



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, July 16, 2020 at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

Physical attendance at this public meeting is limited to 36 individuals, with Development Review Board officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Cliff Radatz at cradatz@vrf.us. You may view or listen to the meeting by participating online or via telephone. Join the meeting at <https://us02web.zoom.us/j/89477778700> using meeting ID: 894 7777 8700, or call (312) 626-6799 and use meeting ID 894 7777 8700. If you would like to participate online or over the phone, please email cradatz@vrf.us by 5:00 PM on Thursday, July 16, 2020 with your name and the last four digits of the phone number you will be using to call in.

- I. Call to Order/Roll Call
- II. Minutes of the June 18, 2020 Development Review Board Meeting
- III. Continued Public Hearing – Application #20-01: Application for a Planned Development to Construct a Townhome Development at 1101-1111 Bonnie Brae Place
- IV. Discussion/Deliberation & Recommendation – Application #20-01: Application for a Planned Development to Construct a Townhome Development at 1101-1111 Bonnie Brae Place
- V. Public Comment
- VI. Adjournment

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
June 18, 2020**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, June 18, 2020 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 7:33 p.m. Upon roll call, the following persons were:

Present: Members Fishman, Dombrowski, Kilbride, O'Brien, Crosby, and Chairman Martin

Absent: Member Schubkegel

Also Present: Assistant Village Administrator Lisa Scheiner, Village Attorney Michael Mars

II. APPROVAL OF MINUTES OF THE NOVEMBER 7, 2019 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member Crosby to approve the November 7, 2019 minutes of the Development Review Board meeting.

Member O'Brien briefly left the meeting.

ROLL CALL VOTE:

Ayes: Members Fishman, Dombrowski, Kilbride, Crosby, and Chairman Martin

Nays: None

Motion Passed.

III. APPROVAL OF MINUTES OF THE MARCH 5, 2020 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member Crosby to approve the March 5, 2020 minutes of the Development Review Board meeting.

ROLL CALL VOTE:

Ayes: Members Fishman, Dombrowski, Kilbride, Crosby, and Chairman Martin

Nays: None

Motion Passed.

IV. APPROVAL OF MINUTES OF THE MAY 7, 2020 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Crosby and SECONDED by Member Fishman to approve the May 7, 2020 minutes of the Development Review Board meeting.

ROLL CALL VOTE:

Ayes: Members Fishman, Dombrowski, Kilbride, Crosby, and Chairman Martin

Nays: None

Motion Passed.

Member O'Brien returned to the meeting.

V. PUBLIC HEARING – APPLICATION #20-01: APPLICATION FOR A PLANNED DEVELOPMENT TO CONSTRUCT A TOWNHOME DEVELOPMENT AT 1101-1111 BONNIE BRAE PLACE

Chairman Martin opened the continued public hearing for the proposed planned development at 1101-1111 Bonnie Brae Place.

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

Chairman Martin explained the procedure that would be followed for the public hearing.

John Schiess, JCSA Chicago, presented the application for the proposed planned development at 1101-1111 Bonnie Brae Place. He stated that the development team consists of Art Gurevich, Bonnie Brae Construction, LLC, and himself as the Architect and Development Consultant.

Mr. Schiess presented a zoning map surrounding the proposed development site, which is located at the northwest corner of Bonnie Brae and Thomas, and across the street from Concordia University. He also presented photographs of the site demonstrating the approximate boundary lines of the development. He stated that the existing uses consist of a parking lot and a six-unit apartment building.

Mr. Schiess presented an aerial view of the proposed development site to provide further context for the development. He noted that it is bounded on three sides by public rights-of-way, including an alley.

Mr. Schiess displayed copy of the property survey and noted that the proposed development site consists of three separate parcels. He said one parcel contains the apartment building and the existing parking lot covers the other two parcels.

Mr. Schiess presented the proposed revised site plan, which consists of six separate buildings in three columns that run parallel to Bonnie Brae Place, each containing three townhomes, for a total of 18 townhomes. He stated that the site plan has been revised on feedback the applicant has received.

Mr. Schiess stated that each townhome is three stories tall and consists of two garage parking spaces in each unit. He displayed a typical three-bedroom floorplan for each unit. The plans show that the main floor consists of a third bedroom, bathroom and utility spaces, the second floor consists of a great room, dining room, kitchen and bathroom, the third floor consists of two bedrooms and two bathrooms, including a master suite, and a deck located on the roof of each unit. He stated that each townhome building contains two end-units and one middle unit, which provides additional light.

Mr. Schiess continued his presentation with a depiction of the west elevation of the proposed development. He stated the buildings will each consist of limestone and two colors of brick. He stated that the limestone is used to frame the brick. He said some of the units have bays to help with building articulation and limit flat facades. He also explained how green space was incorporated between every third unit to mimic the rhythm of Bonnie Brae Place.

Mr. Schiess displayed depiction of the north and south elevations of the proposed development along Thomas Street. He stated that this depicts the end units and how they have positioned windows to provide more light in the units. He also pointed out the cantilevered balconies off the kitchens on the second floor of each unit.

Mr. Schiess displayed a depiction of the east elevation of the proposed development, which is visible from the alley accessible from Thomas Street. He noted the two car garage on the first floor of each unit.

Mr. Schiess displayed the artist's rendering of the proposed development looking eastbound down Thomas and northbound Bonnie Brae. He pointed out the different brick colors and the use of greenspace between the buildings. He also displayed an artist's rendering looking southbound Bonnie Brae and noted the location of the walkway that facilitates east-west pedestrian movement on the site.

Mr. Schiess continued his presentation and displayed a shadow study to depict the impact of light and shadow on surrounding properties on June 22 at 10 a.m. and 2 p.m., which is when the sun is at the highest angle and is the best case scenario, as well as December 22 at 10 a.m. and 2 p.m. which is the worst case scenario for sun shadows because it is when the longest shadows are cast.

Mr. Schiess then displayed a depiction of the wood fence that is proposed along the northern property line and the waste and recycling corral, which completely contains the trash bins, that is proposed at the northeast corner of the site.

Mr. Schiess presented the landscape plan, noting the greenspace between units and buildings.

Mr. Schiess then displayed a chart describing the zoning requirements regarding bulk and what is proposed for this development. There was a brief discussion regarding the accuracy of the chart and Mr. Schiess acknowledged that some of the information may be incorrect, such as the rear yard area information. He stated he would prefer to eliminate the slide as

an exhibit. Mr. Schiess testified that the site plan was an accurate depiction of the proposed development in relation to the Village's zoning standards and the site development allowances (SDAs) being requested.

Mr. Schiess reviewed information related to the plan including the parcel size (27,681 square feet), 18 townhomes in six buildings, two parking spaces per townhome plus four guest spaces for a total of 40 on-site parking spaces.

Mr. Schiess stated that the compensating benefits of the proposed development include that the project is sustainable development, it is smart growth meaning that they are placing the development in a location that needs this type of growth, but tries to get as much density on the site, and that this is a supportive housing type. He noted that there are not that many townhome developments in River Forest, and that this is a development type that will support property values.

Mr. Schiess addressed the marketability of the townhomes. He stated that he represented the applicant of the townhomes on Madison Street and that that development had the option to rent or buy the townhomes. It effected the architecture, finishes and interior planning of those units. Mr. Schiess said the plan for the proposed development at Bonnie Brae and Thomas is to market these units for sale and that the amenities needed to sell the units will be provided.

Mr. Schiess said the economics of a for-sale product is different than the economics of a for-rent unit. Mr. Schiess said that their consultant, Mario Mollo, is unable to attend the meeting. Mr. Mollo has worked on various projects in surrounding communities but has provided input to the applicant about what product is attractive to buyers. Mr. Schiess noted that this is a privately owned and funded development, the applicant has to make money and get a bank to fund the project that they believe will be successful. He said that, within that framework, it starts to address the question of the marketability of these units. He noted that Mr. Gurevich is taking a calculated financial risk.

