



RIVER FOREST DEVELOPMENT REVIEW BOARD MEETING AGENDA

A meeting of the River Forest Development Review Board will be held on Thursday, November 7, 2019 at 7:30 P.M. in First Floor Community Room of the Village Hall, 400 Park Avenue, River Forest, Illinois.

- I. Call to Order/Roll Call
- II. Minutes of the March 21, 2019 Development Review Board Meeting
- III. PRE-FILING MEETING AND CONSIDERATION OF REQUEST FOR APPLICATION REQUIREMENT WAIVERS: Proposed Planned Development – 1101-1111 Bonnie Brae Place
- IV. Public Comment
- V. Adjournment

**VILLAGE OF RIVER FOREST
DEVELOPMENT REVIEW BOARD MEETING MINUTES
March 21, 2019**

A meeting of the Village of River Forest Development Review Board was held at 7:30 p.m. on Thursday, March 21, 2019 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 Fishman, O'Brien, Schubkegel, Chairman Martin

Absent: Members Crosby, Dombrowski, Kilbride

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

II. APPROVAL OF MINUTES OF THE SEPTEMBER 20, 2018 DEVELOPMENT REVIEW BOARD MEETING

A MOTION was made by Member Fishman and SECONDED by Member O'Brien to approve the minutes of the September 20, 2018 Development Review Board Meeting.

Ayes: Members Fishman, O'Brien, Schubkegel and Chairman Martin

Nays: None

Motion Passed.

III. PRE-FILING MEETING AND CONSIDERATION OF REQUEST FOR APPLICATION REQUIREMENT WAIVERS: Proposed Planned Development – 344 Lathrop Avenue

Chairman Martin explained the purpose of the pre-filing conference for the property at 344 Lathrop. He noted that there is no application on file so there is no recommendation to make. He said if the applicant requests waivers for certain application requirements the Development Review Board will discuss them and vote on the request.

Secretary Radatz administered the admonition and swore in all parties wishing to speak.

John Schiess, JCS Architects (7706 Central, River Forest) stated he is a consultant appearing on behalf of the property owner (Carmela Properties, LLC), and Dr. Gina Piccioni who owns Carmela Properties, LLC and River Forest Dental Studio, which is located at 344 Lathrop. Dr. Piccioni introduced herself to the Development Review Board.

Mr. Schiess presented a PowerPoint presentation to the Development Review Board. He said the dental practice takes up a large portion of the property, which used to be home to a toy

designer. Dr. Piccioni bought the property with the intent to operate her dental practice there. Mr. Schiess said the hours of operation are Monday through Saturday with varying start and stop hours. He said there are a total of seven part time employees on staff but they do not all work at the same time and that there is a maximum of four employees at any time with the exception of shift change.

Mr. Schiess said the site is a little over 8,000 square feet and the building is 5,583 square feet. He displayed the floor plan for the building and noted that, of the four on-site parking spaces, which includes one ADA space, two would be used for the proposed apartment. Mr. Schiess explained that they are proposing to modify the floor plan of the building for the purpose of converting five offices and one large conference room inside the building to a 1,797 square foot two-bedroom apartment. He said the footprint of the building will not change displayed and discussed the modified floor plan with the apartment that includes a two-car indoor parking garage. He said that, at this point, the apartment will be used exclusively by Dr. Piccioni as a place to stay after practice hours and would not be used as her primary residence. Mr. Schiess said the building is located at the southwest corner of Lathrop Avenue and Hawthorne Avenue. He described the surrounding properties and displayed photos of the building elevations. He displayed and reviewed the existing site plan and floor plan. He noted the location of the adjacent buildings relative to the property lines.

Mr. Schiess said they will attempt to show that this proposal is a less intense use of the building than what was there before with no entitlement action, meaning that in its current configuration with no permitting required all five office spaces could be used.

Mr. Schiess said the reclassification of the property from commercial to mixed-use would significantly reduce the property tax bill because the property would be assessed at 10% of its assessed value instead of at 25%. He said there is an economic component that is driving this request. Mr. Schiess recalled the planned development application at 400 Ashland that was approved and stated that the tax bill for that property was approximately \$50,000 before it was reclassified as a mixed-use property. He said Dr. Piccioni has a tax bill of \$51,088 and that an almost identical building where he has an office with similar building square footage and lot size down the street, has a tax bill of \$19,948. He said the smaller tax bill leads to a lower operating cost that makes it easier to find tenants, and that 344 Lathrop is at a disadvantage because of its tax bill. Mr. Schiess said that they are asking for the Development Review Board's help in leveling the playing field between the properties.

Mr. Schiess reviewed their request for a waiver of application requirements. He stated they are requesting a waiver of the drainage plan because they are not changing the footprint of the building and only adding two bathrooms. He said they are requesting a waiver of the requirement for a professional economic analysis because the impact of the development is negligible. Mr. Schiess said they are requesting a waiver of the requirement for a traffic study because the traffic impact is less intense than what was there previously and the parking demands for the apartment are typically outside the hours of the demand for the dental practice. He said they are also requesting a waiver of the landscape plan requirement since there are no changes to the entrances and landscaping that is there now.

Mr. Schiess said the compensating benefits of the plan to the community is that it levels the economic playing field for and allows the property owner to invest in the building. He said the mixed-use building in a walkable, urban environment adds to community vibrancy.

Member Fishman asked if this had to be a rentable property to call it mixed-use and whether there was any zoning implication for that. Chairman Martin stated he was not sure and would ask the application to address this in their application. Member Fishman asked whether the residential unit at 400 Ashland was rented to someone outside the business and Mr. Schiess replied that, initially, it was not and was leased to his son for two years. He discussed what the County requests for reassessment purposes.

Chairman Martin said the Development Review Board is concerned about how the building is zoned and if the application meets the standards and that they may be concerned about is the economic impact of this proposal with the drastic reduction in taxes. Mr. Schiess said he will present a zoning analysis with the application.

Dr. Piccioni said the property is currently located in the C3 zoning district which allows residential for two or more apartments. This would only be one apartment. Chairman Martin stated that they will ask Mr. Radatz whether or not the property would need to be rezoned for this request.

Member O'Brien asked if parking is a zoning issue and where clients will park if employees are parked behind the building. Mr. Schiess replied that there is on-street parking and that the length of the typical patient visit is between 20 and 45 minutes with one hour being the maximum. He noted possible nearby parking locations such as River Forest kitchen. Chairman Martin asked that the application address parking requirements for the residential and commercial use. Mr. Schiess stated that will be addressed in the application.

Chairman Martin asked the Development Review Board if there is anything else that the applicant should address in the application. Hearing none, Chairman Martin asked the applicant if there was anything else they wanted to tell the Development Review Board. Mr. Schiess said they planned to get their application packet in in a few weeks and thanked them for their feedback.

Chairman Martin stated that the Development Review Board should now address the request to permit the application to be filed without complying certain requirements set out in the Zoning Ordinance. Chairman Martin suggested they respond to each request separately.

A MOTION was made by Member Fishman and SECONDED by Member O'Brien to waive application requirement 10-19-6(B)(8) (landscape plan).

