would be distributed to the Village Board Members.

Trustee Cargie inquired whether the Village could do anything regarding landscapers parking their trucks and trailers on the street and narrowing the drive aisle on the street. Chief Weiss stated if they are blocking a driveway or fire hydrant they can enforce a parking restriction. He said he can request

that officers ask the contractors to move the vehicles so they do not create choke points. There was a brief discussion regarding the impact falling leaves have had on cars parking further from the curb and effectively narrowing the street.

Trustee Gibbs recognized members of the armed services and Veterans Day and thanked them for their service.

4. CONSENT AGENDA

- a. Regular Village Board Meeting Minutes – October 24, 2016
- b. Village Attorney Invoice – September 2016 - \$13,407.06
- c. Amend Title 9 of the Village Code – Accessible Parking Space – Edgewood Pl. – Ordinance
- d. Village Administrator Report

Trustee Cargie made a motion, seconded by Trustee Conti to approve the Consent Agenda items A through D.

In regard to item 4C, Trustee Corsini inquired whether or not the handicapped spaces can be used by anyone with a placard or if they would be designated for a specific person. Chief Weiss responded that the space is available for any vehicle with a handicapped placard.

Trustee Corsini stated that the sentence structure of the sentence added to the minutes does not make sense. She said she had reiterated that when the Board formed the Economic Development Commission (EDC), we started with an ad hoc commission to determine whether or not an EDC was necessary. She noted that the Sustainability Committee is a part of the River Forest Parks Foundation and the Village has an intergovernmental agreement with the Parks Foundation to receive advice and consent from that Committee. She added that she is a little confused about what this means and asked President Adduci to explain. President Adduci stated she is happy to explain but she does not think the purpose of the minutes is to explain things. She said the sentence she added (regarding the Committee already serving the role of an ad hoc committee) was what was said and should be inserted after the third sentence. Trustee Corsini said that if the minutes are supposed to reflect every single word that was said it takes away from what the minutes are for. President Adduci stated that her comment is germane to Trustee Corsini's comment. Trustee Corsini suggested wording the comment differently. Assistant Village Administrator Scheiner clarified the change that was made to the minutes and noted it is nearly verbatim. Trustee Corsini stated that she wants the record to reflect that she does understand that the Committee has been formed and there was an intergovernmental agreement with a committee that was part of the River Forest Parks Foundation.

Trustee Gibbs asked how this text was added to the minutes. President Adduci stated that any trustee can add to the minutes.

Roll call:

Ayes: Village President Adduci, Trustees Conti, Gibbs, Cargie
Absent: Trustees Dwyer and Colwell-Steinke
Nays: Trustee Corsini
Motion Passes.

5. MAJOR AMENDMENT TO PLANNED DEVELOPMENT PERMIT – SAINT VINCENT FERRER CHURCH – ORDINANCE

Trustee Conti made a motion, seconded by Trustee Gibbs to approve an ordinance granting the Planned Development Amendment Permit for 1530 Jackson Avenue with condition(s) as recommended by the Development Review Board or with conditions recommended by the Village staff.

Nevin Hedlund, Nevin Hedlund Architects, noted that the Development Review Board (DRB) voted five to zero to recommend the Planned Development Amendment Permit. He discussed what was not changed in the plan. He said the changes include a full stone building along with a mansard-style roof around the perimeter of the building. He noted that the changes will save a considerable amount of money by changing the design of the mechanical systems that serve the building. He discussed the ways the building matches the surrounding buildings. He reviewed the roof design and emphasized that there is full access to the roof for both maintenance and the Fire Department. He noted that the roof top unit is not visible from the street or neighboring residences. He reported that the Village planner was pleased with the changes, the fire department is happy with the changes, and the police department did not request any changes.

Trustee Conti stated that they are great, thoughtful changes that will match the other buildings. In response to a question from Trustee Conti, Mr. Hedlund displayed a sample of the stone product, described how it will be installed, and the benefits of the system. He said the color is cashmere gold in a range that matches the church perfectly.

In response to a question from Village Clerk Halperin, Mr. Hedlund displayed the slate-like polymer product which will be used on the roof and stated it is resistant to denting, is high technology, long lasting and would match the building. In response to a question from Conti, Mr. Hedlund said the material will last forever.

Trustee Cargie inquired about the conditions recommended by staff stated in the motion. Assistant Administrator Scheiner stated that staff recommended that the fire department access to the roof comply with the October 27, 2016 drawing. Mr. Hedlund explained that after documents were submitted to the DRB they met with the Fire Department and made the change to the roof access and introduced the change at the meeting.

In response to a question from Village Clerk Halperin, Mr. Hedlund stated that the roof top units will not be visible by neighbors even from a second story window.

Roll call:

Ayes: Village President Adduci, Trustees Conti, Gibbs, Cargie
Absent: Trustees Dwyer and Colwell-Steinke
Nays: Trustee Corsini
Motion Passes.

Trustee Corsini said the Application does not meet conditions in Ordinance 10-19-3 in regard to items I and L.

6. MINOR AMENDMENT TO PLANNED DEVELOPMENT PERMIT – KEYSTONE PARK PLATFORM TENNIS COURTS – ORDINANCE

Trustee Corsini made a motion, seconded by Trustee Cargie to approve an Ordinance granting approval of a minor Amendment to the Keystone Park Planned Development Permit granting the installation of two platform tennis courts in place of one traditional tennis court.

Lynn Libera of 1330 Jackson Avenue, stated she is in support of the addition of the paddle courts.

Kitty Bingham of 1027 Keystone spoke in support of the addition of the paddle courts. She noted the absence of the paddle hut in the Application. She said she wanted to mention that a number of the members of the paddle tennis community are anxious to have a court level paddle hut. She said they would be remiss not to discuss it and asked the Board to view it as a minor amendment.

Trustee Cargie inquired how that could be considered as a minor amendment. Village Administrator Palm stated that it depends on the plan that the Park District submits and it cannot be minor if it increases the height or footprint of the building. He noted that a lot of it would depend on what the Park District did with the existing space and that the devil is in the details.

In response to a question from Trustee Gibbs, Michael Sletten, Executive Director of River Forest Park District, stated there are two paddle courts presently.

Mr. Sletten stated that the Park District put in the courts two years ago and explained the growth of the paddle tennis program. He said that the Park District is looking for two additional courts. He stated that the numbers are there to support the facilities and would fill the four total courts to capacity. He said that the two courts would mirror the existing two courts and would be built directly east of the platform tennis courts. He noted that the only difference between the existing and proposed courts is a six foot space instead of a twelve foot space to allow more social activities on the court. Mr. Sletten stated that a future paddle hut would be placed further east of the new courts. He said the new courts will have new LED lighting and the height of the poles would be the same. He indicated that once the new courts are completed the Park District is anticipating changing out the lights in the other courts. He noted that a photometric plan was included in the Application and the spill is approximately fifty feet around the court. He mentioned that up until now the Park District has had no complaints. He explained that part of the project will be removing a tennis court and a bank of lights.

In response to a question from Trustee Corsini, Mr. Sletten described the changes in the lighting and pointed out the location in the diagram. In response to a follow up question from Trustee Corsini, Mr. Sletten stated the poles will remain because they are used for other courts but the fixtures will be disconnected. In response to a question from Trustee Cargie, Mr. Sletten stated that the poles on the southwest side stay because two of the fixtures will still be in use. Trustee Cargie followed up with a question about the poles on the northwest side. Mr. Sletten stated those poles will remain.

In response to a question from Trustee Corsini, Mr. Sletten stated that there are six courts presently and this project will bring it down to five. Mr. Sletten discussed which courts will stay and which will be removed. Trustee Corsini questioned whether the footprint will be smaller with this change because it appears smaller in the drawings. Mr. Sletten suggested that there may be a scaling problem on the drawing but the dimensions are correct and the new courts will be the same size as the other platform courts. He stated that the paddle court dimension is sixty by thirty feet with a six or twelve foot walkway between the courts. In response to a question from Trustee Corsini, Mr. Sletten stated the existing building is used as a warming hut. He said the plan is to drop a building in a different space for the warming hut and the existing building will be used for other program space.

Trustee Corsini inquired if the platform tennis courts will be open to all River Forest residents. Mr. Sletten stated that the use of the courts is membership based and the annual membership fee is approximately \$180 for River Forest residents. In response to a follow up question from Trustee Corsini, Mr. Sletten said that non-residents in Oak Park and Forest Park pay the same and their membership is subsidized by their municipality. Trustee Corsini questioned whether there is an issue with giving preferential treatment of River Forest residents. In response, Mr. Sletten stated there has not been any issue with that, and he added that once someone becomes a member there is no differentiation in regard to residency. In response to a question from Trustee Corsini, Mr. Sletten stated that in order to use the courts, one would have to be a member or taking lessons.

In response to a question from Trustee Cargie, Mr. Sletten stated the spill from the biggest tennis lights will be reduced. He noted that there is no clear engineering definition of glare and that by reducing the height of the poles from thirty five feet to twenty eight feet he expects the glare to be reduced.

In response to a question from Trustee Corsini, Mr. Sletten stated there is no plan to extend the time of use for the lights past 10:30 p.m. Trustee Corsini noted that there were only two complaints in the minutes regarding the extended use.

Trustee Conti made an inquiry regarding the timeline. Mr. Sletten stated that if the project is approved tonight, construction would start in April and be completed in July. In response to a question from Trustee Cargie, Mr. Sletten stated that there are three contractors who do this type of work. He expects the one they used previously will get the contract and the Park District is working with that contractor on specifications.

Trustee Conti stated that if the sport is going to be around a while it makes sense to create a new scheme with the paddle hut included so the plan/schematic is decided but not built until later. Mr. Sletten stated that the Park District has done a lot of work with the architects on various versions and they are comfortable with the space that is there and that it will work out. Trustee Conti stated that she would like to see an architectural rendering of the entirety.

President Adduci said the hut is not being built now and when that process is begun, the Board can determine whether it is a major or minor amendment. Mr. Sletten added that the Park District has run the numbers and are not financially prepared to proceed with the paddle hut at this time. He reiterated that they are comfortable with the location selected for the hut. In response to a question from President Adduci, Mr. Sletten stated the location of the hut is based on the configuration of the

courts noting that the Park District is landlocked. He commented that it could be different if they scrapped everything if there was a better way, and he reiterated that they are landlocked.

Trustee Cargie suggested moving the courts nineteen feet to the east to place the hut in between the courts. Mr. Sletten stated that if they did that, they would have to install sidewalks on either side which might have to be compliant with the Americans with Disabilities Act (ADA).

Trustee Gibbs stated that when the High School redid the football stadium in 2002 they did the subterranean work to install the lights at a future date and noted that lights were never installed. He cautioned them that if they are going to do something that is going to require that kind of work, the time to do it would be when they are pouring concrete the first time to avoid having to dig it up later. He stated that if it is the Park District's desire to have the hut in the future, the Board wants them to be prepared for it regardless of whether it is a major or minor amendment and to save money by avoiding removal of the concrete. In response, Mr. Sletten stated the reason the hut is located to the west is because it is easier to bring in utilities and do the work. President Adduci stated it would be nice to see the whole layout showing where the hut will go and to see plans to pour concrete with electricity and plumbing in mind. Trustee Gibbs questioned whether it would be a minor amendment to remove the hut from the plan if the Board approved the plan with the hut and it is not built. Mr. Sletten reminded the Board that the Park District does not have the money to build the hut at this time. President Adduci asked if the Park District is trying to do it cheaply and then go back. Mr. Sletten stated there is a warming facility there. Trustee Gibbs restated that for the sake of the cost of ink, the Park District should include a hut on the site plan. He said he believes the Park District would get approval for the hut and then could sit on the approved plan and come back to the Board at a later date. Village Administrator Palm stated it would be difficult to determine if this is a major versus minor amendment without knowing what the hut will ultimately look like. He discussed the Fenwick project where they planned for lights but did not include them in their original plan. In response to a question from President Adduci, Village Administrator Palm stated the hut could possibly be done as a minor amendment or as a building permit. There was a brief discussion regarding the inclusion of the hut in the plan.

Trustee Corsini questioned whether the Park District has a long term plan or vision for the park. Mr. Sletten stated that the tennis facility is operated as an enterprise fund and the construction and operation of the facility is from revenue generated through revenue related to platform tennis which is mostly membership, lessons, etc. He stated that there are a few other projects on the table now that serve a greater number of people.

President Adduci said that Trustee Corsini brought up a good point in regard to the Village Board wanting to see a long term plan. Trustee Corsini stated that the Park District will obviously phase in the priorities based on their long term facilities plan. She inquired whether platform tennis falls into a long term facilities plan. Mr. Sletten confirmed that it does not. Trustee Corsini suggested that the Park District Board include this in their long term plan even though it is paid for outside the budget.