Mr. Schiess said that, as the project architect, he reviewed the Village's planning consultant's comments regarding the project. Mr. Schiess stated that Mr. Houseal's comments appear to be that the density of the development is not the fundamental issue, but how it relates to the site. In order to address the concerns that were raised regarding setbacks, they have drafted an alternative site plan that has been provided to the Development Review Board today. Mr. Schiess stated that they have eliminated two of the on-site guest parking spaces, decreased the distance between units 3 and 4, 9 and 10, and 15 and 16, and transferred that to increase the setback along the south property line along Thomas Street. He stated that they reduced the courtyards to bring the front yard setback into compliance with the 20-foot required setback. Mr. Schiess stated that they also increased the east setback along the alley to eight feet. He apologized for providing it at late hour and noted that the Village's staff and consultants have not had an opportunity to review and comment on the alternative site plan.

Art Gurevich, the developer and applicant, stated that his firm has had a lot of experience building this type of project. He sated they built a similar type of unit in Oak Park and other

areas and that the developments were successful. He said this is an urban-type townhome that is not huge, but has everything a buyer will want in a townhouse. He stated that he is proposing high quality materials inside and out and that buyers have been happy with his product.

In response to a question from Chairman Martin, Mr. Gurevich replied that the previously approved condominium projects totaled 18 between the new building and existing building.

In response to a question from Chairman Martin, Mr. Schiess stated that there were no other witnesses present to testify for the applicant.

Kurt Bohlmann, Fire Chief, confirmed that he had previously been sworn in to testify. He stated that the Fire Department would seek to have the units numbered south to north to remain consistent with the rest of the Village. They would like to see a detail of the utility layout coming into each unit to avoid having them bunched together in a small area of each building. He said that they received the new site plan a few hours ago and have not had an opportunity to review the proximity of the balconies to the overhead power lines that run along the alley on the east side of the site. They want to confirm that the power lines are not within reach of anyone on the balcony. Fire Marshal Kevin Wiley confirmed that he had not further comments.

John Anderson, Public Works Director, confirmed that he had been previously sworn in to testify. Mr. Anderson stated that his report raised concerns regarding site constraints, including the loading and unloading of material. He asked that anticipated use of the public right-of-way be noted and that a plan be provided by the developer. Mr. Anderson stated that a snow removal plan should also be provided since there are few areas on site where snow can be stored. Mr. Anderson also stated that the primary issues are the locations of utilities on the site. He stated that the IEPA will require that the water main be looped on the site from Bonnie Brae through the site and back out to Bonnie Brae. He said that the current plans do not show that. Mr. Anderson said that the water main infrastructure on the north side of the site is located in an area with a five-foot setback. Any breaks later on will be difficult to repair. The Public Works Department recommends a 10-foot width in order to facilitate repairs to this line. Mr. Anderson concurred with the Fire Department's request to see an approximate layout of on-site utilities.

Ms. Fishman asked how the Public Works Department determines how much snow should be removed from the site. Mr. Anderson replied that after a few inches of snow a few vacant or sectioned-off spaces are typically utilized for snow storage. However, the site plan does not provide for that storage area and all snow on the driveways would need to be removed from the site to preserve parking.

Assistant Village Administrator Scheiner, presented the Police Department's report, which indicated that they have no public safety concerns regarding the proposed development.

John Houseal, Houseal Lavigne Associates, confirmed that he had been previously sworn in to testify. In response to a question from Mr. Houseal, Chairman Martin asked that his

comments be focused on the application that is before them and not the alternative site plan that had been submitted earlier in the day.

Mr. Houseal summarized the comments in his review memo. He noted that the proposed development site is currently zoned R4 and is surrounded by properties that are in the R3, R4 and PRI zoning district. He stated that the proposed development is consistent with the Comprehensive Plan, which calls for multi-family use of the site, that it provides high-quality residential housing options, and increases the diversity and range of housing options in the Village. Mr. Houseal said the Comprehensive Plan also calls for the protection and enhancement of historic and architecturally valued structures. The three-story building that would be removed is not historically or architecturally designated, but it is an older, attractive building that adds character to the neighborhood. He continued that the Comprehensive Plan also calls for the improvement and preservation of existing affordable housing. Mr. Houseal stated that he is not sure whether the existing six apartments at 1111 Bonnie Brae Place are considered affordable but wanted to raise the issue.

Mr. Houseal reviewed the seven SDAs requested and noted that that Mr. Schiess summarized his concerns appropriately. Mr. Houseal said that, while the type of development is appropriate (townhomes), and the unit count should not alarm anyone, his concern is how the SDAs reflect how the six buildings are accommodated on the site. Mr. Houseal explained that minimum land area speaks to density and is the amount of land (ground) area that is required for each dwelling unit. In River Forest, 2,800 square feet of ground area is required for each unit, but the proposed development requires a SDA of 1,200 square feet of land area per unit. If the applicant abided by the strict letter of the underlying zoning regulations, nine units would be permitted. He continued that the applicant is requesting a SDA for lot coverage, which is the amount of lot surface that is covered by the footprint building. Maximum lot coverage in the Zoning Ordinance is 70% and they are requesting 76%.

Mr. Houseal stated that the setbacks require SDAs, which is indicative of how the proposed site plan and buildings begin to push out toward the edges of the site. The required front setback along Bonnie Brae is 20 feet and the applicant is proposing 15 feet, so a five-foot SDA is required. The corner front setback off Thomas Street is required to be 25' and they are proposing five feet, so they would require a 20' SDA. The rear setback is another tight configuration along the alley on the east. They are required to be 27.67 feet and they are proposing five feet, requiring a 22.67' SDA. The development is also required to have a certain rear yard area of 4,152 square feet (15%) and they are proposing 839 square feet (3%), requiring a SDA of 3,322 square feet (12%). This is function of the easternmost buildings being pushed toward the alley.

Mr. Houseal stated that the code requires two and a half enclosed garage parking spaces per unit three-bedroom unit, which may be a little antiquated, for a total of 45 on site resident parking spaces. He said they are proposing two spaces per unit for a total of 36 on site spaces, which requires a SDA of nine parking spaces. He stated that this is appropriate for this type of development. Mr. Houseal noted that no SDAs are required for lot area, lot width, floor area ratio, building height and side yard (north) setback and, as proposed, guest parking. He

said circulation, parking, and access to and from the site from Thomas Street and the alley is direct, easy and convenient.

Mr. Houseal stated that the building materials in the rendering appear to be high quality but he has not yet viewed material samples. He also stated that the architectural style is appropriate and the development and landscaping appears attractive, but mostly when viewed head-on from Bonnie Brae. The view of the southern elevation when driving northbound on Bonnie Brae and east/west on Thomas Street has too large a view of the auto courts which gives the impression of row after row of driveways. He noted that the landscaping is deficient along the southern elevation and the lack of setback along the south make it difficult to screen the views of the auto courts and garages. Mr. Houseal stated that the southern elevation needs more detail and architectural enhancement. He added that it is a prominent view and should not be treated like the side of a building. He also commented that there should be greater utilization of vertically oriented landscape materials and that the number of yews along the foundation should be sufficient to create a hedge row along the foundation.

Mr. Houseal stated that, based on the fixtures and locations in the renderings, he anticipates that the lighting plan will comply with the Village's regulations, but asked to see a photometric plan.

Mr. Houseal said that, while the land use is appropriate and the site can accommodate 18 units, it is the way they are configured on the site that is an issue. He said the biggest issues he has are the lack of setback of Thomas, resulting lack of landscaping, the need for a bigger setback along Bonnie Brae and the alley, and the need for improvements to open space and pedestrian mobility on site.

Mr. Houseal said he briefly reviewed the alternative site plan that was provided and noted that it is an improvement over the current proposal in that it increases setbacks along the east (Bonnie Brae), west (the alley), and south (Thomas Street). He noted that by increasing the west setback the driveway pads will be eight feet deep, which will allow a vehicle to park on the pad on private property parallel to the alley. Although this is not a designated parking space, in practical application it can be used as such, which results in six guest parking spaces along the alley for the westernmost townhome units. Mr. Houseal continued that, while the buildings are tighter, it is a better pedestrian site as it provides a continuous pathway from east to west across the site. Mr. Houseal concluded that there is merit to pausing to consider the alternate site plan.

In response to a question from Member Kilbride, Mr. Houseal confirmed that he is not as concerned about density with the new site plan. He reiterated that 18 units is not inappropriate for the site, but it's the fact that it's 18 units distributed over six buildings pushed to the edge of the site. Increasing the setbacks for the development makes it more attractive to the neighborhood and better for the residents of the development.

In response to a question from Member Kilbride, Mr. Gurevich stated that the proposed units are 2,400 square feet each.

