



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, May 3, 2018 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 19, 2018 Development Review Board Meeting
- III. PRE-FILING MEETING & CONSIDERATION OF REQUEST FOR APPLICATION REQUIREMENT WAIVER(S) - PLANNED DEVELOPMENT APPLICATION - 7400 AUGUSTA - CONCORDIA UNIVERSITY WEST ANNEX AND CHRISTOPHER CENTER LINK
- IV. Public Comment
- V. Adjournment

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES**

April 19, 2018

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, April 19, 2018 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 O'Brien, Ruehle, Ryan, Dombrowski, Fishman (arrived at 7:35 p.m.)
and Chairman Martin
Absent: Member Crosby
Also Present: Assistant Village Administrator Lisa Scheiner, Building Official Clifford Radatz

II. APPROVAL OF MINUTES OF THE FEBRUARY 15, 2018 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Ruehle and SECONDED by Member Dombrowski to approve the minutes of the February 15, 2018 Development Review Board Meeting as amended.

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

III. PRE-FILING MEETING AND CONSIDERATION OF REQUEST FOR WAIVER OF APPLICATION REQUIREMENT(S) - PLANNED DEVELOPMENT APPLICATION - ASSISTED LIVING FACILITY AT CHICAGO AVENUE AND HARLEM AVENUE

Chairman Martin explained the purpose of the meeting and the process that will be followed. Assistant Village Administrator Scheiner swore in all parties wishing to speak.

David Shaw of Shaw Fishman Glantz & Towbin LLC, 601 N. Skokie Boulevard, Northbrook, Illinois stated that he is the zoning attorney for the applicant, Kaufman Jacobs. He said the applicant is proposing a four-story senior care community with 106 units that will be located at the northwest corner of Chicago and Harlem. They feel this fills a void in River Forest in terms of lifestyle and service for seniors living in River Forest.

Jay Patel, Vice President of Acquisition for Kaufman Jacobs, 30 W. Monroe, Chicago, Illinois discussed his company's background. He mentioned that they have two projects underway now in Park Ridge, Illinois and Pittsburgh, Pennsylvania.

Bob Gawronski, Vice President of Development for Senior Lifestyle which is the operating partner of Kaufman Jacobs, described his company's background. He said they operate approximately 19,000 apartments serving seniors at various care levels and price points.

He stated that the River Forest project will be comparable to a joint venture with Kaufman Jacobs that is under construction in Park Ridge and comparable in services and amenities to a facility they opened in Northbrook a few years ago.

Mike Fitzgerald, OKW Architects, 600 W. Jackson Boulevard, Chicago, is also the architect on the Park Ridge project which is located at Northwest Highway and Greenwood. He gave a brief history of his firm and their work. He stated the proposed location of the assisted living facility is the northwest corner of Chicago and Harlem Avenues. He stated it is predominantly located to single family homes to the north and west and multi-family housing to the south. He said in Oak Park, on the east side of Harlem, the adjacent uses are commercial and multi-family.

Mr. Fitzgerald said the site is currently a TCF bank and they are also proposing to incorporate the two single family residential properties to the north for a total of just under two acres. He displayed photos of nearby homes and noted features of the homes that they plan to use as inspiration for their design. He displayed various drawings of the project to demonstrate the massing of their u-shaped, four-story building with a pitched roof facing Harlem Avenue.

Mr. Fitzgerald stated that the ground floor will consist of active/amenity spaces for the building's residents. He said the building will be setback 18 feet from the north property line and 44 feet from the west property line. He identified the location of covered parking on the north side of the building and uncovered parking along the west fence line against neighbors' garages, which is similar to what exists now on the bank's site. Mr. Fitzgerald stated that they are proposing a new vehicle access point off Harlem Avenue at the north side of the property. He noted that the main entrance will be located off Chicago Avenue and the location of a porte cochere with lobby entrance. He stated that back-of-house and service spaces will be located on the western side of the ground floor.

In response to a question from Member Ruehle regarding whether covered parking will be used primarily for staff, the applicant demonstrated where employees will park.

Mr. Fitzgerald stated that they are proposing 106 units with a combination of assisted living and memory care units, as well as service and support spaces for those residents. He said that there will be 60 parking spaces at grade to serve residents, staff and visitors.

In response to a question from Member Fishman, Mr. Gawronski stated that they will employ approximately 83 full time equivalent employees. They will have staff on site 24/7. He noted that most residents will not drive but some wish to retain their cars. He said they are providing more parking than is typically necessary to ensure that their parking needs are contained on the site and that they are not parking on the street. He said that the maximum number of staff on shift is 24-26 people at any time.