Trustee Conti asked if the Village Board could approve this amendment with conditions. Trustee Corsini stated she understands Village Administrator Palm's statement in regard to the technical aspects such as laying cable for utilities as more of a building permit related issue at this point as opposed to something the Board would be voting on. President Adduci stated that the Village will not know the Park District's plans in regard to placement of the utility lines and noted that Fenwick

provided the Board with a complete vision. Village Administrator Palm stated that the Park District is planning for the hut in a specific location but does not have a scope or specifications for it and it may be difficult to put something in the ground to accommodate it. He suggested that the Board approved the current plan. There was a brief discussion regarding whether the Board should wait for a long term plan or whether they are encouraging the Park District to plan for the future in order to save tax dollars. Mr. Sletten stated there is no economy of scales in regard to putting the hut in now or at a later date – it will cost the same.

In response to a question from Trustee Cargie, Mr. Sletten stated the nineteen foot space to the east will be grass covered/green space.

In response to a question from Trustee Corsini, President Adduci said it would be too much to ask the Park Board to bring the plans to the Village and noted the plans before the Village Board been through their board. Trustee Cargie stated that if the area where the hut is to be built is grass, it does not matter. Trustee Gibbs stated he is comfortable approving a plan with the hut even if it is not built. President Adduci stated that if the Park District wants to revisit the plans within the next month or so, the Board is ready and able to take their request at a special meeting.

Roll call:

Ayes: Trustees Conti, Gibbs, Cargie, and Corsini
Absent: Trustees Dwyer and Colwell-Steinke
Nays: None.
Motion Passes.

7. SEEKING BOARD CONSENSUS TO RECONSTRUCT ALLEY (SOUTH OF NORTH – BETWEEN WILLIAM AND CLINTON)

Village Administrator Palm stated the Village was going to continue the Green Alley west but was not able to do so because the cost exceeded the grant amount. He said there have been stormwater and ponding issues on this section of the alley and money was allocated in the budget for this year to fix it. He indicated that the residents of that area are looking for a more permanent solution. He noted that the Illinois Green Infrastructure Grant (IGIG) money owed to the Village was not included in the budget as revenue. He reported that the Village received the money and has \$300,000 in the capital fund for this year that was not anticipated. He said staff would like to start designing the project so it can be bid out in the spring and completed in this fiscal year as long as there are no concerns. He stated that the cost is approximately \$100,000.

In response to a question from Trustee Gibbs, Village Administrator Palm stated there will be two versions, one will have brick pavers and the other will include a stormwater friendly system such as what was done in the West Thatcher lot. In response to a question from Trustee Cargie, Village Administrator Palm stated the alleys that were completed have full pavers width to width but that would be difficult to do here. He said the Public Works Department and the Village Engineer have been looking at new pavement types and bricks that provide stormwater relief in these types of areas. He indicated there is not a final design because the process has not been started but it will consist of some type of stormwater friendly material.

Clerk Halperin commented that that area is a mess and dangerous, especially in the winter. Trustee Corsini stated that there is a lot of variation in heights in that alley and it will be challenging from an engineering standpoint. Public Works Director Anderson stated that the only feasible solution is to pitch it towards the middle and have pavers in the middle. Trustee Corsini indicated that the alley elevation needs to go down. Public Works Director Anderson stated the sides could remain the same at the same elevation but the middle will be pitched lower. He said that a survey was performed and it shows the elevation differences.

Trustee Corsini clarified that the grant funds received are a reimbursement not "extra money". Village Administrator Palm affirmed that it was not extra money but it was money the Village finally received. He said the Village budgeted conservatively and did not include the IGIG grant in the budget in the event that it was not received.

Trustee Corsini suggested the Village continue the same color of brick pavers similar to what Oak Park and Elmwood Park did. Public Works Director Anderson stated that permeable pavers come in different colors and types. He said it will not look exactly the same as the others because it would be much more expensive and will take more time to complete.

In response to a question from Trustee Corsini, Public Works Director Anderson stated that this project will stand on its own and will not be bid out with street resurfacing because it will be done earlier.

In response to a question from Clerk Halperin, Public Works Director Anderson stated the concept will be the same as the Quick Alley project. Clerk Halperin questioned why the Quick Alley project is taking so long. Public Works Director Anderson replied that the contractor has been dragging his feet. Village Administrator Palm stated that the Village has begun charging the contractor liquidated damages as a result of the delays on a per diem basis.

Trustee Gibbs stated that situation in this alley is pretty bad. He reported that Andy Gagliardo, a business owner, has called him on numerous occasions to look at the alley. He said it was horrible last winter when the ice started to melt and that it left three to four inches of water. He reported that a drain on the stairs of the apartment building to the south of the businesses functioned as a drain for the alley. Trustee Gibbs stated that after the last rain, it happened again and he believes it is worse since the other alleys have been done. He said the Board is dealing with a project that needs to be done and, from an emotional aspect, the Village is dealing with residents who feel they were slighted because the other alleys were done. He stated that he is glad staff brought this to the Board.

In response to a question from Trustee Corsini, President Adduci confirmed that a consensus was sought and it sounds like they have it.

Trustee Gibbs discussed the previous approach to deal with stormwater in alleys and the current approach. He suggested that the yards of homes with grass adjacent to the alley act as a spillway for the alley.

In response to a question from Trustee Conti, Public Works Director Anderson stated that in the center of the alley there is basically a big trench with stone underneath and drain tile. He said that if

it was totally full, the water would spill out and go into the sewer. He stated that normal rainfall would soak into the center.

President Adduci stated there is consensus.

8. EXECUTIVE SESSION

Trustee Cargie made a motion seconded by Trustee Gibbs to recess to Executive Session to discuss personnel and collective bargaining.

Roll call:

Ayes: Trustees Conti, Gibbs, Cargie, and Corsini
Absent: Trustees Dwyer and Colwell-Steinke
Nays: None.
Motion Passes.

Call To Order/Roll Call Return to Regular Session

The Board returned to Regular Session at 9:02 p.m. Upon roll call, the following persons were present:

President Adduci, Trustees Corsini, Conti, Cargie, and Gibbs

Absent: Trustees Dwyer and Colwell-Steinke

Also Present: Village Administrator, Eric Palm, Assistant Village Administrator, Lisa Scheiner, Village Clerk, Sharon Halperin

10. ADJOURNMENT

Trustee Gibbs made a motion seconded by Trustee Cargie to adjourn the special meeting of the Village Board of Trustees at 9:02 p.m.

Roll call:

Ayes: Trustees Conti, Gibbs, Cargie, and Corsini
Absent: Trustees Dwyer and Colwell-Steinke
Nays: None.
Motion Passes.



Sharon Halperin, Village Clerk



ST. VINCENT FERRER CHURCH

PERSPECTIVE VIEW- NORTHWEST CORNER
01/06/2016

NEVIN HEDLUND ARCHITECTS, INC.

7985 Lake Street, River Forest, Illinois 60305
Telephone: 708.771.7117 Facsimile: 708.771.7124
Website: www.HedlundArchitects.com

**St. Vincent Ferrer – Proposed Multi-Purpose Addition
Application for Planned Development**

Application for a Planned Development (Revised 10-18-17)

1. The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed development.

**St. Vincent Ferrers Literary Society
Dba St. Vincent Ferrer
1530 Jackson Avenue
River Forest, IL 60305**

(See Deed in section 3)

2. A statement from the owner, if not the applicant, approving the filing of the application by the particular applicant.

See attached cover letter.

St. Vincent Ferrer Catholic Church

Dominicans



October 6, 2017

Ms. Lisa Scheiner
Village of River Forest
400 Park Avenue
River Forest, IL 60305

Re: St. Vincent Proposed Building Addition
Development Review Board – Request for Review

Dear Ms. Scheiner:

St. Vincent Ferrer would like to request a change in the Application #17-01 as follows:

Application # 17-01: Amendment to the Planned Development Granted in Ordinance 2883, as Amended by Ordinances 3588 and 3622. The Applicant, St. Vincent Ferrer, proposes to remove a condition of approval regarding the color of the exterior windows of the multipurpose hall and supporting spaces at St. Vincent Ferrer Church at 1530 Jackson Avenue, River Forest, Illinois 60305, located on the south side of North Avenue between Jackson Avenue and Lathrop Avenue.

We look forward to your favorable review. Please reply with any questions.

Sincerely

A handwritten signature in dark ink, reading "Thomas K. McDermott". The signature is written in a cursive, flowing style.

Fr. Thomas McDermott, OP
Pastor
St. Vincent Ferrer Church

1530 Jackson Avenue, River Forest, Illinois 60305

Telephone (708) 366-7090 Fax (708) 366-7092 www.svfparish.org
A parish in the Archdiocese of Chicago entrusted to the Dominican Friars of the Central Province, U.S.A.

**St. Vincent Ferrer – Proposed Multi-Purpose Addition
Application for Planned Development**

3. A survey, legal description and street address of the subject property.

See attached Deed and Survey.

BLOCKS TWO (2) AND THREE (3) IN WILLIAM H. BECKMAN'S SUBDIVISION OF THE WEST HALF (W1/2) OF THE WEST HALF (W1/2) OF THE NORTH EAST QUARTER (N E 1/4) OF SECTION ONE (1), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN.

WARRANTY DEED

STATUTORY FORM.

Peter A. Meyer a Widower

to

Albert Dominig Casey

NC

GEORGE COLE COMPANY

STATE OF ILLINOIS
CLERK OF THE COURT
FILED FOR RECORD

7968235

225 JUN 7 PM 12 17

AND RECORDED IN BOOK 18626
OF RECORDS IN 257
JULY 1923
RECORDED

State of Illinois }
County of Cook } ss.
A Notary Public in and for said County, in the
State aforesaid, Do hereby Certify, That Peter A. Meyer a
Widower, who is
personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that he signed, sealed and delivered the said instrument
as his free and voluntary act, for the uses and purposes therein set
forth, including the release and waiver of the right of homestead.
Notary at
day of April A. D. 1923
J. C. McFarland
Notary Public
Commission expires A. D. 1928

The Grantor —, Peter A. Meyer a Widower —

of the Village of Elmhurst — in the County of — DuPage —
and State of Illinois — for and in consideration of the sum of
Eighteen thousand and no/100 ———— (\$18,000*00) — Dollars, in hand paid,
Convey — and Warrant — to — Albert Dennis Casey —

of the — City of Chicago — County of Cook —
and State of — Illinois — the following described Real Estate, to-wit:
— Block Three (3) in William H. Beckman's Subdivision of the West
Half (W.1/2) of the West Half (W.1/2) of the North East quarter
(N.E.1/4) of Section One (1), Township Thirty-nine (39) North, Range
Twelve (12) East of the Third (3rd) Principal Meridian. —

situated in the Village — of River Forest in the County of — Cook —
in the State of — Illinois — hereby releasing and waiving all rights under
and by virtue of the Homestead Exemption Laws of the State of Illinois.
— Subject to all taxes and assessments subsequent to the year 1922. —

Dated, This Eighteenth — day of — April — A. D. 19 23. —

Seal

Seal

Seal

Seal

Seal

Seal

Seal

Seal



Post 642

WARRANTY DEED

STATUTORY FORM

Warrant H. Davis

Domestic Holdings

8938495

STATE OF ILLINOIS
COOK COUNTY
FILED FOR RECORD

B25 JUN 5 PM 1 20

AND 21543 PAGE 364

George H. Davis

CREMIN & O'CONNOR

GEORGE E. COLE & COMPANY



State of ILLINOIS
County of COOK

State aforesaid, I, Notary Public, do hereby certify that
ALBERT D. CASBY, a bachelor,

personally known to me to be the same person, whose name is
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that he signed, sealed and delivered the said instrument
as his free and voluntary act, for the uses and purposes therein set
forth, including the release and waiver of the right of homestead.

Given under my hand and
Notary Public seal, this
23rd day of January A.D. 1924
Joseph A. Pata
Notary Public
A. D. 19

BOOK 21543 PAGE 364

The Grantor, ALBERT D. CASEY, a bachelor,

of the City of Chicago in the County of Cook
and State of Illinois for and in consideration of the sum of
One Dollar and other good and valuable considera- tions, in hand paid,
Convey and Warrant to DOMINICAN COLLEGE OF ST. THOMAS
AQUINAS, a Corporation

of the Village of River Forest County of Cook
and State of Illinois the following described Real Estate, to-wit:
Block Two (2) in William H. Beckman's Subdivision of the West Half
(W.½) of the West Half (W.½) of the Northeast Quarter (N.E.¼) of
Section One (1), Township Thirty-nine (39) North, Range Twelve (12)
East of the Third Principal Meridian, in Cook County, Illinois;
and also
Block Three (3) in William H. Beckman's Subdivision of Section One
(1), Township Thirty-nine (39) North, Range Twelve (12) East of
the Third Principal Meridian,

situated in the Village of River Forest in the County of Cook
in the State of Illinois hereby releasing and waiving all rights under
and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated, This Twenty third day of January A. D. 19 23

<u>SEA</u>	x <u>Albert D. Casey,</u>	<u>SEA</u>
<u>SEA</u>		<u>SEA</u>
<u>SEA</u>		<u>SEA</u>
<u>SEA</u>		<u>SEA</u>

STATE OF ILLINOIS

COUNTY OF COOK

ss.