Chairman Martin noted that the applicant must comply with the landscape ordinance and that the Zoning Ordinance requirements for landscaping are not waived, just the application requirement.

Ayes: Members Fishman, O'Brien, Schubkegel and Chairman Martin

Nays: None
Motion Passed.

A MOTION was made by Member Fishman and SECONDED by Member O'Brien to waive application requirement 10-19-6(B)(12) (traffic study).

Ayes: Members Fishman, O'Brien, Schubkegel and Chairman Martin
Nays: None
Motion Passed.

Chairman Martin stated the next requirement was for the economic analysis. He noted that it is a three-part requirement regarding the project's economic viability, economic impact on the Village, and the capability of the applicant to complete the proposed development. He stated that in the past the Development Review Board has considered a partial waiver and that he thinks the applicant should demonstrate the ability to complete the project. Member Fishman agreed and Mr. Schiess said the applicant will comply with that requirement.

A MOTION was made by Member Martin and SECONDED by Member Fishman to waive application requirement 10-19-6(B)(13)(b), and (c).

Member O'Brien stated that she wants to see how the proposed project would affect the Village since they are seeking to reduce the property taxes.

Chairman Martin and Member Fishman amended the motion amended the motion to waive application requirement 10-19-6(B)(13)(b).

Ayes: Members Fishman, O'Brien, Schubkegel and Chairman Martin
Nays: None
Motion Passed.

In response to a question from Chairman Martin regarding the Village's position on the request for a waiver of the site drainage plan, Mr. Radatz stated that given that there are no changes to the exterior of the building he doesn't see any impact on the Village and that the addition of the bathrooms would be minimal.

A MOTION was made by Member Fishman and SECONDED by Member O'Brien to waive application requirement 10-19-6(B)(17).

Ayes: Members Fishman, O'Brien, Schubkegel and Chairman Martin
Nays: None
Motion Passed.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

A MOTION was made by Member Fishman and SECONDED by Member Schubkegel to adjourn the meeting of the Development Review Board at 8:08 p.m.

Ayes: Members Fishman, O'Brien, Schubkegel and Chairman Martin
Nays: None
Motion Passed.

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: November 1, 2019

To: Frank Martin, Chairman
Development Review Board

From: Lisa Scheiner, Assistant Village Administrator

Subj: Pre-Filing Conference– Bonnie Brae Townhome Project

Issue: Art Gurevich, Vice President of Jenny Builders, Inc. and owner of Bonnie Brae Construction, LLC, owns the properties located at 1101-1111 Bonnie Brae. Village staff met with Mr. Gurevich's representative to discuss possible redevelopment of both properties into a townhome development. Pursuant to Section 10-19-2 (A) of the River Forest Municipal Code, no multi-family housing development of any size is permitted unless approved as a planned development.

Analysis: The properties are currently zoned R4 Multi-family residential. The property at the corner of Bonnie Brae and Thomas (1101-1107) is currently a parking lot. The property to the north (1111) is a six-unit apartment building.

The Village Board of Trustees approved Ordinance 3628 on November 17, 2016 for a planned development permit at these locations. That project consisted of a 15-unit high end condominium development at 1101-1107 Bonnie Brae Place as well as the conversion of the six-unit apartment building at 1111 Bonnie Brae Place into a three-unit condominium. That permit was granted to the same developer and property owner that is proposing the townhome project. The developer was granted extensions to the timeline required to commence construction on the project. No additional extension requests were received and when construction did not commence by the March 30, 2019 deadline the planned development permit became null and void. As a result, the applicant must restart the process and is proposing to construct a townhome project instead of a condominium project.

Prior to starting that planned development process, which is thorough, costly and time consuming, it is appropriate for the developer to provide preliminary details and/or site plans for initial review by the Village Board. The project was presented to the Village Board of Trustees on July 22, 2019, and now proceeds to the Development Review Board for a pre-filing conference.

Requested Action: The Development Review Board is asked to provide the applicant with feedback regarding the proposed project and identify issues that they would like for the applicant to address when the formal application is submitted. The Development Review Board is asked to determine whether or not to waive the following application requirements from Section 10-19-6(B) of the Zoning Ordinance:

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.

13c. A professional economic analysis acceptable to the village, including the following: An analysis summarizing the economic impact the proposed development will have upon the village.

Please note that the document attached for your review may have many of the elements of a formal application but it is not yet considered the final application and no public hearing has yet been scheduled. The Development Review Board is *not* being asked to vote on the application or make a recommendation to the Village Board of Trustees.

Attachment(s): Submission from 1101-1111 Bonnie Brae Place & request for application requirement waivers.

Bonnie Brae Construction, LLC.

3528 Walnut Ave., Wilmette, Illinois 60091

Tel: (847) 728-0584

Fax: (847) 728-0585

August 21, 2109

Ms. Lisa Scheiner
Assistant Village Administrator
Village of River Forest
400 Park Avenue
River Forest, Illinois 60305

Dear Ms. Scheiner,

As part of the development review process, the Village of River Forest requires a developer to perform a traffic and school impact studies in order to assess an impact that a proposed development will have on the area traffic and local schools.

Our proposed project will consist of 19 new townhome units.

Our new development will have 38 parking spaces located in individual garages – 2 per garage and 4 guest parking. Twelve parking spaces will be accessed from the alley and twenty six will be accessed from Thomas.

Currently there are 8 parking spaces with an access form the alley and 34 parking spaces in an open parking lot, with an access from Thomas.

The proposed townhome use is significantly less traffic intensive than an open parking lot.

Our previous proposal consisted of 54 parking spaces, all with an access from the alley. The previous traffic study found this to be an insignificant increase in area and alley traffic.

Our current proposed development is very close to and actually less intensive than the existing parking configuration. It adds only 5 access points to the alley and reduce the access points to Thomas by 8. It is also much less intensive then the previous proposed development.

In view of this, we request no new traffic study to be required for our new proposed development and the traffic study on record be deemed sufficient.

Additionally, SAC (School Age Children) and financial impact on local schools study was conducted for our previous proposed development. It used a single family attached unit (townhome) as a basis for determining the number of school age children in a condominium, with some adjustment.

Now, we are proposing to build townhomes. This makes SAC projection very straight forward.

Even without adjustment for condominium, the SAC projection was very small and the school districts will have a significant increase in revenue.

In view of this, we request no new SAC projection and financial impact study to be required for our new proposed development and the SAC and financial projection study on record to be deemed sufficient.