Mr. Fitzgerald reviewed the landscape plan that shows ground level landscaping along the perimeter of the building. He also reviewed each floor plan, demonstrating where the memory care and assisted living units will be located, as well as how landscape features and a green roof will be incorporated within the building. In response to a question from Member Ruehle, the applicant noted that the green roof is not designed for access. Mr.

Fitzgerald stated that the memory care courtyard will be accessible to those residents and will be approximately half hardscape and half landscape. He noted that the green roof will be approximately 4,000 square feet and is intended to provide solar protection.

Mr. Fitzgerald reviewed the proposed roof line and how it is reflective of residential buildings, not commercial buildings. He also showed a section cut of the building and demonstrated the stepping of the floors that creates a “wedding cake effect” on the west side of the building, as well as a parapet that will screen mechanical equipment from surrounding properties.

Mr. Fitzgerald stated that the first three floors of the building exterior will be predominantly brick and masonry and the top floor would be a lighter weight, darker colored material so that it recedes visually. Capping the building is a weathered wood shingle and two-foot overhang. He displayed building elevations that demonstrate its appearance and described various aesthetic. He also displayed preliminary exterior building materials that they have selected. Mr. Shaw added that their civil engineer and landscape architect are present.

Chairman Martin invited the audience to address the Board.

Member Ruehle requested a noise study to determine whether any noise abatement is required for the rooftop units. He stated that the roof line does not read as having deep eaves on the elevations provided.

Member Fishman asked about the building setback. She said it looks like a large wall along Harlem Avenue and noted that it looks close to the sidewalk. She asked if there was sufficient space for landscaping and asked if the building could be moved back. Lee Winter, Kaufman Jacobs, responded that they believe it will be a better project if they pull the building away from the residential properties. Mr. Fitzgerald discussed the building setbacks and noted the space that is made available for landscaping.

Chairman Martin stated that he would like to know who owns the property specifically, who will hold the license to operate the facility, and who the principals are behind that license. He asked the Village’s attorney to investigate the license holder to determine if there are any patterns of problems with the license holder. He asked how many staff would be on site. Mr. Gawronski corrected an earlier statement that he made and stated that the maximum number of staff members on site at any given time is 34 to 36. Chairman Martin stated that he would like to know the hours of shift changes as well as how parking will accommodate the shift change. He asked about visiting hours, delivery hours, and the garbage pick-up schedule. He said that he would like to the Fire Department to tell the Development Review Board whether they have the ability to handle this volume of staff, assisted living residents, and memory care residents in the event of an emergency. Chairman Martin stated that he would like the Public Works Department to confirm whether there are sufficient sewer and water facilities to handle the increased demand generated by this project. He said he would like to know whether or not the property will remain on the tax rolls and he would like the Village’s Attorney to tell the Development Review Board what steps the owner could take to remove the property of the tax rolls. Chairman Martin said he would like to know if there are similarly sized facilities adjacent to

single family residences. He continued that the neighbors could be adversely impacted by the facility's operations and asked the Village's planning consultant, John Houseal, to provide information regarding the impact on surrounding neighborhood.

Carolyn Roche, 815 Bonnie Brae Place, stated that privacy landscaping along the western side of the development is a concern of the neighbors, as is parking lot lighting, and mitigation of asbestos and dust during demolition and construction. She continued that they have concerns regarding parking and noted that there are several businesses in the area with two-hour parking zones on their street. She said she has seen patrons of these businesses use on-street parking and it hasn't been an issue; however, a development of this size could impact that if parking is not adequate.

Mr. Shaw stated that this is a for-profit facility that does not qualify for real estate tax exemption and will generate substantial real estate tax revenue. He confirmed that the application will address the items that have been raised. He noted that they have sent over 600 letters inviting people to participate in the resident meeting that is scheduled for April 26, 2018.

Assistant Village Administrator Scheiner noted that the applicant is not requesting that any application requirements be waived.