I, Emil F. Roehlke,

a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter O'Brien

personally known to me to be the
AQUINAS, an Illinois
corporation, and

President of the DOMINICAN COLLEGE OF SAINT THOMAS

Norbert Georges

personally known to me to be the

Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of January A. D. 1936



Emil F. Roehlke
Notary Public

WARRANTY DEED Corporation to Corporation	DOMINICAN COLLEGE OF SAINT THOMAS AQUINAS, an Illinois corporation	TO	SAINT VINCENT FERRERS LITERARY SOCIETY, an Illinois corporation	STATE OF ILLINOIS } SS. NO.
				COOK COUNTY
FILED FOR RECORD				11741172
1936 JAN 10 AM 11 39				32641 607
AND INCLUDED IN				PAGE
BOOK				RECORDED
<i>Edward J. Finkle</i>				MAIL 12-10
55				GEORGE F. STANLEY & COMPANY

Perfs Exhibit 2

BOOK 32641 PAGE 607

This Indenture Witnesseth, that the Grantor

- - - - - DOMINICAN COLLEGE OF SAINT THOMAS AQUINAS - - - - -
a corporation created and existing under and by virtue of the
laws of the State of - - - Illinois - - - - duly authorized to transact business in the State
of - - - Illinois - - - for the consideration of - - TEN and 00/100ths - - - - -
Dollars and pursuant to authority given by the Board of - - - Directors - - of said corporation,
CONVEYS and WARRANTS unto SAINT VINCENT FERRERS LITERARY SOCIETY - - - -

- - - - -
a corporation created and existing under and by virtue of the laws of the State of Illinois,
having its principal office in the Village of River Forest
and State of Illinois the following described Real Estate, to wit:

Blocks Two (2) and Three (3) in William H. Beckman's Subdivision
of the West Half ($W\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of the North East
Quarter ($N E \frac{1}{4}$) of Section One (1), Township Thirty-nine (39)
North, Range Twelve (12), East of the Third Principal Meridian,

situate in the County of - - - Cook - - - - in the State of - - - Illinois - - - -

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and
has caused its name to be signed to these presents by its President, and attested by its

Secretary, this

10th day of January A. D., 1936

DOMINICAN COLLEGE OF SAINT THOMAS

AQUINAS, an Illinois Corporation,

By *Pete O'Brien*

President

Attest: *Norbert Georgea*

Secretary



STATE OF *ILLINOIS* }
COUNTY OF *COOK* } ss.

I,
a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

personally known to me to be the President of the *DOMINICAN COLLEGE OF SAINT THOMAS AQUINAS, an Illinois* corporation, and

personally known to me to be the

Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of *Directors* of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and

seal this

day of *January* A. D. 19*36*.

Notary Public.

WARRANTY DEED Corporation to Corporation	DOMINICAN COLLEGE OF SAINT THOMAS AQUINAS, an Illinois corporation	TO	SAINT VINCENT FARRERS LITERARY SOCIETY, an Illinois corporation	57	

GEORGE E. COLK & COMPANY

This Indenture Witnesseth, that the Grantor

-----DOMINICAN COLLEGE OF SAINT THOMAS AQUINAS-----

, a corporation created and existing under and by virtue of the laws of the State of ---*Illinois*--- duly authorized to transact business in the State of ---*Illinois*--- for the consideration of ---*TEN and 00/100ths*---

Dollars and pursuant to authority given by the Board of ---*Directors*--- of said corporation, CONVEYS and WARRANTS unto *SAINT VINCENT FERRERS LITERARY SOCIETY* -----

a corporation created and existing under and by virtue of the laws of the State of *Illinois*, having its principal office in the *Village* of *River Forest* and State of *Illinois* the following described Real Estate, to wit:

Blocks Two (2) and Three (3) in William H. Beckman's Subdivision of the West Half (W $\frac{1}{2}$) of the North East Quarter (NE $\frac{1}{4}$) of Section One (1), Township Thirty-nine (39) North, Range Twelve (12), East of the Third Principal Meridian,

of the West Half (W $\frac{1}{2}$)

situate in the County of ---*Cook*--- in the State of ---*Illinois*---

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its

Secretary, this

10th

day of

January A.D., 1936.

DOMINICAN COLLEGE OF SAINT THOMAS AQUINAS, an Illinois Corporation,

By _____

President

Attest: _____

Secretary

State of Illinois, } ss.
COUNTY OF COOK }

CHARLES C. WILLSON

A Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY, that E. TRAEGER Vice-
President of the CHICAGO TITLE AND TRUST COMPANY, and
FRIEDA TOW

Assistant Secretary of said Company, personally known to me to be the same
persons whose names are subscribed to the foregoing instrument as such Vice-
President and Assistant Secretary respectively, appeared before me this day in
person and acknowledged that they signed and delivered the said instrument as
their own free and voluntary act, and as the free and voluntary act of said
Company, for the uses and purposes therein set forth; and the said Assistant
Secretary did also then and there acknowledge that she, as custodian of the
corporate seal of said Company, did affix the said corporate seal of said Com-
pany to said instrument as her own free and voluntary act, and as the free
and voluntary act of said Company, for the uses and purposes therein set forth.

Witness under my hand and Notarial Seal this 12th day
of March 19 43

Charles C. Willson
Notary Public.

Call

BOX

RELEASE DEED

CHICAGO TITLE AND TRUST COMPANY

Trustee

TO

ST. VINCENT FERRER'S LITERARY
SOCIETY

59

CHICAGO TITLE AND TRUST COMPANY

This and Trust Building

CHICAGO

Form 158 AM 11-27 FTS

Md to:

Know all Men by these Presents, That CHICAGO TITLE AND TRUST COMPANY, a corporation of the State of Illinois, as Trustee

in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto ST. VINCENT FERRER'S LITERARY SOCIETY,
River Forest, Illinois, a corporation of Illinois

its successors and assigns, all the right, title, interest, claim, or demand whatsoever which the grantor herein may have acquired in, through or by a certain Trust Deed, bearing date the 18th day of July
A. D. 19 40, and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document Number 12516619, in Book 35285 of Records, page 540, to the premises therein described, situated in the County of Cook, State of Illinois, as follows, to-wit:

Lots 7,8,9 in block 3 in William H. Beckman's Subdivision of the west half of the west half of the northeast quarter of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, together with all buildings, improvements and appurtenances thereunto attached or belonging, including all window screens, door screens, curtain fixtures, furnaces, ranges, gas and electric light fixtures, and steam and other heating apparatus and any and all other fixtures that may be placed in any building now or hereafter standing upon said premises, together with all rents, issues and profits which shall hereafter accrue from said premises.

together with all the appurtenances and privileges thereunto belonging or appertaining.

In Witness Whereof, Said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has caused these presents to be signed by its Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed, this 12th day of MARCH A. D. 19 43.

CHICAGO TITLE AND TRUST COMPANY,
As Trustee as aforesaid,

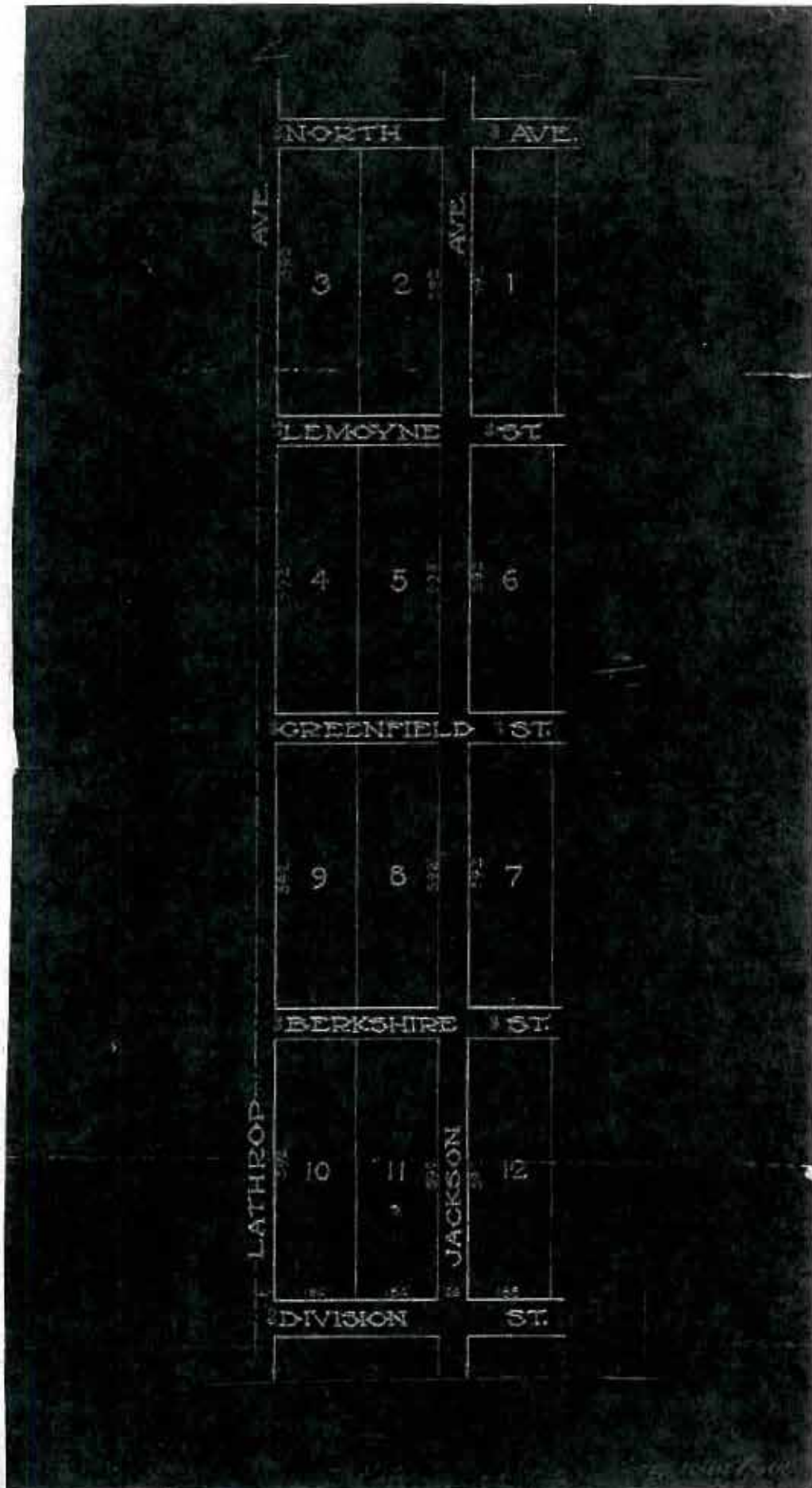
By

Attest

BA

[Signature]
Vice-President

[Signature]
Assistant Secretary



**St. Vincent Ferrer – Proposed Multi-Purpose Addition
Application for Planned Development**

4. A statement indicating compliance of the proposed development to the Comprehensive Plan; and evidence of the proposed project's compliance in specific detail with each of the standards and objectives of this Section.

See attached narrative addressing the standards.

10-19-3: STANDARDS FOR REVIEW:

An application for approval as a planned development shall be granted by the board of trustees only if it finds that the applicant has demonstrated that at a minimum the proposed use or combination of uses complies with the following standards:

Revised 10-18-17 – The requested amendment does not change the previously approved standards for review.

A. The proposed use or combination of uses is consistent with the goals and policies of the comprehensive plan;

The proposed project of adding a multi-purpose hall to the existing campus of St. Vincent site is consistent with the goals of the comprehensive plan including:

- 1. The project is consistent with the character of the surrounding buildings (see attached drawings and renderings).**
- 2. The project will support a balance of residential, commercial and public uses within the Village.**
- 3. The project will enhance the institutional facilities by providing a multi-purpose space for St. Vincent.**
- 4. The project will improve the quality of social spaces for the church and members of the church that live in the community.**

B. The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the village;

The proposed project will not change the pedestrian or vehicle traffic patterns and will not increase the demands on Village services for police, fire or public works. The addition will be used to support existing programs including fellowship and school functions.

C. The proposed use or combination of uses will not diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses which are permitted by this zoning title;

The proposed project will serve existing programs and will not change the nature or use of the existing planned development. Therefore, the project will not diminish the use or enjoyment of the other property in the vicinity of the subject site.