Thank you for your consideration,

Art Gurevich
Manager

Plan Development Application for
Construction of 19 Townhomes
Bonnie Brae + Thomas River Forest Illinois

Applicant:

John Conrad Schiess Architect, Ltd
7706 Central Ave
River Forest, Illinois 60305

Developer:

Bonnie Brae Construction, LLC
3528 Walnut Ave
Wilmette, Illinois 60091

Address: 1101 to 1111 Bonnie Brae

Submitted: October 24, 2019

Section 10-19-6: Application Requirements:

B.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 (code section 10-19-6 Application Requirements, item B.1)

Whereas the Applicant has provided the following Ownership and Applicant information, therefore the Applicant has complied with Item B.1

Owner of Record:

Bonnie Brae Construction, LLC

Address: 3528 Walnut Avenue, Wilmette, IL 60091

Managing Member: Art Gurevich

Applicant:

John Conrad Schiess Architect, Ltd
as Consultant and Architect for the Applicant
7706 Central Avenue
River Forest, IL 60305

708-366-1500 office

contact: John Schiess

708-205-7259 mobile

john@jcsarchitect.com

See owner's Authorization letter dated 2.6.19

Narrative

On November 28, 2016, The Village Board of Trustees approved Ordinance 3628 granting a planned development permit for the construction of an 18 unit condominium building development at 1101 Bonnie Brae Place and the de-conversion of an existing six unit apartment building into a three unit condominium building at 1111 Bonnie Brae Place. On February 8, 2018 that permit was modified via a major amendment.

The developer, Bonnie Brae Construction, LLC worked a local Real Estate firm to market and sell the condominiums. After over a year on the market and no sales, the developer then turned to Avenue One Realty in an attempt to re-brand the units and the development to a more market favorable demographic.

After almost many months on the market, this re-branding of the development produced no sales.

The developer then turned to JCSA (John Conrad Schiess Architect, Ltd) and Avenue One in November of 2018 to assess the demographics of potential buyers and re-evaluate the unit types. This assessment highlighted the reality that the approved development did not match the market specifically for sale condominiums at this location. Other developers in the River Forest – Oak Park area are experiencing similar impacts.

As a result, the developer requested a reposition of the development to better align with market demands. The design team presented the concept of for sale multi level attached single family homes – Townhomes.

The new Site Concept is based on four Townhome buildings with walking and driving courts. The new Site Concept lowers the previously approved density and building height while better distributing the green space throughout the development. These revisions allows the development to better integrate into the local neighborhood.

The Applicant is now respectfully requesting the Village of River Forest to review a new Application for a Plan Development permit on the previously approved site. Submitted here is a draft Application that outlines the new concept, lists the Land Use metrics and requests certain waivers for Development Standards.

B.2 A statement from the Owner, if not the Applicant, approving the filing of the application by the particular applicant. (code section 10-19-6 Application Requirements, item B.2)

This section does not apply since the Property Owner is the Developer.

See letter of authorization for John Conrad Schiess, Architect, Ltd in the appendix

B.3 A survey, legal description and street address of the subject property.
(code section 10-19-6 Application Requirements, item B.3)

Whereas the Applicant has provided the following survey, legal description and street address for the subject property, therefore the Applicant has complied with Item B.3

Address: 1101 - 1111 Bonnie Brae Place, River Forest, IL 60305

Legal Description:

PARCEL 1:

LOT 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.

PARCEL 2:

LOT 15 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.

PARCEL 3:

LOT 14 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.

Plat of Survey: See Plat of Survey dated July 28, 2015 as performed by Roger P. Jacob, Chicagoland Survey Company, Inc. 6501 West 55th Street, Chicago, IL in the appendix of this Application.

B.4 A statement indicating compliance for 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. (code section 10-19-6 Application Requirements, item B.4)

Section 10-19-3: Standards for Review

A. The Proposed use or combination of uses is consistent with the goals and policies of the Comprehensive Plan

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

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

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

C. The proposed use 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.

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

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

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

E. The proposed use will not diminish property values in the vicinity

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

F. Adequate utilities, road access, drainage, police and fire services already exist or will be taken to provide ingress and egress to the proposed to serve the proposed use or combination of uses,

Response: The Applicant has submitted a letter from the Civil Engineer attesting that Adequate utilities, road access, drainage, police and fire services already exist or will be taken to provide ingress and egress to the proposed 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 way that minimizes traffic congestion in the public streets,

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

H. The proposed use will be consistent with the character of the Village,

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

I. The proposed use will not materially affect a known historical or cultural resource,

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

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

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

K. The design of the proposed use promotes a safe and comfortable pedestrian environment,

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

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 has included adequate consideration consistent with standards for buffers, fencing, landscaping, lighting, building materials, public open space, and other improvements associated with the proposed use,

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

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

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

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

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

O. No Planned Development containing multi-family housing shall be approved unless the following standards are met:

Response: The Applicant shall cite testimony and or submitted evidence to support this Standard at time of complete Application submittal.

B.5 Scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation and utilities. (code section 10-19-6 Application Requirements, item B.5)

See Plans A1.0 Zoning Map and A1.1 Site Plan as prepared by John Conrad Schiess Architect, Ltd dated 10.24.19

B.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. (code section 10-19-6 Application Requirements, item B.6)

See Plans A1.1 Site Plan as prepared by John Conrad Schiess Architect, Ltd as prepared by John Conrad Schiess Architect, Ltd dated 10.24.19

B.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. (code section 10-19-6 Application Requirements, item B.7)

See Plans A2.1; A3.1 and A3.2 as prepared by John Conrad Schiess Architect, Ltd as prepared by John Conrad Schiess Architect, Ltd dated 10.24.19

Additionally, see sheet P1.1-P1.3 for site photographs for the condition, materials and scale of the existing building façade along with neighboring buildings.

B.8 A landscaping plan showing the location, size, character and composition of vegetation and other material. (code section 10-19-6 Application Requirements, item B.8)

See Landscaping Plans L1.1 and L1.2 dated 10.24.19

B.9 The substance of covenants, easement and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures. (code section 10-19-6 Application Requirements, item B.9)

The Applicant shall submit Codes, Covenants and Restrictions documents and other details at time of complete Application Submittal.

B.10 A schedule of development showing the approximate date for beginning and completion of each stage of construction and development. (code section 10-19-6 Application Requirement, item B.10)

Whereas the Applicant has included the development schedule, (See schedule below) therefore Applicant has complied with item B.10

Proposed Schedule for development

Permit Acquisition	8 weeks (after PD approval)
demolition	4 weeks
Construction	64 weeks
Project Close Out	8 weeks
Total Project	84 weeks total

B.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 Deed's 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. (code section 10-19-6 Application Requirements, item B.11)

The Developer hereby acknowledges the responsibility to record a certified copy of the zoning ordinance, granting the planned development permit with the Cook County Recorder of Deed's Office and to provide evidence of said recording to the Village within thirty days of passage, therefore Applicant has complied with item B.11. Please see EXHIBIT B.

B.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. (code section 10-19-6 Application Requirements, item B.12)

Waiver: The Developer hereby requests from the DRB a waiver for the requirement for a professional traffic study, see EXHIBIT C.

B.13 Professional Economic Analysis acceptable to the Village, including the following: a) the financial capacity 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. (code section 10-19-6 Application Requirements, item B.13).

The Applicant shall submit Professional Economic Analysis at time of complete Application Submittal.

B.14 Copies of all Environmental Impact Studies as required by law. (code section 10-19-6 Application Requirements, item B.14):

The Applicant shall submit all copies of all Environmental Impact Studies at time of complete Application Submittal.