In response to a question from Member Crosby, Mr. Houseal replied that the existing buildings along Bonnie Brae maintain setbacks in the range of 40 to 50 feet. The required setback on the development site is 20 feet and the alternate site plan satisfies that requirement. Member Kilbride noted other, shorter setbacks in the neighborhood.

In response to a question from Member Fishman, Mr. Houseal stated that he does not believe that affordable housing can be worked into this development. He stated that that he doesn't know whether the apartments at 1111 Bonnie Brae are currently considered affordable housing units. Mr. Houseal stated that the Affordable Housing plan was adopted after the application was filed, however, the Comprehensive Plan does call for the preservation and improvement of existing affordable housing units.

Hearing no further questions for Mr. Houseal or staff, Chairman Martin stated that they would typically request public testimony at this time. However, they asked the applicant whether or not they would like to amend the application. Mr. Schiess complimented the review and feedback Mr. Houseal provided. He confirmed that the applicant would like to request that the hearing be continued so the application could be amended to address the outstanding concerns raised by Village staff and Mr. Houseal.

There was a brief discussion regarding submission deadlines for the amended application and continued public hearing. The applicant agreed to a July 2, 2020 deadline at Noon.

A MOTION was made by Chairman Martin and SECONDED by Member Kilbride to continue the public hearing to July 16, 2020.

ROLL CALL VOTE:

Ayes: Members Fishman, Dombrowski, Kilbride, O'Brien, Crosby, and Chairman Martin

Nays: None

Motion Passed.

VI. ADJOURNMENT

A MOTION was made by Member Fishman and SECONDED by Member Kilbride to adjourn the meeting of the Development Review Board at 8:58 p.m.

ROLL CALL VOTE:

Ayes: Members Fishman, Dombrowski, Kilbride, O'Brien, Crosby, and Chairman Martin

Nays: None

Motion Passed.

Respectfully Submitted:

Lisa Scheiner, Secretary

Frank R. Martin
Chairman, Development Review Board

Date

DRAFT

john conrad schiess architect, ltd

7706 Central Avenue River Forest, Illinois 60305

Tel 708.366.1500

john@jcsarchitect.com

July 2, 2020

Lisa Scheiner, Assistant Village Administrator
Village of River Forest
400 Park Avenue
River Forest, IL 60305

Re: *1110 Bonnie Brae + Thomas Development*

Dear Lisa,

Per your request, attached please find 7 copies of the following:

Amended documents:

1. Revised Site Development Allowance Chart
2. Sheet A1.1 revised Site Plan
3. Sheets A3.1 - A3-6 revised Elevations
4. Sheet A5.1 revised trash enclosure elevation
5. Sheet L1.1 and L1.2 revised landscaping plan and schedule
6. Revised Civil drawings

Documents Added to Plan Development Application:

1. Sheet A3.6a revised east elevation of Building 5 and 6 along the Alley
2. Sheet LP Logistic Plan

Documents removed from Plan Development Application:

1. Fire Truck Simulation completed by Greengard, Inc dated 3.10.20

Regards,

John Schiess

John Conrad Schiess Architect, Ltd

Copy: Art Gurevich, Bonnie Brae Construction, LLC

Bonnie Brae + Thomas Avenue Development		
Summary of Development Requirements and Requested Variations		
(Items that require a Site development Allowance are in RED)		
ZONE DISTRICT R-4		July 2, 2020
Description	Required/Allow	Provided
Lot Size (square feet)	More than 26,136	27,681 SF
Lot Coverage	Less than 70%	69%
Lot Area Per 1 Dwelling Unit (square feet)	2,800 SF	1,456 SF
Front Setback (West)	20'	20 feet
Side (North)	3'	5 feet
Side (South)	3'	12 feet
Rear (East)	27'-8"	8 feet
Building Height	45'	42 feet
FAR	1.5 (41,521 SF)	1.35 (37,472 sf)
Rear Yard Area (square feet)	4,152 SF (15%)	1,296 SF
Parking (per Dwelling Unit)	2.5	2
Guest Parking	4	2



SITE DATA:

- PROPOSED: 3 STORY 18 UNITS 36 PRIVATE PARKING SPACES + 2 GUEST PARKING SPACES
- ZONING DISTRICT: R4 (MULTI-FAMILY RESIDENTIAL)
- LOT AREA: 27,681 SQ FT
- BUILDING FOOTPRINT: 13,320 SQ FT
- GREEN AREA (PERVIOUS): 7,632 SQ FT
- LOT COVERAGE: 19,008 SQ FT
- GROSS FLOOR AREA: 37,715 SQ FT
- BUILDING HEIGHT: 42'-0"
- BUILDING SETBACKS
NORTH: 5'-0" (SIDE)
SOUTH: 12'-0" (SIDE)
EAST: 8'-0" (REAR)
WEST: 20'-0" (FRONT)

CONCRETE DRIVE -TYP.

WASTE + RECYCLE ENCLOSURE
BRICK + BLOCK + GATE WITH REMOVABLE LID

alley

CONCRETE DRIVE -TYP.

5' X 10' CANTILEVERED
BALCONY ABOVE -TYP.

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



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(847) 728-0585 fax

REVISED FOR PD:	7/2/20
REVISED FOR PD:	3/27/20
ISSUED FOR PD:	2/7/20
ISSUED FOR DRB:	10/24/19
ISSUED FOR DRB:	08/30/19
ISSUED FOR REVIEW:	03/11/19
Date	

BONNIE/THOMAS DEVELOPMENT

1110 Bonnie Brae
River Forest, Illinois

Sheet Title
SITE PLAN

A1.1

Sheet No.



John Conrad Schiess
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architecture +

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ISSUED FOR DRB:	10/24/19
ISSUED FOR DRB:	08/30/19
ISSUED FOR REVIEW:	03.11.19
Date	

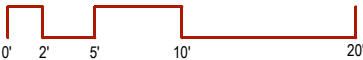
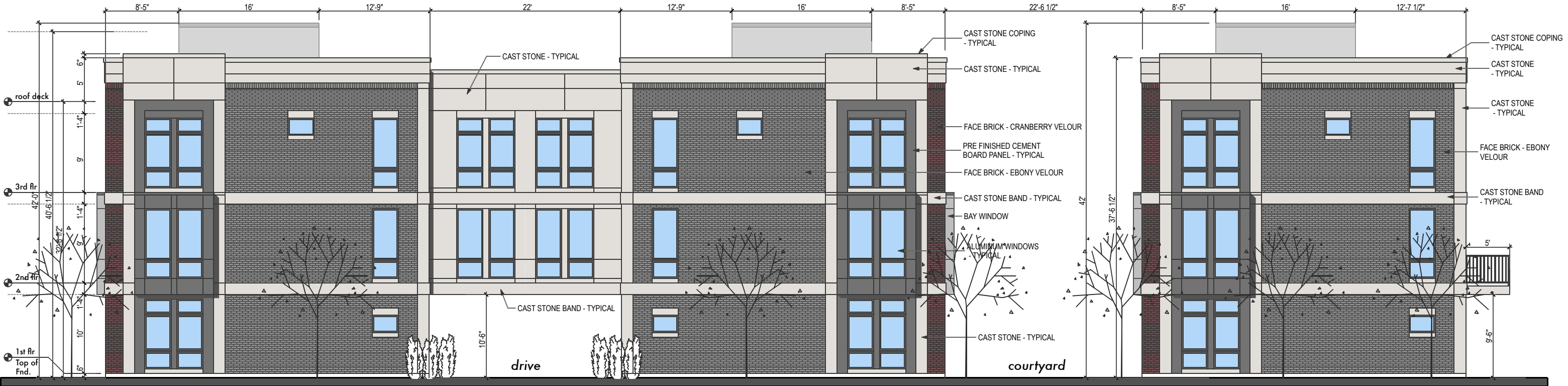
BONNIE/THOMAS
DEVELOPMENT

1110 Bonnie Brae
River Forest, Illinois

Sheet Title
ELEVATION

A3.1

Sheet No.