D. The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district;

The proposed project will serve existing programs and will not change the nature or use of the existing planned development. Therefore, the project will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district.

E. The proposed use or combination of uses will not diminish property values in the vicinity;

The proposed project will add a new amenity to the church that will improve the quality of the institution. This improvement will have no effect on the surrounding property and not diminish the property values in the vicinity.

F. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses;

The proposed project will not change the existing parking, drive aisles, curb cuts or circulation for vehicles or pedestrians. Utilities and drainage will be connected to on-site systems and not impact Village services.

G. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets;

The proposed project will serve existing programs and will not change the nature or use of the existing planned development. The proposed project will not change the existing parking, drive aisles, curb cuts or circulation for vehicles or pedestrians.

H. The proposed use or combination of uses will be consistent with the character of the village;

The proposed project is designed to be complementary to the existing adjacent architecture of the church and associated structures. The goal is to blend the new building into the fabric of the church and school campus. This will be consistent with the character of the village.

I. Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource;

The proposed project will connect to the existing church and school. The connection will be made with sensitivity to the architectural detailing of both buildings. The character of the existing buildings will remain.

J. The design of the proposed use or combination of uses considers the relationship of the proposed use or combination of uses to the surrounding area and minimizes adverse effects, including visual impacts of the proposed use or combination of uses on adjacent property;

The proposed one-story building design with a low slope roof minimizes the profile of the addition and allows for views to the existing building to be maintained.

K. The design of the proposed use or combination of uses promotes a safe and comfortable pedestrian environment;

The proposed project will serve existing programs and will not change the nature or use of the existing planned development. The proposed project will not change the existing parking, drive aisles, curb cuts or circulation for vehicles or pedestrians.

- L. The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses;

The proposed project will serve existing programs and will not change the nature or use of the existing planned development. See the attached economic analysis and schematic design drawings for compliance with the above noted criteria.

- M. The proposed use or combination of uses is economically viable and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the village, except to the extent that such burden is balanced by the benefit derived by the village from the proposed use; and

Private funds will be used for the costs of this project. There will be no impact on Village services as noted above in Standard F.

- N. The proposed use or combination of uses will meet the objectives and other requirements set forth in this section. (Ord. 2640, 5-23-1995)

As supported in the answers to the standards stated above, the proposed project meets the objectives and other requirements set forth in this section.

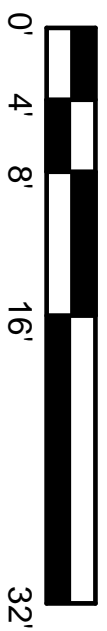
- O. Except as provided in subsection [10-19-4B](#) of this chapter, no planned development containing multi-family housing shall be approved unless the following standards are met:

The proposed project does not contain multi-family housing; therefore, this section does not apply.

**St. Vincent Ferrer – Proposed Multi-Purpose Addition
Application for Planned Development**

5. A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities.

See attached site plan.



NEVIN HEDLUND ARCHITECTS, INC.
7985 Lake Street, River Forest, Illinois 60305
Telephone: 708.771.7117 Facsimile: 708.771.7124
Website: www.HedlundArchitects.com

ARCHITECTURAL
SITE PLAN

A1.00

Scale 3/32" = 1'-0"

**St. Vincent Ferrer – Proposed Multi-Purpose Addition
Application for Planned Development**

6. A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space and the location, bulk, and lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.

The subject site is zoned PRI (Public/Recreational/Institutional). Since the PD is an entire block, only a front yard setback applies. Adjacent properties include:

		Front yard Setback		
South	R-2	50 feet		
West	R-2	50 feet		
	C-1	35 feet		
North	Elmwood Park Commercial	35 feet		
East	R-2	50 feet		
	C-1	35 feet		
Lot area	217,856 SF			
Existing Parking	96 spaces			
Lot Coverage	Max.	Existing	Proposed	Total
	50%			
	108,928 SF	44, 997 SF	6,537 SF	51,534 SF
FAR	1.0			
	217,856 SF	72,560 SF	6,537 SF	79,097 SF

10-18-17 Note:

No information in this section has changed.

**St. Vincent Ferrer – Proposed Multi-Purpose Addition
Application for Planned Development**

7. Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combination of uses, and the floor area of the entire development.

See the attached schematic drawings.

10-18-17 Note:

The rendering that was provided shows the dark window frame color. Nothing else has changed.



ST. VINCENT FERRER CHURCH

PERSPECTIVE VIEW- NORTHWEST CORNER
09/20/2016

NEVIN HINDLUND ARCHITECTS, INC.
7985 Lake Street, River Forest, Illinois 60475
Telephone: 708.771.7177 Fax: 708.771.7174
Website: www.HindlundArchitects.com



**St. Vincent Ferrer – Proposed Multi-Purpose Addition
Application for Planned Development**

8. A landscaping plan showing the location, size, character and composition of vegetation and other material.

See attached landscape plan.

10-18-17 Note:

The actual final landscaping will comply with the imposed conditions.

**St. Vincent Ferrer – Proposed Multi-Purpose Addition
Application for Planned Development**

9. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.

There are no covenants, easements or other restrictions imposed on the use of land as part of this proposed development.

10. A schedule of development showing the approximate date for beginning and completion of each stage of construction of development.

Development Review Approval	November 2015
Village Board Approval	December 2015
Preparation of Permit Documents	January – March 2016
Submit for Permit	April 2016
Groundbreaking	March 2016
Project Completion	November 2017

11. A statement acknowledging the responsibility of the applicant to record a certified copy of the zoning ordinance granting the planned development permit with the Cook County Recorder of Deeds' Office and to provide evidence of said recording to the Village within thirty days of passage in the event the proposed planned development is approved by the Village Board.

St. Vincent acknowledges responsibility for recording the zoning ordinance for the planned development with the Cook County Recorder of Deeds within thirty days of passage of the ordinance by the Village Board.

12. A professional traffic study acceptable to the Village showing the proposed traffic circulation pattern within and in the vicinity of the area of the development, including the location and description of public improvements to be installed, including any streets and access easements.

A traffic study requirement was waived by the Development Review Board at the pre-filling meeting.

10-18-17 Note: The proposed amendment has no impact on the parking or traffic

**St. Vincent Ferrer – Proposed Multi-Purpose Addition
Application for Planned Development**

13. A professional economic analysis acceptable to the Village, including the following:

- a. The financial capability of the applicant to complete the proposed development;
- b. Evidence of the project's economic viability; and
- c. An analysis summarizing the economic impact the proposed development will have upon the Village.

See attached economic analysis.

10-18-17 Note:

There are no changes to this information.

St. Vincent Ferrer Catholic Church

Dominicans



10/12/2015

Village of River Forest
Development Review Board
400 Park Avenue
River Forest, Illinois 60305

Re: St. Vincent Ferrer
Proposed Multipurpose Hall Addition
Economic Analysis

Development Review Board:

St. Vincent Ferrer Church has completed the fundraising campaign for the proposed multipurpose hall addition. The summary of sources and uses are as follows:

Sources and Uses

<u>Sources</u>		<u>Uses</u>	
Pledges	\$2,500,000	Archdiocese Fee	\$400,000
		Soft Costs	\$150,000
		Cost of Construction	\$1,950,000
Total Campaign	\$2,500,000		\$2,500,000

No. Gifts/Pledges 413
Cash to date \$742,015
Gifts/Pledges to date \$2,508,000

Costs include contingencies

The funds raised are dedicated to the proposed project. St. Vincent Ferrer is debt free and ready to complete this project pending approvals from the Village.

Sincerely,

Jean Finnegan
Business Manager
St. Vincent Ferrer

1530 Jackson Avenue, River Forest, Illinois 60305
Telephone (708) 366-7090 Fax (708) 366-7092 www.svfparish.org
A parish in the Archdiocese of Chicago entrusted to the Dominican Friars of the Central Province, U.S.A.

**St. Vincent Ferrer – Proposed Multi-Purpose Addition
Application for Planned Development**

14. Copies of all environmental impact studies as required by law.

No environmental impact studies are required for this project.

15. An analysis reporting the anticipated demand on all Village services.

The proposed project will have no additional demand on Village services for police, fire, public works, or Village administration. The proposed project includes the addition of six toilets and four sinks. This will have a minimal increase in the use of Village water.

**St. Vincent Ferrer – Proposed Multi-Purpose Addition
Application for Planned Development**

16. A plan showing off-site utility improvements required to service the planned development, and a report showing the cost allocations for those improvements.

No off-site utility improvements are envisioned as part of this project.

10-18-17 Note:

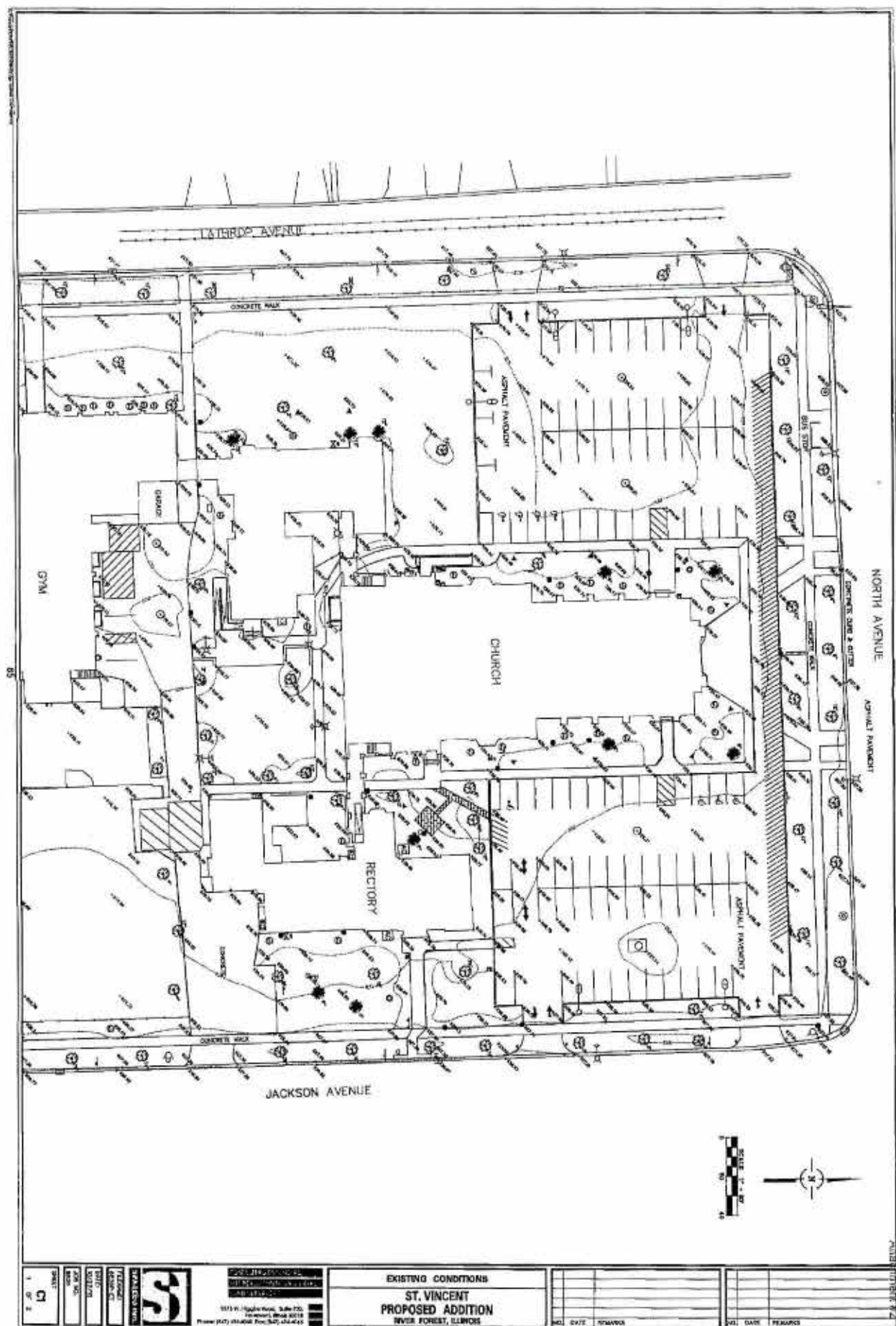
The proposed amendment will have no impact on this section.

17. A site drainage plan for the developed tract.

See attached site drainage plan for the proposed development.