B.15 Statement of the Demand on Village Services (code section 10-19-6 Application requirements, item B.15)

The Applicant shall submit a Statement of the Demand on Village Services at time of complete Application Submittal.

B.16 Statement of the Off-site utility improvements (code section 10-19-6 Application requirements, item B.16)

The Applicant shall submit a Statement of any Off-site utility improvements at time of complete Application Submittal.

B.17 Statement of the Site Drainage Plan (code section 10-19-6 Application requirements, item B.17)

The Applicant has submitted a letter from the Civil Engineer dated 9.3.19, attesting that adequate site drainage to serve the proposed use or combination of uses. Please see exhibit A.

Item A.1.d Neighbor's Meeting (code section 10-19-5 Procedures, item A.1.d)

The required meeting between the Applicant and the Neighbors _____ at the
Community Room at Village Hall, River Forest, Illinois from 7PM to 8PM.

The mailing list and written notice of this meeting was submitted to _____, the
Zoning Officer for the Village of River Forest on _____

John Conrad Schiess, Architect represented the Applicant in a presentation of the proposed floor plans and site plan as are being submitted as part of this application.

The neighbor's meeting was held on Wednesday October 9, 2019 at 7PM at Village Hall. The developer was present. The developer's architect was present. Lisa Scheiner representing the Village was present. No neighbors attended. All in attendance left at 7:30 PM

END OF APPLICATION DRAFT

Appendix:

Plat of Survey dated 7.28.15 by Chicagoland Survey Company, Inc

A.0 dated 10.24.19 Zoning Map with Adjacent Properties

A1.1 dated 10.24.19 Site Plan

P1.1 dated 10.24.19 Site Photographs

P1.2 dated 10.24.19 Aerial Views

P1.3 dated 10.24.19 Aerial Views

A2.1 dated 10.24.19 Floor Plans

A3.1 dated 10.24.19 Elevations

A3.2 dated 10.24.19 Elevations

L1.1 dated 10.24.19 Landscaping Plan

L1.2 dated 10.24.19 Landscaping schedule and details

Land Use Table dated 10.24.19

Letter of Authorization 2.6.19

10.24.19

Bonnie Brae + Thomas Ave. Development
Summary of Development Requirements and Requested Variations
 (Items that require variations are in **BOLD**)
Zoning District R-4
1101-1111 Bonnie Brae

Description	Required	Provided	Comments
Lot Size (square feet)	More than 26,136	27,681 SF	Previous Application asked for relief
Lot Coverage	Less than 70%	74%	Previous Lot Coverage was 75%
Front Setback	20'	15'	Previous Building structure setback was 20'.
Side (North)	3'	5'	Previous Building structure setback was 1'-4"
Side (South)	25'	5'	Previous Building structure setback was 6'-4"
Rear	27"-8'	2'	Previous Building structure setback was 0'-0"
Building Height	45'	40'-8"	Previous Building height was 50'-0"
FAR (gross building area 37,715 SF)	1.5	1.36	Previous FAR was 2.0
Rear Yard Area (square feet)	2,768 (15%)	660	
Parking (per Dwelling Unit)	2	2	38 parking spaces provided.
Guest Parking	4	4	
Number of Units	21	19	



John Conrad Schiess
 Architect+LEED AP
johnconradarchitect.com
 708 366 1500

office
 400 Ashland Avenue
 River Forest, Illinois 60305

studio
 Oak Park, Illinois 60302

jcsarchitect.com



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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

ISSUED FOR DRB:	10/24/19
ISSUED FOR DRB:	8/30/19
ISSUED FOR REVIEW:	3/11/19
	Date

BONNIE/THOMAS DEVELOPMENT

1110 Bonnie Brae
 River Forest, Illinois

Sheet Title
 SITE PHOTOS

P1.1

Sheet No.

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2017
 6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
 CHICAGOLANDSURVEY@SBCGLOBAL.NET

ALTA/ACSM LAND TITLE SURVEY

PARCEL 1:
 LOT 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.

PARCEL 2:
 LOT 15 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.

PARCEL 3:
 LOT 14 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.

PROPERTY KNOWN AS:
 1101-1111 BONNIE BRAE PLACE, RIVER FOREST, ILLINOIS

P.I.N. PARCEL 1: 15-01-403-019-0000; **PARCEL 2:** 15-01-403-020-0000; **PARCEL 3:** 15-01-403-021-0000

PROPERTY AREA= 27,681 SQ. FT.
BUILDING AREA= 3,042 SQ. FT.
PARKING SPACES= 34

ZONING:
 R-4: MULTY FAMILY- RESIDENTIAL DISTRICT
 FOR BULK RESTRICTION REFER TO:
 PUBLIC WORKS DEPARTMENT
 VILLAGE OF RIVER FOREST
 400 PARK AVENUE
 RIVER FOREST, ILLINOIS 60305
 TEL. (708) 366-8500

- LEGEND:**
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - O.L. ON LINE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - IRON FENCE
 - CONCRETE PAVEMENT
 - PROPERTY LINE
 - LOT LINE
 - MANHOLE
 - CATCH BASIN
 - POWER POLE
 - LIGHT POLE
 - SIGN POLE
 - ELECTRIC MANHOLE



SCALE: 1" = 20'
ORDERED BY: ART GUREVICH
FILE NO.: 115-70

FIELD WORK COMPLETED 07/27/2015

NOTE:
 IN MATTERS OF RECORD, WE HAVE RELIED UPON CHICAGO TITLE INSURANCE COMPANY ALTA OWNERS FORM, POLICY NUMBER: 15NW5759158WC, EFFECTIVE DATE: JANUARY 2015.

THE UNDERSIGNED HEREBY CERTIFIES, AS OF JULY 28, 2015, TO:

CHICAGO TITLE INSURANCE COMPANY
 SOHO DEVELOPMENT, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),6(b),7(a),7(b),8,9,10,11(a),13,14,16,17,18,19,20 OF TABLE A THEREOF.

DATED THIS 28 TH. DAY OF JULY 2015.



LICENSE EXPIRES
 11/30/2016

BY: *Roger P. Jacob*
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

BEARING BASIS:

THE WESTERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO BE NORTH 0 DEGREES 0 MINUTES 44 SECONDS EAST.