IV. PRE-FILING MEETING AND CONSIDERATION OF REQUEST FOR WAIVER OF APPLICATION REQUIREMENT(S) - PLANNED DEVELOPMENT APPLICATION - 400 ASHLAND AVENUE

John Schiess, stated that he is an architect and tenant of the property at 400 Ashland Avenue. He stated that the property owner is Viktor Jakovljevic, who is also a partner in 400 Ashland Avenue as well as the owner of the business and leaseholder of Cigar Oasis at 7619 Lake Street. He stated that he is present to discuss relocation of Cigar Oasis to 400 Ashland and that the applicant will seek relief from restriction on the use of the property in a commercial zoning district for tobacco sales. He stated that they have retained a civil engineer, environmental consultant, traffic consultant and real estate consultant to assist them with the project. Mr. Schiess described the existing commercial and residential uses in the multi-use building. He noted where in the building the cigar shop would be located and that they plan to construct an addition to the building. Mr. Schiess asked Assistant Village Administrator Scheiner to review whether any setback relief is also required.

Mr. Schiess noted that renderings have been provided to the Development Review Board and described his appreciation for the striking simplicity and charm of the existing building. He noted that the scale of the addition is proposed to be sympathetic to the original building.

Mr. Schiess stated that the property is located in the C-3 Commercial Zoning District and that tobacco sales are non-permitted uses. He continued that the existing building is 4,884 square feet, of which 952 square feet are residential and 3,896 square feet are commercial spaces. The proposed addition is 260 square feet. He noted that there are multiple building entrances along Central and one main entrance along Ashland, but that would change under their proposal. He said the 400 Ashland entrance would remain solely for the cigar

shop to meet environmental code that requires that the building be separated. He described how that separation must occur with building materials and mechanical equipment. Mr. Schiess noted that they will conduct a neighborhood meeting on April 26 at the River Forest Library. He stated that they will have to address the environmental impact of the cigar smoke, including from the outdoor smoking patio.

In response to a question from Chairman Martin, Mr. Schiess identified the location of the addition and described its purpose as an outdoor smoking lounge for the cigar shop.

In response to a question from Member Ruehle, Mr. Schiess stated that they have identified possible exterior building materials that will complement the existing material. Member Ruehle stated that there are places that reclaim the existing building materials.

In response to a question from Member O'Brien, Mr. Schiess confirmed that the existing business is located at 7619 Lake Street and that the operations will remain the same at the proposed new location. He also confirmed that they have a small outdoor space at their current location.

In response to a question from Member Ryan regarding the traffic in the cigar shop, Mr. Schiess replied that there is frequent traffic. Member Ryan noted that Lake Street is a commercial corridor. Mr. Schiess identified other commercial buildings in the surrounding residential area. He stated that the area is transitional. He discussed the original planned development application and existing parking demands. He stated the reasons this is an ideal location to move the smoke shop.

In response to a question from Chairman Martin regarding foot traffic at the existing location, Mr. Schiess explained that anyone can purchase a cigar but that they must be a paid member to smoke at the shop. In response to a question from Member Fishman, Mr. Schiess said he is not aware of how many members they currently have but that many are River Forest residents. He said the shop manager will be at the next meeting to address that question, staffing levels, peak hours, etc. Chairman Martin asked that they identify the ventilation system they plan to use. Mr. Schiess briefly described the Illinois ventilation requirements.

Member Ruehle stated that he wants to know the impact on the outdoor air quality from people who are smoking on the patio and specific detail regarding how it can be mitigated. Mr. Schiess stated he agreed and knew this would be key.

Member Dombrowski asked that the applicant provide the hours of operation. Member Ruehle asked if there would be outdoor music. Member O'Brien asked about outdoor lighting.

Member Ruehle commented that after-the-fact demising walls are easy to draw but that it is difficult to block the smoke and noted that the Allstate Insurance office next to Cigar Oasis smells like cigar smoke. Mr. Schiess said he is interested in that as well as a future neighbor.

Chairman Martin stated that he recalls concerns from the residents of the condominium building to the north regarding the impact the original planned development was going to have on them. He said this applicant should be prepared to discuss with the Development Review Board what impact the commercial establishment might have on those neighbors.

Sheila Montroy, 410 Ashland, stated that several of the meeting's attendees live in that building and that it is located three feet north of 400 Ashland. She stated that she does not think the use should be allowed. She said she is concerned about traffic, parking, smoking and the smell of smoke flowing into their units.

Mr. Schiess said they plan to conduct a parking study but asked that the full traffic study be waived. In response to a request from Chairman Martin, Assistant Village Administrator Scheiner read the requirements of 10-19-6(B)(12) related to the requirement that a traffic study be conducted. After a brief discussion regarding potential traffic impacts related to the project, Mr. Schiess withdrew the request and sought no relief from the application requirements.