10-18-17 Note:

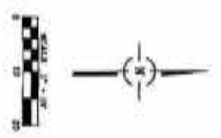
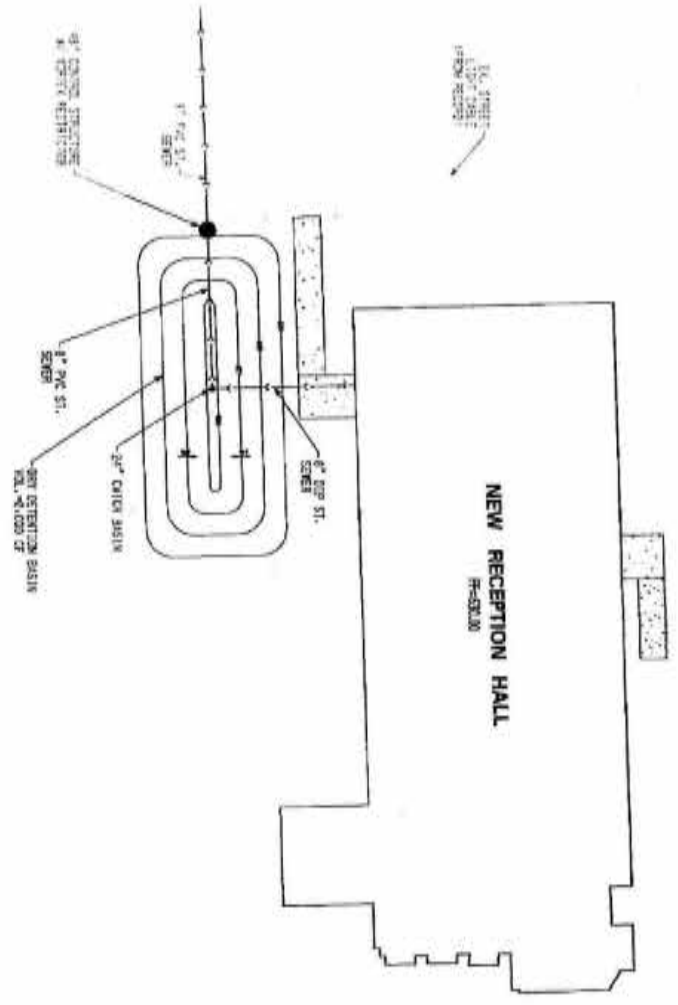
The proposed amendment will have no impact on this section.



5. 5' WATER MAIN
(FROM RECORD)


5. 5' COMBINATION
SEWER
(FROM RECORD)

10. 10' WATER
MAIN
(FROM RECORD)



85

ALLEN INTERIOR

 <p>ST. VINCENT ENGINEERING 10174 Highway 100, Suite 100 Baltimore, Maryland 21040 Phone: (410) 524-1100</p>	<p>PRELIMINARY ENGINEERING</p> <p>ST. VINCENT PROPOSED ADDITION</p> <p>RYAN FORNEY, RUPROB</p>		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISIONS							<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISIONS						
	NO.	DATE	REVISIONS																			
NO.	DATE	REVISIONS																				
<p>PROJECT</p> <p>C2</p> <p>2 OF 2</p>	<p>DATE: 10/1/00</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APPROVED: [Signature]</p>																					

**St. Vincent Ferrer – Proposed Multi-Purpose Addition
Application for Planned Development**

18. A written summary of residents' comments pertaining to the proposed application. This summary shall serve as the official record of the meeting that the developer shall be required to hold with all property owners within five hundred feet of the proposed development. This meeting shall be held prior to the submission of the application for a planned development. The developer is further required to provide evidence that a notice of this meeting was sent by regular mail to all affected property owners at least ten days prior to the required meeting date.

Notice was given to residents within 500 feet of the subject property on September 2, 2015 for a neighborhood meeting that was held on September 21, 2015. Attached please find:

- 1. Copy of the letter to neighbors dated September 2, 2015**
- 2. Copy of meeting minutes from the September 21, 2015**
- 3. Copies of sign in sheets.**
- 4. List of property owners and site map.**

After review of the property list, some neighbors within 500 feet were not notified. A second meeting was held to meeting the requirement. All neighbors were notified of the second meeting. Notice was given on October 8, 2015 and the meeting was held on October 26, 2015. No neighbors attended the meeting. Attached please find:

- 1. Copy of the letter to neighbors dated October 8, 2015**
- 2. Copy of the meeting minutes dated October 26, 2015**
- 3. List of additional property owners and site map.**

10-18-17 Note:

No additional development allowances are sought, only the removal of the condition of approval regarding the color of the window trim.

19. Public Meeting Notice and Meeting Notes

Given the scope of the amendment sought, not public meeting was held.

78th AV

28	-100	7	-087
27		8	-088
26	-101	9	
25	-098	10	-089
24		11	-090
23	-099	12	
22	-080	13	-091
21		14	-092
20	-081	15	-093
19		16	
18	-082	17	-094
17	125.25	18	125.25

77th C

28	-075	7	-087
27	-076	8	-088
26		9	-089
25	-077	10	-090
24	-078	11	-091
23		12	-092
22	-079	13	-093
21	-080	14	-094
20	-081	15	-095
19		16	-096
18	-082	17	-097
17	125.25	18	125.25

77th AV

28	-089	8	-102
27	-090	9	-103
26		10	-104
25	-091	11	-105
24	-092	12	-106
23		13	-107
22	-093	14	-108
21	-094	15	-109
20	-095	16	-110
19		17	-111
18	-096	18	125.25

76th C

28		8	
27		9	
26	-035	10	
24	8	11	
23		12	
22		13	
21		14	
20		15	
19		16	
18		17	
17	125.25	18	125.25

76th AV

BLOOMINGDALE AV

34	-001	1	-025
33	-064	2	-038
32		3	
31	-065	4	-037
30	-066	"C"	-038
29	-067	6	-039
28		7	
27	-068	8	-040
26	-069	9	-041
25		10	-042
24	-070	11	
23	-071	12	-043
22	-072	13	-044
21		14	-045
20	-073	15	
19	-016	16	-046
18	-017	17	-047
17	125.25	18	125.25

34		1	-062
33	-072	2	-063
32		3	
31	-037	4	-064
30	-038	5	-065
29		6	-066
28	-039	7	-067
27	-040	8	-068
26		9	-069
25	-041	10	-070
24	-042	11	-071
23	-043	12	-072
22		13	-073
21	-044	14	-074
20	-045	15	-075
19	-016	16	-076
18	-017	17	-077
17	125.25	18	125.25

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33		2	-063
32	-094	3	-064
31	-095	4	-065
30	-096	5	-066
29		6	-067
28	-097	7	-068
27	-098	8	-069
26		9	-070
25	-099	10	-071
24	-100	11	-072
23		12	-073
22	-101	13	-074
21	-014	14	-075
20	-015	15	-076
19		16	-077
18	-016	17	-078
17	125.25	18	125.25

34	-057	1	-097
33	-058	2	-098
32	-059	3	-099
31	-060	4	-100
30		5	-101
29	-061	6	-102
28	-062	7	-103
27	-063	8	-104
26	-064	9	-105
25	-065	10	-106
24	-066	11	-107
23	-067	12	-108
22		13	-109
21	-068	14	-110
20	-069	15	-111
19	-112	16	-113
18	-113	17	-114
17	125.25	18	125.25

WABANSIA AV

24	-001	1	-013
23	-002	2	-014
22	-003	3	-015
21	-004	4	-016
20	-034	"C"	-016
19	-033	6	-017
18	-046	7	-018
17		8	-019
16	-047	9	-020
15	-048	10	-021
14	-049	11	-022
13	-012	12	-023
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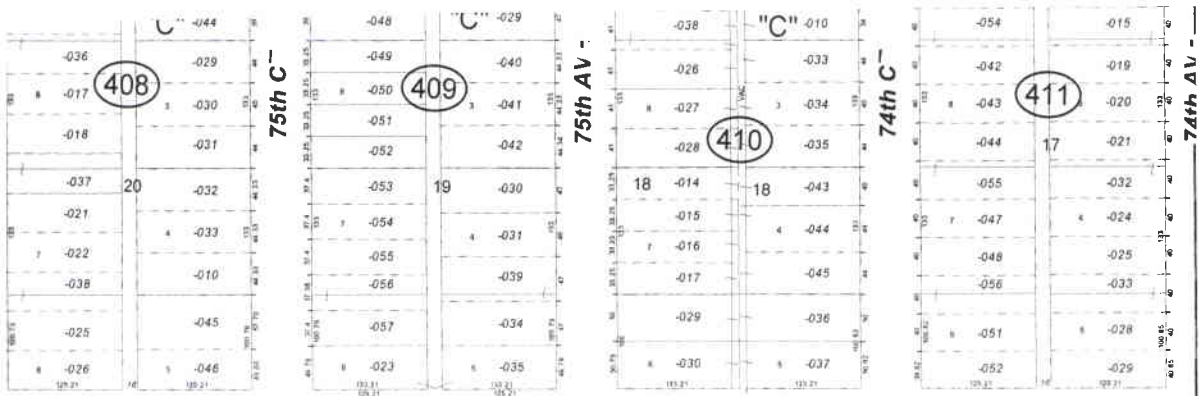
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18	-006	7	-016
17	-007	8	-017
16	-008	9	-018
15	-009	10	-019
14	-010	11	-020
13	-011	12	-021
12	125.25	13	125.25

24	-065	1	-035
23	-079	2	-055
22	-080	3	-056
21		4	-057
20	-081	5	-058
19	-082	6	-059
18	-083	7	-060
17	-084	8	-061
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15	-086	10	-063
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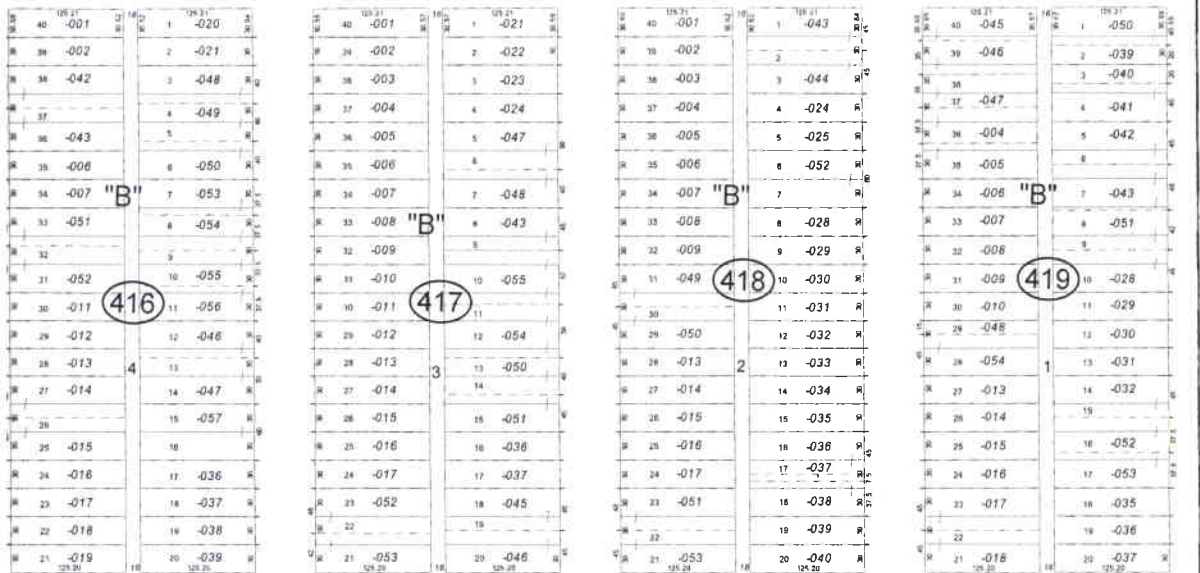
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12	125.25	13	125.25