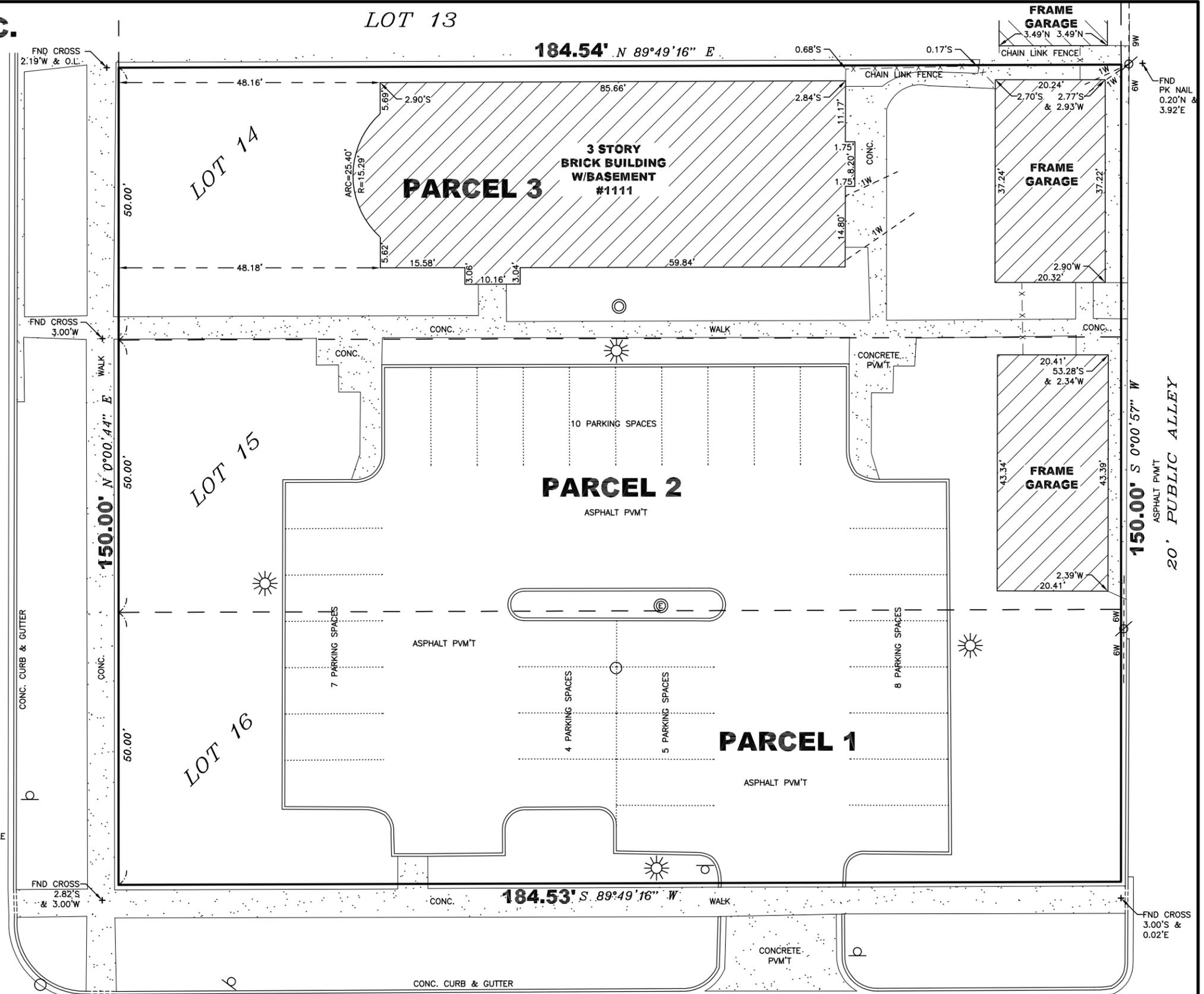
NOTE:

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NOTE:

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.



THOMAS STREET

66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES
 ASPHALT PVM'T

Bonnie Brae Construction, LLC.

3528 Walnut Ave., Wilmette, Illinois 60091 Tel: (847) 728-0584 Fax: (847) 728-0585

March 4, 2019

**River Forest Building and
Zoning Department
400 Park Avenue
River Forest, IL 60305**

To Whom It May Concern:

I, Art Gurevich, owner/owner's representative of the property located at 1101-1111 Bonnie Brae Place acknowledging to record the certified copy of the zoning ordinance granting the planned development permit with Cook county Recorders of Deed's Office and to provide evidence of said recording to the Village within 30 days of passage in the event the proposed planned development is approved by the Village Board.

Please contact me with any questions or concerns at 847-401-2642.

Signature 
Art Gurevich, Bonnie Brae Construction, LLC

March 4, 2019



John Conrad Schiess
 Architect+LEED AP
johnconradarchitect.com
 708 366 1500

office
 400 Ashland Avenue
 River Forest, Illinois 60305

studio
 Oak Park, Illinois 60302

jcsarchitect.com



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BONNIE/THOMAS DEVELOPMENT

1110 Bonnie Brae
 River Forest, Illinois

Sheet Title
 AERIAL VIEW

P1.3

Sheet No.



John Conrad Schiess
 Architect+LEED AP
johnconradarchitect.com
 708 366 1500

office
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 River Forest, Illinois 60305

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 Oak Park, Illinois 60302

jcsarchitect.com



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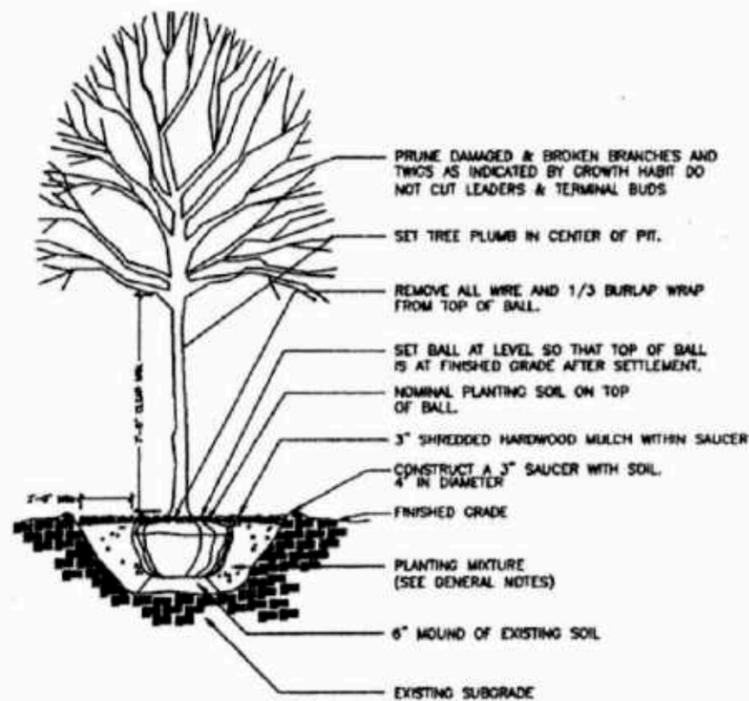
BONNIE/THOMAS DEVELOPMENT