V. DISCUSSION REGARDING MEETING SCHEDULE

The Development Review Board members discussed the applications that have been filed, the upcoming demands for public hearings and their availability.

VI. PUBLIC COMMENT

None.

VII. ADJOURNMENT

A MOTION was made by Member Fishman and SECONDED by Member Ruehle to adjourn the meeting of the Development Review Board at 8:54 p.m.

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

Respectfully Submitted:

Lisa Scheiner
Secretary

Frank R. Martin
Chairman, Development Review Board

Date



April 25, 2018

Chairman Frank Martin
Development Review Board
Village of River Forest
400 Park
River Forest, IL 60305

Re: Application for Planned Development

Pedestrian walk way between the West Annex and Christopher Center – request for waivers

Dear Chairman Martin and Members of the Development Review Board:

Concordia University Chicago requests waivers as listed below for the Pedestrian walk way between the West Annex and Christopher Center:

- A scaled site plan showing existing contiguous land uses, natural topographic features, zoning district, public thoroughfares, transportation and utilities because the proposed enclosed pedestrian walkway will be located between two buildings interior to the campus and located approximately 269 feet from the sidewalk along the north side of Augusta and approximately 315 feet from the sidewalk on the south side of Augusta; Village Code Section 10-19-6 B 5;
- A scaled site plan showing of the proposal showing lot area, required yards and setbacks and lot area coverage because the proposal is for an enclosed pedestrian walkway of approximately 675 square feet in size (45 X 15 feet) between two buildings and which will be approximately 269 feet from the sidewalk along the north side of Augusta and approximately 315 feet from the sidewalk on the south side of Augusta; Village code Section 10-19-6 B 6;
- A landscaping plans since no landscaping is involved in the proposed enclosed pedestrian walkway, see Sections VII and IX above; Village Code Section 10-19-6 B 8;
- The substance of any easements existing or to be created since there is no change to existing easements connected with this proposal, see Section X above Village Code Section 10-19-6B 9;
- A professional traffic study since the proposal contemplates construction of an enclosed pedestrian walkway between the West Annex and the Christopher Center; see Sections VII and XIII above; Village Code Section 10-19-6 B 12;
- A professional economic analysis as to the financial capability of the University and of the project's economic viability; see Section XIV above; Village Code Section 10-19-6

- B 13 (b) economic viability does not apply and 13 (c) since there is no anticipated economic impact on the Village;
- An environmental impact study as none are required by law for this project; see Section XV above; Village Code Section 10-19-6 B 14;
 - A plan showing off site utility improvements because none are required; interior lighting for the enclosed pedestrian walkway will be supplied by electricity from one or both of the existing buildings; Village Code Section 10-19-6 B 16;
 - A site drainage plan since the proposal does not alter any site drainage facilities previously approved and since this enclosed pedestrian walkway will be built primarily over an existing sidewalk; see Section VII above; Village Code Section 10-19-6 B 17;
 - The requirement to hold a neighbor meeting since the proposed pedestrian walkway is interior to the campus and would be screened from the neighbor view by existing buildings and existing landscaping; see Section XIX above; Village Code Section 10-19-6 B 19;
 - The requirement for a detailed site plan showing neighboring structures; detailed plans showing lot area, required yards and setbacks, common space and location, lot area coverage and parking and loading spaces as these do not apply to this application; detailed floor plans, uses of the area and floor area. None of these apply to the proposed construction of an enclosed pedestrian walkway interior to the campus. The proposed pedestrian walkway is approximately 45 feet long and 12 to 15 feet wide which is anticipated to be a maximum of approximately 675 square feet in a one-story structure. Given the size of this proposed development in relation to other buildings and the size of the Concordia campus Concordia does not anticipate the need to seek any relief from the bulk of building requirements of the ordinance.
 - The requirement for any photometric analysis of any light spillage from the pedestrian walkway. The walkway is located between two buildings which, along with existing landscaping that will remain, screen the walkway from view of neighbors. In addition, the proposed walkway would be approximately 315 feet from the sidewalk along the south side of Augusta; the nearest residence is somewhat farther away. There is an existing parking lot with lights between the proposed pedestrian walkway and Augusta. Because of that distance, Concordia seeks a waiver of any requirement for a photometric study of any light spillage from the proposed pedestrian walkway.