12-36

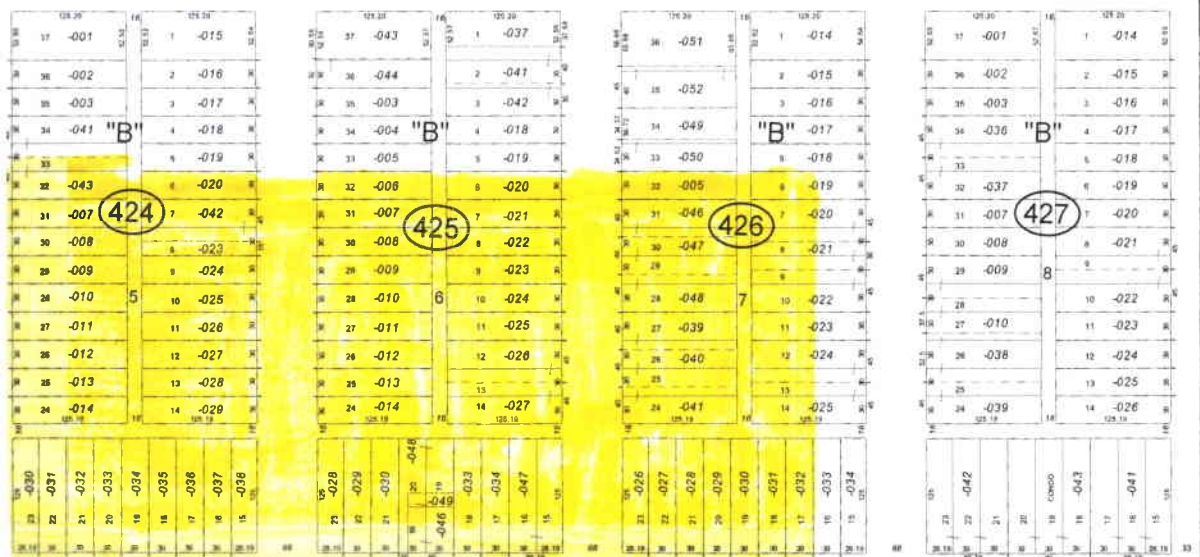
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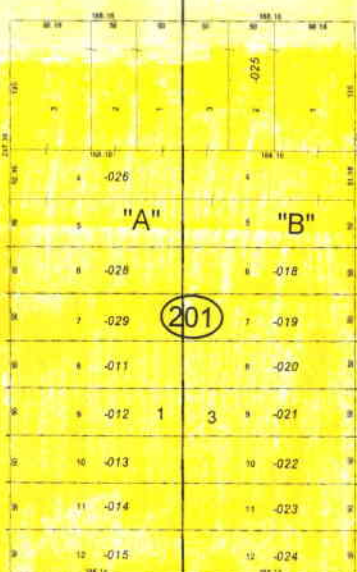
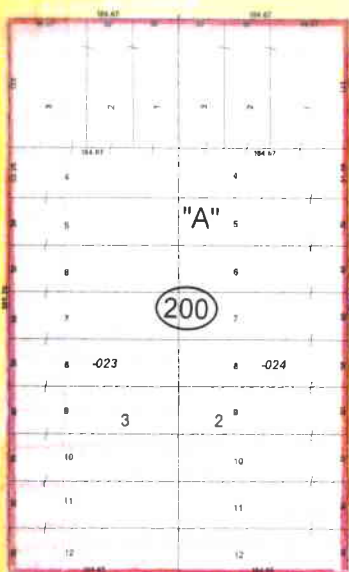
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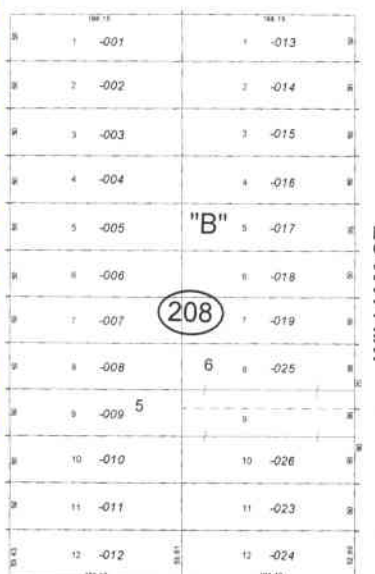
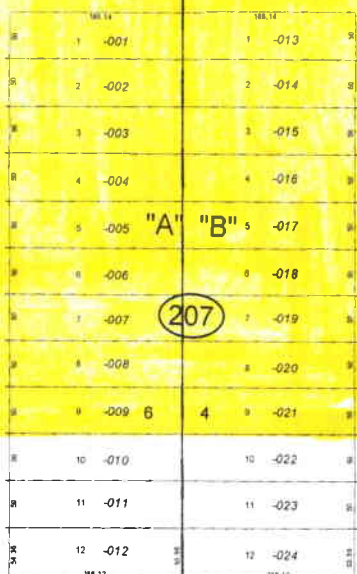
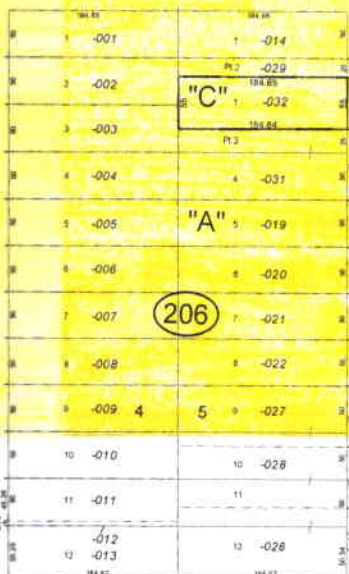
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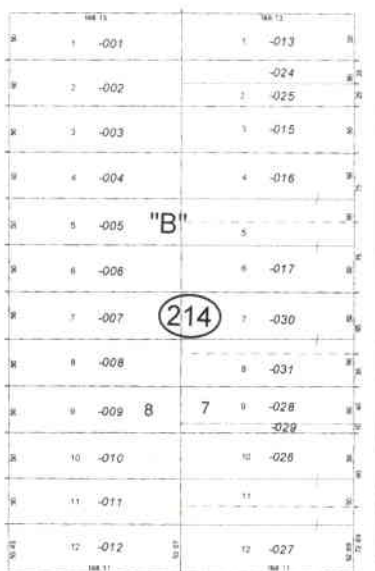
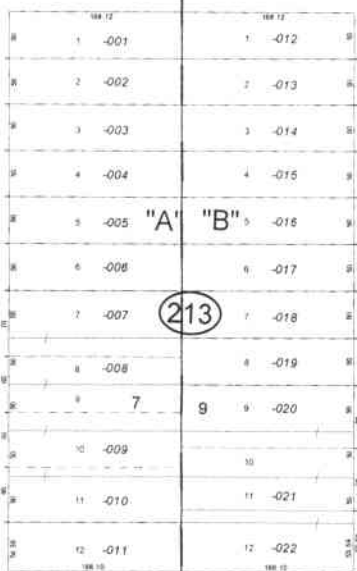
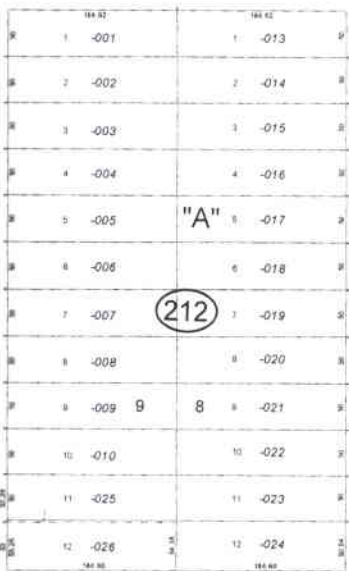
NORTH AV -



LEMOYNE ST



GREENFIELD ST



BERKSHIRE S

- NORTH AV -



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LORETTA O WALSH
7636 W NORTH AV
ELMWOOD PARK, IL 60707

12-36-328-031-0000
FREDERICK BARBER MD
7632 W NORTH AV
ELMWOOD PARK, IL 60707

12-36-328-032-0000
FREDRICK BARBER MD
7632 W NORTH AV
ELMWOOD PARK, IL 60707

12-36-328-033-0000
ANITA KENNETH BERNAS
8513 GREENVIEW
BROOKFIELD, IL 60513

12-36-328-034-0000
ANITA KENNETH BERNAS
8513 GREENVIEW
BROOKFIELD, IL 60513

12-36-328-058-0000
CARLOS ARREOLA
1632 N 76TH CT
ELMWOOD PK, IL 60707

12-36-328-059-0000
CHARLES KESHNER
1628 N 76TH CT
ELMWOOD PARK, IL 60707

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GRETA WELLHOEFER
1624 N 76TH CT
ELMWOOD PK, IL 60707

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MARY JILL LIETZ
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ELMWOOD PARK, IL 60707

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RAYMOND RAUSCH
1616 N 76TH CT
ELMWOOD PARK, IL 60707

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CAROLE PHILLIPS
1614 N 76TH CT
ELMWOOD PARK, IL 60707

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MARY L MORAN
1612 N 76TH CT
ELMWOOD PARK, IL 60707

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ANNA STACHYRA
1633 N 76TH CT
ELMWOOD PARK, IL 60707

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PATRICIA KEATING
1629 N 76TH CT
ELMWOOD PARK, IL 60707

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DAVID OBRIEN
1627 N 76TH CT
ELMWOOD PARK, IL 60707

12-36-329-008-0000
EDWARD GESUALDO
P O BOX 35127
ELMWOOD PARK, IL 60707

12-36-329-009-0000
EDWARD GESUALDO
P O BOX 35127
ELMWOOD PARK, IL 60707

12-36-329-031-0000
SPINA TR 2
7610 W NORTH AV
ELMWOOD PARK, IL 60707

12-36-329-048-0000
PHILIP L TONDELLI
1632 76TH AV
ELMWOOD PARK, IL 60707

12-36-329-049-0000
DENISE MARTINELLO
1628 N 76TH AVE
ELMWOOD PARK, IL 60707

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JOHN NANCY CHASE
1626 N 76TH AV
ELMWOOD PARK, IL 60707

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GEORGE MC CUDDEN
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HAROLD DWY
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ELMWOOD PARK, IL 60707

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SANTOLO CALIENDO
1614 76 AVE
ELMWOOD PARK, IL 60707

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ALBERT W HASSELMAN
1612 N 76TH AV
ELMWOOD PARK, IL 60707

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EDWARD R GESUALDO
PO BOX 35127
ELMWOOD PARK, IL 60707

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EMILIA MATTHYS
1617 76TH CT
ELMWOOD PARK, IL 60707

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JOHN J DALICANDRO
1613 N 76TH CT
ELMWOOD PARK, IL 60707

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DUPAGE NATL BANK 1705
7612 NORTH AVE
ELMWOOD PK, IL 60707

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SPINA TR 1
7610 W NORTH AV
ELMWOOD PARK, IL 60707

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ROSANNE WALSH
1601 N 76TH CT 201
ELMWOOD PARK, IL 60707

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LORETTA SCHAK
1601 N 76TH CT
ELMWOOD PARK, IL 60707

12-36-329-074-1003
RALPH M MASSUCI JR
1601 N 76TH CRT #203
ELMWOOD PARK, IL 60707

12-36-329-074-1004
DARLENE A ZARATE
1601 N 76TH CT #204
ELMWOOD PARK, IL 60707

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LINDA SPRINGER
1601 N 76TH CT 205
ELMWOOD PK, IL 60707

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MARIANNE ALESIA 206
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ELMWOOD PARK, IL 60707

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KEITH E GILLESPIE JR
1601 N 76TH CT 207
ELMWOOD PK, IL 60707

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SALVATORE LAMANTIA
1602 N 12TH AVE
MELROSE PARK, IL 60160

12-36-329-074-1009
KAREN D ABEE
1601 N 76TH CT APT 302
ELMWOOD PARK, IL 60707

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DANIEL J FARMER 303
1601 N 76TH CT
ELMWOOD PARK, IL 60707

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HANNA KINDZERSKA
1601 N 76TH CT #304
ELMWOOD PARK, IL 60707

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KRZYSZTOF A KRAWIEC
1601 N 76TH CT #305
ELMWOOD PARK, IL 60707

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BARBARA CONVERSO
1601 N 76TH CT 306
ELMWOOD PARK, IL 60707

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CAMILLE C MESSINA
1601 N 76TH CT #307
ELMWOOD PARK, IL 60707

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ANWAR GHANAYEM
1601 N 76TH CT 401
ELMWOOD PARK, IL 60707

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WAYNE DRISCOLL
7923 W ELMGROVE DR
ELMWOOD PARK, IL 60707

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EILEEN C GRANDOLFO
1601 N 76TH CT #403
ELMWOOD PK, IL 60707

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SHARON L MARTINELLI
1601 N 76TH CT #404
ELMWOOD PARK, IL 60707

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KENNETH R BACKMAN
1732 N 76TH COURT
ELMWOOD PARK, IL 60707

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ELMWOOD PARK, IL 60707

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ROY R RAMIREZ
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ELMWOOD PK, IL 60707

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CRISTINA LUKAS
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ELMWOOD PARK, IL 60707

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BLAINE MANNING
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MICHAEL CAPRARO
1601 N 76RH CT 503
ELMWOOD PARK, IL 0

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ALFRED F LARCHER
1601 N 76TH CT 504
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CAROLIN L WINTER
1601 N 76TH CT 505
ELMWOOD PARK, IL 60707

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JAROSLAW RUDNICKI
10146 HARTFORD CT
SCHILLER PK, IL 60176

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JAMES E BRATAGER
1601 76TH COURT #507
ELMWOOD PARK, IL 60707

