

Lake & Lathrop

2021 Project Updates

- December 28, 2021 - Site excavation began in late December and is expected to continue through the first week of January. The excavation work will involve the use of an excavator to remove designated areas of soil to prepare the site for construction. This includes a two-foot deep section of soil throughout the entire site as well as deeper areas where the foundations will be poured. The soil is loaded into dump trucks which remove it from the site and deliver it to a facility managed in accordance with all IEPA requirements. Early to mid-January will see the placement of the building pad with the commencement of foundation installation later that month.



- December 2021 - The developer was required to meet additional waste hauler requirements in order to remove the unsuitable soil from the site. This has delayed the removal activities, however, the excavation contractor is scheduled to mobilize and begin earthwork on the site on Tuesday, December 21, 2021. This work includes the excavation and haul-off of two feet of soil from the site. Consistent with the Village's regulations, work may not be conducted on major holidays. The developer reported that the timeline needed to complete the excavation work and foundation commencement is less than what was originally anticipated and they expect that it will be completed within the allotted timeline under the approved redevelopment agreement. The developer provided a residential sales update to the Village Board of Trustees at its [December 13, 2021](#), meeting.
- November 17, 2021 - The developer's construction team will begin tree cutting and site prep work today. It is anticipated this work will take a few days to complete, and removing unsuitable soil from the site will follow. This [notice](#) has been provided to neighboring properties.
- November 2021 - The developer paid the fee to obtain a permit from the Village to commence work on the site that includes removal of two feet of soil across most of the site that is unsuitable for construction and to dig down for foundation work. The developer anticipates that crews will be mobilized and excavation work will commence by mid-November.

- October 2021 –The Village Board approved a final [amendment to the redevelopment agreement](#) on Monday, October 25. Meeting information can be found [here](#). The developer has until January 23, 2022, to begin construction, and 18 months to complete the project. The developer is required to immediately obtain the building permit, remove topsoil and excavate to install foundations on the site, close on construction financing, enter into contracts with the general contractor and subcontractors, and start work on the project’s concrete footings. Until bonafide construction commences, the Village retains the right to take the property back if needed. At all times, the Village will retain legal rights to ensure the property is safe and maintained in compliance with the Village’s standards. At this meeting, the developer reported 14 of 22 units are sold, including two penthouse suites. The developer stated they will be refreshing the site signage and that they have installed fencing along Ashland. The developer also reported they are close to the final stages of lease negotiation with tenants in the 14,000 square feet of commercial space. The developer reported they have selected a lender and executed a term sheet, and that they anticipate a 60-90 day loan process, which will run parallel with their site work.
- The developer provided an update to the Village Board on Monday, October 11. Meeting information can be found [here](#). The developer reported the project is at 55% residential sales.
- September 2021 - The Developer continues efforts to sell residential units and lease commercial space. The Developer provided the Village Board with an update on Monday, September 27th. Meeting information can be found [here](#). The Developer reported that they continue efforts to sell residential units and have indicated that there are currently 55% of the 22 proposed units under contract and saw a high level of interest in the property over the past several days. The Developer also reported that they are negotiating a lease with one tenant and have two other tenants in the "letter of intent" stage, including a restaurant and medical-retail tenant. The Developer also reported that they are pursuing construction financing with interested lenders and have terms sheets from two potential lending partners.
- August 2021 - The Developer provided the Village Board with an update on Monday, August 9th. Meeting information can be found [here](#). The Developer reported that they continue efforts to sell residential units and have indicated that there are currently 11 of the 22 proposed units under contract. The Developer also reported that they anticipate another letter of intent will be signed for commercial space in the near future. The Developer has addressed all outstanding building permit comments required to obtain a permit for new construction from the Village of River Forest. The Developer has obtained a watershed permit from the Metropolitan Water Reclamation District.
- July 2021 - The Developer provided the Village Board with an update on Monday, July 12th. Meeting information can be found [here](#). The Developer reported that they have just under 14,000 square feet of retail space available and 17,000 square feet of interest, noting there are more interested retailers in the property than they have space. A letter of intent is in place for 2,500 square feet of the commercial space for medical-retail use. They also continue efforts to sell residential units and have indicated that there are currently 8 of the 22 proposed units under contract, with an additional 2 units under attorney review.

- June 2021 - The Developer's Environmental Remediation Consultant has provided a report to the Illinois Environmental Protection Agency (IEPA) stating that they believe all pre-construction soil remediation efforts are complete. The IEPA has since issued a letter of concurrence stating that no further remediation work is required. As a result of these findings, no further soil remediation efforts are anticipated.
- May 2021 - The Developer provided the Village Board with an update on Monday, May 24th. Meeting information can be found [here](#). All utilities (ComEd, Comcast, AT&T) have now been completely removed from the development site for work completed under separate permits from the Village of River Forest. The Developer continues working to address the remaining building permit review comments. The Metropolitan Water Reclamation District (MWRD) permit is also anticipated to be issued within the near future. The Developer is currently negotiating letters of intent for 10,000 square feet of the 14,000 square feet of commercial space available. They also continue efforts to sell residential units and have indicated that there are currently 7 of the 22 proposed units under contract, including one penthouse unit. The developer anticipates that site excavation work will commence in early June.
- April 2021 - The Village has issued permits to utility providers so that the remaining utility lines running under the property can be moved. The applicant is also working to address final plan review comments from the Village, as well as plan review comments from Metropolitan Water Reclamation District so that permits from both entities may be obtained. The developer is working to identify tenants for the commercial space and has identified a national veterinary tenant and a coffee/bakeshop. They have also indicated that they have contracts on 6 residential units and another contract pending. The developer presented a project update to the Village Board of Trustees on [April 26, 2021](#). Click [here](#) to view the presentation.
- March 2021 - The applicant has made another full resubmittal to the Village of all necessary permit plans to address final plan review comments in order to be able to obtain a building permit from the Village.
- February 2021 - A [Focused Site Investigation Report/Remediation Objectives Report/Remedial Action Plan Addendum](#) from the developer was submitted to the IEPA for review regarding the remediation efforts that have been completed and analysis that soil remediation has been completed in accordance with IEPA requirements. The developer awaits final IEPA approval so that construction can be coordinated with any additional IEPA requirements.
- January 2021 - The applicant has made a full resubmittal of all necessary permit plans and is close to being complete. A separate permit submittal has been made to the Metropolitan Water Reclamation District (MWRD) which may require additional changes. Comcast and AT&T continue to work with the neighboring property to relocate the remaining communication facilities on-site and have reached a tentative agreement. These relocations are anticipated in the near future.