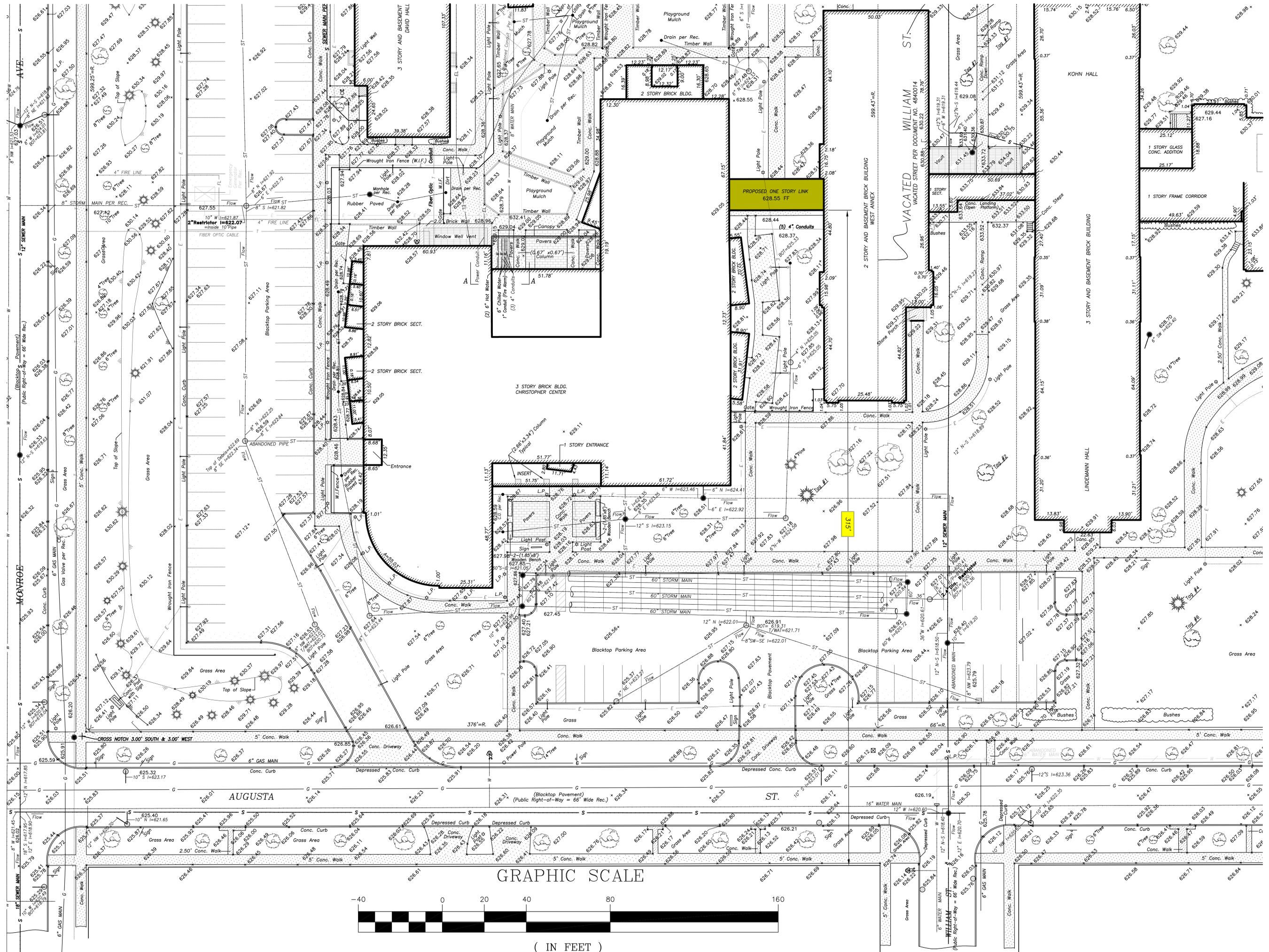
The University believes this proposed Amendment meets the Standards for Review set out in Section 10-19-3 of the Village Code (see Sec. V.).