SOUTH ELEVATION



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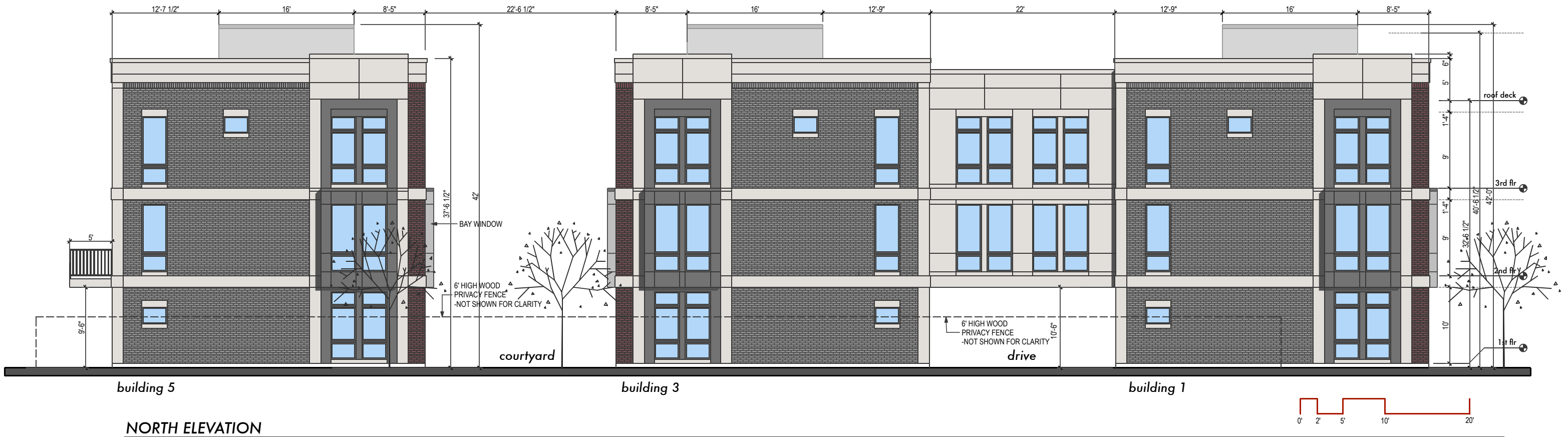
BONNIE/THOMAS
DEVELOPMENT

1110 Bonnie Brae
River Forest, Illinois

Sheet Title
ELEVATION

A3.2

Sheet No.



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ISSUED FOR REVIEW:	03.11.19
Date	

BONNIE/THOMAS
DEVELOPMENT

1110 Bonnie Brae
River Forest, Illinois

Sheet Title
ELEVATION

A3.3

Sheet No.

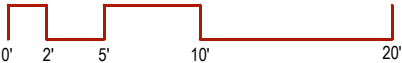


building 2

building 1

EAST ELEVATION

scale: 1" = 10'-0"



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Date	

BONNIE/THOMAS
DEVELOPMENT

1110 Bonnie Brae
River Forest, Illinois

Sheet Title
ELEVATION

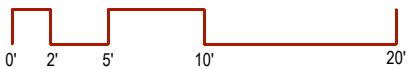
A3.4

Sheet No.



EAST ELEVATION

scale: 1" = 10'-0"



John Conrad Schiess
Architect + LEED AP

400 Ashland Avenue
River Forest Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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OWNER:
Bonnie Brae Construction, LLC
Art Gurevich
3528 Walnut Ave.
Wilmette, Illinois 60091
(847) 728-0584 phone
(847) 728-0585 fax

REVISED FOR PD: 7/2/20

REVISED FOR PD:	3/27/20
ISSUED FOR PD:	2/7/20
ISSUED FOR DRB:	10/24/19
ISSUED FOR DRB:	08/30/19
ISSUED FOR REVIEW:	03.11.19
Date	

BONNIE/THOMAS
DEVELOPMENT

1110 Bonnie Brae
River Forest, Illinois

Sheet Title
ELEVATION

A3.5

Sheet No.



building 3

building 4

WEST ELEVATION

scale: 1" = 10'-0"



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Date	

BONNIE/THOMAS
DEVELOPMENT

1110 Bonnie Brae
River Forest, Illinois

Sheet Title
ELEVATION

A3.6

Sheet No.

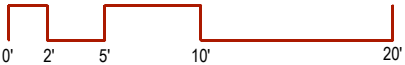


building 6

building 5

WEST ELEVATION

scale: 1" = 10'-0"



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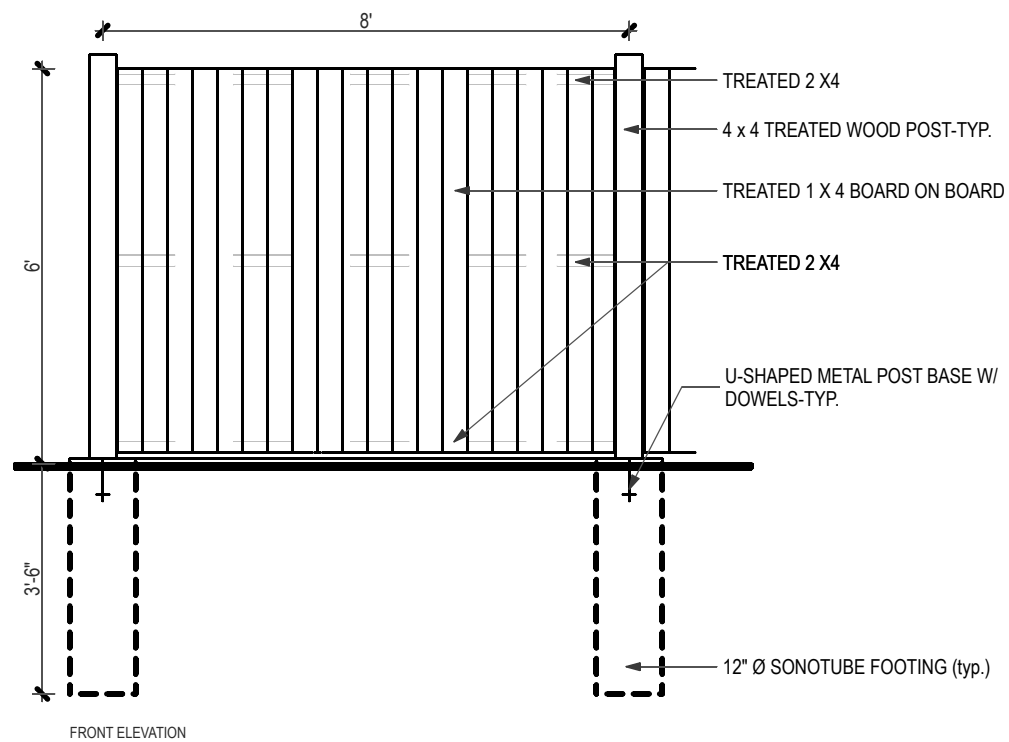
BONNIE/THOMAS
DEVELOPMENT

1110 Bonnie Brae
River Forest, Illinois

Sheet Title
ELEVATION

A3.6a

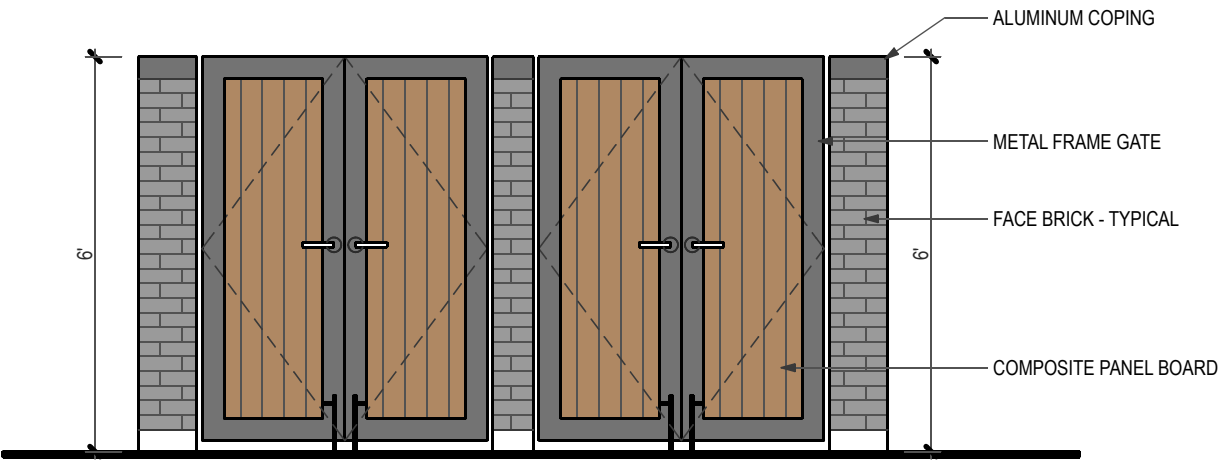
Sheet No.