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CYTO CORPORATION
7600 W NORTH AVE
ELMWOODPARK, IL 60707

12-36-424-007-0000
JOHN E SUMMARIA
1627 N 76TH AVE
ELMWOOD PARK, IL 60707

12-36-424-008-0000
JOHN E SUMMARIA
1627 N 76TH AVE
ELMWOOD PARK, IL 60707

12-36-424-009-0000
FRANK ANTONETTI JR
1623 76TH AVE
ELMWOOD PARK, IL 60707

12-36-424-010-0000
FRANK ANTONETTI JR
1623 76TH AVE
ELMWOOD PARK, IL 60707

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CARL D ANTUONO
1619 N 76TH AVE
ELMWOOD PARK, IL 60707

12-36-424-012-0000
JOHN A SCHUTZ
1617 N 76TH AV
ELMWOOD PARK, IL 60707

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IVANNA MAZUR
1615 N 76TH AVE
ELMWOOD PARK, IL 60707

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BERNARD VAL B RADOMSKI
1613 N 76TH AV
ELMWOOD PARK, IL 60707

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ALEXANDRA MILOS
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ELMWOOD PARK, IL 60707

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JOHN PARIS
1624 N 75TH CT
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JOHN PARIS
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LON DUNHAM
1622 N 75 CT
ELMWOOD PARK, IL 60707

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TOM GUIDO
1618 N 75TH CT
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LEONARD J MUSCIA
1616 N 75TH CT
ELMWOOD PARK, IL 60707

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GARY DENISE JACKSON
1614 N 75TH CT
ELMWOOD PARK, IL 60707

12-36-424-029-0000
JAMES W FLEMING
1612 N 75TH CT
ELMWOOD PARK, IL 60707

12-36-424-030-0000
JEFFREY MAGEE
7544 W NORTH AV
ELMWOOD PARK, IL 60707

12-36-424-031-0000
JEFFREY MAGEE
7544 W NORTH AV
ELMWOOD PARK, IL 60707

12-36-424-032-0000
ANNA OBNISKI
2327 N JAMES CT
ARLINGTON HT, IL 60004

12-36-424-033-0000
M J BARTHOLOMEW
7540 W NORTH AV
ELMWOOD PK, IL 60707

12-36-424-034-0000
JOHN BONACCORSI
7538 W NORTH AV
ELMWOOD PK, IL 60707

12-36-424-035-0000
ANGELO DITORE
7534 W NORTH AVE
ELMWOOD PK, IL 60707

12-36-424-036-0000
ANGELO DITORE
7534 W NORTH AVE
ELMWOOD PARK, IL 60707

12-36-424-037-0000
7528 LLC
2520 SOUTH SHORE DR
DECATUR, IL 62521

12-36-424-038-0000
7528 LLC
2520 SOUTH SHORE DR
DECATUR, IL 62521

12-36-424-042-0000
ERIC D SLUSSER
1628 N 75TH CT
ELMWOOD PARK, IL 60707

12-36-424-043-0000
CHRISTINE SOBOTKA
1631 76TH AVE
ELMWOOD PARK, IL 60707

12-36-425-006-0000
JAMES KNOX
1633 N 75TH COURT
ELMWOOD PARK, IL 60707

12-36-425-007-0000
JUDITH M MILLER
1629 N 75TH CT
ELMWOOD PARK, IL 60707

12-36-425-008-0000
THOMAS J WALSH
1627 N 75TH CT
ELMWOOD PARK, IL 60707

12-36-425-009-0000
SOPHIA E WELYKYJ
1625 N 75TH CT
ELMWOOD PARK, IL 60707

12-36-425-010-0000
WIESLAW JASIAK
1623 N 75TH CT
ELMWOOD PARK, IL 60707

12-36-425-011-0000
EMILY S WEBER
1619 75TH CT
ELMWOOD PARK, IL 60707

12-36-425-012-0000
STEVEN GROENEVELD
1617 N 75TH CT
ELMWOOD, IL 0

12-36-425-013-0000
RUBEN Z COMAS
1615 N 75TH CT
ELMWOOD PARK, IL 60707

12-36-425-014-0000
RRC INV HOLDINGS LLC
1419 N PAULINA
CHICAGO, IL 60622

12-36-425-020-0000
KEVI JERBI ERIN FICK
1630 N 75TH AVE
ELMWOOD PARK, IL 60707

12-36-425-021-0000
L M GOMEZ
1628 N 75TH AVE
ELMWOOD PARK, IL 60707

12-36-425-022-0000
JAMES A HOLESHEA
1626 N 75TH AV
ELMWOOD PARK, IL 60707

12-36-425-023-0000
ANDREA ANDRADE
1624 N 75TH AV
ELMWOOD PARK, IL 60707

12-36-425-024-0000
JOSEPH C SCHAK
1622 N 75TH AVE
ELMWOOD PARK, IL 60707

12-36-425-025-0000
MELVIN G CALCOTT
1618 75TH AV
ELMWOOD PARK, IL 60707

12-36-425-026-0000
PAMELA REETZ TRUSTEE O
7236 WEBSTER ST
DOWNERS GRV, IL 60516

12-36-425-027-0000
JOSE D GRAMATA
1612 N 75TH AV
ELMWOOD PARK, IL 60707

12-36-425-028-0000
TIM AIOSSA
7518 W NORTH AVE
ELMWOOD PARK, IL 60707

12-36-425-029-0000
7514 W NORTH AVE LLC
7514 W NORTH AVE
ELMWOOD PARK, IL 60707

12-36-425-030-0000
ANTHONY GRUNLANO
10312 S MINNICK
OAK LAWN, IL 60453

12-36-425-033-0000
ILLINOIS POLICE ASSN
7508 NORTH AV
ELMWOOD PARK, IL 60707

12-36-425-034-0000
ILLINOIS POLICE ASSN
7508 NORTH AV
ELMWOOD PARK, IL 60707

12-36-425-046-0000
DIANNE POLIAKOFF
7510 W NORTH AVE
ELMWOOD PARK, IL 60707

12-36-425-047-0000
JOHN ARETOS
1749 S EDGAR
PALATINE, IL 60067

12-36-425-048-0000
COMMONWEALTH EDISON CO
THREE LINCOLN CTR 4TH
OAKBROOK TER, IL 60181

12-36-425-049-0000
DIANNE POLIAKOFF
7510 W NORTH AVE
ELMWOOD PARK, IL 60707

12-36-426-005-0000
ANNA EK
1631 N 75 TH AVE
ELMWOOD PARK, IL 60707

12-36-426-019-0000
DARLENE WEBER
1630 N 74TH COURT
ELMWOOD PK, IL 60707

12-36-426-020-0000
NICOLA LAPPO
1628 N 74TH CT
ELMWOOD PARK, IL 60707

12-36-426-021-0000
SUSAN CHEELY
1624 N 74TH CT
ELMWOOD PARK, IL 60707

12-36-426-022-0000
LARRY ROUNTREE JR
1622 N 74TH CT
ELMWOOD PARK, IL 60707

12-36-426-023-0000
MARIAN ARANETA
1620 N 74TH CT
ELMWOOD PARK, IL 60707

12-36-426-024-0000
RAUL H REAL
1618 N 74TH CT
ELMWOOD PARK, IL 60707

12-36-426-025-0000
VILLAGE OF ELMWOOD PK
11 CONTI PARKWAY
ELMWOOD PARK, IL 60707

12-36-426-026-0000
EDVIGE SPIZZIRRI
7200 QUICK
RIVER FOREST, IL 60305

12-36-426-027-0000
NIU WU LLC
7444 W NORTH AVE
ELMWOOD PARK, IL 60707

12-36-426-028-0000
NIU WU LLC
7444 W NORTH AV
ELMWOOD PARK, IL 60707

12-36-426-029-0000
SABIN TZONEV
7440-4770 1/2 W NORTH
ELMWOOD PARK, IL 0

12-36-426-030-0000
SABIN TAONEV
7440-4770 1/2 W NORTH
ELMWOOD PARK, IL 0

12-36-426-031-0000
DOROTHY F SUNDBERG
P O BOX 584
ELKHORN, WI 53121

12-36-426-032-0000
DOROTHY F SUNDBERG
P O BOX 584
ELKHORN, WI 53121

12-36-426-039-0000
ANTHONY MARINO
1619 N 75TH AV
ELMWOOD PARK, IL 60707

12-36-426-040-0000
JOSEPH J MEO
1617 75TH AV
ELMWOOD PARK, IL 60707

12-36-426-041-0000
ELMWOOD PK
11 W CONTI PKWY
ELMWOOD PK, IL 60707

12-36-426-046-0000
L SMID
1627 N 75TH AVE
ELMWOOD PARK, IL 60707

12-36-426-047-0000
VERONICA PAGE
1625 N 75TH AVE
ELMWOOD PARK, IL 60707

12-36-426-048-0000
FOUAD SALEM ISSA
1623 N 75TH AV
ELMWOOD PARK, IL 60707

15-01-106-009-0000
RALPH A SCHULER
1533 ASHLAND AV
RIVER FOREST, IL 60305

15-01-106-010-0000
KEVIN MAHONEY
1531 ASHLAND AV
RIVER FOREST, IL 60305

15-01-106-012-0000
DANIEL D SENESE
1519 ASHLAND AV
RIVER FOREST, IL 60305

15-01-106-018-0000
NORTHERN TRUST
PO BOX 1354
CHICAGO, IL 60690

15-01-106-020-0000
JAUN CHEDIAK
1506 LATHROP AVE
RIVER FOREST, IL 60305

15-01-106-021-0000
JUAN R CHEDIAK
1506 LATHROP AVE
RIVER FOREST, IL 60305

15-01-106-022-0000
MARGARET HANSEN
1500 N LATHROP AVE
RIVER FOREST, IL 60305

15-01-106-023-0000
HEINZ M HARTMANN
1527 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-106-024-0000
DANGANAN
1523 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-106-028-0000
SHIJUN WANG
1526 N LATHROP
RIVER FOREST, IL 60305