Respectfully submitted,



Glen Steiner

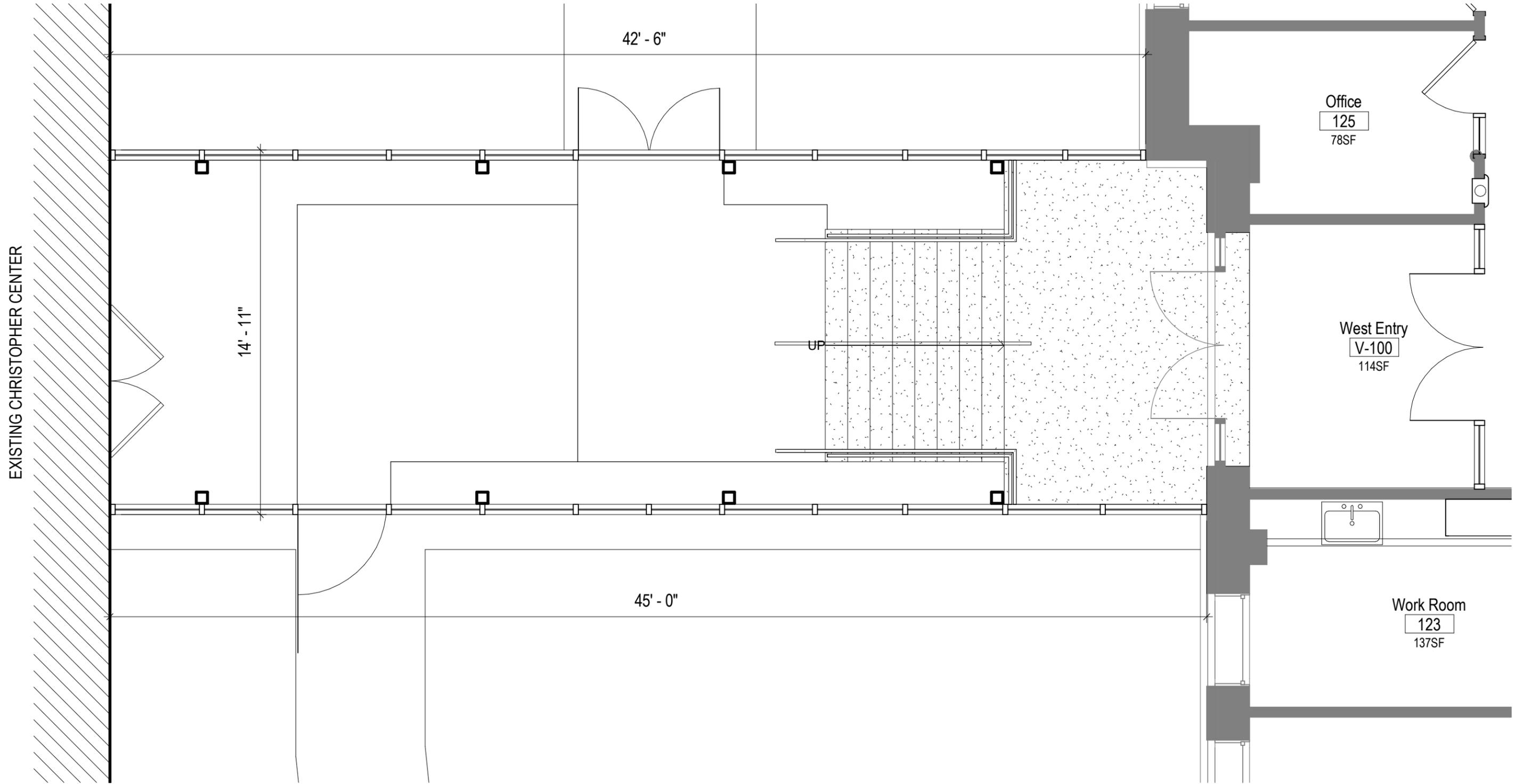
Assistant Vice-President for Administration