FRONT ELEVATION

DETAIL OF WOOD FENCE

SCALE: NTS



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PD:	3/27/20
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PD:	2/7/20
ISSUED FOR	
DRB:	10/24/19
Date	

**BONNIE/THOMAS
DEVELOPMENT**

1110 Bonnie Brae
River Forest, Illinois

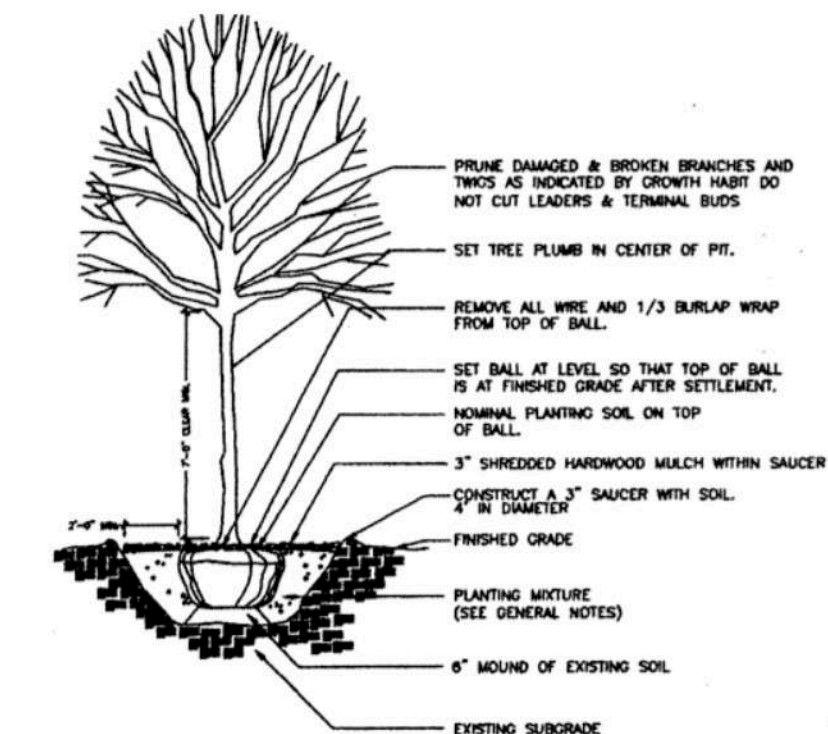
Sheet Title
LANDSCAPING PLAN

L1.1

Sheet No.

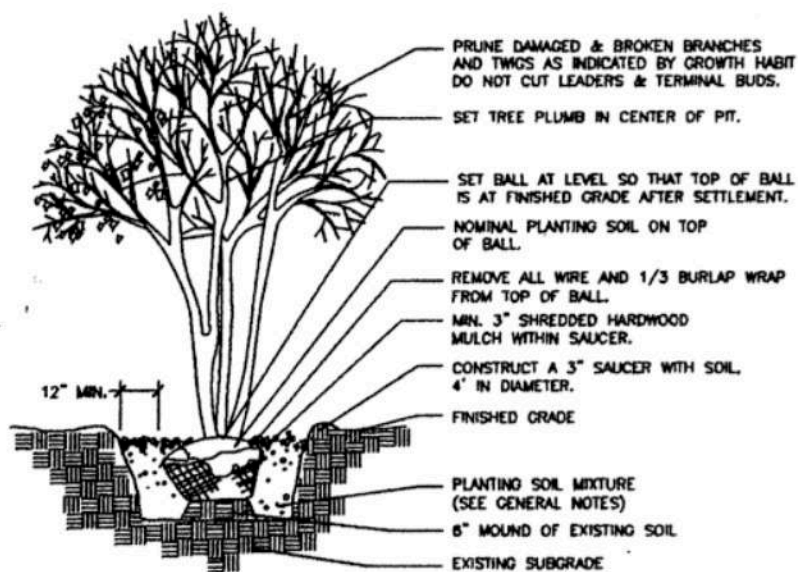


PROPOSED LANDSCAPING PLAN
SCALE: 1" = 20'-0"



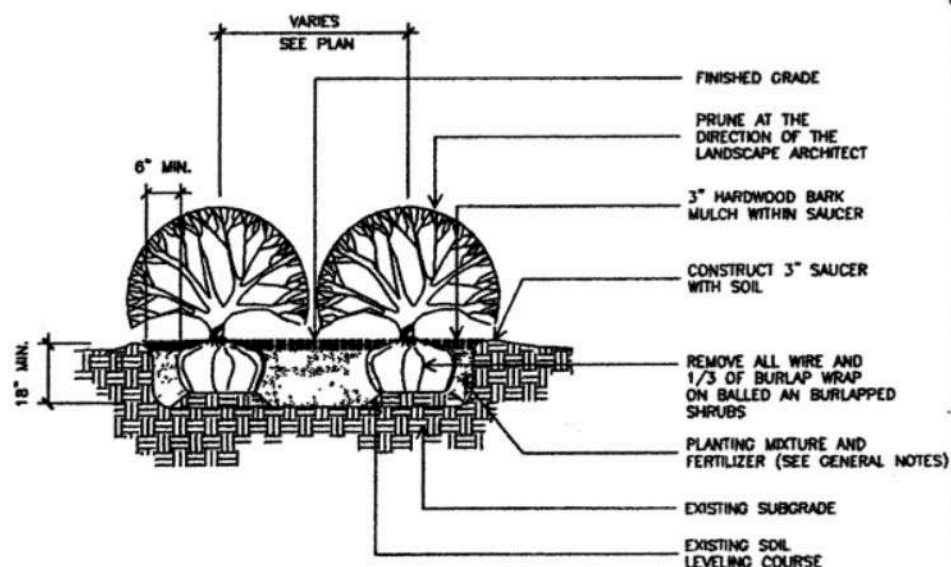
1 Deciduous Tree Planting Detail

No Scale



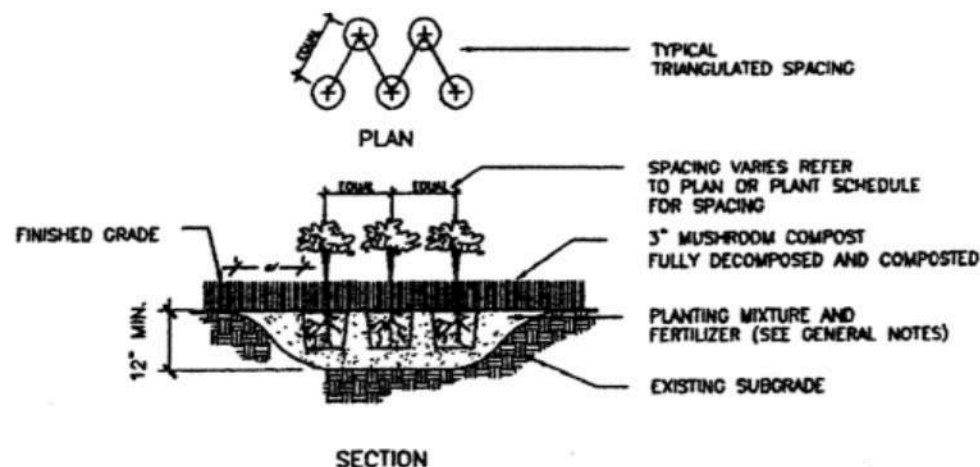
2 Multi-Stem Tree Planting Detail

No Scale



3 Shrub Planting Detail

No Scale



4 Ground Cover Planting Detail

No Scale

GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES CONTRACTOR SHALL NOTIFY J.U.L.I.E. TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES WHICH MAY AFFECT PROPOSED SITE WORK.

2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.

3. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.

4. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.

5. CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS. WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

6. LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.

7. ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 4\"/>

8. ALL SODDED LAWN TO BE PLACED ON 4\"/>

9. SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.

10. LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES AND GROUNDCOVERS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

11. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1\"/>

12. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLOWING REQUIREMENTS: SOIL COMPOSITION--45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: Ph 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.

13. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.

14. LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.

15. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.

16. ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "MLTPRUF."

17. ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.

18. LONG TERM WATERING OF EACH TOWNHOME GREEN SPACE WILL BE BY INDIVIDUAL HOME OWNERS AND COMMON AREAS BY THE TOWNHOME ASSOCIATION.

PLANTING SCHEDULE

LEGEND	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	
DICIDUOUS AND ORNAMENTAL TREES					
CC	2	CERCIS CANADENSIS	EASTERN REDBUD		
BN	2	BETULA NIGRA	RIVER BIRCH	3" CAL	
AA	2	AMELANCHIER ARBOREA	SERVICEBERRY		
SHRUBS + ORNAMENTAL					
SJ	25	SPIRAEA JAPONICA	JAPANESE MEADOWSWEET	3 gallon	
HM	43	HYDRANGEA MACROPHYLLA 'BAILMER' ENDLESS SUMMER	BIGLEAF HYDRANGEA	5 gallon	
TO	16	THUJA OCCIDENTALLIS 'FILIP'S MAGIC MOMENT'	AMERICAN ARBORVITAE	5 gallon	
TM	12	TAXUS X MEDIA 'DENSIFORMIS'	YEW	5 gallon	
CA	49	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	30" ht.	
BGV	30	BUXUS 'GREEN VELVET'	BOXWOOD	5 gallon	
JA	6	THUJA OCCIDENTALIS 'JANTAR'	JANTAR ARBORVITAE	5 gallon	
FPL	8	FUNKIA, PLANTAIN LILY	HOSTA BLUE ANGEL	5 gallon	
GROUND COVER					
VM	60	VINCA MINOR	COMMON PERIWINKLE		

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ISSUED FOR DRB:	10/24/19
Date	

BONNIE/THOMAS DEVELOPMENT

1110 Bonnie Brae
River Forest, Illinois

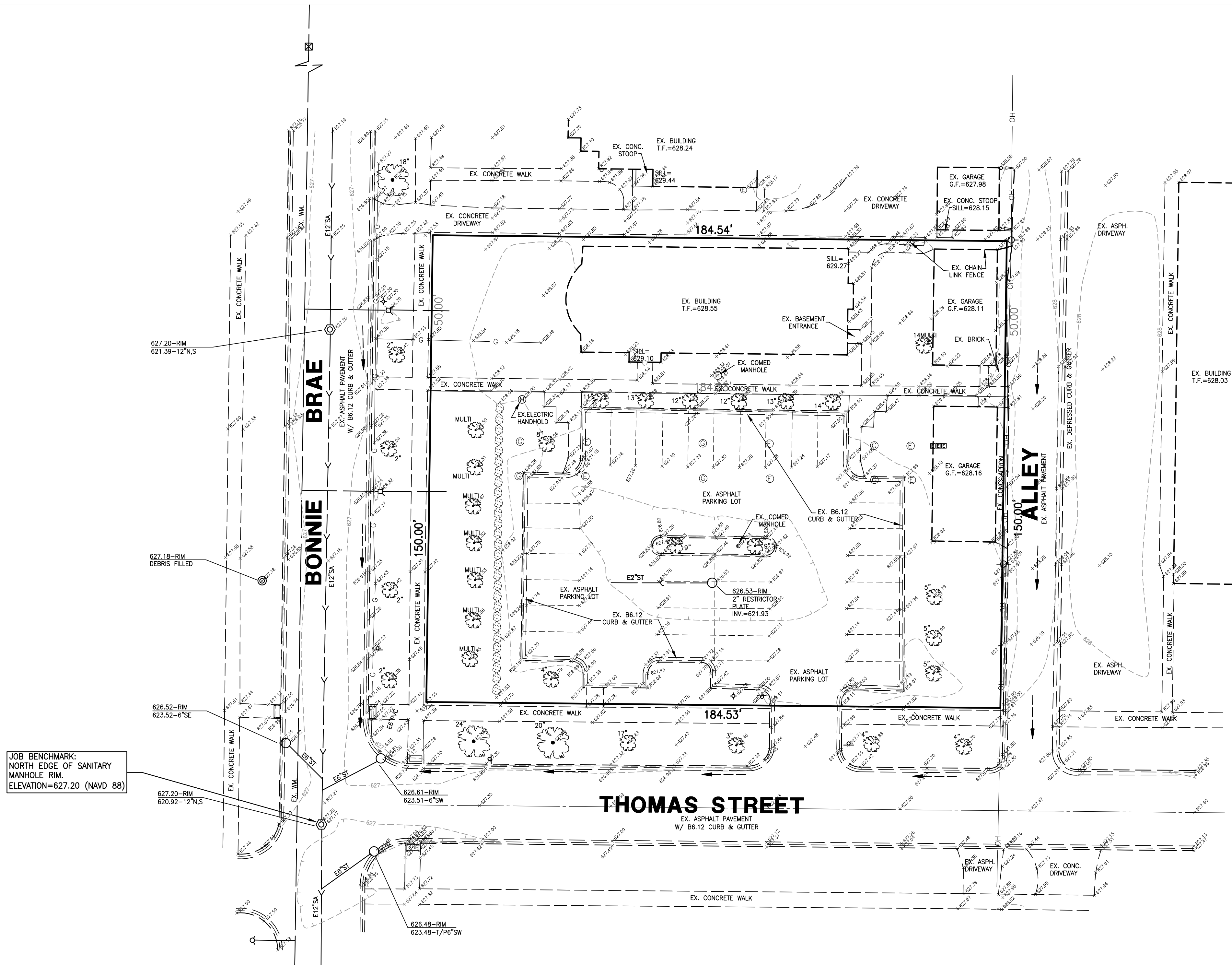
Sheet Title
LANDSCAPING DETAILS
AND SCHEDULE

L1.2

Sheet No.

LEGAL DESCRIPTION

LOTS 14,15 AND 16 IN GREY AND BRAESE'S RESUBDIVISION OF BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1,8,9,10,11,14,15 AND 16 IN BOGU'S ADDITION TO OAK PARK BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST ONE THIRD OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SOURCE BENCHMARK:
NGS MONUMENT "ME1649" LOCATED AT
6478 W. NORTH AVENUE ±50' EAST
OF NATCHES AVENUE.
ELEVATION=643.63 (NAVD 88)

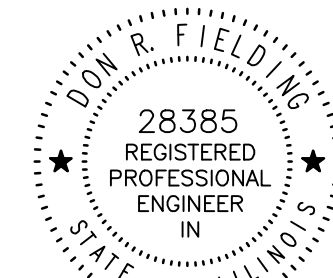
JOB BENCHMARK:
NORTH EDGE OF SANITARY
MANHOLE, RIM,
ELEVATION=627.20 (NAVD 88)

LEGEND

- 104 --- CONTOUR
- x 105.08 SPOT ELEVATION
- 10' DECIDUOUS TREE W/DIA.
- 12' CONIFEROUS TREE W/DIA.
- MANHOLE SANITARY
- MANHOLE STORM
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- E8"SA --- SANITARY SEWER
- E12"ST --- STORM SEWER
- E6"W --- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

NOTE

BOUNDARY TAKEN FROM PLAT OF SURVEY PREPARED BY CHICAGOLAND SURVEY COMPANY, INC., DATED JULY 28, 2015.
BOUNDARY SHOWN IS ONLY AN ESTIMATE.
THIS DRAWING IS NOT A PLAT OF SURVEY.