15-01-106-029-0000
JOHN STOMPOR
1507 ASHLAND
RIVERFOREST, IL 60305

15-01-106-030-0000
GREGORY P DIMAS
1501 ASHLAND AV
RIVER FOREST, IL 60305

15-01-106-031-0000
PAUL RAJ
1518 LATHROP AV
RIVER FOREST, IL 60305

15-01-106-032-0000
WALTER NIEMCZURA
1514 N LATHROP AVE
RIVER FOREST, IL 60305

15-01-106-033-0000
PATRICIA A MARINO
1515 ASHLAND AV
RIVER FOREST, IL 60305

15-01-106-034-0000
JANE E MOORE
1513 N ASHLAND AVE
RIVER FOREST, IL 60305

15-01-106-036-0000
CO HSA COMMERCIAL RE
100 S WACKER DR #950
CHICAGO, IL 60606

15-01-106-037-0000
E KOWALIK DOCTORS BLDG
7607 W NORTH AV
RIVER FOREST, IL 60305

15-01-106-038-0000
TERESA MCKENZIE
7605 1/2 W NORTH AVE
RIVER FOREST, IL 60305

15-01-106-039-0000
WOOTTON 1996 PSHIP
7605 NORTH AVE
RIVER FOREST, IL 60305

15-01-106-042-0000
ANTHONY D CHIEFARI
1530 LATHROP AVE
RIVER FOREST, IL 60305

15-01-106-043-0000
CAMEO REALTY GROUP
7603 NORTH AVE
RIVER FOREST, IL 60305

15-01-109-003-0000
V CACCIATORE
1415 N ASHLAND
RIVER FOREST, IL 60305

15-01-109-007-0000
DENIS J DALY JR
1444 LATHROP AV
RIVER FOREST, IL 60305

15-01-109-008-0000
ANNA BRIAN FLANAGAN
1442 LATHROP AVENUE
RIVER FOREST, IL 60305

15-01-109-011-0000
HERAND ABCARIAN
1430 LATHROP AV
RIVER FOREST, IL 60305

15-01-109-012-0000
JORDAN CHALMERS
1420 LATHROP AVE
RIVER FOREST, IL 60305

15-01-109-013-0000
GREGORY L DOMANOWSKI
1414 LATHROP
RIVER FOREST, IL 60305

15-01-109-018-0000
HERAND ABCARIAN
1430 LATHROP
RIVER FOREST, IL 60305

15-01-109-019-0000
ANGELO RUGGIERO
849 N FRANKLIN #1017
CHICAGO, IL 60610

15-01-109-020-0000
RICHARD A PRINZ
1431 N ASHLAND
RIVERFORST, IL 60305

15-01-109-021-0000
BERNADETTE DEL MONICO
1425 ASHLAND AVE
RIVER FOREST, IL 60305

15-01-109-022-0000
RICHARD HANK
1447 N ASHLAND AVE
RIVER FOREST, IL 60305

15-01-109-023-0000
RICHARD HANK
1447 N ASHLAND
RIVER FOREST, IL 60305

15-01-201-011-0000
MARY D MONAHAN
1519 JACKSON AVE
RIVER FOREST, IL 60305

15-01-201-012-0000
PETE TOMARAS
1515 JACKSON AV
RIVER FOREST, IL 60305

15-01-201-013-0000
ALEJANDRA CAMPOSMOMNEY
1511 JACKSON
RIVER FOREST, IL 60305

15-01-201-014-0000
PEDRAM REZAI
1507 JACKSON AVE
RIVER FOREST, IL 60305

15-01-201-015-0000
CHARLES DOKTYCZ
1501 JACKSON AVE
RIVER FOREST, IL 60305

15-01-201-018-0000
SERGE ADAM JR
1526 MONROE
RIVER FOREST, IL 60305

15-01-201-019-0000
VINOD DALAL
1522 MONROE ST
RIVER FOREST, IL 60305

15-01-201-020-0000
TAXPAYER OF
1518 MONROE AVE
RIVER FOREST, IL 60305

15-01-201-021-0000
REGINA A MAGIERA
1514 N MONROE AVE
RIVER FOREST, IL 60305

15-01-201-022-0000
TIMOTHY E CASSIDY
1510 MONROE AVE
RIVER FOREST, IL 60305

15-01-201-023-0000
AMALIA RIOJA
1506 MONROE AVE
RIVER FOREST, IL 60305

15-01-201-024-0000
HIDEKI OYAMA
1500 MONROE AVE
RIVER FOREST, IL 60305

15-01-201-025-0000
MID AMERICA ASSET MGMT
1 PARKVIEW PLZA 9FL
OAK BROOK TR, IL 60181

15-01-201-026-0000
MID AMERICA ASSET MGMT
1 PARKVIEW PLZA 9FL
OAK BROOK TR, IL 60181

15-01-201-028-0000
GREGORY MARY WHITE
1527 JACKSON AVE
RIVER FOREST, IL 60305

15-01-201-029-0000
LAZARO FERNANDEZ
1523 JACKSON
RIVER FOREST, IL 60305

15-01-206-001-0000
RICHARD A PANFIL
1447 LATHROP
RIVER FOREST, IL 60305

15-01-206-002-0000
JEFFREY FORMELL
1443 LATHROP
RIVER FOREST, IL 60305

15-01-206-003-0000
DANIEL C FINNEGAN
1439 LATHROP AV
RIVER FOREST, IL 60305

15-01-206-004-0000
COLLETTE DOUG DIXON
1435 LATHROP AV
RIVER FOREST, IL 60305

15-01-206-005-0000
DANIEL LUPIANI
1431 LATHROP
RIVER FOREST, IL 60305

15-01-206-006-0000
BRUCE LAMBERT
1427 LATHROP AV
RIVER FOREST, IL 60305

15-01-206-007-0000
WILLIAM L WEST
529 KEYSTONE AVE
RIVER FOREST, IL 60305

15-01-206-008-0000
MICHELE WELDON
1419 LATHROP AVE
RIVER FOREST, IL 60305

15-01-206-009-0000
ANDREW C CORSINI
1415 LATHROP
RIVER FOREST, IL 60305

15-01-206-014-0000
GINA M KOLOVITZ
1444 JACKSON AV
RIVER FOREST, IL 60305

15-01-206-019-0000
CORINNA RODRIGO LEMA
1430 JACKSON AVE
RIVER FOREST, IL 60305

15-01-206-020-0000
MICHAEL COMISKEY
1426 JACKSON AV
RIVER FOREST, IL 60305

15-01-206-021-0000
JOHN T KENNY
1422 JACKSON AV
RIVER FOREST, IL 60305

15-01-206-022-0000
DR BERNARD L NIGLIO JR
1416 JACKSON AVE
RIVER FOREST, IL 60305

15-01-206-027-0000
STEVEN M HLVAIN
1516 W CHESTNUT ST #1
CHICAGO, IL 60642

15-01-206-029-0000
GINA M KOLOVITZ
1444 JACKSON AV
RIVER FOREST, IL 60305

15-01-206-031-0000
TERRIE RAYBURN
1434 JACKSON AV
RIVER FOREST, IL 60305

15-01-206-032-0000
ALBANY BANK TRUST
1438 JACKSON AVENUE
RIVER FOREST, IL 60305

15-01-207-001-0000
FRANCIS KWAKWA HELEN
1447 N JACKSON
RIVER FOREST, IL 60305

15-01-207-002-0000
VIRGIL C GERIN
1443 JACKSON AV
RIVER FOREST, IL 60305

15-01-207-003-0000
TAXPAYER OF
1439 JACKSON AVE
RIVER FOREST, IL 60305

15-01-207-004-0000
ROBERT GROSSMAN
1435 JACKSON AV
RIVER FOREST, IL 60305

15-01-207-005-0000
JONATHAN HOWARD
114 N OAK PARK AVE
OAK PARK, IL 60301

15-01-207-006-0000
DENNIS MCMURRAY
1429 JACKSON AVE
RIVER FOREST, IL 60305

15-01-207-007-0000
CAROL BARTELS
1427 JACKSON AV
RIVER FOREST, IL 60305

15-01-207-008-0000
SANJEEV AKKINA AS TRUS
1425 JACKSON AVE
RIVER FOREST, IL 60305

15-01-207-009-0000
GAIL C SARACCO
1415 JACKSON AVE 1415
RIVER FOREST, IL 60305

15-01-207-013-0000
WARREN WENZLOFF
1446 MONROE AVE
RIVER FOREST, IL 60305

15-01-207-014-0000
JOSEPH MARY MONAHAN
1440 MONROE
RIVER FOREST, IL 60305

15-01-207-015-0000
SHEILA HARRIS TRUST
1438 MONROE
RIVER FOREST, IL 60305

15-01-207-016-0000
YUFU ZHANG
1434 MONROE AVE
RIVER FOREST, IL 60305

15-01-207-017-0000
D/M MANGO
1430 MONROE ST
RIVER FOREST, IL 60305

15-01-207-018-0000
JOSEPH BERNI
1428 MONROE AVE
RIVER FOREST, IL 0

15-01-207-019-0000
JOHN BINDER
1422 MONROE AV
RIVER FOREST, IL 60305

15-01-207-020-0000
JOHN MURPHY
1418 MONROE AVE
RIVER FOREST, IL 60305

15-01-207-021-0000
WILLIAM FLAHERTY
1414 MONROE
RIVER FOREST, IL 60305

15-01-200-023-0000
EXEMPT

15-01-200-024-0000
EXEMPT



1 N. LaSalle St. Suite 500, Chicago, IL 60602

312-637-4845

Tax Assesse Listing

Order Information

Order Number: 66666735NT

Customer Reference: VINCENT

Date Prepared: 10/06/2017

Cover Date: 09/22/2017

**NEVIN HEDLUND ARCHITECTS, INC.
7985 LAKE ST.
RIVER FOREST, IL 60305
ATTENTION: NEVIN HEDLUND**

In accord with the application, a search of the authentic computerized records of COOK County, Illinois, as of the above cover date, pertaining to all property within 500 feet, including streets and right of ways, in every direction of the location of the property in question assigned permanent tax number (s) (PINS):

15-01-200-023, 024

By the appropriate office of COOK County, Illinois, and reflected on the official tax maps, as most currently revised, excluding all public roads, streets, alleys and other public ways and find the following names and addresses of the assesses as appear from said records:

SEE ATTACHED LIST AND MAP FOR SURROUNDING PINS

The information provided in this search is required in part by 65 ILCS5/11-3-7

Additional Notes

NONE

This is not a title insurance policy, guarantee, or opinion of title and should not be relied upon as such; See terms and conditions on application.

Architectural elevation drawing of a building facade. The drawing shows a section of a wall with stone cladding and four arched windows. The windows are arranged in a row, with a larger arched window on the right. The drawing includes dimensions and material callouts.

Dimensions:

- 20'-1" (width of the main section)
- 4'-2" (width of the right section)
- 24'-3" (total width)

Material Callouts:

- ALUMINUM ROOF ACCESS STAIR
- END OF MANSARD ROOF BEYOND
- SIMULATED SLATE SHINGLES
- PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
- ENDURA MAX STONE CLADDING

OWNER ST. VINCENT PERRIER CHURCH 1530 JACKSON AVE. RIVER FOREST, IL 60095	PROJECT TEAM
MEP ENGINEER 30 N. WOLF RD. 2ND FLOOR HILLSDALE, IL 60162	
STRUCTURAL ENGINEER 222 S. WABASH ST. CIVIL ENGINEERING CHICAGO, IL 60604	
CIVIL ENGINEER SPACECO, INC. 1100 S. WABASH ST. STE. 700	

STRUCTURAL ENGINEER
FOREFRONT STRUCTURAL ENGINEERING
1228 S. WABASH AVE. STE. 300
CHICAGO, IL 60604

CIVIL ENGINEER
SPACECO, INC.
5925 W. HIGGINGS RD. STE. 700

CIVIL ENGINEER
SPACECO, INC.
9575 W. HIGGINS RD. STE. 700

STRUCTURAL ENGINEER
FOREFRONT STRUCTURAL ENGINEERING
1228 S. WABASH AVE. STE. 300
CHICAGO, IL 60604

CIVIL ENGINEER
SPACECO, INC.
5925 W. HIGGINGS RD. STE. 700

Architectural elevation drawing of a building facade. The drawing shows a section of a wall with stone cladding and a series of arched windows. The windows are divided into four panes by muntins. The drawing includes dimensions: 24'-3" for the total width, 20'-1" for the width of the main section, and 4'-2" for the width of the side section. A legend on the right side identifies the materials: SIMULATED SLATE SHINGLES, PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT, ENDURA MAX STONE CLADDING, and SIMULATED SLATE SHINGLES. The drawing is oriented vertically, with the building facade on the left and the legend on the right.

ST. VINCENT FERRER
MULTI-PURPOSE
FACILITY ADDITION
1530 JACKSON AVE.
RIVER FOREST, IL 60305

ST. VINCENT FERRER
MULTI-PURPOSE
FACILITY ADDITION
1530 JACKSON AVE.
RIVER FOREST, IL 60305

ST. VINCENT FERRER
MULTI-PURPOSE
FACILITY ADDITION
1530 JACKSON AVE.
RIVER FOREST, IL 60305

ST. VINCENT FERRER
MULTI-PURPOSE
FACILITY ADDITION
1530 JACKSON AVE.
RIVER FOREST, IL 60305

NEVIN HEDLUND ARCHITECTS, INC.
7985 Lake Street, River Forest, Illinois 60305
Telephone: 708-771-7117 Facsimile: 708-771-7124
Web site: www.HedlundArchitects.com

PROJECT TEAM

WINNER
T. VINCENT FERRER CHURCH
330 JACKSON AVE.
WILVER FOREST, IL 60305

LEAD ENGINEER
LARA ENGINEERING
10 N. WOLF RD., 2ND FLOOR
MILLVILLE, IL 60162

STRUCTURAL ENGINEER
REFRONT STRUCTURAL ENGINEERING
 228 S. WABASH AVE, STE. 300
 CHICAGO, IL 60604

CIVIL ENGINEER
PACECO, INC.
575 W. HIGGINS RD., STE. 700
ROSEMONT, IL 60018

[illegible]

ST. VINCENT FERRER
MULTI-PURPOSE
FACILITY ADDITION
1530 JACKSON AVE.
IVER FOREST, IL 60300

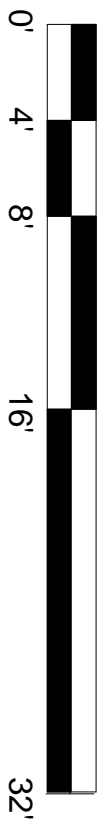
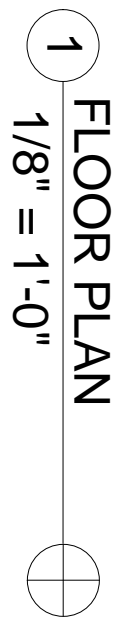
ROOF PLAN

ob No

October 27, 2016

Drawn by

Scales



PROJECT TEAM

OWNER
ST. VINCENT FERRER CHURCH
1530 JACKSON AVE.
RIVER FOREST, IL 60305

MEP ENGINEER
ELARA ENGINEERING
30 N. WOLF RD., 2ND FLOOR
HILLSIDE, IL 60162

STRUCTURAL ENGINEER
FOREFRONT STRUCTURAL ENGINEERING
228 S. WABASH AVE., STE. 300
CHICAGO, IL 60604

CIVIL ENGINEER
SPACECO, INC.
9575 W. HIGGINS RD., STE. 700
ROSEMONT, IL 60018

[illegible]

ST. VINCENT FERRER
CHURCH
ADDITION

1530 Jackson Ave.
River Forest, IL 60305

FLOOR PLAN

Job No.	102-01-14
Date	12/14/15
Drawn by	NHA

A1.01

Scale 1/8" = 1'-0"