1110 Bonnie Brae
 River Forest, Illinois

Sheet Title
 AERIAL VIEW

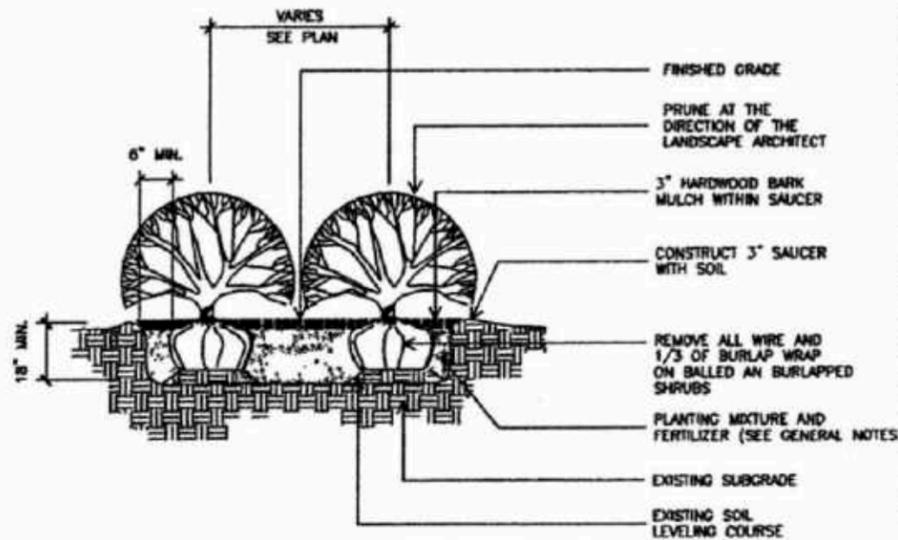
P1.2

Sheet No.



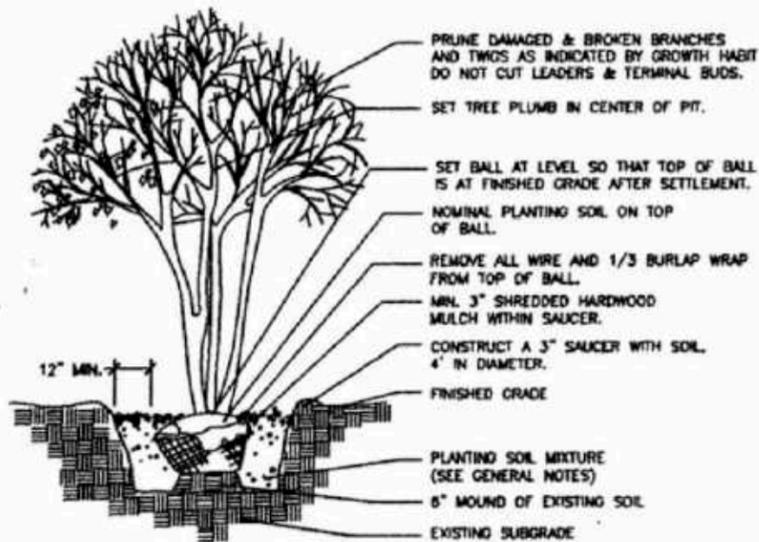
1 Deciduous Tree Planting Detail

No Scale



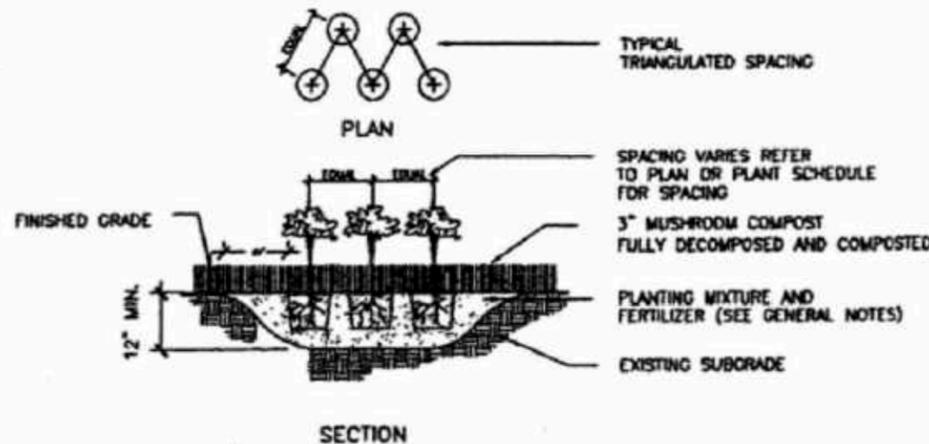
3 Shrub Planting Detail

No Scale



2 Multi-Stem Tree 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" OF SHREDDED HARDWOOD MULCH.

8. ALL SODDED LAWN TO BE PLACED ON 4" DEPTH OF TOPSOIL.

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" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.

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 "WILTPROOF."

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	4	CERCIS CANADENSIS	EASTERN REDBUD	
BN	2	BETULA NIGRA	RIVER BIRCH	3" CAL
AA	3	AMELANCHIER ARBOREA	SERVICEBERRY	
SHRUBS + ORNAMENTAL				
SJ	26	SPIRAEA JAPONICA	JAPANESE MEADOWSWEEP	3 gallon
HM	23	HYDRANGEA MACROPHYLLA 'BAILMER' ENDLESS SUMMER	BIGLEAF HYDRANGEA	5 gallon
TO	30	THUJA OCCIDENTALIS 'FILIP'S MAGIC MOMENT'	AMERICAN ARBORVITAE	5 gallon
TM	9	TAXUS X MEDIA 'DENSIFORMIS'	YEW	5 gallon
CA	39	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	30" ht.
BGV	14	BUXUS 'GREEN VELVET'	BOXWOOD	5 gallon
GROUND COVER				
VM	100	VINCA MINOR	COMMON PERIWINKLE	

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Art Gurevich
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Wilmette, Illinois 60091
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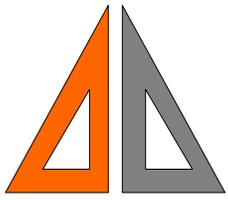
BONNIE/THOMAS DEVELOPMENT

1110 Bonnie Brae River Forest, Illinois

Sheet Title
LANDSCAPING DETAILS AND SCHEDULE

L1.2

Sheet No.



GREENGARD, INC.

Engineers . Surveyors . Planners

111 Barclay Boulevard, Suite 310, Lincolnshire, Illinois 60069-3623
847-634-3883 www.greengardinc.com 847-634-0687 FAX



September 3, 2019
File: 61246

Village of River Forest
400 Park Avenue
River Forest, Illinois 60305

Re: 1101 - 1115 Bonnie Brae Place, River Forest IL.

To whom it may concern,

This letter is to hereby certify that there are adequate roads, water main, storm and sanitary sewer mains, and gas and electric service to support a 19-unit townhome development on the subject property.

If you have any questions or require any additional information, please do not hesitate to contact our office.

Very truly yours,

Douglas M. White, P.E.
GREENGARD, INC.



building 2

building 3

building 4

SOUTH ELEVATION



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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BONNIE/THOMAS DEVELOPMENT

1110 Bonnie Brae
River Forest, Illinois

Sheet Title
ELEVATION

A3.2

Sheet No.