GRAPHIC SCALE

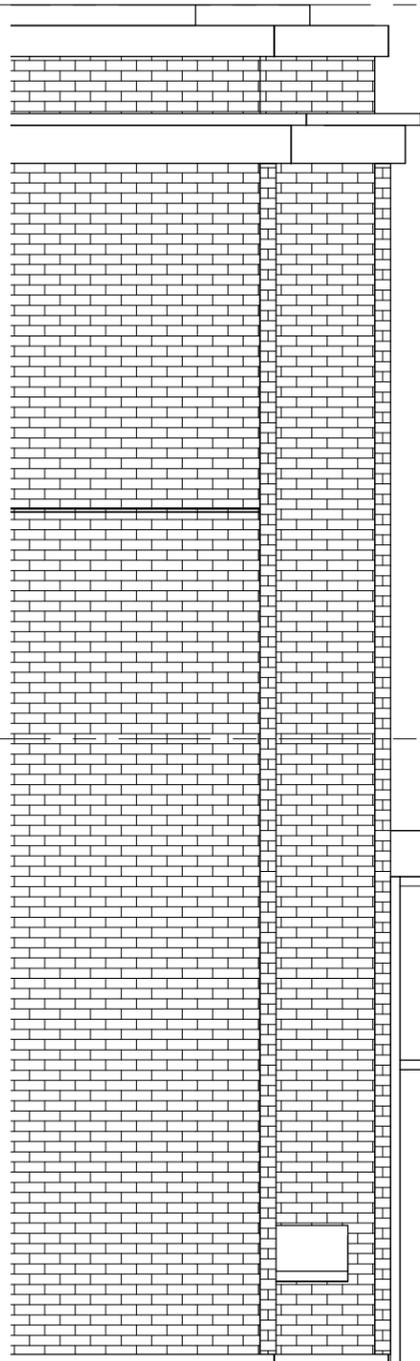


(IN FEET)
1 inch = 40 ft.



1 WEST ANNEX & CHRISTOPHER CENTER LINK FLOOR PLAN
1/4" = 1'-0"

ROOF LEVEL
+35' - 0"