Don R. Fielding P.E.
SIGNATURE
7-01-20
DATE
EXPIRES 11-30-21

0 20 40 60 80
SCALE IN FEET

DMW	07-01-20	PER VILLAGE REVIEW
MRT	06-29-20	NEW SITE PLAN PER OWNER
MRT	03-10-20	NEW SITE PLAN PER OWNER
DRAWN BY:	DATE:	REVISIONS

DESIGNED BY:	DATE:
DMW/MRT	11-26-19
CHECKED BY:	DATE:
DMW	11-26-19
APPROVED BY:	DATE:
DRF	11-26-19

DRAWN BY:	DATE:
REVISIONS	

REVISIONS	
-----------	--



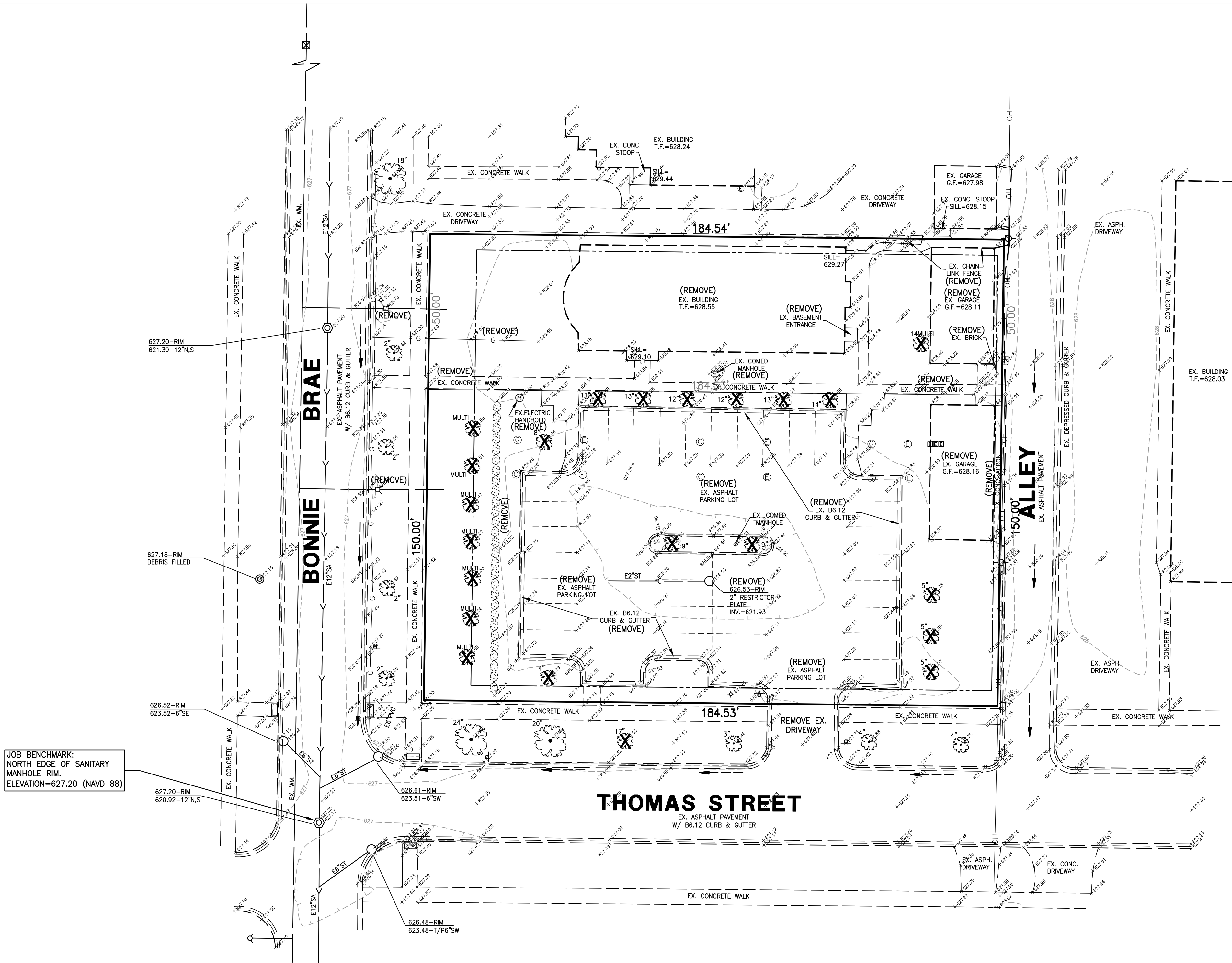
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE:	1"=20'
DRAWING NO.	61246
SHEET	1 of 3

1101 BONNIE BRAE PLACE -- RIVER FOREST, ILL.
EXISTING TOPOGRAPHY

LEGAL DESCRIPTION

LOTS 14,15 AND 16 IN GREY AND BRAESE'S RESUBDIVISION OF BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1,8,9,10,11,14,15 AND 16 IN BOGU'S ADDITION TO OAK PARK BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST ONE THIRD OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



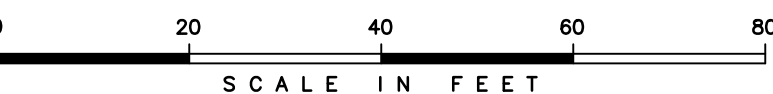
SOURCE BENCHMARK:
NGS MONUMENT "ME1649" LOCATED AT
6478 W. NORTH AVENUE ±50' EAST
OF NATCHES AVENUE.
ELEVATION=643.63 (NAVD 88)

LEGEND

- 104 --- CONTOUR
- × 105.08 SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- ⊗ 12" CONIFEROUS TREE W/DIA.
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- CATCH BASIN
- INLET
- ⊗ WATER SERVICE BOX
- ⊗ VALVE & VAULT
- ⊗ FIRE HYDRANT
- ⊗ UTILITY POLE
- ⊗ LIGHT STANDARD
- ⊗ STORM CULVERT
- E8"SA --- SANITARY SEWER
- E12"ST --- STORM SEWER
- E6"WM --- WATER MAIN
- DITCH --- DITCH
- SWALE --- SWALE
- DIRECTION SURFACE DRAINAGE --- DIRECTION SURFACE DRAINAGE
- FENCE --- FENCE
- or --- DOWNSPOUT

NOTE

BOUNDARY TAKEN FROM PLAT OF SURVEY PREPARED BY CHICAGOLAND SURVEY COMPANY, INC., DATED JULY 28, 2015.
BOUNDARY SHOWN IS ONLY AN ESTIMATE.
THIS DRAWING IS NOT A PLAT OF SURVEY.



DMW	07-01-20	PER VILLAGE REVIEW
MRT	06-29-20	NEW SITE PLAN PER OWNER
MRT	03-10-20	NEW SITE PLAN PER OWNER
DRAWN BY:	DATE:	REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY:	DATE:
DMW/MRT	11-26-19
CHECKED BY:	DATE:
DMW	11-26-19
APPROVED BY:	DATE:
DRF	11-26-19



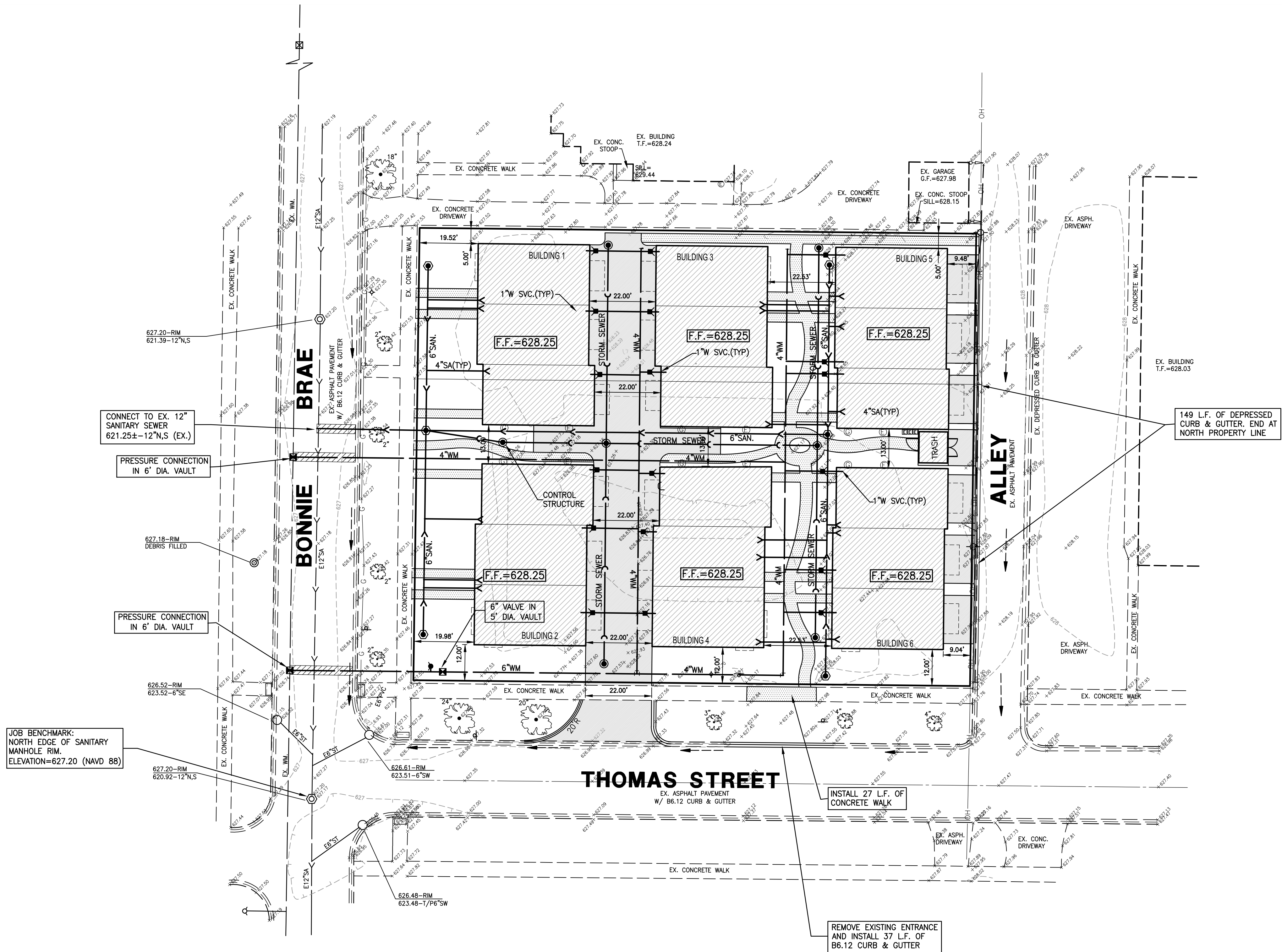
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995