WEST 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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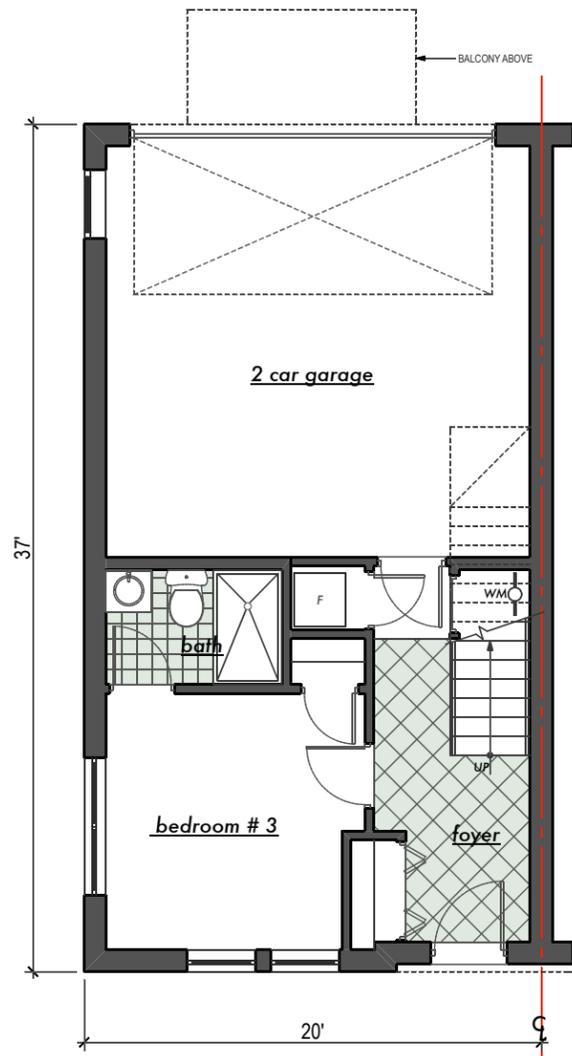
BONNIE/THOMAS DEVELOPMENT

1110 Bonnie Brae
River Forest, Illinois

Sheet Title
ELEVATION

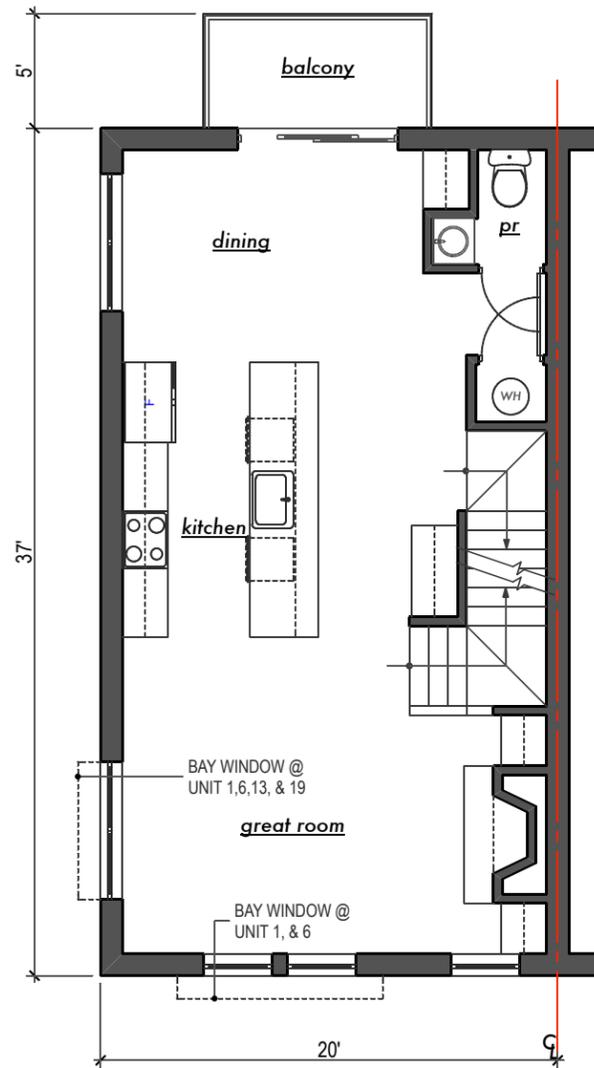
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Sheet No.



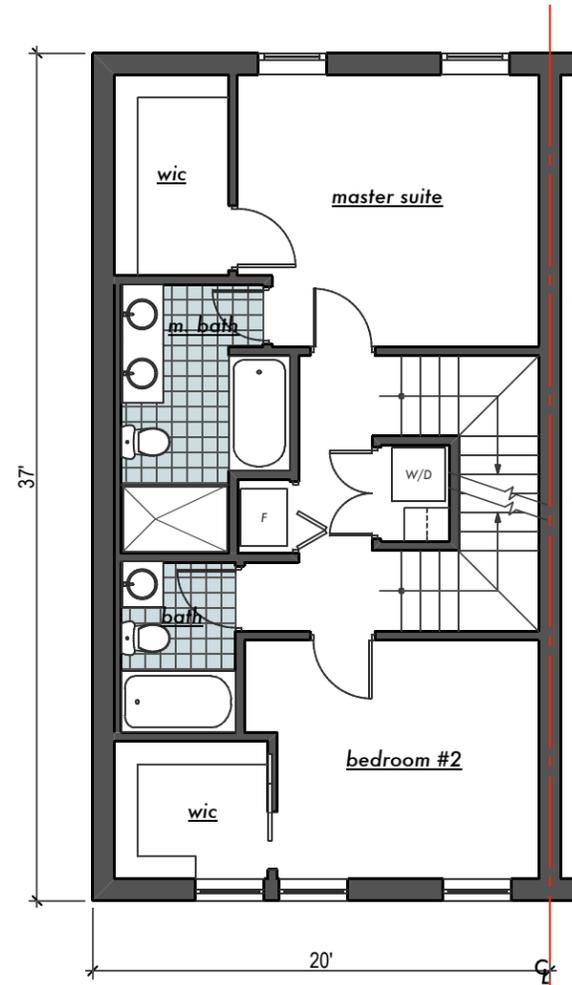
TYPICAL FIRST FLOOR PLAN

scale: 1/8" = 1'-0"



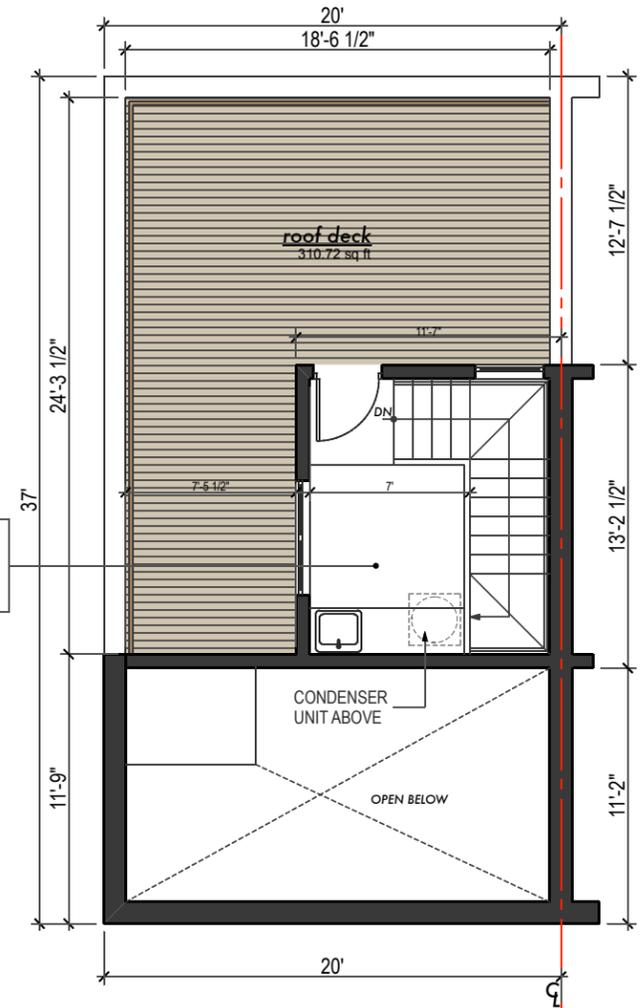
TYPICAL SECOND FLOOR PLAN

scale: 1/8" = 1'-0"