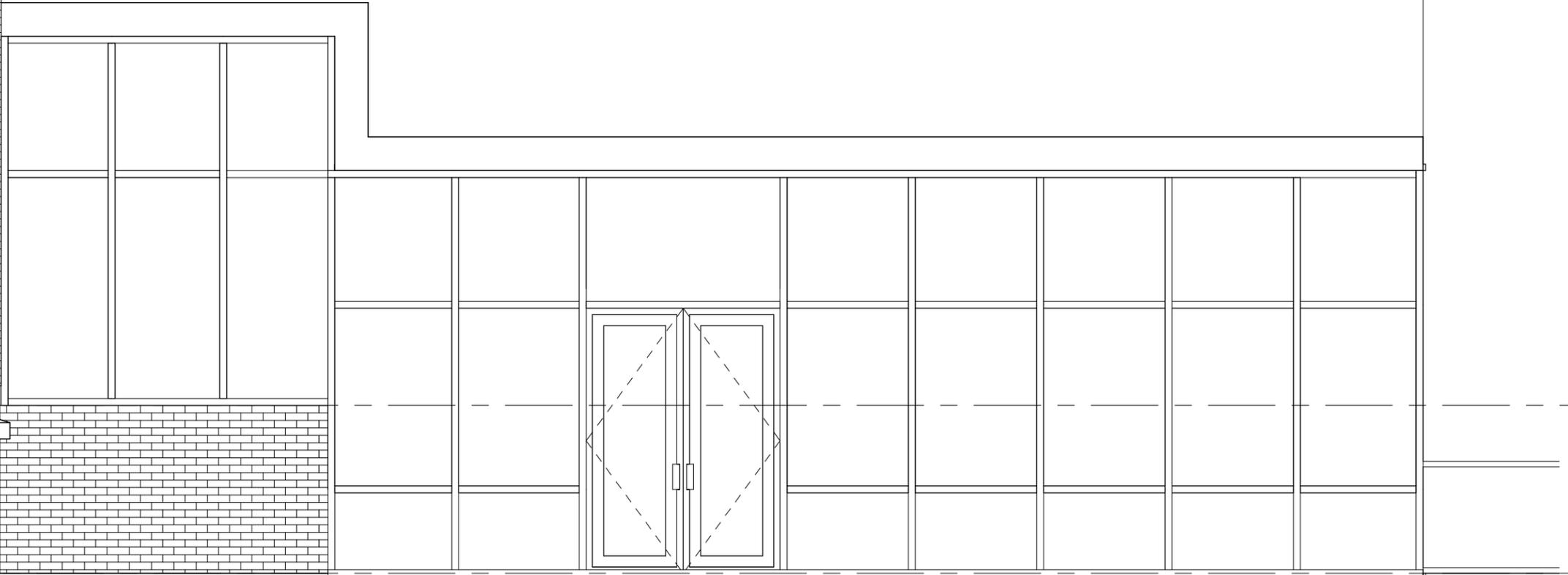


EXISTING
WEST
ANNEX

200 LEVEL
+19' - 0"

100 LEVEL
+5' - 0"

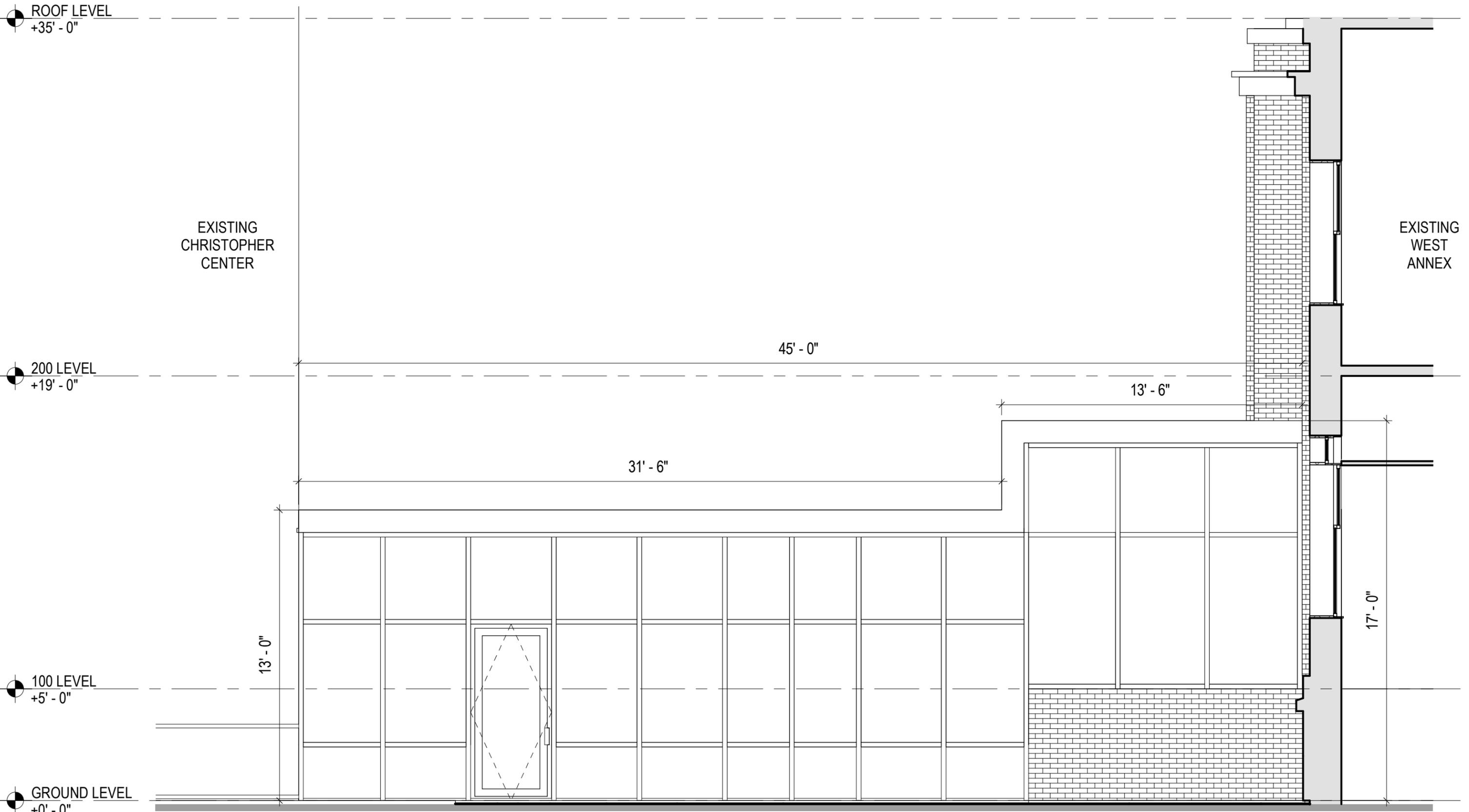
GROUND LEVEL
+0' - 0"



EXISTING
CHRISTOPHER
CENTER

1 LINK NORTH ELEVATION

1/4" = 1'-0"



ROOF LEVEL
+35' - 0"

200 LEVEL
+19' - 0"

100 LEVEL
+5' - 0"

GROUND LEVEL
+0' - 0"

EXISTING
CHRISTOPHER
CENTER

EXISTING
WEST
ANNEX

45' - 0"

13' - 6"

31' - 6"

13' - 0"

17' - 0"

1 LINK SOUTH ELEVATION

1/4" = 1'-0"

ROOF LEVEL
+35' - 0"

200 LEVEL
+19' - 0"

100 LEVEL
+5' - 0"

GROUND LEVEL
+0' - 0"



1 LINK WEST ELEVATION

1/4" = 1'-0"