SCALE:	1"=20'
DRAWING NO.	61246
SHEET	2 of 3

1101 BONNIE BRAE PLACE -- RIVER FOREST, ILL.
DEMOLITION PLAN

LEGAL DESCRIPTION

LOTS 14,15 AND 16 IN GREY AND BRAESE'S RESUBDIVISION OF BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1,8,9,10,11,14,15 AND 16 IN BOGU'S ADDITION TO OAK PARK BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST ONE THIRD OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SOURCE BENCHMARK:
NGS MONUMENT "ME1649" LOCATED AT
6478 W. NORTH AVENUE ±50' EAST
OF NATCHES AVENUE.
ELEVATION=643.63 (NAVD 88)

IMPERVIOUS AREAS
EXISTING = 16,205 S.F.
PROPOSED = 21,483 S.F.

SYMBOLS

EXISTING

EX. 12"SA
E6"W
E12"ST

COMBINATION SEWER
SANITARY MANHOLE
WATER MAIN
VALVE & VAULT
HYDRANT
STORM SEWER
SANITARY MANHOLE
B-BOX

PROPOSED

6" SA
6" W
H
V
12" ST
V

NOTE

BOUNDARY TAKEN FROM PLAT OF SURVEY PREPARED BY CHICAGOLAND SURVEY COMPANY, INC., DATED JULY 28, 2015.
BOUNDARY SHOWN IS ONLY AN ESTIMATE.
THIS DRAWING IS NOT A PLAT OF SURVEY.

0 20 40 60 80
SCALE IN FEET

DMW	07-01-20	PER VILLAGE REVIEW
MRT	06-29-20	NEW SITE PLAN PER OWNER
MRT	03-10-20	NEW SITE PLAN PER OWNER
MS	02-07-20	NEW SITE PLAN PER ARCHITECT/REV WATER PER FIRE DEPT.
DRAWN BY:	DATE:	REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY:	DATE:
DMW/MRT	11-26-19
CHECKED BY:	DATE:
DMW	11-26-19
APPROVED BY:	DATE:
DRF	11-26-19



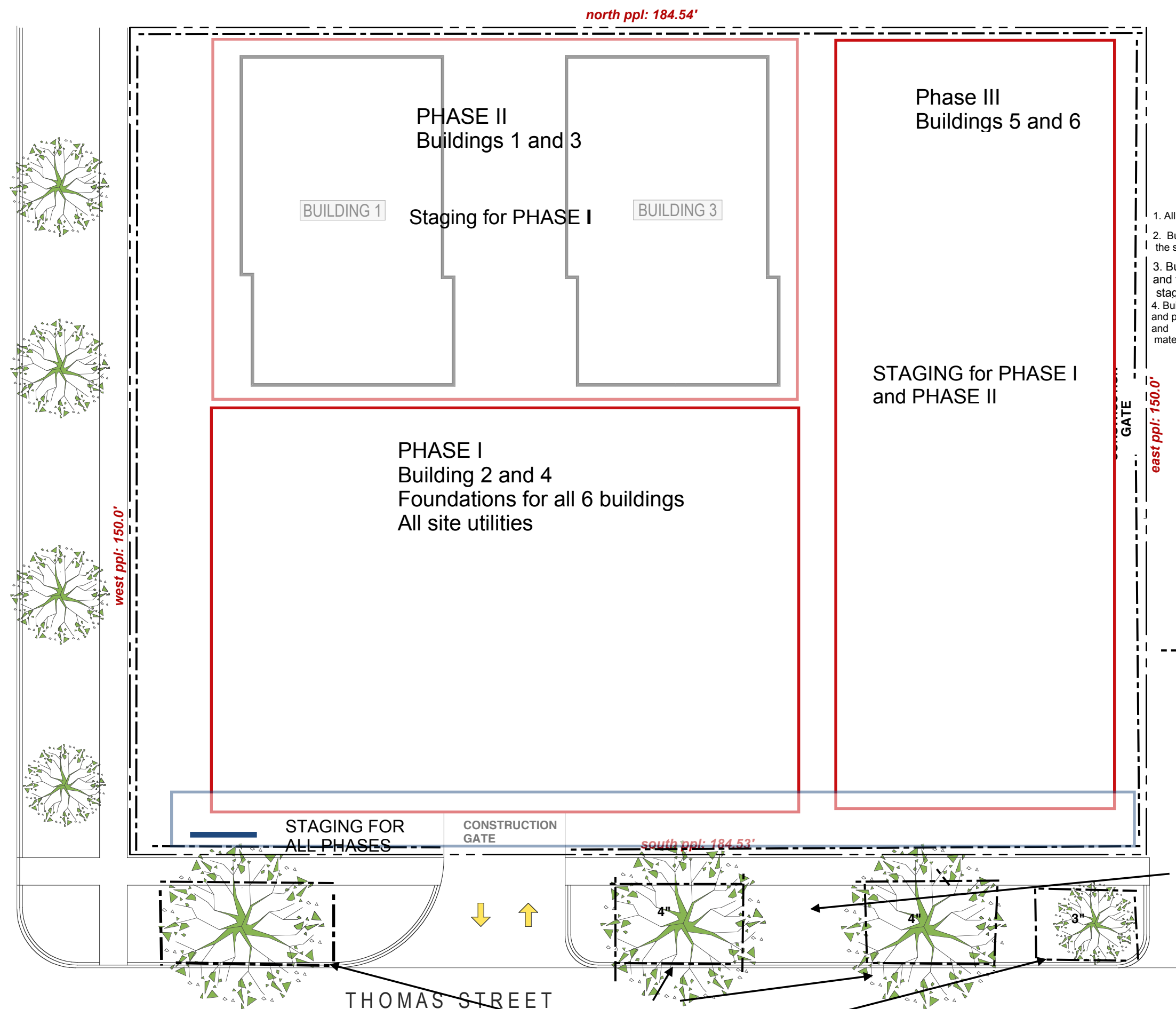
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SCALE:	1"=20'
DRAWING NO.	61246
SHEET	3 of 3

1101 BONNIE BRAE PLACE – RIVER FOREST, ILL.
PRELIMINARY ENGINEERING

BONNIE BRAE
CONSTRUCTION,
LLC.

BONNIE BRAE



PROJECT PHASING AND
CONSTRUCTION STAGING

1. All foundations and utilities will be installed at the same time
2. Buildings 2 and 4 will be built first. The rest of the site will be used for staging and materials storage.
3. Buildings 1 and 3 will be built next. The courtyard and the pads for Buildings 5 and 6 will be used for staging and materials storage.
4. Buildings 5 and 6 will be built last. The 12' South setback and parkway are (with tree protection) will be used for staging and materials storage.