TYPICAL THIRD FLOOR PLAN

scale: 1/8" = 1'-0"



TYPICAL ROOF DECK

scale: 1/8" = 1'-0"



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Architect + LEED AP

400 Ashland Avenue
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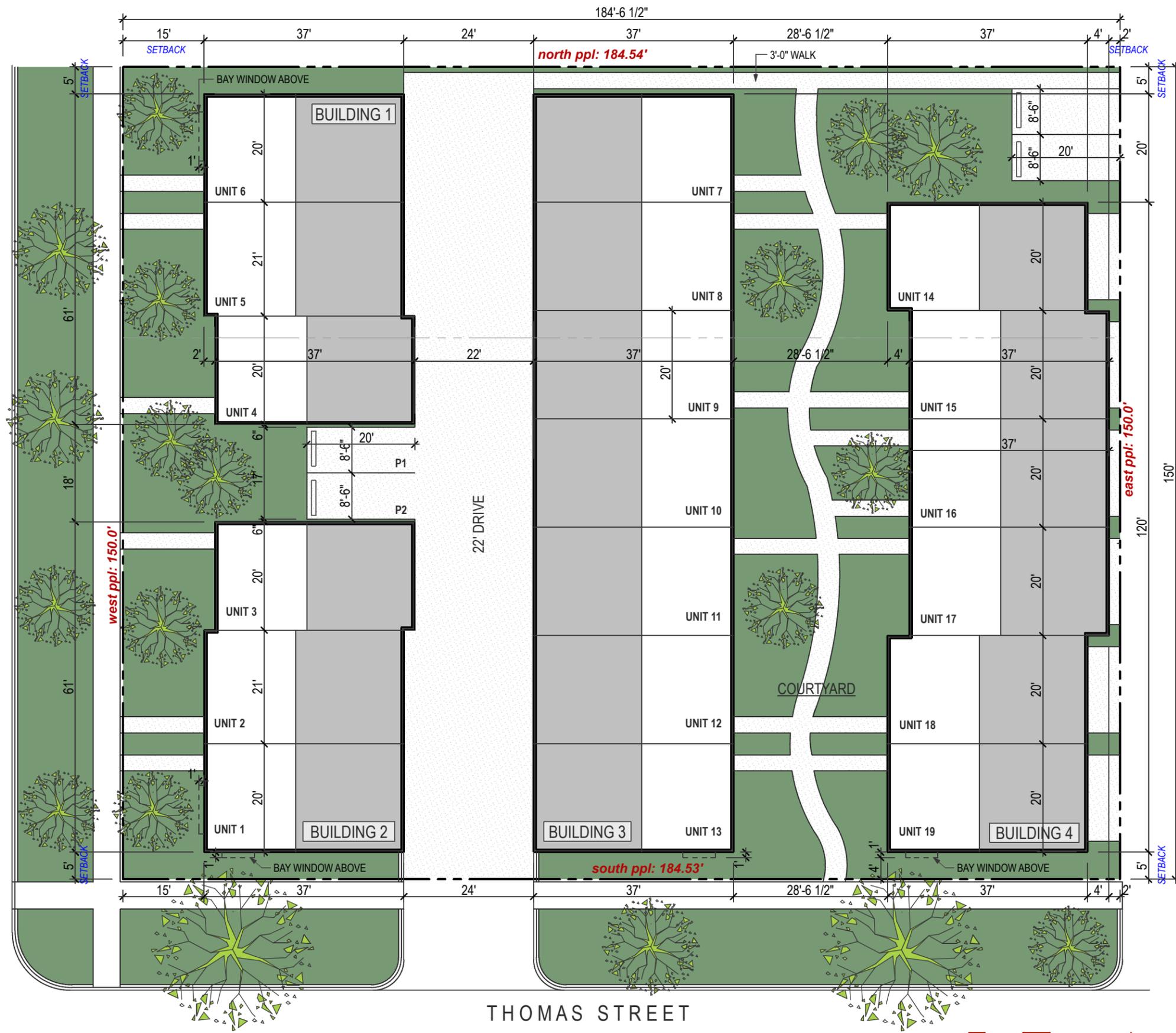
BONNIE/THOMAS DEVELOPMENT

1110 Bonnie Brae
River Forest, Illinois

Sheet Title
floor plans

A2.1

Sheet No.



SITE DATA:

- PROPOSED: 3 STORY 19 UNITS 38 PRIVATE PARKING SPACES + 4 GUEST PARKING SPACES
- ZONING DISTRICT: R4 (MULTI-FAMILY RESIDENTIAL)
- LOT AREA: 27,681 SQ FT
- BUILDING FOOTPRINT: 14,134 SQ FT
- GREEN AREA (PERVIOUS): 7,279.50 SQ FT
- LOT COVERAGE: 20,401.50 SQ FT
- GROSS FLOOR AREA: 37,715 SQ FT
- BUILDING HEIGHT: 40'-8"
- BUILDING SETBACKS
 NORTH: 5'-0" (SIDE)
 SOUTH: 5'-0" (SIDE)
 EAST: 2'-0" (REAR)
 WEST: 15'-0" (FRONT)

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BONNIE/THOMAS DEVELOPMENT

1110 Bonnie Brae
 River Forest, Illinois

Sheet Title
 SITE PLAN

A1.1

Sheet No.

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



John Conrad Schiess
 Architect+LEED AP
 john@jcsaarchitect.com
 708 366 1500

office
 400 Ashland Avenue
 River Forest, Illinois 60305

studio
 Oak Park, Illinois 60302

jcsaarchitect.com



Village of River Forest Zoning Map

-  R1: Wide Lot Single-Family Residential
-  R2: Single-Family Residential
-  R3: Single-Family Residential
-  R4: Multi-Family Residential
-  Historic District
-  C1: Commercial
-  C2: Commercial
-  C3: Central Commercial
-  ORIC: Office/Research/Industrial/Commercial
-  PRI: Public/Recreational/Institutional
-  Perimeter of Planned Development



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Sheet Title
 zoning map

A1.0

Sheet No.

